



Puget Sound Regional Council

Growth Management Policy Board

Thursday, October 3, 2024 • 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 <https://www.psrc.org/watch-meetings>
- Listen by phone 1-888-475-4499, Meeting ID: 834 3848 5752, Passcode: 733446

Attend

- The public can attend meetings at [PSRC's office](#).
- PSRC staff will be available to provide floor access 30 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., 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](#).

1. Call to Order (10:00) – Council President 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 (10:15)

- a. Approve Minutes of Growth Management Policy Board held September 5, 2024

6. Discussion Item (10:20)

- a. 2024 Comprehensive Plan Review Status Update – *Liz Underwood-Bultmann, PSRC*

- 7. Discussion Item (10:30)**
 - a. Collaborative Planning with Tribes – *Andrew Strobel, Puyallup Tribe of Indians*
- 8. Discussion Item (11:30)**
 - a. Recommendations to the 2025 State Legislature – *Robin Koskey, PSRC*
- 9. Discussion Item (11:45)**
 - a. Housing Research Center Concept – *Robin Koskey, PSRC*
- 10. Information Items**
 - a. Governor’s SMART Communities Award Flyer
 - b. GMPB Meeting Calendar 2024
- 11. Next Meeting: November 7, 2024, 10:00 a.m. – 12:00 p.m.**

Major Topics for November:

 - 2024 Housing Monitoring Update
 - Transportation Safety Update
 - TOD Events
- 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 <https://www.psrc.org/contact/language-assistance>.



Puget Sound Regional Council

MINUTES

Growth Management Policy Board
Thursday, September 5, 2024
1201 3rd Ave., Ste 500, Seattle, WA 98101

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

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 10:00 a.m. by Council President Ed Prince, Chair.

COMMUNICATIONS AND PUBLIC COMMENT

There was no public comment.

CHAIR'S REPORT

Chair Prince welcomed members to the meeting.

DIRECTOR'S REPORT

Principal Planner Liz Underwood-Bultmann, filling in for Director Inghram who was attending the Washington Planning Directors conference, welcomed the board. Liz gave a brief progress update on comprehensive plan reviews, congratulated the winners of the Governor's Smart Communities awards and noted the dates and locations for upcoming community engagement events to support the Regional Safety Action Plan. Liz also thanked Senior Planner Maggie Moore for her work with the agency as she moves on from PSRC.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held July 18, 2024.

ACTION: It was moved and seconded (Perry/Buxton) to adopt the Consent Agenda. The motion passed.

DISCUSSION ITEM: TULALIP TRIBES AND SNOHOMISH COUNTY COORDINATION

Julia Gold from the Tulalip Tribes and David Killingstad from Snohomish County shared the innovative ways that they work together on land use, transportation and environmental issues. The board expressed appreciation for the many examples of coordination between the Tulalip Tribes and Snohomish County. Some board members shared their efforts to coordinate with local Tribes, including riparian restoration projects, watershed planning, cultural resources conservation and a Tribal Nations Summit.

DISCUSSION ITEM: TRANSIT-ORIENTED DEVELOPMENT UPDATES: REGIONAL TOD COMMITTEE, LYNNWOOD LINK AND MODEL CODE PARTNERSHIP

The board was provided an update on PSRC's Regional Transit-Oriented Development Committee and updates from Sound Transit staff on the opening of the Lynnwood Link Extension and plans for the Everett Link Extension. The Regional TOD Committee continues the work in VISION 2050 to support equitable transit-oriented development. PSRC is hosting two webinars to highlight work to advance equity TOD through the TOOLBOX series. Board members discussed the importance of anti-displacement strategies, emphasized that existing residents and businesses should be able to benefit from new transit investments and noted the importance of planning for complete communities near transit.

NEXT MEETING

The board will meet on Thursday, October 3, 2024, 10:00 a.m. – 12:00 p.m.

Topics include:

- Plan Certifications Update
- Puyallup Tribe of Indians Comprehensive Land Use Plan
- 2025 State Legislative Agenda Development
- Transportation Planning Safety Update

ADJOURN

The meeting adjourned at 11:59 a.m.

ATTACHMENTS

- A. Attendance Roster – September 5, 2024

Growth Management Policy Board - September 5, 2024					
Voting Members			✓	Non-voting Members	✓
King County	2	CM Sarah Perry	1	Associate Members	
		Vacant		Alderwood Water and Wastewater District	1 COM Paul McIntyre
				Thurston Regional Planning Council	1 John McClellan Alt
Seattle	2	CM Tammy Morales	1		1 COM Chris Stearns
		CM Maritza Rivera	1		Marc Daily Alt
		CM Tanya Woo , Alt		Public Agency Members	
Bellevue	1	CM Janice Zahn	1	Commerce	1 Dave Andersen
		CM Dave Hamilton , Alt			Mark Barkley Alt
Cities/Towns	3	MYR Traci Buxton , Des Moines	1	Public Health Agencies	1 Dr. Gib Morrow , Kitsap Public Health District
		CP Ed Prince , Renton - Chair	1		1 DIR Chantall Harmon Reed , Tac-Pierce Cnty Alt
		CM Melissa Stuart , Redmond		PSRC Committees	
		MYR Kelli Curtis , Alt - Kirkland		Regional Staff Committee	1 Andrea Spencer
		CM Pam Stuart , Alt - Sammamish	1		Arun Sambataro , Alt
		CP Lindsey Walsh , Alt - Issaquah	1	Equity Advisory Committee	1 Shannon Turner
Kitsap County	1	COM Katie Walters	1		Lisa Espinosa , Alt
		COM Christine Rolfes , Alt		Private/Civic Members-Business/Labor	
Bremerton	1	MYR Greg Wheeler	1	Master Builders of King and Snohomish Counties	1 Jennifer Anderson
		CP Jennifer Chamberlin , Alt			Brian Holtzclaw
Cities/Towns	1	CM Jon Quitslund , Bainbridge Isl	1	Natural and Built Environments (exp.	1 Angela Rozmyn
		DM Ashley Mathews , Alt - Bainbridge Isl	1		Robert Pantley Alt
Pierce County	1	CM Robyn Denson		Individual	1 Charlotte Murry
		CM Paul Herrera , Alt			Vacant Alt
Tacoma	1	CM Joe Bushnell	1	Private/Civic Members-Community/Environment	
		CM Sarah Rumbaugh , Alt		Futurewise	1 Alex Brennan
Cities & Towns	1	CM Nikki Bufford , Fircrest	1		Vacant Alt
		MYR Josh Penner , Alt - Orting		Housing Development Consortium - Seattle/King	1 Patience Malaba
Snohomish County	1	CM Megan Dunn - Vice Chair	1	Emerald Alliance	Jesse Simpson Alt
		CM Sam Low , Alt			1 Tracy Stanton
Everett	1	CM Scott Bader	1		Vacant Alt
		MYR Cassie Franklin , Alt			
Cities/Towns	1	CM Mike Dixon , Mukilteo			Is there anyone I missed?
		MYR Pro Tem Bryan Wahl , Alt - Mntlake Terr.	Non Voting	12	6
Federally Recognized Tribes					
Muckleshoot Indian Tribe	1	Vacant			
Puyallup Tribe of Indians	1	Andrew Strobel			
		Jennifer Keating Alt			
Suquamish Tribe	1	Rob Purser			
		Alison O'Sullivan Alt			
Statutory Members					
Ports	1	COM Don Meyer , Tacoma			
		COM Deanna Keller , Alt - Tacoma			Abbreviations
WSDOT	1	Jeff Storror	1		CM Councilmember
		JoAnn Schueler , Alt			COM Commissioner
					CP Council President
Voting	22	(Quorum = 11) Quorum Total	15		DM Deputy Mayor



Puget Sound Regional Council

September 26, 2024

DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management Planning

Subject: **2024 Comprehensive Plan Review Status Update**

IN BRIEF

At the board's October meeting, PSRC staff will brief the board on progress to review draft comprehensive plans ahead of the state December 2024 deadline and PSRC's certification of plans in 2025.

DISCUSSION

Each of the region's 82 cities and towns and four counties are updating their local comprehensive plan to continue shaping their community and planning for growth. State law requires PSRC to review and certify local comprehensive plans.

Within the central Puget Sound region, local governments and PSRC have worked together to develop an overall process ([Adopted Policy and Plan Review Process](#)) for reviewing and certifying local, countywide, regional and transit agency policies and plans. PSRC reviews local comprehensive plans for consistency with [VISION 2050](#), the [Regional Transportation Plan](#) and aspects of the Growth Management Act.

With the adoption of VISION 2050, PSRC updated the [Plan Review Manual](#) to reflect updated regional policies and provide details on how plans and policies are reviewed and certified. The manual provides guidance and VISION Consistency Tools for aligning plans and policies with VISION 2050 and requirements in state law.

At the October meeting, staff will provide the board with an update on the plan review process, highlight early findings from draft plans and discuss the certification process. Board members will also have an opportunity to share updates on their local work to update their comprehensive plans.

For more information, contact Liz Underwood-Bultmann, Principal Planner, at 206-464-6174 or LUnderwood-Bultmann@psrc.org.



Puget Sound Regional Council

September 26, 2024

DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: Collaborative Planning with Tribes

IN BRIEF

State law and VISION 2050 call for improved planning coordination with recognized Tribes. Staff from the Puyallup Tribe of Indians will share with the Growth Management Policy Board information from their latest comprehensive land use plan and suggestions for working with Tribes.

DISCUSSION

At the September meeting, the board heard from the Tulalip Tribes and Snohomish County about their long-standing work to improve coordination on issues of mutual interest. The county shared how the drafting of the Snohomish County comprehensive plan update has provided an opportunity to include a new [Tribal Coordination Element](#).

At the October meeting, the discussion of Tribal planning and coordination will continue. Andrew Strobel, the Director of Planning and Land Use for the Puyallup Tribe of Indians, will share how the Tribe has worked to create a [Comprehensive Land Use Plan](#) and [Existing Conditions Report](#). He will also share how the Tribal planning process and the update of local comprehensive plans have provided the opportunity for Tribes and jurisdictions to coordinate planning.

Questions for the board:

- How is your jurisdiction coordinating with Tribes?
- What planning priorities do you have in common with local Tribes?

Background

The central Puget Sound region is a part of a larger area that is the traditional aboriginal territory of the Coast Salish peoples. The Coast Salish Tribes have lived here since time immemorial and while each Tribe is unique, all share in having a deep historical connection and legacy of respect for the land and natural resources. These sovereign Tribal Nations enrich the region through environmental stewardship, cultural heritage and economic development, and collaborate with local governments to shape the region's future.

PSRC recognizes and respects the full sovereignty of each Tribe and their [traditional lands](#) located within the jurisdictional boundaries of PSRC members. Treaties are the highest law of the land and were made between sovereign Tribes and the United States. As sovereign nations, each Tribe has its own form of government, constitution or charter, laws and planning processes.

VISION 2050 added an increased emphasis on Tribes in the region and supports meaningful, regular and ongoing exchange of information for better informed decision-making and mutual understanding between Indian Tribes as sovereign nations and PSRC member jurisdictions.

VISION 2050 policy, MPP-RC-4, directs the members of PSRC to coordinate with Tribes in regional and local planning, recognizing the mutual benefits and potential for impacts between growth occurring within and outside Tribal boundaries. In coordination with the Tribes in the region, PSRC has prepared a [handout on coordination with Tribes in comprehensive planning](#). Further, PSRC supports partnerships with Tribes on cultural and natural resource protection, fish and wildlife habitat restoration, economic development, climate change adaptation and mitigation actions and other issues of Tribal interest. To provide information on the past treatment of Tribes, PSRC created a Tribes chapter in the interactive report on the [Legacy of Structural Racism](#). This includes information on [Tribal treaty rights](#).

Passed during the 2022 legislative session, [HB 1717](#) facilitates Tribal participation in planning under the Growth Management Act, including comprehensive plan updates. HB 1717 creates a procedure for Tribes to communicate their intention to participate in comprehensive plan updates and provides a way to formalize the agreement to collaborate. The new law also includes a provision for mediation services for parties to resolve conflicts. These services are coordinated by the [Department of Commerce](#).

This intentional effort to coordinate planning with the Tribes has not always been the case. VISION 2040 provided much less guidance about Tribes, and the coordination with Tribes during local comprehensive plan updates has often been cursory. With the changes in VISION 2050 and state law and a broader recognition of the Tribes in our region, the engagement and coordination between Tribes and local governments is improving.

NEXT STEPS

Board members are encouraged to consider their jurisdiction's approach to coordination with Tribes and share the [Tribal coordination guidance document](#) with their staff.

For additional information, please contact Erika Harris, Senior Planner, at eharris@psrc.org or 206-464-6360.



Puget Sound Regional Council

September 26, 2024

DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Recommendations to the 2025 State Legislature**

IN BRIEF

PSRC has begun work to support the adoption of recommendations to the Washington State Legislature in advance of the 2025 legislative session. At its October meeting, staff will brief the Growth Management Policy Board on the process of adopting legislative priorities and seek feedback on potential legislative policy items. This will be a discussion item at other board meetings this fall. The Executive Board may act to adopt the recommendations at its December meeting.

DISCUSSION

Last fall, the Executive Board adopted Recommendations to the 2024 Washington State Legislature after consultation with the Economic Development District Board, Growth Management Policy Board, Transportation Policy Board, and the Equity Advisory Committee.

Staff proposes following a similar framework to the recommendations adopted last year (2024 Recommendations to the State Legislature, attached) based on adopted regional plans and policies in the following focus areas:

- Transportation - Keep the Region Moving
- Housing - Increase Housing Choices and Affordability
- Climate - Significantly Reduce Greenhouse Gas Emissions
- Economic Development – Sustain a Strong Economy

NEXT STEPS

Staff proposes the Executive Committee finalize recommendations based on all feedback and that the Executive Board adopt the recommendations to the state Legislature at its December meeting.

For additional information, please contact Robin Koskey, Director of Government Relations & Communications, at RKoskey@psrc.org or 206-798-4462.

ATTACHMENT

A. Recommendations to the 2024 State Legislature

Recommendations to the 2024 State Legislature



Puget Sound Regional Council

The Puget Sound Regional Council (PSRC) supports adoption of state legislation that advances solutions to achieve a thriving, racially equitable and sustainable Puget Sound region through leadership, visionary planning, and collaboration.

Keep the Region Moving

VISION 2050 and the Regional Transportation Plan lay out a foundation for completing regional transportation investments and future work to strengthen connections to and between the region's centers. PSRC supports:

- Sustaining the transportation investments made with Move Ahead Washington during the 2021 legislative session
- Developing an equitable road usage charge (RUC) system through the work of the Washington State Transportation Commission to generate necessary revenue to eventually replace the gas tax, fund the state's long-term transportation needs, including multimodal connections and introduce revenue flexibility
- Funding and policies to restore, improve and modernize the Washington State Ferries system to ensure reliable cross-sound service and reduce environmental impact
- Maintaining agreed upon state and local funding split decisions as agreed upon by the Infrastructure Investment and Jobs Act (IIJA) workgroup

Increase Housing Choices and Affordability

PSRC's Regional Housing Strategy identifies coordinated strategies, policies, and actions to expand housing options, create greater affordability, and promote fair and equal housing access to address the housing affordability crisis in our state. The PSRC region needs to build 800,000 more homes by 2050 and 20% of these homes need to be affordable to people earning less than half of the Area Median Income. Action is needed to address racially discriminatory housing policies and increase homeownership for Black, Indigenous and people of color (BIPOC) households. PSRC supports legislation and funding to in three action areas:

- **Supply:** Build more housing of different types as soon as possible
- **Stability:** Provide opportunities for residents to live in housing that meets their needs
- **Subsidy:** Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents

Significantly Reduce Greenhouse Gas Emissions

VISION 2050 and the Regional Transportation Plan outline how state, regional, and local partners can act in coordination to reduce emissions in the region and prepare for climate impacts. PSRC supports state legislation to respond to the urgent environmental, health, economic and equity threat of climate change in alignment with the essential components of regional long-range planning:

- Transit-focused land use
- Multimodal transportation choices
- Pricing the transportation system
- Decarbonization of the transportation system, including improvements to freight and passenger vehicles and fuels

Sustain a Strong Economy

VISION 2050 and the Regional Economic Strategy plan for economic growth and opportunity that creates widespread prosperity and living-wage jobs to help sustain the region's economy. PSRC supports continued investments in:

- Workforce development programs to meet the needs of employers and a growing economy
- Critical infrastructure to support economic development, including broadband
- Clean energy industry technology like Sustainable Aviation Fuel (SAF), offshore wind, fusion, hydrogen and other emerging technologies

For more information, please contact:

Robin Koskey

Director of Government Relations & Communications
RKoskey@psrc.org
206-798-4462



Puget Sound Regional Council (PSRC) develops policies and coordinates decisions about regional growth, transportation and economic development planning within King, Pierce, Snohomish and Kitsap counties. PSRC is composed of nearly 100 members, including the four counties, cities and towns, ports, state and local transportation agencies and Tribal governments within the region.



Puget Sound Regional Council

September 26, 2024

DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: Housing Research Center Concept

IN BRIEF

Robin Koskey, Director of Government Relations, will brief the board about work to develop a state research center focused on housing.

DISCUSSION

The cost of housing affects all our communities in the region. It has become a critical issue across Washington state, disproportionately impacting Black and Indigenous residents and other people of color. Housing affordability is consistently reported as a top priority for the public. Every community in the region has prioritized housing policy and actions in its comprehensive plan update and housing has been an important topic of several of the recent legislative sessions.

PSRC provides housing data, tools and strategies to support local governments to develop housing strategies and update their comprehensive plans. PSRC has also provided analysis of potential legislation during prior legislative sessions. However, there is no central location for housing research that operates statewide, and PSRC's capacity to conduct housing research is limited. Data and research would help guide the state legislature and local governments as they grapple with addressing housing and affordability needs.

Housing research centers like the [Turner Center for Housing Innovation](#) at UC Berkeley and the [Furman Center at NYU](#) provide great models to learn from and replicate in Washington state.

Potential areas of research could include:

- Expanding access to quality homes and communities to support racial, social and economic inclusion.
- Increasing the supply and lowering the cost of housing in ways that align with equity and environmental goals.
- Driving innovation in housing policy and practice.
- Analysis that supports efforts to maximize housing production around planned transit investments while addressing displacement.

PSRC has been doing individual outreach to housing advocates, state legislators, business leaders and developers to explore creating a housing research center in Washington state. PSRC is working closely with the University of Washington, Housing Development Consortium (HDC) and the Urban Land Institute (ULI) to convene housing partners to discuss a public-private campaign to bring a center to fruition.

Please see the attached one-pager about the need for a housing research center in Washington.

For additional information, please contact Robin Koskey, Director of Government Relations, at RKoskey@psrc.org or 206-798-4462.

ATTACHMENT

A. The Need for a Housing Research Center in Washington

The Need for a Housing Research Center in Washington

The cost of housing is a critical issue for communities across Washington state, disproportionately impacting Black, Indigenous and people of color residents. Public opinion surveys consistently report housing affordability as a top priority for the public. Comprehensive data and research would help guide the state Legislature and local governments as they grapple with addressing housing and affordability needs.

Proposed Mission

The mission of the Washington State Center for Housing Research is to provide timely analysis and data-driven research to formulate bold strategies supporting programmatic innovation for policymakers, practitioners and advocates.

The Center aims to provide actionable, pragmatic paths that can bring together a coalition to urgently and equitably address housing affordability by providing homes for all in vibrant sustainable communities.

Potential Areas of Research

- Expanding access to quality homes and communities to support racial, social and economic inclusion
- Increasing the supply and lowering the cost of housing in ways that align with equity and environmental goals
- Driving innovation in housing policy and practice
- Analysis that supports efforts to maximize housing production around planned transit investments while addressing displacement

Has This Been Done Before?

Yes. Housing research centers such as the [Turner Center for Housing Innovation](#) at UC Berkeley and the [Furman Center](#) at NYU provide great models for what we could learn from and replicate in Washington state.

Is Another Organization Doing This Work Already?

No. Washington state does not have a permanent housing research center to inform the public and policymakers.

Today, advocacy groups, non-profits and government entities (such as the Department of Commerce, PSRC and Washington State Finance Commission) produce some research or analysis—but not in a comprehensive way. Each agency has limitations, and no single organization is dedicated fully to producing statewide housing research.

Next Steps

Puget Sound Regional Council (PSRC) is helping to activate this initiative by convening a Housing Research Center Summit in the fall of 2024 to hear from experts on the work of housing centers from across the U.S. and develop alignment on the focus of a center in Washington state. The Summit will seek to mobilize a coalition campaign for public-private funding from the Washington State Legislature and the private and philanthropic sectors to make the center a reality in 2025.

Contact

Robin Koskey

PSRC Director of Government Relations
RKoskey@psrc.org | 206-798-4462

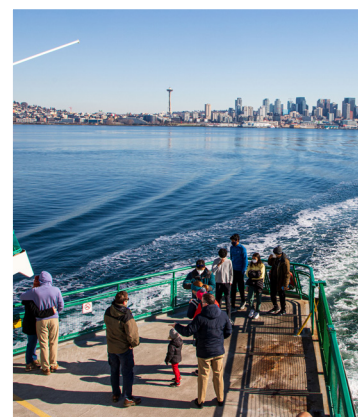


Puget Sound Regional Council



Northwest

GOVERNOR'S SMART COMMUNITIES *Award*



PSRC is proud to announce we will receive the Governor's Smart Communities Award for work cocreated with the [Equity Advisory Committee](#) (EAC) on the transportation funding Equity Pilot. The EAC worked side-by-side with PSRC staff to award \$6 million of federal transportation resources to explore strategies to elevate equity in the funding process. The EAC recommendations were incorporated into PSRC's project selection process and will shape all future funding decisions.

We are grateful to the EAC for their engagement and impact on how funding decisions can incorporate equity.

The Washington State Department of Commerce will present the award on behalf of Governor Inslee at PSRC's Executive Board meeting in October.

Watch the [meeting](#)

Attend in person – [Directions to PSRC's office](#)

The Governor's Smart Communities Awards highlight effective implementation of the state's Growth Management Act (GMA) and other local or regional planning procedures. [Learn about all of the 2024 awards.](#)



**Award Presentation
Thursday, October 24, 2024
10:20 AM**



2024 PSRC Growth Management Policy Board Meetings

January						
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July Meeting Updated						

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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 first 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>.