

# Recommend Certification of Comprehensive Plans

Growth Management Policy Board | April 3, 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

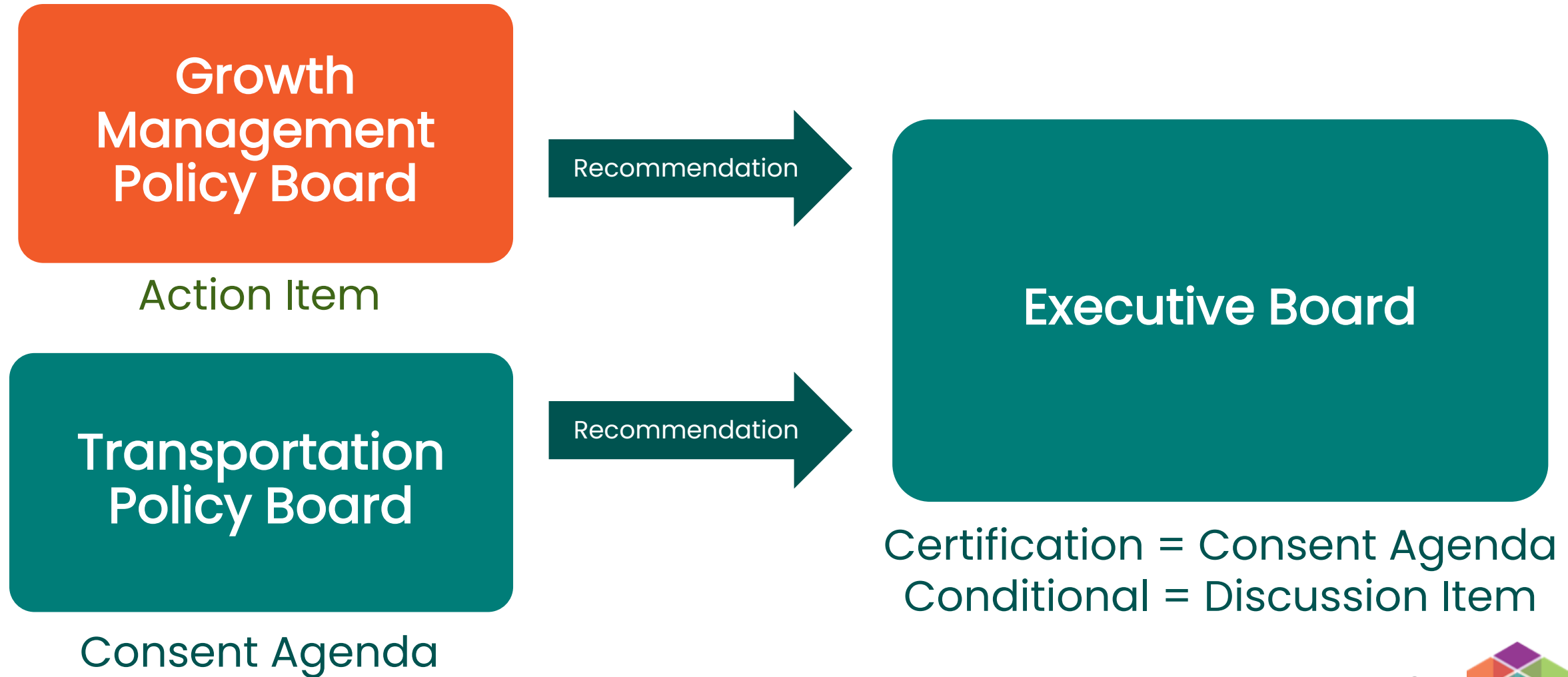


## Today:

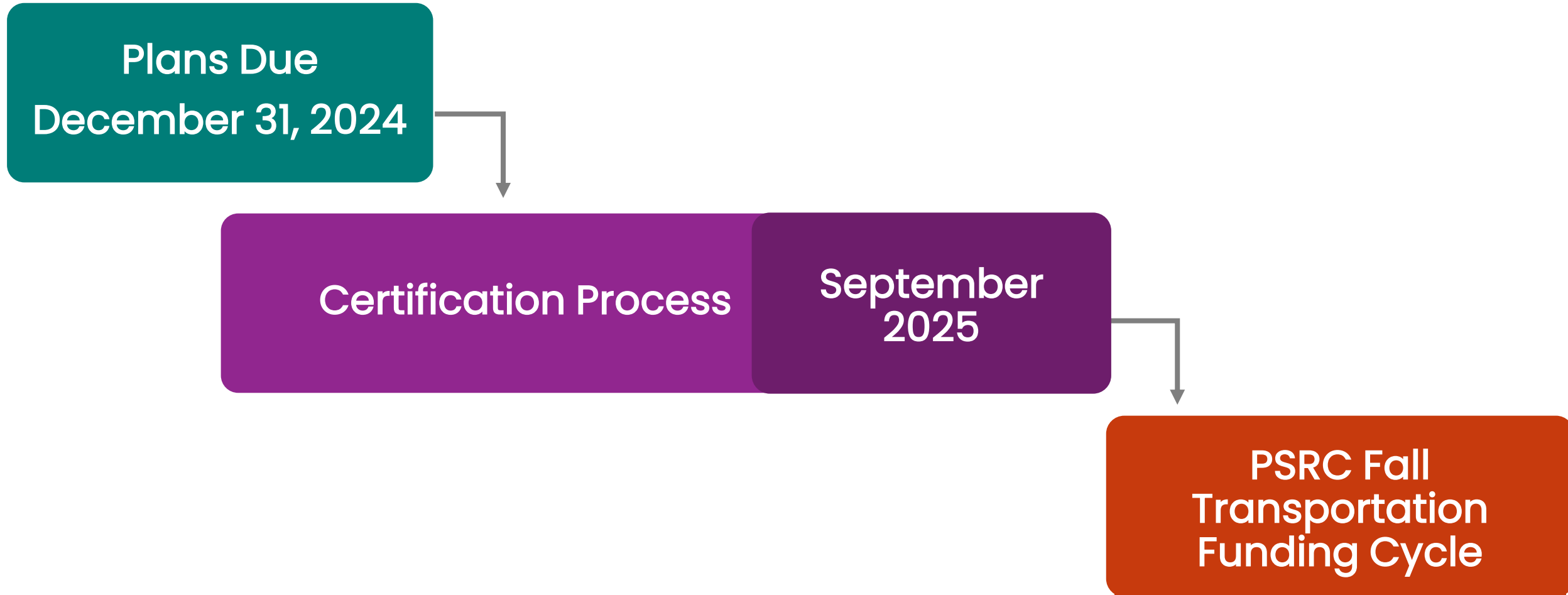
- Discuss housing requirements
- Recommend certification of Arlington, Carbonado, Kent, Marysville, Mill Creek, Monroe, North Bend, Orting, SeaTac, South Prairie, Sultan, University Place, and Woodway plans



# Board Process for Certification



# Certification Timeline







**PUBLIC SQUARE**

# Certification & Housing Requirements



# Housing Requirement

## March Board Discussion

### Certification issues

- Deficit in overall housing capacity
- Deficit in housing capacity by income band
- Major deficiency in addressing housing requirements



# Certification Review

## Background:

- PSRC review focuses on “transportation-related components” of the comprehensive plan
- **“Transportation-related”** includes growth expectations, land use, and housing:
  - Consistent land use assumptions and travel demand forecasts
  - Transportation modeling based on shared regional growth assumptions
  - Air quality, VMT, and climate change provisions
  - Transit-oriented development (TOD)
  - Housing supply and choices



# Certification Options

## Certify

- **Fully consistent** with VISION 2050, the Regional Transportation Plan, and state law requirements

## Conditionally Certify

- **Meets majority of planning requirements**
- Requires limited additional work for full conformity
- Still eligible for regional funding, provided conditions of approval are followed

## Do Not Certify

- **Inconsistent** with VISION 2050, Regional Transportation Plan, or state law requirements
- **Did not submit** for certification review





# Housing Review

- *The jurisdiction lacks the capacity to meet its overall housing target.*
- *The jurisdiction lacks capacity to meet its housing need for lower-income households.*
- *Other barriers, infrastructure, unique approaches*



# Overall Housing Target

***The jurisdiction lacks the capacity to meet its overall housing target.***

- The board identified this as a certification issue
- Jurisdictions need to demonstrate that they have ***capacity to accommodate the overall housing target***

	2044 Target	Capacity
Housing	3,200	4,600
Employment	1,800	2,200

*Example of targets and capacity*

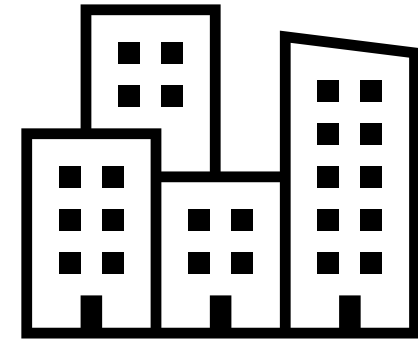




# Lower Income Housing Needs

***The jurisdiction lacks capacity to meet its housing need for lower-income households.***

- New state requirement
- Per HB 1220, need to accommodate housing at ***each income level***
  - Gap is small
  - Very small target



# Housing Targets, Needs and Capacity

*Example of housing needs calculation*

Income Band	Housing Types	Housing Needs	Aggregated Housing Needs	Capacity	Surplus/Deficit
0-30 PSH	<b>Multifamily Units</b>	1,900	9,010	14,500	5,490
0-30 Non PSH		3,600			
30-50		2,710			
50-80		800			
80-100	Triplexes, Fourplexes, ADUs, Condo Units, Higher-End Multifamily Units	575	1,225	2,320	1,095
100-120		650			
120+	Single-Family, Townhomes, Duplexes	3,100	3,100	3,400	300
	<b>Total</b>	13,335	13,335	20,220	6,885

*Multifamily zoning is needed for lower income bands*





# Certification Review – Infrastructure

## Infrastructure Scenario – Carbonado and South Prairie:

- Small cities with small targets
  - Towns show zoning capacity for overall housing target *and* lower income housing
  - Limited sewer and water capacity
- Staff recommend certification with comments encouraging continued work on infrastructure



# Certification Review – Capacity Gap

## Gap Scenario:

- City has capacity to meet overall housing target
  - Capacity for housing at below 80% AMI falls short
  - Gap is small and may be due to calculations
- **Staff may recommend certification with comments to encourage continued work to address gap**





# Certification Review – Lacking Capacity for Lower Income Housing

## No Lower Income Capacity Scenario:

- City has no capacity for housing at below 80% AMI
  - No multifamily zoning capacity
  - City may explore rezoning or annexation to address gap
- At least one jurisdiction is likely to ask for conditional certification



# Certification Review – Small Targets

## Very Small Targets Scenario:

- Small cities with small targets
- May not have capacity for overall target or for lower incomes
- No multifamily zoning
- May identify other strategies to support housing affordability

## Staff are looking for:

- Some form of multifamily zoning capacity, or..
- Demonstration of reasonable alternatives that address housing access to lower incomes





# Certification Review

## Upcoming reviews:

- More plans are being reviewed
  - (64 to go!)
- Is the staff approach on the right track?
- Does the board have any additional guidance?







# Plan Certifications



# Standard Certification Recommendations



**Standard comments that appear in most certification reports:**

**Climate change:** track state guidance for climate work due by 2029

**Housing:** continue work to support housing affordability

**Multimodal level of service:** track updated state guidance to implement requirements by 2029





# April Comprehensive Plan Certifications



## April Plan Certifications:

**Core Cities:** Kent, SeaTac, and University Place

**HCT Communities:** Arlington, Marysville, and Mill Creek

**Cities & Towns:** Monroe, North Bend, Carbonado, South Prairie, Woodway, Orting and Sultan





# City of Kent Comprehensive Plan



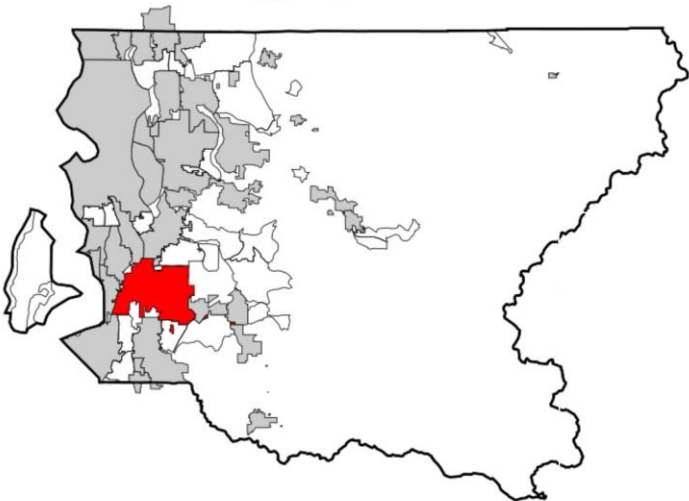
**Population:** 140,400 people

**Regional Geography:** Core City

**Plan Highlight:** Focus on equitable access to services and opportunity, as the city is one of the most diverse cities in the United States.

**Recommended Future Work:**

- **Standard comments** on climate requirements, housing implementation, and multimodal level of service standards
- **Housing:** Include market data and other context to support assumptions on how housing densities serve a range of income bands.



# City of SeaTac Comprehensive Plan



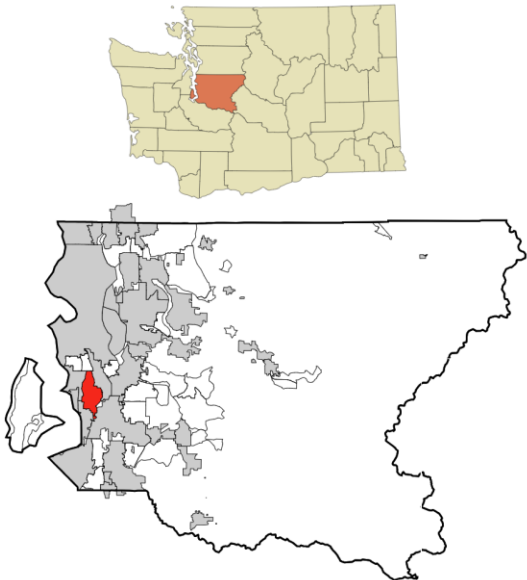
**Population:** 32,710 people

**Regional Geography:** Core City

**Plan Highlight:** Dedicated chapter to the city's Urban Center to provide equitable and safe connections to the light rail station in and near the city.

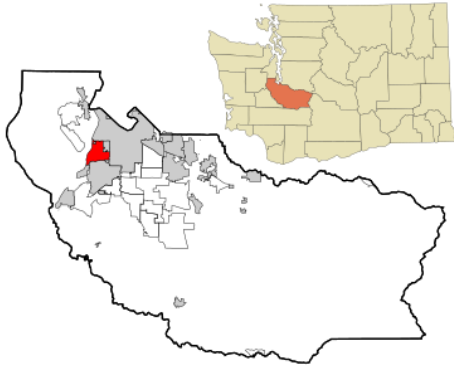
**Recommended Future Work:**

- **Standard comments** on climate requirements, housing implementation, and multimodal level of service standards
- **Transportation:** Focus on adopted targets for the jurisdiction in future transportation modeling





# City of University Place Comprehensive Plan



**Population:** 35,970

**Regional Geography:** Core City

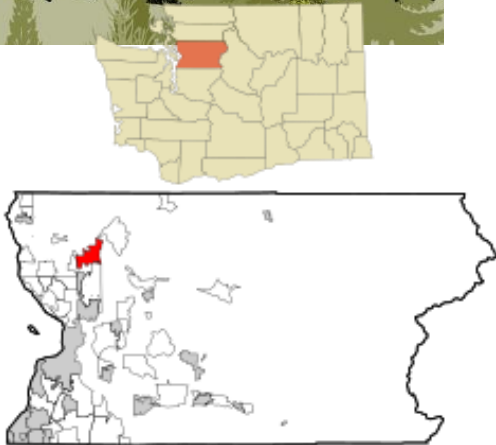
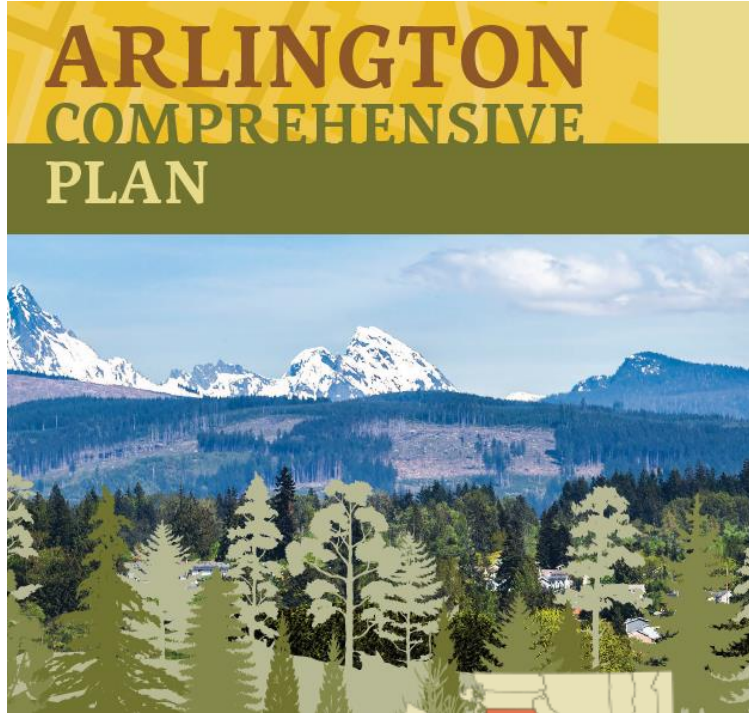
**Plan Highlights:** Developing a walkable, mixed-use business district and enhancing park access

**Recommended Future Work:**

- **Standard comments:** climate requirements, housing implementation, and multimodal level of service standards
- **Economic:** Recommend developing an economic development element
- **Housing:** Additional information on housing displacement and barriers to affordable housing



# City of Arlington Comprehensive Plan



**Population:** 22,980 people

**Regional Geography:** High-Capacity Transit

**Plan Highlight:** Strong planning and policies supporting employment growth in the Cascade Industrial Center

## **Recommended Future Work:**

- **Standard comments** on climate requirements, housing implementation, and multimodal level of service standards
- **UGA:** Focus on infill development to keep growth within existing UGA boundaries.
- **Transportation:** Provide more details for 20-year planning period in financing plan





# City of Marysville Comprehensive Plan



**Population:** 74,390 people

**Regional Geography:** High Capacity Transit

**Plan Highlight:** Coordination between housing and economic development elements to support sustainable growth

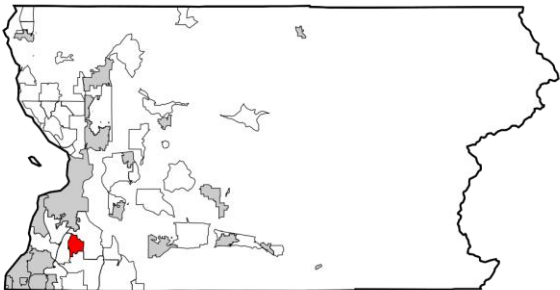
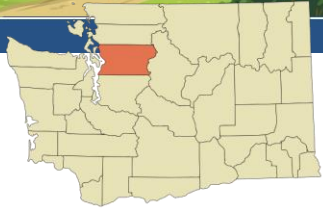
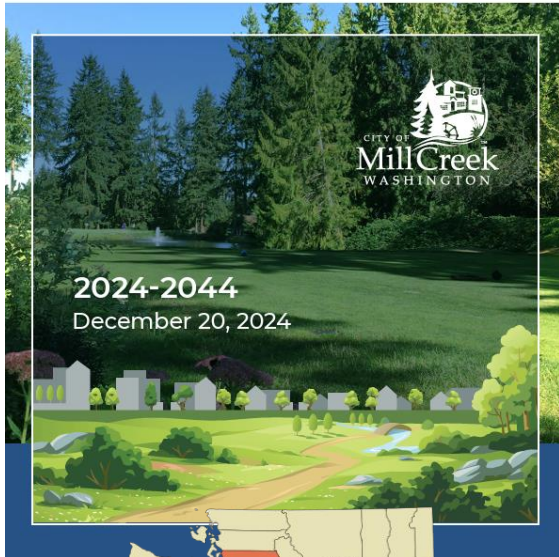
**Recommended Future Work:**

- **Standard comments** on climate requirements, housing implementation, and multimodal level of service standards
- **UGA:** Focus on infill development to keep growth within existing UGA boundaries.
- **Transportation:** Provide more details for 20-year planning period in financing plan



# City of Mill Creek Comprehensive Plan

## MILL CREEK COMPREHENSIVE PLAN



**Population:** 21,630 people

**Regional Geography:** High Capacity Transit

**Plan Highlight:** Planning for continued growth in the Town Center and East Gateway Urban Village subareas, and developing the South Town Center as a new mixed use, multi-modal community

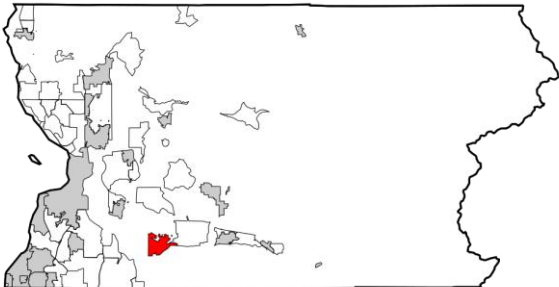
### **Recommended Future Work:**

- **Standard comments** on climate requirements, housing implementation, and multimodal level of service standards
- **Transportation:** Provide more information on anticipated revenues for 20-year planning period in financing plan.





# City of Monroe Comprehensive Plan



**Population:** 20,830 people

**Regional Geography:** Cities & Towns

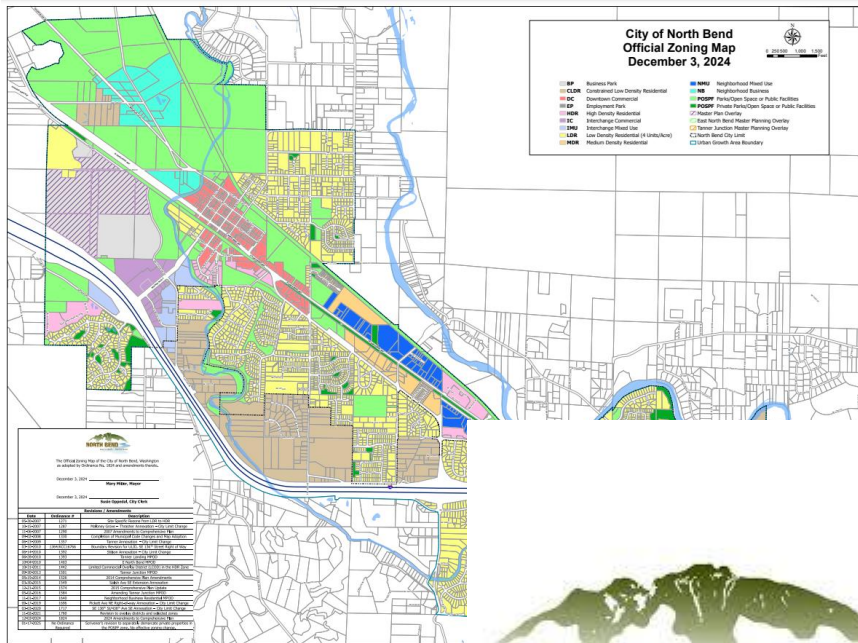
**Plan Highlight:** Provides a strong policy basis for increased affordable housing production and analyzes the viability of implementing various middle housing options in the jurisdiction

**Recommended Future Work:**

- **Standard comments** on climate requirements, housing implementation, and multimodal level of service standards



# City of North Bend Comprehensive Plan



**Population:** 8,260 people

**Regional Geography:** Cities & Towns

**Plan Highlight:** Planning for a walkable downtown with a mix of uses and increasing capacity to accommodate housing needs

**Recommended Future Work:**

- **Standard comments** on climate requirements, housing implementation, and multimodal level of service standards
- **Transportation:** Provide more complete sidewalk inventory





# Town of Carbonado Comprehensive Plan



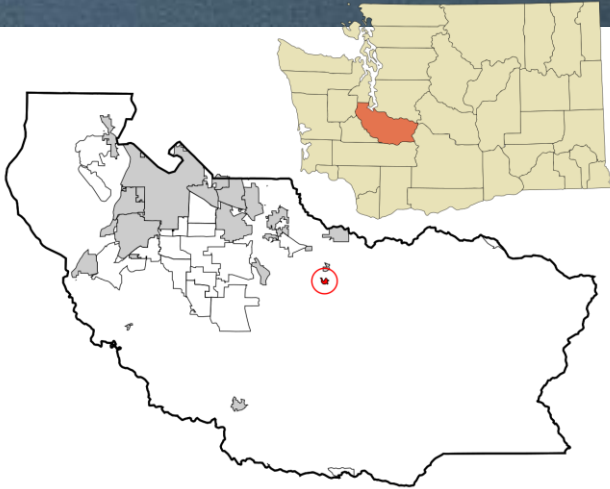
**Population:** 755 people

**Regional Geography:** Cities & Towns

**Plan Highlight:** Focus on reducing greenhouse gas emissions through encouraging energy efficiency, green building, and active transportation modes.

**Recommended Future Work:**

- **Standard comments** on climate requirements and housing implementation
- **Transportation:** Provide more information for 20-year planning period in project list and financing plan
- **Housing:** Complete additional work to quantify housing capacity for all income levels. Monitor and coordinate with county on water supply.



# Town of South Prairie Comprehensive Plan



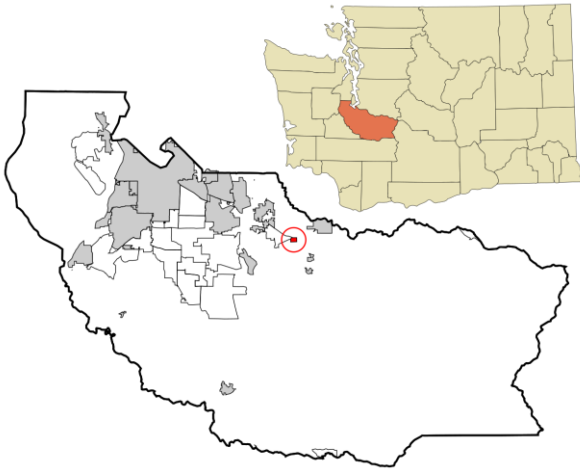
**Population:** 625 people

**Regional Geography:** Cities & Towns

**Plan Highlight:** Promotes community health through supporting walkability, tree canopy, and access to services, parks, and healthy foods

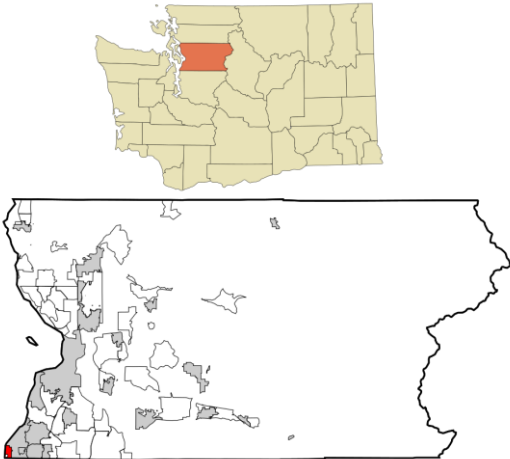
**Recommended Future Work:**

- **Standard comments** on climate requirements and housing implementation
- **Transportation:** Provide more information for 20-year planning period in financing plan
- **Housing:** Complete additional work to quantify housing capacity for all income levels. Monitor and coordinate with county on sewer service.





# Town of Woodway Comprehensive Plan



**Population:** 1,345 people

**Regional Geography:** Cities & Towns

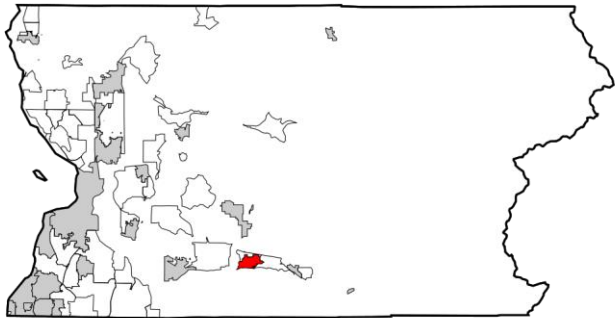
**Plan Highlight:** Planning for the cleanup of Point Wells to develop into a mixed use, pedestrian-oriented community on the waterfront

**Recommended Future Work:**

- **Standard comments** on climate requirements and housing implementation
- **Housing:** Complete additional work to quantify housing capacity for all income levels and to address racially disparate impacts
- **Transportation:** Provide more information for 20-year planning period in project list and financing plan.
- **Economy:** More fully address economy policies<sup>31</sup>



# City of Sultan Comprehensive Plan



**Population:** 7,160 people

**Regional Geography:** Cities & Towns

**Plan Highlight:** Planning for a more economically active and fiscally sustainable future through catalyzing mixed-use development and providing new job opportunities and workforce housing.

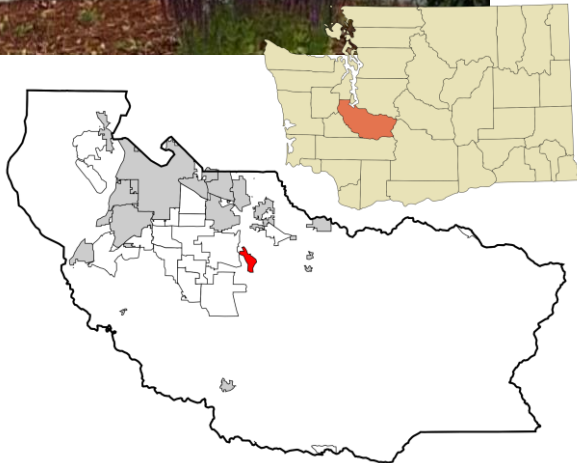
**Recommended Future Work:**

- **Standard comments** on climate requirements, housing implementation, and multimodal level of service standards





# City of Orting Comprehensive Plan



**Population:** 9,125 people

**Regional Geography:** Cities & Towns

**Plan Highlight:** Planning for a vibrant downtown with multimodal transportation options and mixed-income housing

**Recommended Future Work:**

- **Standard comments** on climate requirements, housing implementation, and multimodal level of service standards
- **Transportation:** Provide more details for 20-year planning period in financing plan



# Certification Finding

## Plan Review



**Found the plans to be substantially consistent with the transportation-related components of VISION 2050 and GMA**

- Regional Collaboration
- Regional Growth Strategy
- Environment
- Climate Change
- Housing
- Economy
- Transportation
- Public Services





# Staff Recommendation

**Recommend the Executive Board certify that the transportation-related provisions of the Arlington, Carbonado, Kent, Marysville, Mill Creek, Monroe, North Bend, Orting, SeaTac, South Prairie, Sultan, University Place, and Woodway comprehensive plans conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan.**



# Next Steps

- April 10 – **Transportation Policy Board** recommendation on consent agenda
- April 24 – **Executive Board** action to certify on consent agenda





# Thank You!

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