

# Comprehensive Plan Certification Guidance

Regional Staff Committee | February 20, 2025



*We are leaders in the region to realize equity for all. Diversity, racial equity and inclusion are integrated into how we carry out all our work.*

[psrc.org/equity](https://psrc.org/equity)

# Overview



## Today:

- Certification Process & Status
- Discuss housing requirements

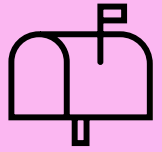




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# Plan Review Status & Process

# PSRC Plan Review Status – February 20, 2025



Drafts Received

80  

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86



Plans Under Review

4



Comment Letters Sent

76



Some jurisdictions plan to adopt in 2025



# Certification Reports

## Local Comprehensive Plans

### Certification Report

Town of Steilacoom Comprehensive Plan  
January 16, 2025



The Puget Sound Regional Council conducted a certification review of the Town of Steilacoom Comprehensive Plan. The Town of Steilacoom adopted its 2024 comprehensive plan update on September 17, 2024. PSRC staff provided comments on the draft plan in July 2024 to inform the final version of the plan.

This document is organized into two primary parts: a statement of certification and any applicable conditions to certification; and a discussion of conformity with the Growth Management Act and consistency with VISION 2050 by topic area.

#### Certification Action

The Puget Sound Regional Council certifies that the transportation-related provisions in the Town of Steilacoom 2024 Comprehensive Plan conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan.

The remainder of the report contains a summary of the PSRC review of the Town of Steilacoom comprehensive plan. The report documents requirements for certification and calls out highlights of the plan.

Within the central Puget Sound region, local governments and PSRC have worked together to develop an overall process for reviewing and certifying local, countywide, regional center, and long-range transit plans.<sup>1</sup> Transportation-related provisions that are key for certification are based on RCW 47.80.026 and the Growth Management Act (RCW 36.70A). This report may recommend additional work to fully address the requirements of the Growth Management Act, VISION 2050 or the Regional Transportation Plan, although such revisions may not be strictly required for certification. Jurisdictions are encouraged to address those items during upcoming comprehensive plan updates and other planning efforts.

<sup>1</sup> The certification requirement in the Growth Management Act is described in RCW 47.80. The specific requirements for transportation elements in local comprehensive plans are spelled out in RCW 36.70A.070. PSRC's Interlocal Agreement, Section VII, also provides direction for the review of local comprehensive plans and countywide policies (Resolution A-91-01, amended March 1998). The Council's Executive Board last updated its process for Policy and Plan Review in September 2003. The process is also described in [VISION 2050 Implementation](#).



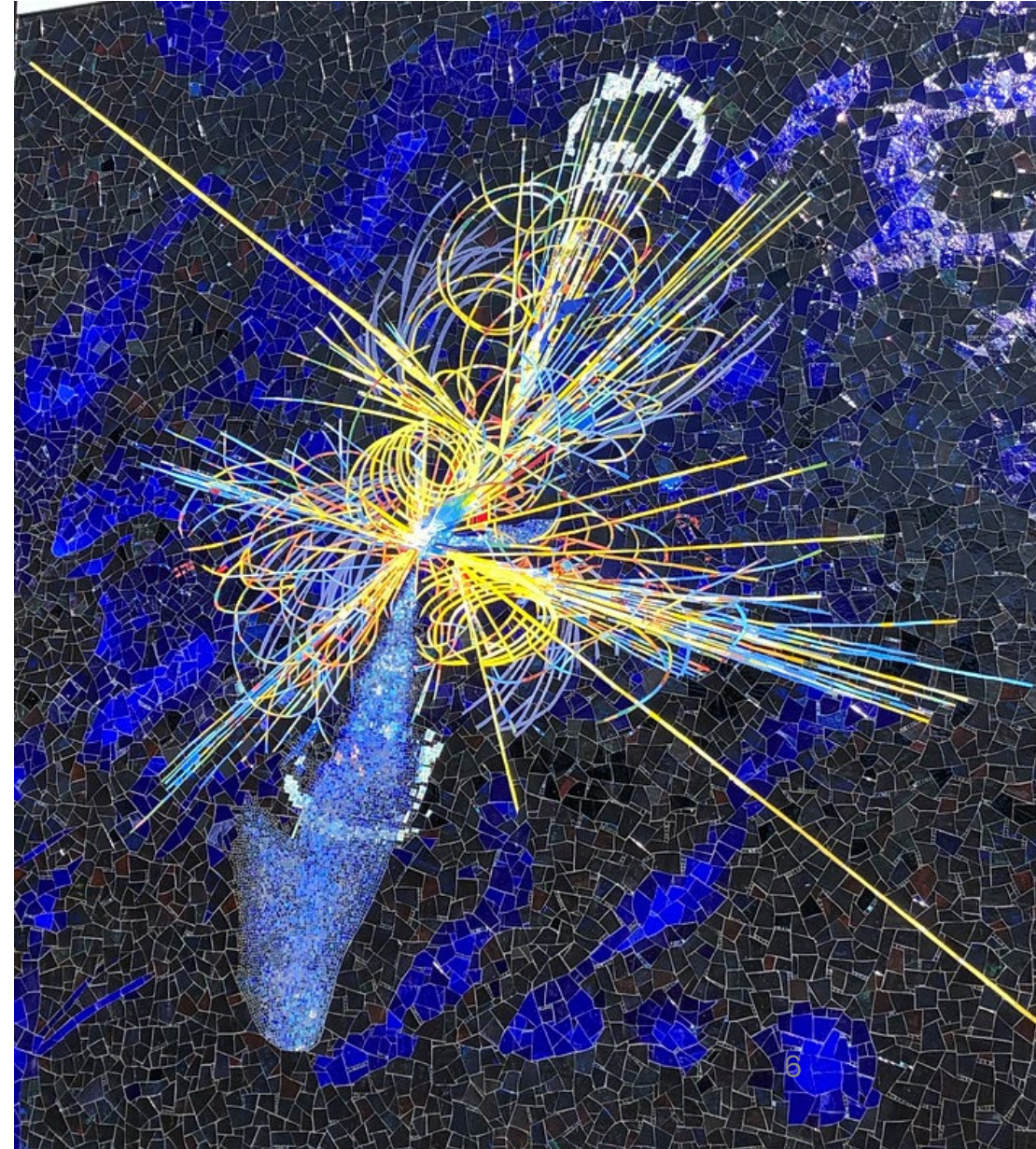
- Summarizes scope of review and how plan meets certification requirements
- Comments that may be addressed in future updates
- For conditional certifications, report will clearly describe conditions
- Report includes a staff recommendation



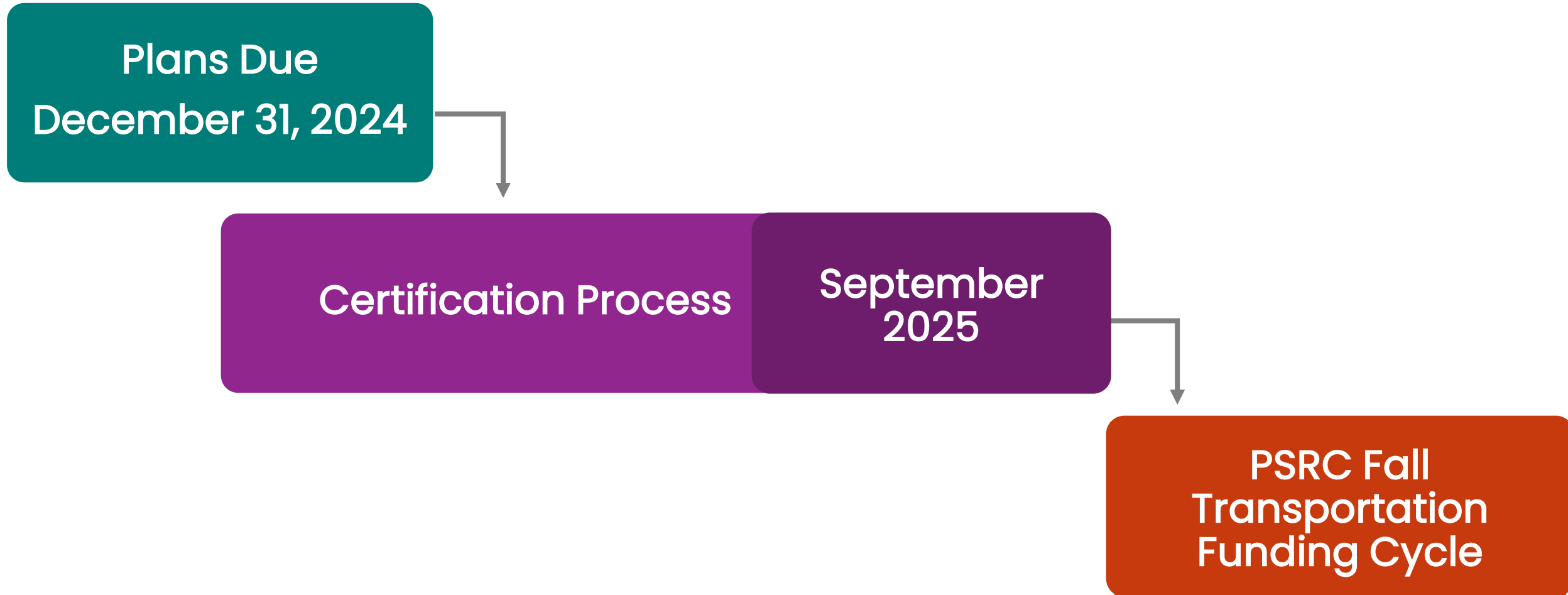
# Growth Management Hearings Board

PSRC certification is a separate process from appeals to the Growth Management Hearings Board

PSRC may choose to delay certification until the Hearings Board process is complete



# Certification Timeline





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# Certification & Housing Requirements

# Certification Focus Areas

## GMA transportation-related requirements

- Consistent land use assumptions and travel demand forecasts
- Service and facility needs
- Plan for transportation financing and projects
- Demand management
- Pedestrian and bicycle planning
- Air quality

## Consistency with Regional Transportation Plans

- Transportation project lists and financing
- Transportation modeling based on shared regional growth assumptions

## Consistency with VISION 2050 MPPs

- Regional Growth Strategy
- Climate change, air quality and VMT provisions
- Equitable transit-oriented development (TOD)
- Housing supply and choices near transit and job centers



# Possible Certification Outcomes

Certification	Conditional Certification	Not Certified
<ul style="list-style-type: none"><li>▪ <b>Fully consistent</b> with VISION 2050, the Regional Transportation Plan, and state law requirements</li></ul>	<ul style="list-style-type: none"><li>▪ <b>Meets majority of planning requirements</b></li><li>▪ Requires limited additional work for full conformity</li><li>▪ Still eligible for regional funding, provided conditions of approval are followed</li></ul>	<ul style="list-style-type: none"><li>▪ <b>Inconsistent</b> with VISION 2050, Regional Transportation Plan, or state law requirements</li><li>▪ <b>Did not submit</b> for certification review</li></ul>



# Certification Topics

## Certification Issues in Previous Updates

### Transportation Requirements

- Project lists, bike + ped component, financing plan

### Growth Targets

- Alignment with countywide growth targets
- Capacity for planned growth

## For Additional Discussion

### Housing Requirements / HB 1220

- Planning for and accommodating housing at all income levels



# Housing – Previous Board Direction

**Regional Housing Strategy:** Explore housing planning requirements in Plan Review and Certification

Based on board direction in 2022, added HB 1220 housing topics to Comprehensive Plan Consistency Tool

Direction for staff to look for...

Local plans to “show their work”

Demonstrated capacity to meet housing needs for income levels and types of housing



# Certification Topics: Housing Needs

## New GMA Housing Requirements:

- STEP Housing
- Capacity for housing need allocations
  - Permanent housing units
  - Emergency housing beds
- Racially disparate impacts, exclusion, and displacement
- Remove barriers to affordable housing (adequate provisions)



# Certification Topics: Housing Needs

## Housing Need Requirements:

GMA requires planning for housing for all income levels

- Must show sufficient capacity

Most jurisdictions show they have housing need capacity

- Many rezoned to accommodate housing needs
- Only brought forward plans for certification that didn't raise questions about housing



# Certification Topics: Housing Needs

In draft review, some a few plans:

- No land capacity analysis
- Document deficit in capacity for lower income housing
- GMPB discussed importance of housing requirements in review
  - Continue discussion about housing requirements with Regional Staff Committee



# Certification Topics: Housing Needs

## Potential Approach:

Certification issue if plans clearly show a lack of housing capacity by AMI bands:

- Not showing work on land capacity that follows Commerce guidance
- Not including a land capacity analysis
- Showing clear deficits in capacity for lower income housing bands



# Certification Topics: Other Housing Requirements

## Potential Approach:

May provide comments, but not considered for certification:

- Analysis + policies on racially disparate impact, displacement, or exclusion
- Emergency housing capacity analysis
- Analysis of barriers to affordable housing





# Thank You!

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