Puget Sound Regional Council

Growth Management Policy Board

Thursday, November 19, 2026 • 10:00 a.m. – 12:00 p.m.

Hybrid Meeting – PSRC Board Room: 1201 Third Avenue, Suite 500, Seattle, WA 98101

Watch or listen

- Watch the meeting live at www.psrc.org/watch-meetings
- Listen by phone 1-888-475-4499, Meeting ID: 872 8028 7447, Passcode: 120770

Attend

- The public can attend meetings at PSRC's office.
- PSRC staff will be available to provide floor access 10 minutes before the meeting's start time and up to 15 minutes after the meeting's start time.
- If you arrive outside of these times, please call 206-464-7090 for assistance.

Provide public comment

- **Public comment must relate to an action or discussion item on the agenda. Each member of the public will have 2 minutes to speak.**
- **In-person:**
  Public comment may be made in person at PSRC's office.
- **Comment during the meeting by Zoom or phone:**
  Registration is required and closes at 8:00 a.m. on the day of the meeting. Late registrations will not be accepted.
- **Written comments:**
  Comments may be submitted via email to HCulver@psrc.org by 8:00 a.m. the day of the meeting. Comments will be shared with board members.

Public comments are public records and may be subject to disclosure pursuant to the Public Records Act, RCW Chapter 42.56.

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1. **Call to Order (10:00) – Councilmember Ed Prince, Chair**
2. **Communications and Public Comment**

   Public comment must relate to an action or discussion item on the agenda.
3. **Report of the Chair**
4. **Director's Report**
5. **Consent Agenda - Action Items (10:20)**
   a. Approve Minutes of Growth Management Policy Board held October 15, 2026

6. **Action Item (10:25)**
    a. Recommend Certification of Comprehensive Plans for Eatonville and Normandy Park – *Erika Harris, PSRC*
7. **Discussion Item (10:35)**
    a. 2026 Housing Monitoring Update – *Eric Clute, PSRC*
8. **Discussion Item (11:05)**
    a. TOD Event Recap and Regional Transit-Oriented Development Committee Work Plan Review – *Paul Inghram, PSRC*
9. **Discussion Item (11:30)**
    a. Draft Regional Open Space Plan – *Erika Harris, PSRC*
10. **Information Items**
    a. GMPB Meeting Calendar 2027
11. **NO MEETING IN DECEMBER – next meeting is January 21, 2027, 10:00 a.m. – 12:00 p.m.**

    Major Topics:
    - Regional Housing Needs Assessment
    - Regional Centers Framework
12. **Adjourn (12:00)**

Board members, please submit proposed amendments and materials prior to the meeting for distribution. Organizations/individuals may submit information for distribution. Send to Heather Culver, e-mail HCulver@psrc.org or mail.

For language or ADA assistance at PSRC board meetings, please contact us at 206-464-7090 at least 72 hours in advance of the meeting. For TTY-based telecommunications relay service dial 711.

العربية| Arabic, 中文 | Chinese, Deutsch | German, Français | French, 한국어 | Korean, Русский | Russian, Español | Spanish, Tagalog, Tiếng việt | Vietnamese, visit www.psrc.org/contact/language-assistance.

Puget Sound Regional Council

MINUTES

Growth Management Policy Board
Thursday, October 15, 2026
Hybrid Meeting – PSRC Board Room: 1201 Third Avenue, Suite 500, Seattle, WA 98101

[To watch a video of the meeting and hear the discussion, go to www.psrc.org/watch-meetings]

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 10:03 a.m. by Councilmember Ed Prince, Chair.

COMMUNICATIONS AND PUBLIC COMMENT

There was no public comment.

CHAIR'S REPORT

The Chair thanked an outgoing board member and reminded members about the upcoming joint board session on October 29.

DIRECTOR'S REPORT

Director of Growth Management Paul Inghram welcomed the board.

Paul made note of the Commerce draft TOD guidebook available for comment, the upcoming TOD event webinar and walking tours, and introduced the agenda and made note of the information items included in the packet.

CONSENT AGENDA

a. Approve Minutes of Growth Management Policy Board Meeting held September 17, 2026.

ACTION: **It was moved and seconded (Fullerton/Coelho) to adopt the Consent Agenda. The motion passed.**

ACTION ITEM: RECOMMEND CERTIFICATION OF COMPREHENSIVE PLANS FOR CARNATION, MERCER ISLAND, RUSTON, AND KITSAP COUNTY

PSRC staff presented the board with the recommended certifications of comprehensive plans for Carnation, Mercer Island, Ruston, and Kitsap County.

ACTION: It was moved and seconded (Dunn/Coelho) to recommend the Executive Board certify that the transportation-related provisions in the Carnation, Mercer Island, Ruston, and Kitsap County 2024 Comprehensive Plans conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan. The motion passed.

The recommendation will be brought to the Executive Board for action on December 3, 2026.

ACTION ITEM: RECOMMEND CERTIFICATION OF REDISCOVER DOWNTOWN KENT SUBAREA PLAN

PSRC staff presented the board with the recommended certification of the ReDiscover Downtown Kent Subarea Plan.

ACTION: It was moved and seconded (Dunn/Rolfes) to recommend the Executive Board certify the ReDiscover Downtown Kent Subarea Plan is consistent with the multicounty planning policies. The motion passed.

The recommendation will be brought to the Executive Board for action on December 3, 2026.

DISCUSSION ITEM: PSRC 2027 RECOMMENDATIONS TO THE STATE LEGISLATURE

Staff shared a federal and state legislative policy update with the board, including proposed changes to the 2030 Census and the state revenue forecast. The board reviewed the agency's draft 2027 Recommendations to the Washington State Legislature and provided feedback on priorities.

DISCUSSION ITEM: MANUFACTURING/INDUSTRIAL CENTERS

Staff presented three issues related to Manufacturing/Industrial Centers (MICs): impacts to adjacent communities, changing industrial employment, and industrial uses. The board provided input on how to address these issues through center designation and subarea plans. Staff will develop potential amendments to the centers Framework for board consideration at upcoming meetings.

DISCUSSION ITEM: ZONED HOUSING CAPACITY ANALYSIS

Staff shared results from an early analysis of PSRC's Future Land Use dataset that demonstrates increases in zoned housing capacity across the region.

NEXT MEETING

The board will meet on Thursday, November 19, 2026, 10:00 a.m. – 12:00 p.m.
Topics include:

- Plan Certifications
- 2026 Housing Monitoring Report Update
- Regional Centers Framework
- TOD Event Recap and committee 2027 work plan
- Draft Open Space Plan

ADJOURN

The meeting adjourned at 11:50 a.m.

ATTACHMENTS

a. Attendance Roster – October 15, 2026

Growth Management Policy Board - October 15, 2026							
Voting Members			✓	Non-voting Members			✓
King County	2	CM Rhonda Lewis		Associate Members			
		Vacant		Alderwood Water and Wastewater District	1	COM Paul McIntyre	1
						John McClellan Alt Oct 2024	
Seattle	2	CM Maritza Rivera		Thurston Regional Planning Council	1	Vacant	
		CM Eddie Lin				Deputy Director Allison Osterberg Alt Oct 2026	
		CM Alexis Mercedes Rinck, Alt		Public Agency Members			
Bellevue	1	CM Vishal Bhargava		Commerce	1	Vacant	
		DM Dave Hamilton, Alt	1			Mark Barkley Alt	
Cities & Towns in King County	3	CM Ed Prince, Renton - Chair	1	Public Health Agencies	1	DIR Chantall Harmon Reed, Tac-Pierce Cnty Jan 2026	1
		CM Pam Stuart, Sammamish	1			Yolanda Fong Alt Jan 2026	
		Mayor Amy McHenry, Alt - Duvall	1	PSRC Committees			
		CP Satwinder Kaur, Alt - Kent	1	Regional Staff Committee	1	Andrea Spencer	1
		Mayor Mark Mullet, Alt - Issaquah				Vacant	
		CM Cheryl Paquette, Alt - Carnation	1	Equity Advisory Committee	1	Corey Orvold Jan 2026	
Kitsap County	1	COM Christine Rolfes	1			Laurenne Sayles Alt Jan 2026	1
		COM Oran Root, Alt		Private/Civic Members-Business/Labor			
Bremerton	1	MYR Greg Wheeler	1	Master Builders of King and Snohomish Counties	1	Brian Holtzclaw Sep 2026?	
		CP Jane Rebelowski, Alt				Jennifer Anderson Alt Sep 2026?	1
Cities & Towns in Kitsap County	1	CM Ashley Mathews, Bainbridge Isl		Natural and Built Environments (exp.	1	Angela Rozmyn	1
		MYR Ed Stern, Alt - Poulsbo				Robert Pantley Alt	
Pierce County	1	CM Robyn Denson	1	Individual	1	Charlotte Murry Oct 2024	1
		CM Paul Herrera, Alt				Vacant Alt	
Tacoma	1	CM Sandesh Sadalge		Private/Civic Members-Community/Environment			
		CM Sarah Rumbaugh, Alt	1	Futurewise	1	Alex Brennan	1
Cities & Towns in Pierce County	1	CM Ben Coronado, Gig Harbor	1			Jazmine Smith, Alt Mar 2025	1
		CM Gwendolyn Fullerton, Alt - Bonney Lake	1	Housing Development Consortium - Seattle/King	1	Patience Malaba	
Snohomish County	1	CM Megan Dunn - Vice Chair	1			Jesse Simpson Alt	
		CM Sam Low, Alt		Emerald Alliance	1	Tracy Stanton Apr 2026	1
Everett	1	CM Scott Bader				Vacant Alt	
		MYR Cassie Franklin, Alt					
Cities & Towns in Snohomish County	1	MYR Joe Marine, Mukilteo					
		CP Nick Coelho, Alt - Lynnwood	1	Non Voting	12		
Federally Recognized Tribes							
Muckleshoot Indian Tribe	1	Vacant					
Puyallup Tribe of Indians	1	Robert Barandon					
		Vacant					
Suquamish Tribe	1	Vacant					
		Alison O'Sullivan Alt					
Statutory Members							
Ports	1	COM Deanna Keller, Tacoma					
		COM JT Wilcox, Alt - Tacoma				Abbreviations	
WSDOT	1	Jeff Storrar				CM Councilmember	
		Cameron Kukes, Alt				COM Commissioner	
						CP Council President	
Voting	22	(Quorum = 11) Quorum Total	11			DM Deputy Mayor	

Puget Sound Regional Council

November 12, 2026

ACTION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Recommend Certification of Comprehensive Plans for Eatonville and Normandy Park**

IN BRIEF

At its November meeting, staff will ask the Growth Management Policy Board to recommend certification of the Eatonville and Normandy Park comprehensive plans.

RECOMMENDED ACTION

The Growth Management Policy Board and Transportation Policy Board should recommend the Executive Board certify that the transportation-related provisions in the following conform to the Growth Management Act and are consistent with the multicounty planning policies and the Regional Transportation Plan:

- Town of Eatonville Comprehensive Plan (PDF)
- City of Normandy Park Comprehensive Plan (PDF)

The draft certification reports are available at the links provided for the board's review.

DISCUSSION

A major emphasis of the Washington State Growth Management Act (GMA) is the need to coordinate local, regional and state planning efforts. Within the central Puget Sound region, local governments and the Puget Sound Regional Council (PSRC) have worked together to develop an overall process for reviewing local, countywide, regional and transit agency policies and plans for compatibility and consistency.

Consistent with PSRC's plan review process, PSRC staff provided comments on the draft plan and now recommends certification of the following adopted comprehensive

plans:

- Eatonville adopted its 2024 comprehensive plan update on December 9, 2024. A review of the adopted plan identified certification issues with the housing element. PSRC staff worked with the town to address the issues and the town amended the plan. PSRC provided comments on the draft plan in November 2024 to inform the final plan adopted by the town.
- Normandy Park adopted its 2024 comprehensive plan update on November 12, 2024. A review of the adopted plan identified certification issues with the housing and transportation elements. PSRC staff worked with the city to address the issues and the city amended the plan in September 2026. PSRC provided comments on the draft plan in August 2024 to inform the final plan adopted by the city.

The comprehensive plans were reviewed in accordance with the adopted plan review process using PSRC's Plan Review Manual (PDF) and VISION 2050 consistency tool (PDF). The plans were found to be substantially consistent with VISION 2050 (the multicounty planning policies) and the Regional Transportation Plan, and to conform to transportation planning requirements in the Growth Management Act. PSRC staff coordinated with jurisdictional staff in the review of the plan and the development of the certification report.

The adopted plan review process calls for the Executive Board to take certification action on comprehensive plans on recommendation from the Growth Management and Transportation Policy Boards. Options for Executive Board action are to:

- Certify that the plan is consistent with multicounty planning policies and the Regional Transportation Plan and conforms to Growth Management Act requirements for transportation planning, or
- Conditionally certify that the plan addresses most provisions of regional plans and policies and the Growth Management Act, with a requirement that a limited set of outstanding issues be addressed prior to full certification, or
- Do not certify.

Based on previous board direction, jurisdictions with plans that are certified or conditionally certified are then eligible to apply for PSRC funding or proceed with any project submitted into the Regional Transportation Improvement Program.

NEXT STEPS

The Executive Board will consider the board's recommendation at its January meeting. Additional certifications will be brought forward for consideration at future board meetings.

For additional information, please contact Paul Inghram, Director of Growth Management, at pinghram@psrc.org, or Erika Harris, Principal Planner, at eharris@psrc.org.

Puget Sound Regional Council

November 12, 2026

DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **2026 Housing Monitoring Update**

IN BRIEF

At the November Growth Management Policy Board meeting, staff will present the 2026 Regional Housing Strategy monitoring update, including new data and analysis on where housing is being produced in the region. Staff will ask the board for feedback on how housing monitoring data can help jurisdictions meet new state requirements and implement recently adopted comprehensive plans.

DISCUSSION

The Regional Housing Strategy (PDF) is a playbook of regional and local actions to preserve, improve and expand housing stock in the region. The aim is to make a range of affordable, accessible, healthy and safe housing choices available to every resident and to promote fair and equal access to housing for all people.

The strategy calls for PSRC to track performance and outcomes over time and identify challenges or barriers in consultation with jurisdictions and other stakeholders. Performance measures support the housing goal in VISION 2050 to meet the region's housing and affordability needs. Annually, PSRC provides a monitoring update and reports to the board in November.

Key updates include:

Affordability in both the renter and ownership markets continue to be constrained, driven by high rents and home prices as well as elevated interest rates. The majority of low-income and even moderate-income households are cost burdened, spending more than 30% of their income on rent.

More of the region's residents are experiencing homelessness than ever before. As of 2026, more than 23,000 people in the region did not have a place to live, with 61% of these residents living without proper shelter. Since 2019, the region's stock of emergency shelter and permanent supporting housing have grown 24% and 32% respectively, though the need has risen even faster.

The region has seen significant housing production since the beginning of the decade, placing it on track to meet its housing targets. However, this is led by just a handful of jurisdictions. Looking at the pipeline, the number of permitted housing units has declined, signaling a slowdown in overall production in the coming years.

Despite these challenges, housing policy and implementation continue to evolve at all levels of government. Local governments are implementing their comprehensive plans, and the Legislature has passed several bills intended to increase production and ease the region's affordability woes.

PSRC staff will present findings of the 2026 housing monitoring update and welcome feedback from the board.

NEXT STEPS

As stated in the Regional Housing Strategy, PSRC will provide an annual update on housing data monitoring efforts to the board. Looking ahead, the frequency of individual data updates may vary depending on data availability.

For additional information, please contact Eric Clute, Associate Planner, at eclute@psrc.org.

Puget Sound Regional Council

November 12, 2026

DISCUSSION ITEM

TO: Growth Management Policy Board

FROM: Paul Inghram, Director of Growth Management

SUBJECT: Regional Transit-Oriented Development Committee Work Plan

IN BRIEF

At the November meeting, the Growth Management Policy Board will hear an update on PSRC's recent transit-oriented development events and provide input on the Regional Transit-Oriented Development Committee's 2027 work plan.

DISCUSSION

The Regional Transit-Oriented Development Committee (RTODC) is a broad, multi-stakeholder coalition that supports equitable transit-oriented development and advances the region's adopted growth strategy. The committee serves as an advisory committee to the Growth Management Policy Board and meets quarterly.

Fall 2026 TOD Events

Periodically, PSRC hosts events, webinars and tours to highlight best practices in transit-oriented development. This year's set of events were held under the banner of *TOD on a Roll.* They included a webinar and walking tour of the Shoreline South/148th Street Station on October 12, and a walking tour of the Marymoor Village and Downtown Redmond stations on October 19.

The region has been on a roll opening new transit stations, fulfilling a decades-long promise to connect communities with high-capacity transit. The tours provided an opportunity for planning experts and community leaders to hear the highlights of recent developments and discuss what's next. The Shoreline tour looked at recent improvements to 145th Street, newly completed apartment buildings, and the staging for a new pedestrian bridge. The Redmond tour showcased Downtown Redmond and Marymoor Village transformed by mixed-use development and well-integrated active transportation connections.

The webinar included national speakers from the Urban Institute and the Center for Neighborhood Technology, and regional speakers from Sound Transit and the city of Vancouver, Washington. Vancouver is the first community to implement transit zoning to comply with House Bill 1491.

2026 Committee Activity

In addition to the recent events, the RTODC held three quarterly meetings this year and will hold a fourth on December 18. Key accomplishments from 2026 include:

- Tracking and learning about the implementation of the state TOD bill (HB 1491)
- Learning about air pollution dispersion modelling near freeways
- Sharing best practices from around the region
- Providing direction on regional planning work:
    - Regional Transportation Plan update
    - Transit access
    - Regional centers
    - Station area planning
    - Household travel survey
- Quarterly Talkin' TOD newsletter

2027 Work Plan

At the RTODC's December meeting, it will review topics and focus areas for 2027. Staff anticipate committee work will include supporting PSRC's review of the Regional Centers Framework, PSRC's transit access work program, station area planning guidance, and implementation of the statewide TOD bill. The committee may also focus attention on specific TOD topics, such as development feasibility, livability, and equity.

Board members may provide suggestions to help focus the committee's work program.

NEXT STEPS

The committee will meet and review the work program at its December meeting.

For additional information about the Regional TOD Committee, please contact Paul Inghram, Director of Growth Management at pinghram@psrc.org.

Puget Sound Regional Council

November 12, 2026

DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Draft Regional Open Space Plan**

IN BRIEF

At the November Growth Management Policy Board meeting, staff will provide a preview of the draft Regional Open Space Plan. Staff will email the draft plan to the board later in November when it is released for public comment.

DISCUSSION

PSRC initiated the update of the Regional Open Space Conservation Plan (PDF) at the start of the year, in advance of the upcoming update to VISION 2050. At its March meeting, the board discussed the process to update the plan and provided feedback on the scope of work and advisory committee. At its July meeting, the board discussed preliminary findings and implementation strategies. Project staff have also met with and received additional feedback from the advisory committee for the plan, the Executive Board, the Regional Staff Committee, countywide planning groups, countywide park director groups, and other interested parties.

Staff have made progress on developing the plan and updating data, maps, and strategies. At its November meeting, staff will share updated findings with the board. Staff are also working to update tools to support implementation. For example, transfer of development rights (TDR) is a market-based mechanism to transfer development rights from places we would like to conserve (such as farmland) to places we would like to encourage growth (such as regional growth centers). PSRC developed a regional TDR map to provide information on the TDR programs in the region. Another tool, Stormwater Parks, improves both water quality and access to parks. PSRC will be co-hosting a stormwater parks tour with the Washington Stormwater Center on April 2, 2027.

A draft of the plan is expected to be ready for review later in the month, with the goal of having the plan finalized in the first quarter of 2027.

NEXT STEPS

PSRC will send an email about the availability of the draft plan and instructions for providing comments. PSRC staff encourages board members to share the draft plan with staff who work on open space issues and send feedback to PSRC.

For additional information, please contact Erika Harris, Principal Planner, at eharris@psrc.org.

2027 PSRC Growth Management Policy Board Meetings

January

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No meeting in August

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No meeting in December

Meetings are held 10:00 a.m. - 12:00 p.m. the **third** Thursday of the month. As needed, the Transportation Policy Board and the Growth Management Policy Board meet in joint session to coordinate activities and make decisions/recommendations.

Meeting dates and times are subject to change. If a meeting is changed or cancelled, GMPB members and alternates will be notified. Updated meeting dates are listed at https://www.psrc.org.