



Puget Sound Regional Council

## Growth Management Policy Board

Thursday, June 3, 2021 • 10:00 AM – 12:00 PM

Remote Only

The meeting will be streamed live over the Internet at [www.psrc.org](http://www.psrc.org).

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PUBLIC NOTICE: In accordance with the Governor's proclamations, PSRC's offices are closed to the public and no in-person meetings are permitted. Should any major changes to current guidance occur, this meeting may be rescheduled.

Watch the meeting live stream at <https://www.psrc.org/boards/watch-meetings> or listen by phone at 1-888-475-4499, Meeting ID: 993 2303 1307, Passcode: 881698.

Public comment may be made via Zoom or phone. Registration is required and closes one hour before the meeting starts. Late registrations will not be accepted. Register here: [link to form](#).

Comments may also be submitted via email to [kmitchell@psrc.org](mailto:kmitchell@psrc.org) up to one hour before the meeting and these comments will be emailed to Board members. Comments received after that deadline will be provided to Board members after the meeting.

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- 1. Call to Order (10:00) - Councilmember Scott Bader, Chair**
- 2. Communications and Public Comment**
- 3. Report of the Chair**
- 4. Director's Report**
- 5. Consent Agenda (10:15)**
  - a. Approve Minutes of Growth Management Policy Board Meeting held May 6, 2021
- 6. Discussion Item (10:20)**
  - a. 2021 Legislative Recap -- *Dave Andersen, Dept of Commerce*
- 7. Discussion Item (10:40)**
  - a. Regional Economic Strategy Update and Economic Development Work Program -- *Jason Thibedeau, PSRC*
- 8. Discussion Item (11:00)**
  - a. Regional Housing Strategy: Tools and Actions -- *Laura Benjamin, PSRC*
- 9. Information Item**
  - a. Updated Plan Review Manual

**10. Next Meeting: July 1, 2021, 10:00 a.m. - 12:00 p.m.**

Major Topics for July:

Regional Housing Strategy

**11. 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 Kristin Mitchell, e-mail [kmitchell@psrc.org](mailto:kmitchell@psrc.org), fax 206-587-4825; or mail.

Sign language, and communication material in alternative formats, can be arranged given sufficient notice by calling 206-464-7090 or TTY Relay 711.

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



## Puget Sound Regional Council

### **MINUTES Growth Management Policy Board May 6, 2021 Virtual Meeting**

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

### **CALL TO ORDER**

The meeting was called to order at 10:02 a.m. by Chair Bader.

### **COMMUNICATIONS AND PUBLIC COMMENT**

No public comments were received.

### **CHAIR'S REPORT**

Chair Bader welcomed Andrea Spencer with the City of Bremerton as the new member representing the Regional Staff Committee.

### **DIRECTOR'S REPORT**

Director of Growth Management Paul Inghram recapped PSRC's annual General Assembly meeting held Thursday, April 29. PSRC adopted its biennial budget and work program and elected new officers. King County Councilmember Claudia Balducci was elected president and Mayor Becky Erickson of Poulsbo was elected vice president. Mr. Inghram also shared a video that was created to mark the 30th anniversary of PSRC. It is available on PSRC's YouTube channel.

### **CONSENT AGENDA**

- a. Approve Minutes of Growth Management Policy Board Meeting held April 1, 2021

**ACTION: It was moved and seconded (Arnold/Buxton) to adopt the Consent Agenda. Motion passed.**

## **APPROVE REGIONAL TRANSIT-ORIENTED DEVELOPMENT ADVISORY COMMITTEE CHARTER UPDATE**

Senior Planner Laura Benjamin presented the history and accomplishments of the Regional Transit-Oriented Development Advisory Committee. Ms. Benjamin then provided an overview of the impetus for the change to the charter for the committee to better support implementation of VISION 2050. Deputy Mayor Arnold and Marty Kooistra, current Co-Chairs for the Regional Transit-Oriented Development Advisory Committee, highlighted the reasons for the changes to the committee to support VISION 2050 and equitable development in the region.

**ACTION: It was moved and seconded (Arnold/Prince) to adopt the updated Regional Transit-Oriented Development Advisory Committee charter. Motion passed.**

## **SCHOOL SITING BRIEFING PAPER UPDATE**

Assistant Planner Ben Kahn presented the draft school siting briefing paper highlighting the paper looks at the challenges of the urban/rural boundary. The paper will be finalized in late spring/early summer 2021.

## **EQUITY ADVISORY COMMITTEE**

Equity Manager Charles Patton presented the creation of an Equity Advisory Committee. The committee was approved at the March Executive Board meeting. Mr. Patton provided an overview of the work to create the operating procedures and the process to establish the committee. Applications are currently being accepted and applicants will be interviewed in June with the first meeting planned for September 2021.

## **REGIONAL HOUSING STRATEGY: TOOLS AND ACTIONS**

Senior Planner Laura Benjamin presented the draft stability and subsidy actions of draft Regional Housing Strategy. Ms. Benjamin reviewed the feedback heard from the Regional Staff Committee, jurisdictions, and focus groups and highlighted other regional housing strategies and ideas. The board discussed housing stability and subsidy and provided feedback to guide the draft strategy.

## **COUNTYWIDE PLANNING POLICIES UPDATE**

Principal Planner Liz Underwood-Bultmann provided an update on countywide planning policies. The development of the countywide planning policies is a major local implementation step for VISION 2050. PSRC resources include an updated plan review checklist and guidance to align growth targets. PSRC staff are working directly with counties to address any issues before policies proceed to the board for certification.

**NEXT MEETING**

Chair Bader announced the next meeting is scheduled for June 3, 2021.

**ADJOURN**

The meeting adjourned at 11:48 a.m.

## GROWTH MANAGEMENT POLICY BOARD Attendance Roster – May 6, 2021

### **GMPB MEMBERS & ALTERNATES PRESENT - All Attendees Remote**

#### ***(Italicized = alternate)***

Deputy Mayor Jay Arnold, Kirkland – Other Cities & Towns in King County  
 Councilmember Scott Bader, Metropolitan Center—Everett  
 Alex Brennan, Futurewise – Community/Environment  
 Councilmember Traci Buxton, Des Moines – Other Cities & Towns in King County  
 Caia Caldwell, Master Builders Association – Business/Labor  
 Dr. Anthony Chen, Tacoma-Pierce County Health Department –  
 Community/Environment  
 Commissioner Sam Cho, Port of Seattle – Ports  
*Deputy Mayor Claude DaCorsi, Auburn – Other Cities & Towns in King County*  
*Mayor John Kartak, Snohomish – Other Cities & Towns in Snohomish County*  
*Deputy Mayor Phillippa Kassover, Lake Forest Park – Other Cities & Towns in King County*  
 Marty Kooistra, Housing Development Consortium – Seattle/King County –  
 Community/Environment  
 Councilmember Kathy Lambert, King County  
 Councilmember Andrew Lewis, Metropolitan Center—Seattle  
*Councilmember Tola Marts, Issaquah – Other Cities & Towns in King County*  
 Robin Mayhew, Transportation Agency – WSDOT  
*Dick McKinley, Alderwood Water & Wastewater District*  
*Councilmember Jared Mead, Snohomish County*  
*Dr. Gib Morrow, Kitsap Public Health District – Community/Environment*  
*Robert Pantley, Natural and Built Environments – Business/Labor*  
 Mayor Joshua Penner, Orting – Other Cities & Towns in Pierce County  
 Deputy Mayor Cynthia Pratt, Thurston Regional Planning Council  
 Councilmember Ed Prince, Renton – Other Cities & Towns in King County  
 Mayor Lynne Robinson, Metropolitan Center—Bellevue  
 Angela Rozmyn, Natural and Built Environments – Business/Labor  
 Edna Shim, Seattle Children's – Business/Labor  
 Andrea Spencer, Regional Staff Committee  
 Councilmember Dan Strauss, Metropolitan Center—Seattle  
*Helen Wheatley, Thurston Regional Planning Council*  
 Mayor Greg Wheeler, Metropolitan Center – Bremerton  
*Councilmember Ned Witting, Puyallup – Other Cities & Towns in Pierce County*  
 Commissioner Edward Wolfe, Kitsap County  
 Councilmember Hans Zeiger, Pierce County

### **GMPB MEMBERS ABSENT (\*alternate present)**

Dave Andersen, WA State Department of Commerce  
 Councilmember Chris Beale, Metropolitan Center—Tacoma  
 \*Councilmember Megan Dunn, Snohomish County  
 \*Commissioner Paul McIntyre, Alderwood Water & Wastewater District  
 Councilmember Michael Pollock, Bainbridge Island – Other Cities in Kitsap County  
 Rob Purser, Suquamish Tribe  
 Andrew Strobel, Puyallup Tribe of Indians  
 \*Mayor Russell Wiita, Sultan – Other Cities & Towns in Snohomish County

**GUESTS AND PSRC/STAFF PRESENT - All Attendees Remote**  
**(As determined by staff.)**

Ben Bakkenta, PSRC  
Laura Benjamin, PSRC  
Carolyn Downs, PSRC  
Erika Harris, PSRC  
Paul Inghram, PSRC  
Kathryn Johnson, PSRC  
Thara Johnson, City of Bellevue  
Ben Kahn, PSRC  
Piset Khuon, PSRC  
Kristin Mitchell, PSRC  
Charles Patton, PSRC  
Liz Underwood-Bultmann, PSRC



## Puget Sound Regional Council

### **DISCUSSION ITEM**

May 27, 2021

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **2021 Legislative Recap**

### **IN BRIEF**

Dave Andersen, from the Washington State Department of Commerce and Growth Management Policy Board member, will provide the Growth Management Policy Board with an overview from the 2021 legislative session and brief the board on specific legislative changes related to housing.

### **DISCUSSION**

The Washington State Legislature convened a regular session on Monday, January 11, 2021. The Legislature considered numerous bills related to the Growth Management Act. Commerce's Growth Management Services team tracks planning-related bills and will brief the board on legislative changes that effect local and regional planning.

Most notable is [House Bill 1220](#) that expands expectations for local housing elements, including housing needs assessments, and places limits on regulations pertaining to homeless shelters. The state budget also provides additional funding for housing planning, transit-oriented development, and climate change and resilience.

VISION 2050 put an emphasis on addressing the need for housing and housing affordability. PSRC coordinates with Commerce and other state agencies to support work on legislative initiatives and coordinate in their implementation. With the passage of HB 1220, PSRC will be working to determine how housing assistance to local jurisdictions should be adjusted to align with the new law.



**NEXT STEPS**

PSRC is continuing to coordinate with Commerce to assess the bills that were adopted and their impact on local and regional planning. For more information, contact Dave Andersen, Washington State Department of Commerce Growth Management Services, at [dave.andersen@commerce.wa.gov](mailto:dave.andersen@commerce.wa.gov), or Liz Underwood-Bultmann, PSRC, at [lunderwood-bultmann@psrc.org](mailto:lunderwood-bultmann@psrc.org).



## Puget Sound Regional Council

### **DISCUSSION ITEM**

May 27, 2021

**To:** Growth Management Policy Board

**From:** Paul Inghram, Director of Growth Management

**Subject: Regional Economic Strategy Update and Economic Development Work Program**

### **IN BRIEF**

Staff will brief the Growth Management Policy Board at its June meeting on efforts to update the Regional Economic Strategy and the Economic Development District Board's adopted implementation focus areas for 2021.

### **DISCUSSION**

The Central Puget Sound Economic Development District (EDD) Board is the governing board for the federally designated economic development district for King, Pierce, Snohomish, and Kitsap counties and is housed at the Puget Sound Regional Council. Its members include representatives from private businesses, local governments, tribes, and trade organizations.

Economic Development staff are working under the guidance of the EDD Board to update the Regional Economic Strategy, with expected adoption in late 2021. This strategy serves as the region's Comprehensive Economic Development Strategy (CEDS) per U.S. Economic Development Administration (EDA) guidelines. A CEDS is designed to build capacity and guide the economic prosperity and resiliency of an area or region, with adoption by a broad set of regional stakeholders. The updated CEDS will also reflect updated regional policy direction in VISION 2050. An adopted CEDS allows for regional organizations to be eligible for certain types of U.S. EDA funding.

In 2020, the Central Puget Sound Economic Development District received a \$400,000 grant from the U.S. EDA through CARES Act funding to support regional recovery planning and coordination. This funding is being used to support the update to the

Regional Economic Strategy as well as to help implement the board's adopted 2021 economic development focus areas.

For more information, contact Jason Thibedeau (206) 389-2879 or [jthibedeau@psrc.org](mailto:jthibedeau@psrc.org).



## Puget Sound Regional Council

### DISCUSSION ITEM

May 27, 2021

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **Regional Housing Strategy: Tools and Actions**

### IN BRIEF

As part of the development of the Regional Housing Strategy, staff will present draft strategies to address housing supply for board discussion. Feedback is also sought on the updated goals addressing housing stability and subsidy as a follow-up to the May meeting discussion. Growth Management Policy Board feedback and direction will guide development of the draft strategy.

### DISCUSSION

Housing access and affordability are key policy areas in [VISION 2050](#), the region's long-range plan for growth. VISION 2050 calls for the region to better assess and address housing needs through a coordinated regional housing strategy and a regional housing needs assessment.

The board has been leading the development of the Regional Housing Strategy for the past year. During this time the board developed a [work plan](#) for the project, reviewed the [Regional Housing Needs Assessment](#) in detail, and, most recently at its May meeting, discussed draft strategies to address housing stability and subsidy.

Based on the findings of the Regional Housing Needs Assessment and an understanding of housing efforts currently underway in the region, the Regional Housing Strategy has the potential to further existing efforts and propose new tools and actions for regional stakeholders to consider.

Tools and actions fall into three key areas:

- **Supply** – housing production, capacity, and zoning

- **Stability** – displacement mitigation, tenant protections, and access to affordable housing
- **Subsidy** – funding, financing, and incentives

A preliminary outline of the Regional Housing Strategy actions for Supply, Stability, and Subsidy is provided as Attachment A.

The Regional Housing Strategy is intended to serve as a “playbook” of regional and local actions that move towards the region’s goals of: preserving, improving, and expanding housing; providing a range of affordable, accessible, healthy, and safe housing choices to every resident; and promoting fair and equal access to housing for all people. The project work plan identifies several guiding principles:

- Support the Growth Management Act and VISION 2050
- Provide a coordinated, data informed, and ambitious framework to address current and future housing needs for all residents
- Recognize and support the roles local jurisdictions, agencies, and partners play in preserving and expanding affordable and market-rate housing
- Inform, complement, and advance future housing planning actions at regional, countywide, and local levels
- Center equity and use a racial equity lens to assess disparities, engage residents, and minimize burdens to vulnerable communities

The Regional Housing Strategy is an opportunity to develop overarching regional approaches that increase consistency and collaboration in housing work, and local and individual actions that can be tailored to communities based on needs and opportunities. Although PSRC provides the [Housing Innovations Program](#), with nearly 50 tools that can be used to increase housing opportunity and encourage affordability, the Regional Housing Strategy seeks to identify those actions that have the greatest impact, that need a coordinated approach across jurisdictions, and that best support the Regional Growth Strategy and other policy objectives.

### **Regional Housing Strategy Goals and Actions – Supply**

Simply put, the region needs more housing of varied types in all communities. The region is two years behind in housing production and needs about 810,000 new housing units to accommodate the region’s needs by the year 2050. Not keeping up with population growth has exacerbated the upward pressure on housing costs. The region needs to build more housing to address the current backlog and reduce the impact on housing prices and rents.

The draft Supply actions are based on findings from the Regional Housing Needs Assessment, early feedback from stakeholders, and board discussions. These draft actions (see Attachment A) are intended to provide material for the board to respond to and to expand and/or revise as needed.

Although jurisdictions do not typically build housing, zoning and development regulations at the local level play a significant role in whether and how much housing is built as the construction industry responds to growth. Most cities and counties have sufficient zoned capacity for growth in accordance with buildable lands reports. Even so, this capacity is not always located near transit stations, schools, jobs, or services, and zoning may not encourage the types of housing that best corresponds to needs or planned infrastructure. While the region is making major investments in transit and ferries, often the zoning near these transit station areas reflects decisions made decades ago. The draft Supply strategies call for a reexamination of residential zoning to create more places for multifamily and middle density housing and to reform single family zoning to increase flexibility and opportunities.

To reflect these needs and opportunities to improve housing supply, the preliminary outline calls for:

**Supply: Build more housing of different types**

- Allow for more multi-family housing near transit to provide greater access for more people
- Allow for more middle density “missing middle” housing to provide greater housing choice for people at all stages of life
- Allow for more housing choices within single-family zones to provide greater housing choice and more affordable housing options throughout the region
- Reduce the costs to build housing

See Attachment A – Draft Regional Housing Strategy Outline for more detail on the preliminary draft supply strategies and actions.

**Questions for the board about Supply:**

- Do these actions capture the region’s priority for increasing housing supply in the Regional Housing Strategy?

**Regional Housing Strategy Goals and Actions – Stability and Subsidy**

At the May meeting, the board discussed the Stability and Subsidy goals and actions. The board provided feedback that directed staff to look at housing in connection with jobs, education, and access to other services, and to connect strategies to specific income thresholds. Based on this feedback, staff revised the draft tools and expanded the outline. See Attachment A - Draft Regional Housing Strategy Outline for more detail on the expanded draft stability and subsidy strategies and actions.

**Questions for the board about the expanded preliminary outline:**

- Is the draft outline headed in the right direction?
- Does it include the highest priority actions that are critical for the region to address housing needs and that will have the greatest impact?

**Implementation**

The collective work of PSRC, counties, cities, and other agencies and organizations is needed to implement the Regional Housing Strategy and meet the region’s housing

needs. Many of the needed actions require work by individual cities and counties as zoning and permitting are local functions. However, it is recognized that most cities have limited funding, staffing, and organizational capacity to take on planning projects in addition to the required 2024 plan update, such as new rezones and code amendments. In interviews with local staff working on housing projects, common themes emerged such as the challenge of addressing public concerns and resistance and the value of collaboration and multi-jurisdictional housing agencies. Recognizing that individual cities have limited capacity, most communities in the region have been forming regional housing agencies, such as ARCH, SKHHP, and AHA, and the groups taking shape such as SSHAP in Pierce County. These organizations may be critical to the implementation of the Regional Housing Strategy.

During the development of VISION 2050, the board discussed how jurisdictions need to hold each other accountable for meeting growth objectives and allowing for housing. As a regional planning agency, PSRC has little ability to enforce the actions of the Regional Housing Strategy, although there may be opportunities to further incentivize housing actions through regional programs or other innovative approaches.

**Questions for the board about implementation of the Regional Housing Strategy:**

- How can PSRC support the implementation of this work?
- If and how can multi-jurisdictional housing groups, such as ARCH, SKHHP, SSHP, and AHA, support this work?

**NEXT STEPS**

With board direction, staff will continue to adjust and expand the strategy outline with the intent to provide a full draft to the board at its July meeting. At the board's direction, staff will use July and August to seek input from housing agencies and stakeholders as well as public comment.

For more information, contact Laura Benjamin at 206-464-7134 or [LBenjamin@psrc.org](mailto:LBenjamin@psrc.org), or Paul Inghram at 206-464-7549 or [Pinghram@psrc.org](mailto:Pinghram@psrc.org).

Attachments:

A - RHS Outline for Supply, Stability, and Subsidy

## Attachment A – Regional Housing Strategy Preliminary Outline

The preliminary draft actions listed below are based on findings from the Regional Housing Needs Assessment, early feedback from stakeholders, and board discussion. These preliminary draft actions are intended to provide material for the board to respond to and to expand and/or revise as needed. To provide context for the draft actions, the text shown in brackets – [text] – lists feedback and data analysis that helped inform the preliminary draft actions.

### Regional Housing Strategy Goals and Actions

The Regional Housing Needs Assessment underscores that it is increasingly difficult for people living and working in the central Puget Sound region to find housing that is affordable. With a need for more than 800,000 new housing units and more than a third of households anticipated to be at moderate- and lower-income levels, VISION 2050 aims to increase the construction of housing and to build more housing that is affordable to more families. In response to this need, the Regional Housing Strategy calls for three areas of action:

- **Supply: Build more housing of different types**

To meet the region’s vision for a more livable, prosperous, and equitable future, more housing is needed of different types, costs, and with access to jobs, transit and services.
- **Stability: Provide opportunities for residents to live in housing that meets their needs**

As the region grows and become a more expensive place to live, many households are at a serious threat of being displaced from their communities. More housing options and strategies are needed to help people have the option to stay in their neighborhoods.
- **Subsidy: Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents**

At the lowest income levels, the market is incapable of building housing at a cost that is affordable. To eliminate cost burden for households will require a major increase in funding to subsidize housing costs and to build more housing affordable to households earning less than \$50,000 per year.



### Supply: Build more housing of different types

- Allow for more multi-family housing choices near transit to provide greater access for more people
  - **Increase the opportunity for moderate and higher density housing** to meet the goal of 65% of residential growth to be located near high-capacity transit stations. This could include increasing the land zoned for multifamily and mixed-use housing and revising multifamily zones to increase heights and densities. Areas near high-capacity transit stations, such as light rail, should be zoned for the highest housing densities. *[VISION 2050 policy MPP-RGS-8; housing need identified in RHNA, including need for new housing affordable to households earning less than 80% AMI, findings from Opportunity Mapping, findings from Displacement Risk Mapping findings from HITS]*
- Allow for more middle density housing to provide greater housing choice for people at all stages of life
  - **Increase zoning that allows for moderate density “missing middle” housing** to increase opportunities for townhomes and multiple units in neighborhoods with infrastructure, services, and amenities. Zoning that supports moderate densities is limited in the region, while these forms of housing have been shown to be less costly than either single-family homes or higher density developments. Moderate density housing can fit well within established neighborhoods and significantly increasing housing supply and choices. *[housing supply needs identified in RHNA, focus group feedback, GMPB feedback]*
- Allow for more housing choices within single-family zones to provide greater housing choice and less costly ownership options throughout the region.
  - **Reform single-family zoning** to increase opportunities for small lots, zero-lot line, accessory dwelling units, and duplexes that serve a wider range of households, including singles, couples, seniors, and smaller families. The vast majority of zoning in the region is for exclusively single-family development, often requiring large lots. Due to the extensive amount of single-family zoning, even modestly increasing housing opportunities in single-family zones can have a significant regional impact. *[housing supply needs identified in RHNA, GMPB feedback]*
- Reduce the costs to build housing
  - **Increase densities, reduce minimum lot sizes, and reduce or eliminate parking requirements** to make it less costly per unit to build homes. Costs make home ownership increasingly out of reach for families and make development of more affordable housing choices difficult. Allowing increased densities, smaller lots, and less parking can significantly reduce the per unit costs of market-rate housing and affordable housing. *[construction and development trends and needs identified in RHNA, feedback from local staff, feedback from RSC]*

- **Increase development predictability** through cross-jurisdiction coordination and multi-jurisdiction housing organizations that works to increase regulatory consistency and reduce complexity. Developers report that varying regulations in jurisdictions across the region results in complexity and greater costs for housing. [*construction and development trends and needs identified in RHNA, feedback from stakeholders*]

### Stability: Provide opportunities for residents to live in housing that meets their needs

- Strengthen tenant assistance and protections to provide opportunities for residents to continue to live in their communities
  - **Provide tenant counseling and assistance and landlord education** to further fair housing and the ability of tenants to remain in safe, healthy housing. Cities can work cooperatively and through local housing agencies to provide assistance, education, and to ensure available affordable housing meets basic health and safety standards. [*RSC feedback, focus group feedback*]
- Increase access to home ownership
  - **Advocate for a bill to support equitable home ownership assistance** that expands home ownership and down payment assistance programs to provide support for renters seeking to purchase a home in their community. Often renters are able to afford the monthly costs of housing, but lack the ability to make the down payment at the costs of housing today. Past efforts to provide low-cost mortgages and low-interest loans have been successful at increasing homeownership. A modern federal program could work use these tools to improve access to home ownership to low-income families and people of color. [*RSC feedback, focus group feedback*]
- Increase services and amenities to provide access to opportunity in low opportunity areas experiencing housing growth.
  - **Incentivize early childhood education centers, medical care, and other community serving commercial uses in mixed-used development.** Stable, affordable housing and community serving commercial uses – such as early education, medical care, community banking, and social services – set the foundation for economic opportunity. Families in the region face high housing cost burdens and are often displaced from high opportunity areas. Community-serving commercial uses are similarly being displaced, and there is already a shortage of services in many communities. Development regulations can help to accelerate the development of community-serving commercial uses as ground floor commercial uses in new mixed-use development. [*focus group feedback, findings from Opportunity Mapping*]

- Leverage growth near transit and higher opportunity areas to incentivize and/or require the creation and preservation of long-term affordable housing
  - **Use voluntary and/or mandatory incentives** to include affordable housing in all new development in proximity to transit and in higher opportunity areas. Transit station areas are most at risk of displacement as they grow and people seek to take advantage of the region's investments in transportation. Providing housing for moderate- and low-income households will increase the opportunities for families to remain in their communities even as they growth and change. These areas are particularly suited to incentives and affordability requirements that can be included as areas near transit are zoned for higher densities. Other higher opportunity areas, including single family zones, may also be suited to affordability incentives that can leverage strong housing markets to increase inclusion. *[need identified in RHNA for new housing affordable to households earning less than 80% AMI, findings from Opportunity Mapping, findings from Displacement Risk Mapping, findings from Housing Incentives and Tools Survey]*
  - **Adopt MFTE in all areas near frequent transit** where allowed under state law. The multifamily tax exemption allowed by state law has been shown in PSRC's survey of local jurisdictions to be the most effective tool at creating more housing and housing units at moderate-income levels. Continuing and expanding its use to all allowed areas would be a major factor in creating housing for households earning less than 80% AMI. MFTE could be used with other incentives, funding and tools to also reach lower income levels. Smaller communities may need assistance from multi-jurisdiction housing organizations to implement MFTE. *[need identified in RHNA for new housing affordable to households earning less than 80% AMI, findings from Opportunity Mapping, findings from Displacement Risk Mapping findings from HITS]*

**Subsidy: Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents**

- Identify public, private, and philanthropic funding to increase affordable housing and access to housing for lower-income families
  - **Advocate for substantial federal and state funding** to address affordability for very low-income households. The federal government provides tax incentives for homeownership, that primarily benefits higher income households, but spending directed toward low-income households has decreased compared to historic levels. Federal rental assistance targets households with incomes below 30 percent of the median level, which are often elderly people, people with disabilities, and working poor families. Due to funding limitation, rental assistance programs only reach a fraction of those with needs. More funding for assistance and to build

more affordable housing options is necessary to meet the needs for very low-income households. Further, addressing the need for housing at very low-income levels adds to the overall availability of housing and reduces pressure on the housing market, creating greater housing opportunities for those families at low- and moderate-income levels. [*income restricted housing needs identified in RHNA, RSC feedback, focus group feedback*]

- **Encourage major employers to finance affordable housing** construction and preservation to provide opportunities for employees to live closer to where they work. Employers are increasingly seeing housing access as critical to attracting employees, contributing to livable communities, and a moral responsibility. Major employers have recently committed to spending millions towards affordable housing and homelessness. Local jurisdictions and housing organizations can facilitate continued corporate involvement. [*jobs: housing balance needs identified in RHNA, RSC feedback, local staff feedback*]
- **Expand local funding options** and how they are used across the region. Adopting a housing levy or increasing general funds towards housing may be challenging for communities. However, local funding can be critical to “match” other funding sources and to demonstrate an ongoing commitment to increasing housing affordability. Local housing levies and funds have played a significant role in building housing and are often coordinated through subregional housing agencies. Recognizing that it may be impossible for smaller communities to individually develop and manage local housing funds, strengthening multi-jurisdiction housing organizations may be key to raising and coordinating housing funding. [*RSC feedback, GMPB feedback*]



## Puget Sound Regional Council

### INFORMATION ITEM

May 27, 2021

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **Updated Plan Review Manual**

### IN BRIEF

Long-range plans and policies are developed by the region's local jurisdictions, countywide planning groups, and transit agencies to help shape communities and plan for growth. PSRC reviews and certifies local plans and policies for consistency with VISION 2050 and the Regional Transportation Plan. PSRC's [Plan Review Manual](#) has been updated to reflect new regional policy direction in VISION 2050 (RC-Action-1).

### DISCUSSION

A major emphasis of the Growth Management Act is coordination of local, regional, and state planning efforts. To advance this coordination, the law requires PSRC to review and certify that local comprehensive plans, countywide planning policies, and Sound Transit's regional transit plan conform to established regional guidelines and principles (multicounty planning policies), the regional transportation plan, and other requirements under state law. PSRC also certifies regional center subarea plans for consistency with regional requirements. Certification of local plans and policies is a requirement for jurisdictions and agencies that intend to apply for PSRC funding.

Within the central Puget Sound region, local governments and PSRC have worked together to develop an overall process ([Adopted Policy and Plan Review Process, Revised Sept. 2003](#)) for reviewing and certifying local, countywide, and transit agency policies and plans. A set of materials, compiled in a Plan Review Manual, provides details on the review and certification process and requirements.

**Updated Plan Review Manual**

The [Plan Review Manual](#), which includes VISION 2050 Consistency Tools, support the implementation of VISION 2050. The tools help local staff connect multicounty planning policies to local plans and policies. Over the past several months, PSRC assembled a working group of local staff and state representatives to inform the manual update. Discussions with the Growth Management Policy Board, Regional Staff Committee, and Transportation Operators Committee also helped shape the revised manual. View the updated manual and other resources on this [updated webpage](#).

**VISION 2050 Planning Resources and Upcoming Webinar**

To support implementation of VISION 2050 and local planning work, PSRC has created a new [Planning Resources webpage](#). Guidance documents, reports, and data products are provided by policy topic area. The website will be updated as PSRC publishes new material.

PSRC is hosting a [webinar](#) on Wednesday, June 30 from 1-2 pm to review the updated Plan Review Manual and planning resources and answer questions about PSRC's plan review and certification program.

For more information, please contact Andrea Harris-Long at [AHarris-Long@psrc.org](mailto:AHarris-Long@psrc.org).