



## Puget Sound Regional Council

### Regional Staff Committee | Remote Only

Date: Thursday, July 21, 2022 from 9:30-11:15 am

---

- 1. Welcome and Introductions (9:30)** – *Kelly Snyder, Snohomish County*
- 2. Reports (9:35)**
  - a. Meeting Summary for May 19, 2022\*
  - b. PSRC Announcements and Updates
- 3. Discussion Item (9:45)**
  - a. Regional Housing Strategy Implementation – Typology\* – *Laura Benjamin, PSRC*
- 4. Discussion Item (10:15)**
  - a. Regional Industrial Lands Analysis Update\* – *Ben Kahn, PSRC*
- 5. Discussion Item (10:45)**
  - a. Household Travel Survey Program – Insights from 2021 Data & 2023 Updates\* – *Brian Lee & Suzanne Childress, PSRC*
- 6. Next meeting: September 15, 2022** (*Please note an RSC meeting will not be held in August*).
- 7. Adjourn (11:15)**

\*Supporting materials attached.

### Zoom Remote Connection Details

- To join via a smart device or web browser, go to <https://psrc-org.zoom.us/j/88934378691?pwd=RVhmZTdaWHFtS05iVWMrNzM3a2duUT09> and enter Meeting ID: 889 3437 8691 and Passcode: 331798.
- To join by phone, call 833 548 0282 or 877 853 5257 and enter Meeting ID: 889 3437 8691 and Passcode: 331798.
- Sign language and communication material in alternate 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

### **Regional Staff Committee Meeting Summary**

**Date: May 19, 2022**

**Location: Remote Only**

**Presentations from the meeting are available on the PSRC website:**

**<https://www.psrc.org/rsc-meetings>. Audio recording of the meeting is available by request.**

---

### **Introductions and Announcements**

Kelly Snyder, Co-Chair, called the meeting to order at 9:30 am. Participants were asked to view the meeting attendance on the “chat” feature on Zoom, and phone-in participants were asked to identify themselves verbally.

### **Reports**

Co-Chair Kelly Snyder welcomed the committee members and explained that PSRC staff would provide short updates on upcoming policy and Executive Board meetings and review the status of ongoing projects in the work program.

Ben Bakkenta, Director of Regional Planning, reminded the committee about an online workshop, the Local Comprehensive Update Periodic Update Process, on June 15. This will be the first in a series of workshops hosted throughout the year, including housing, climate change, etc. PSRC is hosting two online data-led workshops, on June 8 and 22, that will cover a wide variety of useful census products and resources. Last fall, the RSC highlighted that guidance on equitable engagement would be useful on the city and county level – PSRC staff took that feedback and worked with the EAC to draft guidance for local jurisdictions.

### **Discussion: Regional Housing Strategy Implementation – Monitoring**

Laura Benjamin and Eric Clute updated the committee on the development of a monitoring program, an implementation item identified in the Regional Housing Strategy. The committee was asked to provide feedback on the draft housing monitoring program as it is further refined.

You can view the presentation [here](#).

*For more information, contact Laura Benjamin, Senior Planner, at [lbenjamin@psrc.org](mailto:lbenjamin@psrc.org), or Eric Clute, Assistant Planner, at [eclute@psrc.org](mailto:eclute@psrc.org).*

### **Discussion: Economic Development District Update**

Jason Thibedeau provided an update on recent and ongoing economic development work at the agency, including the completion of an update to PSRC's Washington State Space Economy report, the completion of a Workforce Recovery Planning Project, the completion of an Economic Development Element Guide and the kickoff of a project to develop an Arts & Culture Economic Recovery Strategy.

You can view the presentation [here](#).

*For more information, contact Jason Thibedeau, Program Manager, at [jthibedeau@psrc.org](mailto:jthibedeau@psrc.org).*

### **Discussion Item: RTP Update**

Ben Bakkenta provided a brief update on the status of the Regional Transportation Plan. The Executive Board recommended adoption of the RTP, and the plan will now be brought before the General Assembly on May 26, 2022 for adoption.

*For more information, contact Ben Bakkenta, Director of Regional Planning, at [bbakkenta@psrc.org](mailto:bbakkenta@psrc.org).*

### **Adjourn**

The meeting adjourned at 11:00 am.

---

### **Members and Alternates Represented at the Table**

See attached attendance roster.

### **PSRC Staff and Other Guests Present**

Mikayla Svob, PSRC  
Jason Thibedeau, PSRC  
Laura Benjamin, PSRC  
Brian Lee, PSRC  
Sarah Titcomb, PDS  
Eric Clute, PSRC  
TLee  
Gil Cerise, PSRC  
Maggie Moore, PSRC  
Noah Boggess, PSRC  
Liz Underwood-Bultmann, PSRC  
David Paine, PSRC  
Mark Davis  
Grant Gibson, PSRC  
Paul Inghram, PSRC  
Josh Brown, PSRC  
Ben Kahn, PSRC

Carol Naito, PSRC  
Robin Koskey, PSRC

## PSRC Regional Staff Committee - Attendance Roster

Jurisdiction	Member	Jurisdiction	Member
<b>King County</b>	2 Ivan Miller, King County Executive Office	<b>Federal, Regional, State, Tribal &amp; Other Agencies</b>	
	Sunaree Marshall, King County	R FHWA	1 Matthew Kunic, Community Planner
	Rebecca Maskin, Demographer Alt		Vacant Alt
	McCaela Daffern, King County Alt	FTA	1 Linda Gehrke, Regional Administrator
At-Large	2 Arun Sambataro, Equity & Social Justice		Ned Conroy, Community Planner Alt
	Vacant	Health	1 Keri Moore, Snohomish Health Dist.
	Vacant Alt		Amy Pow, Tacoma/Pierce Health Alt 1
	Vacant Alt		Marianne Seifert, Tacoma/Pierce Alt 2
Transit	1 Peter Heffernan, King Co Metro Intergov Relations	Ports	1 Lindsay Wolpa, Port of Seattle, Gov. Affairs
	Chris Arkills, King Co Metro Gov. Relations Alt	R	Deirdre Wilson, Northwest Seaport Alliance Alt
Economic Dev.	1 Ashton Allison, King Co Exec Office, Econ Dev	PSCAA	1 Amy Fowler, Policy Manager
	Hugo Garcia, King County Exec Office, Econ Dev		Kathy Strange, Air Quality Programs Director Alt
Seattle	2 Michael Hubner, Long Range Planning	Puget Sound	1 Stephanie Suter, Planning Program Director
	Jonathan Lewis, SDOT	R Partnership	Dan Stonington, Planning Manager Alt
	Patrice Carroll, Planning & Comm Dev Alt	Sound Transit	1 Matt Shelden, Planning & Innovation
	Joanna Valencia, SDOT Alt		Alex Krieg, Planning & Integration Alt
Bellevue	1 Thara Johnson, Planning Manager, Comm Dev	R Tribal	1 Vacant
	Katie Kuciamba Halse, Transportation, Alt	R Representatives	Vacant Alt
Cities/Towns	3 Chip Vincent, Renton, Planning, <b>Co-Chair</b>	US EPA	1 Susan Sturges
	Diana Hart, City of Woodinville	R	Vacant Alt
	Brian Davis, City of Federal Way	R US HUD	1 Jack Peters
	Vacant Alt		Vacant Alt
	Minnie Dhaliwal, City of Issaquah, Alt	WA Dept. of	1 Chris Green
	Bob Sterbank, City of Snoqualmie, Alt	Commerce	Marie Davis
<b>Kitsap County</b>	1 Eric Baker, Policy	R WSDOT	1 Thomas Noyes, WSDOT
	Jeff Rimack, Alt		April Delchamps, WSDOT Alt
At-Large	1 Heather Wright, Planning Director	<b>PSRC Committees</b>	
	Mark Hofman, Interim Planning Director	PSRC Co-Chair	1 Ben Bakkenta, Director of Regional Planning
	Jennifer Sutton, Senior Planner	R BPAC	1 Thomas Noyes, WSDOT
Transit	1 Edward Coviello, Kitsap Transit		Eric Goodman, Community Transit Alt
	Vacant Alt	FAC	1 Geri Poor, Port of Seattle, Gov. Affairs
Economic Dev.	1 Kathy Cocus, KEDA		Vacant Alt
	Vacant Alt	RPEC	1 Doug McCormick, RPEC Chair
Bremerton	1 Andrea Spencer, Comm Dev, <b>Co-Chair</b>	R	Russ Blount, Fife, RPEC Vice Chair Alt
	Garrett Jackson, Senior Planner, Alt	SNTC	1 Susan Carter, SNTC Chair
Cities/Towns	1 Nick Bond, Comm Dev., Port Orchard		Jon Morrison Winters, SNTC Vice Chair Alt
	Mark Hofman, Interim Planning Director	TDM	1 Jennifer Hass, Community Transit
	Jennifer Sutton, Senior Planner	R	Sarah Spicer, City of Seattle, Alt
<b>Pierce County</b>	1 Dan Cardwell, Long Range Planning	R RTOC	1 Vacant
	Vacant Alt		Vacant Alt
At-Large	2 Jesse Hamashima, Transportation, <b>Co-Chair</b>	<b>R = Remote attendance</b>	
	Tiffany Speir, Lakewood, Planning	R	
	Ryan Windish, City of Sumner, Alt		
	Jason Sullivan, Bonney Lake, Plan. & Build., Alt		
Transit	1 Lindsey Sehmel, Pierce Transit		
	Darin Stavish, Pierce Transit, Alt		
	Duane Wakan, Pierce Transit, Alt		
Economic Dev	1 Rob Allen, Economic Development	R	
	Vacant Alt		
Tacoma	1 Peter Huffman, Planning & Dev Svcs		
	Vacant		
Cities/Towns	1 Katie Baker, Puyallup	R	
	David Swindale, University Place, Plan & Dev Alt		
<b>Snohomish County</b>	1 Mike McCrary, PDS Director		
	David Killingstad, Planning & Development		
At-Large	2 Kelly Snyder, Director, <b>Co-Chair</b>	R	
	Ken Klein, Executive Director		
	Jay Larson, Transportation Specialist, Alt	R	
	Joshua Dugan, Chief of Staff, Alt		
Transit	1 Roland Behee, Director of Planning		
	Vacant Alt		
Economic Dev	1 Neepaporn Bounjaktha, Economic Dev		
	Vacant Alt		
Everett	1 Yorik Stevens-Wajda, Planning Director	R	
	Becky Ableman McCrary, Long Range Planning Mgr	R	
Cities/Towns	1 Russ Wright, Lake Stevens, Comm Dev. Director		
	Patricia Love, Stanwood, Comm Dev. Director, Alt.		
Total Members	51	Attended	27



# Puget Sound Regional Council

## DISCUSSION ITEM

July 21, 2022

**TO:** Regional Staff Committee

**FROM:** Laura Benjamin, Senior Planner

**SUBJECT: Regional Housing Strategy Implementation – Typology**

## IN BRIEF

Housing access and affordability are key policy areas in [VISION 2050](#), the region's long-range plan for growth. Following up from the committee's last briefing in April, the committee will be provided an update on the development of a typology, an implementation item identified in the [Regional Housing Strategy](#). The committee will be asked to provide feedback on the draft housing typology as it is further refined.

## DISCUSSION

### ***Background***

The Regional Housing Strategy provides the region an opportunity to take a more coordinated approach to address housing access and affordability. A typology is a way to retain a commonality of approach regionally while tailoring recommendations to specific locations based on their needs and opportunities. During scoping for the Regional Housing Strategy, PSRC heard from stakeholders that “everyone has a role to play” and the strategy should focus on a few key goals and group actions based on local conditions to underscore that all jurisdictions have a role to play regardless of size, market conditions, demographics, or staff capacity. The typology is a way to address this feedback.

At the April RSC meeting the committee was briefed on the development of the draft typology, including an overview of peer review, the methodology behind the types of places, and early stakeholder feedback. See Attachment A for more information on the methodology and what was shared at the April meeting. Based on committee discussion and feedback, PSRC staff worked to clarify the intent of the typology and its methodology and to move forward with sorting draft tools and actions with the potential for greatest impact in the six different types of places.

### ***Tools and Actions by Type of Place***

As a next step following the committee's discussion of the typology in April, PSRC staff worked to identify potential tools and action from the Regional Housing Strategy and

[Housing Innovations Program \(HIP\)](#) for each type of place, and actions all jurisdictions in the region should implement.

The tools and actions were sorted based on the policy objectives for the different types of places, the direction set in Regional Housing Strategy, and findings from [2019 Housing Incentives and Tools Survey](#) on what tools and incentives are most effective.

The list of tools and actions for each type of place is not intended to be an exhaustive list, but rather a starting point for local jurisdictions looking to do more to address housing access and affordable, and additional options for next steps for jurisdictions that have already implemented some tools and actions.

See Attachment B for the full draft list of actions and tools sorted by type of place.

### ***Web Platform for Typology and Resources***

PSRC staff are exploring the best way to share the finalized typology, including maps of the types of places, the tools and actions for the different types of places, and resources to help local jurisdictions implement the tools and actions to better address housing access and affordability.

The Mid-Ohio Regional Planning Commission's [Regional Housing Strategy Resource Hub](#) and the Atlanta Regional Commission's [Metro Atlanta Housing Strategy web platform](#) serve as examples as potential ways to share information in dynamic and user friendly ways.

Staff are looking into developing a web platform with an interactive map that allows a user to select a census tract/type of place and get information on the recommended tools and actions for that type of place. The web platform may also show the connections between various tools and actions, i.e., show the need for unzoning to be implemented in tandem with displacement mitigation tools.

A draft web platform will be shared for beta testing later this summer or early fall.

### **Questions for the committee:**

- Does the sorting of tools and actions by type of place make sense? Is anything missing?
- What is needed – technical assistance, accessibility of final typology products, communication to elected officials and stakeholders etc. – to help use of the typology in local planning?

### **Next Steps**

Based on RSC feedback, PSRC staff will continue to develop and refine the typology. The final web platform will be completed in late 2022.

**Lead Staff**

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

**Attachment A: Overview of Development of Draft Typology**

**Attachment B: Draft Actions and Tools Sorted by Place**

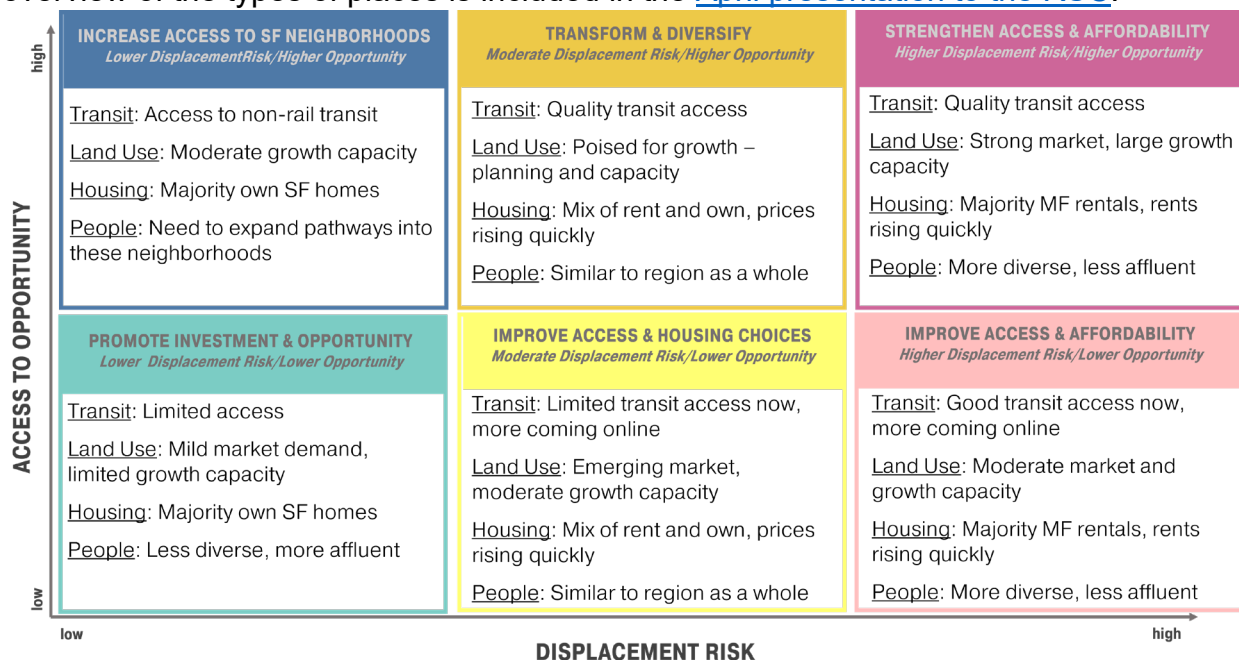


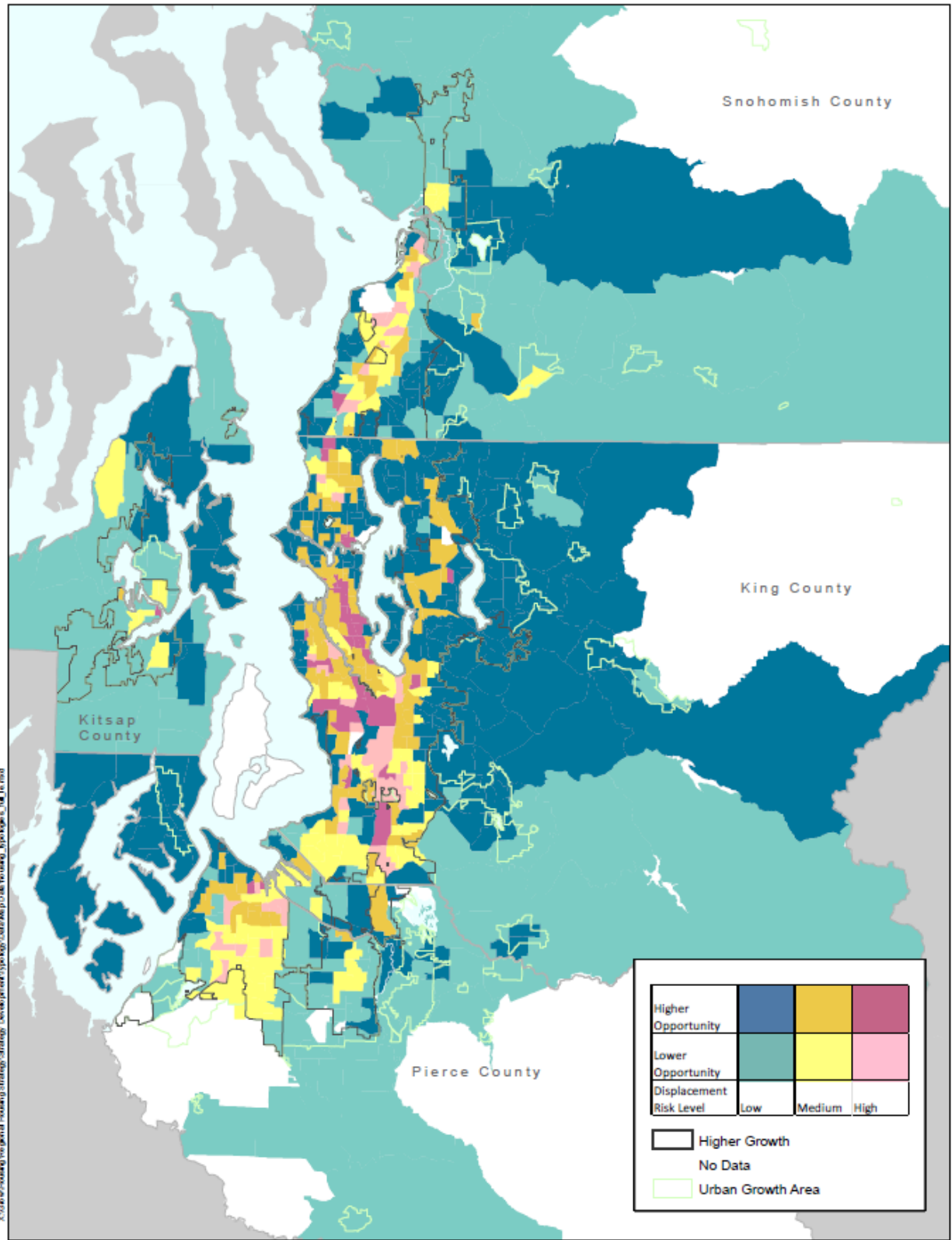
## Attachment A: Overview of Development of the Draft Typology

The typology is grounded in [Displacement Risk Mapping](#) and [Opportunity Mapping](#), both of which were developed using Census tracts. The Opportunity Mapping is based on an "Opportunity Index," which combines measures of five key elements of neighborhood opportunity and positive life outcomes: education, economic health, housing and neighborhood quality, mobility and transportation, and health and environment. The level of opportunity score (very low, low, moderate, high, very high) is determined by sorting all census tracts into quintiles based on their index scores. The Displacement Risk Mapping uses a composite of indicators representing five elements of neighborhood displacement risks: socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement. The data from these five displacement indicators were compiled into a comprehensive index of displacement risk for all census tracts in the region.

There are three categories of Displacement Risks (lower, moderate, higher) and five of Opportunities (very low, low, moderate, high, very high). These two categorization schemes were combined to construct the typology. To help keep the number of categories in the typology to a manageable number and to align with VISION 2050 equity analyses, the very low and low Opportunity areas were grouped together as "Lower Opportunity" and the other three were grouped as "Higher Opportunity." The result includes six combinations of Displacement Risks and Opportunities. To factor the Regional Growth Strategy, higher growth places – Metro, Core, and HCT Cities – are identified as "Higher Growth" places.

The image and map below show the six types of places identified in the draft typology, including the planning objective (name in CAPS) and overview of community characteristics. More information on the development of the draft typology and an overview of the types of places is included in the [April presentation to the RSC](#).





## Attachment B: DRAFT Tools & Actions by Type of Place - July 2022

For All Types of Places			
<i>Policy objective(s)</i>			
All people have a range of safe and affordable housing choices in order to create a healthy and prosperous future for the region, including eliminating racial disparities in access to housing.			
<i>Tools and actions</i>			
<i>SUPPLY</i>	<i>STABILITY</i>	<i>SUBSIDY</i>	
<p><b>Infill development</b> to increase neighborhood density and the ratio of improvement-to-land value of the property</p> <p><b>Flexible development regulations</b> to allow for denser and more diverse development and more economical use of available land while retaining the look of a single-family neighborhood</p>	<p><b>Tenant protections</b> to help address health and safety concerns, barriers in the rental market, protect tenants from unreasonable acts, and prevent unnecessary evictions</p> <p><b>MFTE</b> to encourage multifamily development and redevelopment in compact mixed-use districts (urban centers) where housing and affordable housing options are in short supply</p>	<p><b>Join/contribute to a subregional housing group capital fund</b> to create and preserve income restricted housing</p> <p><b>Use state enabled local revenue tools</b> to establish local revenue streams to create and preserve income restricted housing</p> <p><b>Establish nonprofit partnerships</b> to promote low-income or special needs housing</p> <p><b>Advocate for increased state and federal funding</b> to create and preserve income restricted housing</p>	
<p><b>Develop a community engagement plan</b> to bring together key stakeholders and underrepresented groups into the planning process.</p> <p><b>Address NIMBYism</b> and build community support throughout the planning process is essential to building acceptance for a particular project or regulatory change</p>			

Attachment B: DRAFT Tools & Actions by Type of Place - July 2022										
Increase Access to SF NHs Lower DR/Higher Opp			Transform & Diversify Moderate DR/Higher Opp			Strengthen Access & Affordability Higher DR/Higher Opp				
Policy objective(s)	Tools and actions		Policy objective(s)	Tools and actions		Policy objective(s)	Tools and actions			
SUPPLY	STABILITY	SUBSIDY	SUPPLY	STABILITY	SUBSIDY	SUPPLY	STABILITY	SUBSIDY		
Need to expand pathways into these neighborhoods for people who currently cannot afford to live or work there	Offer administrative or financial support during the planning and startup phase of <b>alternative home ownership options</b> such as community land trusts and co-ops	<b>Encourage middle density housing</b> through a code audit and update process	Capitalize on good access to opportunity and strong real estate markets to provide more housing and require or incentivize long-term affordability in some cases			<b>Inclusionary housing in-lieu fee</b> to help new development fund the creation and preservation of income restricted housing			<b>Inclusionary housing in-lieu fee</b> to help new development fund the creation and preservation of income restricted housing	
			<b>Minimum densities</b> to require more efficient use of available residential-zoned land and to ensure sufficient residential capacity to accommodate growth				<b>Incentive/inclusionary zoning</b> to incentivize/increase income restricted housing in new development			
			<b>Upzones and rezones</b> to increase housing choices affordable to a wider range of incomes by increasing capacity for new residential development types, uses and densities. Below market rate housing can be supported through upzones and rezones that institute zone-specific inclusionary provisions by requiring future residential developments in the district include a share or number of affordable units.				<b>Cap move in-late fees</b> to help renters access housing by requiring future residential developments in the district include a share or number of affordable units.			
			<b>Encourage middle density housing</b> through a code audit and update process				<b>Impose a sales and use tax</b> up to 0.1% for housing and related services			
			<b>Development predictability</b> to eliminate unnecessary costs and barriers and facilitate development of affordable or innovative housing types				<b>Commercial linkage fees</b> assessed on new commercial developments or major employers based on the need for workforce housing generated by new and expanding businesses. Revenues generated by the fee are then used to help fund the development of affordable housing within accessible commuting distance to the employment center.			
Need to ensure parking is not stymying new development	<b>Protect mobile/manufactured homes</b> by creating zoning classifications or standards that restrict other uses and/or enacting mobile home park conversion ordinances	<b>Reevaluate parking requirements</b> to ensure parking is not stymying new development	<b>Encourage middle density housing</b> through a code audit and update process			<b>Affordability covenants</b> for long term income restricted housing			<b>Affordability covenants</b> for long term income restricted housing	
			<b>Development predictability</b> to eliminate unnecessary costs and barriers and facilitate development of affordable or innovative housing types				<b>Relocation assistance</b> for residents forced to move due to economic or physical displacement			
			<b>Reduce parking requirements</b> to ensure parking is not stymying new development				<b>Relocation assistance</b> for residents forced to move due to economic or physical displacement			
			<b>Additional considerations for High Growth areas</b>				<b>Additional considerations for High Growth areas</b>			
			<b>Additional considerations for High Growth areas</b>				<b>Additional considerations for High Growth areas</b>			<b>Additional considerations for High Growth areas</b>

Attachment B: DRAFT Tools & Actions by Type of Place - July 2022

Promote Investment & Opportunity Lower DR/Lower Opp			Improve Access & Housing Choices Moderate DR/Lower Opp			Improve Access & Affordability Higher DR/Lower Opp		
Policy objective(s)			Policy objective(s)			Policy objective(s)		
Expand access and opportunities for current residents			Increase opportunity while preserving affordability Expand access and opportunities for current residents			Increase opportunity while preserving affordability Need assistance to provide opportunities for current residents		
Tools and actions			Tools and actions			Tools and actions		
SUPPLY	STABILITY	SUBSIDY	SUPPLY	STABILITY	SUBSIDY	SUPPLY	STABILITY	SUBSIDY
<p><b>Preserve affordable housing</b> options by extending expiring affordability covenants and purchasing additional properties to expand the stock income restricted housing</p>	<p>Facilitate the development of affordable housing by making <b>public land available</b> for eligible projects</p>	<p>Establish <b>financial assistance programs</b> that provide direct monetary assistance to low-income renters, owners, and first-time homebuyers</p>	<p>Assess and update code to promote <b>mixed use development</b> to encourage new residential units in close proximity to services, retail, offices and transit</p>	<p><b>Protect mobile/manufactured homes</b> by creating zoning classifications or standards that restrict other uses and/or enacting mobile home park conversion ordinances</p>	<p>Establish <b>financial assistance programs</b> that provide direct monetary assistance to low-income renters, owners, and first-time homebuyers</p>	<p>Encourage <b>middle density housing</b> through a code audit and update process</p>	<p>Facilitate the development of affordable housing by making <b>public land available</b> for eligible projects</p>	<p>Establish <b>financial assistance programs</b> that provide direct monetary assistance to low-income renters, owners, and first-time homebuyers</p>
<p><b>Encourage middle density housing</b> through a code audit and update process</p>	<p><b>Protect mobile/manufactured homes</b> by creating zoning classifications or standards that restrict other uses and/or enacting mobile home park conversion ordinances</p>	<p><b>Impose a sales and use tax</b> up to 0.1% for housing and related services</p>	<p><b>Encourage middle density housing</b> through a code audit and update process</p>	<p>Offer administrative or financial support during the planning and startup phase of <b>alternative home ownership options</b> such as community land trusts and co-ops</p>	<p><b>Impose a sales and use tax</b> up to 0.1% for housing and related services</p>	<p>Assess and update code to promote <b>mixed use development</b> to encourage new residential units in close proximity to services, retail, offices and transit</p>	<p><b>Rental inspection program</b> to require rental housing registration to ensure units comply with safety standards</p>	<p><b>Inclusionary housing in-lieu fee</b> to help new development fund the creation and preservation of income restricted housing</p>
<p><b>Reevaluate parking requirements</b> to ensure parking is not stymying new development</p>	<p>Offer administrative or financial support during the planning and startup phase of <b>alternative home ownership options</b> such as community land trusts and co-ops</p>		<p><b>Reduce parking requirements</b> to ensure parking is not stymying new development</p>	<p><b>Development agreements for catalyst projects</b> to increase access to opportunity</p>		<p><b>No minimum parking requirements</b> to support housing affordability and encourage the use of alternative transportation modes</p>	<p><b>Rental inspection program</b> to require rental housing registration to ensure units comply with safety standards</p>	<p><b>Commercial linkage fees</b> assessed on new commercial developments or major employers based on the need for workforce housing generated by new and expanding businesses. Revenues generated by the fee are then used to help fund the development of affordable housing within accessible commuting distance to the employment center.</p>
<p><b>Foreclosure resources</b> such as homebuyer education, debt and financial counseling, and facilitating mortgage refinances to help homeowners in jeopardy of losing their homes avoid or navigate the foreclosure process</p>	<p><b>Cap move initiate fees</b> to help renters access housing</p>		<p><b>Development predictability</b> to eliminate unnecessary costs and barriers and facilitate development of affordable or innovative housing types</p>	<p><b>Foreclosure resources</b> such as homebuyer education, debt and financial counseling, and facilitating mortgage refinances to help homeowners in jeopardy of losing their homes avoid or navigate the foreclosure process</p>		<p><b>Relocation assistance</b> for residents forced to move due to economic or physical displacement</p>	<p><b>Relocation assistance</b> for residents forced to move due to economic or physical displacement</p>	<p><b>Cap move initiate fees</b> to help renters access housing</p>
<p><b>Rental inspection program</b> to require rental housing registration to ensure units comply with safety standards</p>			<p><b>Rental inspection program</b> to require rental housing registration to ensure units comply with safety standards</p>			<p><b>Relocation assistance</b> for residents forced to move due to economic or physical displacement</p>	<p><b>Cap move initiate fees</b> to help renters access housing</p>	<p><b>Relocation assistance</b> for residents forced to move due to economic or physical displacement</p>
Additional considerations for High Growth areas			Additional considerations for High Growth areas			Additional considerations for High Growth areas		
<p><b>SEPA Planned Action EIS</b> to simplify and expedite the environmental review of future individual projects in a study area</p>			<p><b>SEPA Planned Action EIS</b> to simplify and expedite the environmental review of future individual projects in a study area</p>			<p><b>SEPA Planned Action EIS</b> to simplify and expedite the environmental review of future individual projects in a study area</p>		
<p><b>Development agreements for catalyst projects</b> to increase access to opportunity</p>			<p><b>Development agreements for catalyst projects</b> to increase access to opportunity</p>			<p><b>Development agreements for catalyst projects</b> to increase access to opportunity</p>		
<p><b>SEPA Planned Action EIS</b> to simplify and expedite the environmental review of future individual projects in a study area</p>			<p><b>SEPA Planned Action EIS</b> to simplify and expedite the environmental review of future individual projects in a study area</p>			<p><b>SEPA Planned Action EIS</b> to simplify and expedite the environmental review of future individual projects in a study area</p>		



# Puget Sound Regional Council

## **DISCUSSION ITEM**

July 21, 2022

**TO:** Regional Staff Committee

**FROM:** Ben Kahn, Associate Planner

**SUBJECT: Regional Industrial Lands Analysis Update**

## **IN BRIEF**

PSRC is in the process of updating Regional Industrial Lands Analysis with the direction of the Economic Development District Board, Growth Management Policy Board, and Freight Advisory Committee. Staff will provide the committee with a progress report that includes an update on the project's scope and timeline, a review of local jurisdiction outreach, and initial data analysis findings.

## **DISCUSSION**

VISION 2050 and the 2022 Regional Economic Strategy (RES) both include calls for an update to the Regional Industrial Lands Analysis in order to refresh the industrial lands inventory, employment data, and subarea profiles, as well as gain a renewed understanding of trends impacting industrial lands and identifying new strategies to maintain and preserve them for the future. The updated industrial lands analysis is also intended to aid local jurisdictions as they renew their comprehensive plans as part of the 2024 planning cycle.

PSRC last updated information about industrial lands in 2015, which identified 13 areas of industrial concentration and about 30,000 net acres of industrial land. At the January GMPB meeting, the board heard about the need to update the industrial lands analysis to both respond to direction from VISION 2050 and the Regional Economic Strategy and to support local plan updates. Significant changes to industrial lands were also discussed, including the designation of two new Manufacturing/Industrial Centers, increased pressure to convert industrial lands, and a growing emphasis to address equitable access to quality jobs.

The Growth Management Policy Board supported proceeding with the update including engagement of local technical staff and a schedule aiming to be complete in the fall. The board discussed issues impacting industrial lands, including the need for space near ports, how non-industrial jobs are essential to industrial areas but can also compete for space, how other uses, such as parking, can reduce land available for jobs, the need for transportation access and alternatives, and the need for affordable housing with access to industrial jobs.

Since the January GMPB meeting, staff have undertaken several outreach activities, including discussions with local jurisdiction and port staff, a local jurisdiction survey, and a Peer Networking event in June, which included presentations from Seattle, Tacoma, and Everett about industrial lands planning in their cities. Efforts are also being made to collect and prepare data for analysis through an internal working group.

Questions the update is intended to address are:

- *What trends and changes are impacting industrial lands?*
- *In what ways can the update inform local planning efforts for industrial lands?*
- *How can the update help improve or identify strategies for equitable access to employment?*

### **Initial Outreach**

PSRC is continuing to engage with stakeholders to better understand issues, trends, and emerging challenges for industrial lands for communities across the central Puget Sound region. A number of specific outreach activities have been undertaken, including a survey, one-on-one meetings with local jurisdictions other public agencies (including ports), and a Peer Networking workshop. Additional plans for outreach include conversations with tribal governments, community-based organizations, and continued discussions with local jurisdictions and public agencies. Some of key things heard in these various outreach activities include:

- Core industrial lands and infrastructure like ports and aviation manufacturing continue to be key assets to region and are critical attractants for several industrial areas
- Each community or “industrial subarea” has unique characteristics with different levels of industrial activity, levels of employment, and capacity for growth
- Many communities are experiencing rapid growth in warehousing and distribution
- Some industrial areas are facing increased growth pressures, including demand for internal and adjacent residential uses, big box, storage, and office, which then can pose a threat to the ongoing operation of industrial uses
- Industrial areas are experiencing demand for lighter and smaller-scale manufacturing and “maker spaces” that can be incubator for new companies
- Cities are considering strategies to integrate new and planned light rail and bus rapid transit expansions in industrial areas
- Cities are seeking better data on equity and access to industrial jobs



- Cities need strategies to better connect employees with industrial jobs and provide training, particularly minority populations
- Minority populations are more likely to be adversely impacted by the presence of industrial lands and activities in their communities; some of these communities distrust governments due to past decisions that created neighborhood/industrial conflicts

### **Data Analysis**

PSRC staff are working to identify and analyze data for the 2022 Industrial Lands Analysis, including refreshing the inventory of industrial lands, updating employment and wage data, and updating subarea profiles. As this work continues, initial details about these specific components is described below and will be presented to the committee:

#### **INDUSTRIAL LANDS INVENTORY**

As part of the 2015 analysis, industrial lands were inventoried and defined as either “core industrial” or “industrial-commercial”. “Core industrial” lands include lands dominated by traditional, intensive industrial land uses, while “industrial-commercial” lands allow for a combination of industrial and non-industrial, commercial uses.

In recognition that cities are seeing greater demand for lighter, small-scale manufacturing, the 2022 analysis aims to better inventory lands that may allow for certain industrial uses that weren’t captured in the 2015 report. As such, the 2022 inventory has been expanded to include more zones that allow for certain or limited industrial activities but restrict more intensive industrial uses. Many of these lands allow for a very limited set of industrial uses but were not accounted for in 2015. Staff recently completed the draft 2022 inventory and are in the process of analyzing the resulting data. Staff expect to share select maps or charts with the committee at the meeting.

#### **EMPLOYMENT DATA**

The 2022 analysis will include updated employment and wage data for industrial jobs, as well as updating employment forecasts to 2050 to align with VISION 2050. Current employment and wage data will be updated using 2020 WA ESD data, while the forecast will be updated using the 2018 Regional Macroeconomic Forecast.

### **Next Steps**

PSRC will continue to engage stakeholders throughout the summer and analyze data for the land inventory, employment estimates/forecast, and subarea profiles. A completed data analysis is anticipated to be shared this fall with a final report by the end of 2022.

### **Lead Staff**

For more information, contact Ben Kahn at [bkahn@psrc.org](mailto:bkahn@psrc.org).





# Puget Sound Regional Council

## DISCUSSION ITEM

July 21, 2022

**TO:** Regional Staff Committee

**FROM:** Brian Lee, Program Manager

**SUBJECT: Household Travel Survey Program – Insights from 2021 Data & 2023 Updates**

## IN BRIEF

This item provides early insights from the 2021 household travel survey data and updates to the upcoming 2023 survey.

## DISCUSSION

PSRC finished a six-year, three-wave [Household Travel Survey \(HTS\) Program](#) to collect a broad range of activity and travel data from the region's residents for a variety of planning purposes, including monitoring trends and supporting regional land use and travel models. The first two survey waves were conducted in 2017 and 2019. Data from the third in 2021 were published in April 2022. In this July RSC meeting, staff will provide early insights from the 2021 data to help reveal impacts of the pandemic.

PSRC staff is developing the next HTS program and pursuing another multi-year, multi-wave data collection effort. We issued a Request for Proposals (RFP) in the spring quarter and expect to have a signed contract with a consultant in the summer, so that the project may commence in the fall. Survey data collection is planned for spring in 2023. Staff will provide an update on the status of this work.

## Next Steps

Staff will keep the committee updated on results from the 2021 survey and progress on planning for the 2023 survey.

## Lead Staff

For more information, contact Brian Lee, Program Manager, at (206) 971-3270, or [blee@psrc.org](mailto:blee@psrc.org), or Suzanne Childress, Data Scientist, at (206) 971-3282, or [schildress@psrc.org](mailto:schildress@psrc.org).