Growth Management Policy Board

Thursday, July 5, 2018 • 10:00 AM – 1:00 PM – EXTENDED MEETING
PSRC Board Room • 1011 Western Avenue, Suite 500, Seattle, WA 98104

The meeting will be streamed live over the Internet at www.psrc.org.

1. Call to Order (10:00) - Councilmember Ryan Mello, Chair
2. Report of the Chair
3. Communications and Public Comment
4. Staff Report
5. Consent Agenda (10:15)
   a. Approve Minutes of Growth Management Policy Board Meeting Held June 7, 2018
6. Action Item (10:20)
   a. Recommend Full Certification of the Comprehensive Plan for Eatonville -- Laura Benjamin, PSRC
7. Action Item (10:25)
   a. Recommend Certification of the University Place Regional Growth Center Subarea Plan -- Liz Underwood-Bultmann, PSRC
8. Discussion Item (10:30)
   a. VISION 2050 - Housing -- Paul Inghram and Laura Benjamin, PSRC
   *** The board will break into smaller groups to discuss the topic. The breakout discussions are open to the public, but will not be webstreamed because simultaneous discussions will take place. If you would like to observe, please plan to attend in person. ***
9. Break (11:50)
10. Continue VISION 2050 - Housing Discussion (12:00)
11. Discussion Item (12:25)
    a. Regional Open Space Conservation Plan -- Erika Harris, PSRC and Maria Sandercock, Dept. of Ecology
12. Information Item
    a. Regional TOD Advisory Committee Input on Housing in VISION 2050
13. Next Meeting: September 6, 2018, 10:00 a.m. - 1:00 p.m., PSRC Boardroom - EXTENDED
    Major Topic for September:
    Regional Growth Strategy
14. Adjourn (1:00)
Board members please submit proposed amendments and materials prior to the meeting for distribution. Organizations/individuals may submit information for distribution. Send to Kristin Mitchell, e-mail kmitchell@psrc.org, fax 206-587-4825; or mail.

Sign language and communication material in alternate formats can be arranged given sufficient notice by calling (206) 464-7090 or TTY Relay 711. 中文 | Chinese, 한국 | Korean, Русский | Russian, Español | Spanish, Tagalog, Tiếng việt | Vietnamese Call 206-587-4819.
MINUTES
Growth Management Policy Board
June 7, 2018
PSRC Boardroom

[To watch a video of the meeting and hear the discussion, go to http://psrcwa.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1655]

CALL TO ORDER

The meeting was called to order at 10:07 a.m. by Councilmember Ryan Mello, Chair.

REPORT OF THE CHAIR

Chair Mello welcomed Mayor Rob Putaansuu, City of Port Orchard, as the new member for Kitsap County – Other Cities & Towns, and Councilmember Ron Peltier, City of Bainbridge Island, as the new alternate for Kitsap County – Other Cities & Towns.

COMMUNICATIONS AND PUBLIC COMMENTS

The board received public comments from the following:

Alex Tsimerman provided general public comments.

STAFF REPORT

Senior Program Manager Paul Inghram shared that Liz Underwood-Bultmann was promoted to Principal Planner and Laura Benjamin was promoted to Senior Planner.

Chair Mello congratulated staff on the promotions.

CONSENT AGENDA

a. Approve Minutes of Growth Management Policy Board Meeting held May 3, 2018

   ACTION: It was moved and seconded (Margeson/Schuette) to adopt the Consent Agenda. The motion passed.
VISION 2050 SCOPING

Mr. Inghram introduced the VISION 2050 Scoping Report. It is consistent with the format of the VISION 2040 Scoping Report and notes that the project will extend the planning horizon to 2050, and include changes to address statutory requirements, outdated information, recent regional plans, and the centers framework.

The board identified the Regional Growth Strategy as the primary topic for the project.

The board asked for clarity about what alternatives could be considered. Mr. Inghram shared there will be a “no action” alternative and then one or more alternatives. Between now and November the board will be asked to determine the alternatives to formally analyze, which could be “bookends.”

**ACTION:** It was moved and seconded (Schuette/Margeson) to adopt the VISION 2050 Scoping Report. The motion passed unanimously.

REGIONAL GROWTH STRATEGY

The purpose of the Regional Growth Strategy is to help accommodate the anticipated population increase of 1.8 million people and 1.2 million new jobs by 2050. Senior Program Manager Ben Bakkenta presented the background of VISION. VISION 2020 was developed in the early 1990s after the Growth Management Act was passed by Washington State. The first step was to identify an Urban Growth Area, and VISION 2020 was the first plan to formally designate centers. Pre-VISION 2040 targets focused relatively more growth in Urban Unincorporated areas than major cities, and that led to discussion if that was what the region wanted. There was then a shift to encouraging growth to cities. VISION 2040 was intended to be an aspirational plan, but also achievable.

Mr. Inghram explained the analysis of how the Regional Growth Strategy has been performing to date starting with data from the year 2000. VISION 2040 wasn’t adopted until 2008 and local plans were recently adopted in 2015 and 2016, so VISION 2040 is only now beginning to be implemented at the local level.

The board conducted a breakout discussion session starting at 11:19 a.m. to address two questions:

- Does the board still support the growth strategy objectives adopted in VISION 2040?
- Are there other things the region wants to achieve with the growth strategy?

Discussion during the breakout included:

- Job and housing imbalance
- Housing needs for a variety of incomes along with housing minimums
- How growth is aligned with infrastructure, especially transit and ferries
- Industrial uses/freight corridors
- Quality of life
- Accountability and expectations
- Measurements/metrics – ability to measure the Regional Growth Strategy
- Equitable pattern of development
- Differences between cities and urban unincorporated areas; development in the UGA may be appropriate if there are resources
- Having an overall vision statement for the plan
- Resiliency, response to innovation, leveraging existing and future infrastructure investments

The board resumed the meeting at 12:09 p.m. Principal Planner Liz Underwood-Bultmann and Principal Planner Jeff Storrar presented information about the Regional Geographies in the Regional Growth Strategy.

The board discussed how cities work differently from each other depending on the location and proximity to larger cities and transit. Some cities might have opportunity for growth due to location. It will be helpful to have more nuance to address urban unincorporated area that operates like cities and has infrastructure. Board members generally supported the concepts proposed for revised regional geographies, but were interested in additional detail at future meetings and consideration of ways to factor in other types of infrastructure.

Next steps include continuing discussion and development with committees. Staff will move forward with developing a No Action Alternative and modeling preparation. A background paper will be available in fall of 2018 that will summarize background and performance data on the Regional Growth Strategy. There will be a September board work session focused on the Regional Growth Strategy.

**NEXT MEETING**

The next meeting is scheduled for July 5. This will be an extended meeting focusing on Housing and the Regional Open Space Plan.

**ADJOURN**

The meeting adjourned at 12:46 p.m.
GROWTH MANAGEMENT POLICY BOARD Attendance Roster – June 7, 2018

GMPB MEMBERS & ALTERNATES PRESENT
(Italicized = alternate)
Patricia Akiyama, Master Builders Association – Business/Labor
Deputy Mayor Jay Arnold, Kirkland – Other Cities & Towns in King County
Councilmember Scott Bader, Metropolitan Center—Everett
Dr. Anthony Chen, Tacoma-Pierce County Health Department – Community/Environment
Mayor Allan Ekberg, Tukwila – Other Cities & Towns in Kitsap County
Jennifer Galatas, Alderwood Water & Wastewater District
Councilmember Larry Gossett, King County
Councilmember John Holman, Auburn – Other Cities & Towns in King County
Councilmember Jeanne Kohl-Welles, King County
Marty Kooistra – Housing Development Consortium of Seattle/King County – Community/Environment
Councilmember Hank Margeson, Redmond – Other Cities & Towns in King County
Peter Mayer, Metro Parks Tacoma – Community/Environment
Robin Mayhew, Transportation Agency - WSDOT
Mark McCaskill, WA State Department of Commerce (via remote)
Councilmember Ryan Mello, Metropolitan Center—Tacoma
Councilmember Mike O’Brien, Metropolitan Center—Seattle
Councilmember Ron Peltier, Bainbridge Island – Other Cities & Towns in Kitsap County
Deputy Mayor Cynthia Pratt, Lacey – Thurston Regional Planning Council (via remote)
Mayor Rob Putaansuu, Port Orchard – Other Cities & Towns in Kitsap County
Deputy Mayor Lynne Robinson, Metropolitan Center—Bellevue
Councilmember Terry Ryan, Snohomish County
Councilmember Jan Schuette, Arlington – Other Cities & Towns in Snohomish County
Edna Shim, Seattle Children’s – Business/Labor
Commissioner Peter Steinbrueck, Port of Seattle – Ports
Dr. Susan Turner, Kitsap Public Health District – Community/Environment (via remote)
Mayor Greg Wheeler, Metropolitan Center—Bremerton
Councilmember Paul Winterstein, Issaquah – Other Cities & Towns in King County
Commissioner Edward Wolfe, Kitsap County (via remote)
Bryce Yadon, Futurewise – Community/Environment
Councilmember Derek Young, Pierce County

GMPB MEMBERS ABSENT (* alternate present)
*Mayor John Chelminiak, Metropolitan Center—Bellevue
Councilmember Tim Curtis, Fife – Other Cities in Pierce County
Clayton Graham, Municipal League of King County – Business/Labor
Councilmember Rob Johnson, Metropolitan Center—Seattle
*Commissioner Paul McIntyre, Alderwood Water & Wastewater District
Ian Morrison, NAIOP Commercial Real Estate Association – Business/Labor
Rob Purser, Suquamish Tribe
*Councilmember Brian Sullivan, Snohomish County
Chip Vincent, Regional Staff Committee

Doc ID 2311
GUESTS AND PSRC/STAFF PRESENT
(As determined by signatures on the attendance sheet and documentation by staff.)
Ben Bakkenta, PSRC
Laura Benjamin, PSRC
Dan Cardwell, Pierce County
Jill Czarnecki, Parametrix
Joseph Gellings, Port of Seattle
Erika Harris, PSRC
Michael Hubner, PSRC
Paul Inghram, PSRC
Christine Jensen, King County Council
Kathryn Johnson, PSRC
Andi Markley, PSRC
Jeanette McKague, Washington Realtors
Kristin Mitchell, PSRC
Maggie Moore, PSRC
Jenny Ngo, King County Council
Brian Parry, Sound Cities Association
Marianne Seifert, Tacoma-Pierce County Health Department
Hester Serebrin, Transportation Choices Coalition
Tiffany Speir, City of Lakewood
Jeff Storrar, PSRC
Liz Underwood-Bultmann, PSRC
Karen Wolf, King County
ACTION ITEM

June 28, 2018

To: Growth Management Policy Board

From: Paul Inghram, Senior Program Manager

Subject: Recommend Full Certification of the Comprehensive Plan for Eatonville

IN BRIEF

Consistent with PSRC’s adopted plan review process, PSRC staff reviewed and recommends certification of the major comprehensive plan update for Eatonville.

RECOMMENDED ACTION

The Growth Management Policy Board and Transportation Policy Board should recommend that the Executive Board certify the transportation-related provisions in the Town of Eatonville’s Comprehensive Plan conform to the Growth Management Act and are consistent with the multicounty planning policies and the regional transportation plan. (certification report)

DISCUSSION

The major comprehensive plan update for Eatonville is recommended for certification. The plan has been reviewed in accordance with the adopted plan review process and was found to be consistent with the multicounty planning policies and the regional transportation plan and to conform to transportation planning requirements in the Growth Management Act. PSRC staff coordinated with staff from the town in the review of the plan and the development of the certification report.

The adopted plan review process calls for the Executive Board to take certification action on comprehensive plans on recommendation from the Growth Management and Transportation Policy Boards. Options for Executive Board action are to:

- Certify that the plan is consistent with multicounty planning policies and the regional transportation plan and conforms to Growth Management Act requirements for transportation planning, or
• **Conditionally certify** that the plan addresses most provisions of regional plans and policies and the Growth Management Act, with a requirement that a limited set of outstanding issues be addressed prior to full certification, or
• **Do not certify**

Based on previous board direction, jurisdictions with plans that are certified or conditionally certified are then eligible to apply for PSRC funding or proceed with any project submitted into the Regional Transportation Improvement Program.

For more information, please contact Laura Benjamin at (206) 464-7134 or LBenjamin@psrc.org.
ACTION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Senior Program Manager
Subject: Recommend Certification of the University Place Regional Growth Center Subarea Plan

IN BRIEF

Consistent with PSRC’s adopted plan review process, PSRC staff reviewed and recommends certification of the center subarea plan listed below.

RECOMMENDED ACTION

The Growth Management Policy Board should recommend that the Executive Board certify that the City of University Place’s Regional Growth Center Subarea Plan addresses planning expectations for regional growth centers. This action removes the center’s provisional status, finalizing the designation of the University Place Regional Growth Center.

The University Place Regional Growth Center Subarea Plan certification report is available online.

DISCUSSION

A major emphasis of the Washington State Growth Management Act is the need to coordinate local, regional, and state planning efforts. Within the central Puget Sound region, local governments and the Puget Sound Regional Council (PSRC) have worked together to develop an overall process for reviewing local, countywide, regional, and transit agency policies and plans for compatibility and consistency.

VISION 2040, the Regional Transportation Plan, and the Adopted Policy and Plan Review Process call for PSRC to review and certify subarea planning efforts of jurisdictions with designated regional centers. VISION 2040 includes an action (DP-
Action-17 and p. 98) for jurisdictions with regional growth centers and/or manufacturing/industrial centers to develop subarea plans for those centers.\(^1\) This expectation has been in place since the PSRC Executive Board adopted its Plan Review Process in 2003. Development of a subarea plan is required for designation of new regional centers under the Designation Procedures for New Centers and the Regional Centers Framework. Review of center subarea plans also provides an opportunity to coordinate and share information related to local and regional planning.

The City of University Place adopted its Regional Growth Center Subarea Plan in November 2017. The regional growth center consists of 481 acres and includes the Town Center, Northeast, and 27\(^{th}\) Street business districts. The city completed the subarea plan to address PSRC regional growth center subarea plan requirements and submitted the plan to PSRC.

PSRC staff has reviewed the subarea plan and finds it addresses the planning expectations for regional growth centers. PSRC staff coordinated with city staff in the review of the Plan Review and Certification Report. The Designation Procedures for New Regional Growth and Manufacturing/Industrial Centers (2011), under which the University Place regional growth centers was originally provisionally designated, requires completion and certification of a subarea plan within two years of initial designation. The University Place downtown center was provisionally designated as a regional growth center by the Executive Board in December 2014, and the Growth Management Policy Board provided an extension to complete the subarea plan in March 2016. Once the subarea plan is certified by the Executive Board, the provisional status is removed from the regional growth center. The newly adopted Regional Centers Framework (2018) calls for review of centers and center planning again in 2025, and PSRC may provide additional comments or guidance for center planning as part of that work.

For more information, please contact Liz Underwood-Bultmann at (206) 464-6174 or LUnderwood-Bultmann@psrc.org.

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\(^1\) The specific requirements for center planning are provided in PSRC’s Plan Review Manual, and the process is also described in VISION 2040, Part IV: Implementation. Certification of the jurisdiction’s comprehensive plan for consistency with the regional transportation plan, regionally established guidelines and policies, and Growth Management Act requirements for transportation planning is completed through a separate board action.
DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Senior Program Manager
Subject: VISION 2050 - Housing

IN BRIEF

July’s extended meeting provides an opportunity for an in-depth board discussion about housing and housing affordability. Staff will brief the board on recent work, support break out discussions, and seek initial board direction for changes to the housing chapter in VISION 2050.

BACKGROUND

The jump in recent housing prices has alarmed many, threatens the social fabric of local communities, and presents a challenge to the region’s economic development. Housing prices in the metro region are rising by more than $5 per hour, every hour, and more than double that in some of the area’s most expensive cities.

When PSRC conducted a public opinion survey, cost of living and housing affordability were identified as the two greatest concerns, ahead of traffic congestion. When PSRC interviewed cities and counties during the Taking Stock 2016 review, we heard about the challenge of housing affordability from nearly every community. Initial feedback has also highlighted the interconnectedness of housing with access to jobs, transportation options, and services and amenities.

Many jurisdictions expanded and strengthened their housing elements during the last round of comprehensive plan updates. The state’s recent HART report looks at housing from a state-wide perspective, and King County’s ongoing Regional Affordable Housing Task Force looks at the opportunity to address housing across the county and its cities. VISION 2040 includes policies that support local and regional efforts to provide housing
for all income segments. VISION 2050 will not redo what has been done previously or by others, but will focus on what can be done strategically to best expand housing opportunity across the region.

“Affordable housing” is commonly defined as any housing that meets the threshold of not exceeding 30% of a household’s income. Thus, affordable housing refers to a wide range of housing options for households at various incomes, ranging from a middle-income household with two income earners, to a senior living alone on a fixed income.

**Housing in VISION 2040**

VISION 2040 encourages housing production that meets existing and future needs. It calls for preserving and expanding housing affordability, incorporating quality and environmentally friendly design in homebuilding, and offering healthy and safe home choices for all the region’s residents. The full Housing chapter in VISION 2040 is available [online](#) (housing begins on page 37 of the PDF).

VISION 2040 includes two actions to support housing goals and policies:

1. Develop a regional housing strategy, including a regional needs assessment
2. Establish a regional housing program to support that strategy

Taken together, these actions were envisioned as core elements of a coordinated regional approach to housing, with PSRC complementing and adding value to local housing efforts. However, during the recession and early years of recovery, housing affordability became a lower priority for regional action. The VISION 2050 update is an opportunity to renew efforts to bring existing and new work together around a sustained regional strategy for housing and housing affordability.

**Housing in the Growing Transit Communities Strategy**

In 2011, PSRC was awarded a HUD grant to develop the [Growing Transit Communities Strategy](#), which is a three-part implementation plan to promote thriving and equitable transit communities in the central Puget Sound region and to provide tools and resources to implement adopted regional and local plans. Housing, specifically affordable housing, is a central theme of the strategy. The strategy sets as a goal to “provide housing choices affordable to a full range of incomes near high-capacity transit.”

The strategy sets numeric goals to support and realize the benefits of a compact pattern of housing growth. The transit communities identified in the strategy (primarily light rail stations) are expected to attract at least 25% of housing growth in the region through the year 2040. The strategy also states that new housing units should be proportional to regionwide affordability needs, which are approximately:
• 18% of HH – 50-80% AMI (Moderate Income/Workforce)
• 12% of HH – 30-50% AMI (Low Income)
• 13% of HH—Less than 30% AMI (Very Low Income)

The Regional TOD Committee reviewed the Growing Transit Communities Strategy and housing objectives at its June 15 meeting. The committee expressed support for including regional affordability targets in VISION 2050 and better linking housing need with policies and actions. A more complete summary of committee feedback is included as an informational memo in the GMPB July 5 agenda packet.

**Housing Paper & Peer Networking Event**
Recognizing that housing is a vast and complicated issue, PSRC started early VISION 2050 work on housing to update data and engage stakeholders. PSRC released a Housing Background Paper, available online. This paper seeks to quantify through data analysis what many residents experience on a daily basis – the housing market is becoming increasingly unaffordable. Rents and home prices are rising quickly, making it challenging to find affordable homes close to jobs.

PSRC held a Peer Networking event focused on housing to identify strategies that have the greatest promise for consideration for VISION 2050 or PSRC’S future work program. The event reviewed nearly 75 housing-related strategies in six different categories:

- Housing supply
- Affordable housing incentives
- Funding and financing
- Displacement and preservation
- Tenant protections
- Assessment, monitoring, and reporting

Participants in small group discussions identified a variety of ways in which regional coordination through VISION 2050 can support each of the areas of housing and, where possible, identified priority strategies. A summary of the small group discussion is available online. Three themes throughout the discussions were:

1) Recognition that housing is a regional issue and there is a need for greater regional coordination and consistency
2) The need for additional technical assistance, data, and monitoring
3) Strategically leverage affordable housing opportunities in high growth areas, such as transit communities
Based on feedback gathered over the past few years, specifically the VISION 2050 scoping comment period and Peer Networking housing event, three problem statements materialized that organize components of housing for the GMPB to review and discuss. At the July 5 extended work session, board members will have the opportunity to discuss each of the three problem statements in small groups and identify regional strategies. PSRC staff will facilitate and record the group discussions, with a focus on the questions listed below.

**Address long-term housing supply**: Housing production has not kept up with population growth. In addition to an overall increase in the number of housing units in the region, a greater diversity of housing types is needed to meet the needs of residents. The need for greater housing diversity is intensifying with the growing number of seniors and multigenerational families. While many communities are adopting local and subarea plans, planning efforts and the related rezoning typically takes many years. How can cities, counties and the region support a long-term expansion of housing supply and diversity that keeps up with growth?

**Promote affordable housing in all development**: Housing development is increasing, but the private market alone cannot provide housing for all income levels. Subsidized units – made possible with federal, state, and local funding and incentives that ensure long-term rent or income restrictions – provide affordable housing that the private market cannot on its own. Low- and fixed-income households are often the most at risk to lose their housing and experience homelessness. How could the region leverage new growth and development to provide affordable housing for lower-income and special needs residents? Should affordable housing be an expectation of all communities? How could it be included in new housing developments?

**Invest in communities to maintain affordability**: Many communities across the region provide naturally occurring affordable rental and homeownership opportunities. These communities, however, face pressures to redevelop for higher income residents, especially as transit access increases. How should the region leverage investments to preserve existing affordable units for the long term? How should the region help communities of all income levels have access to transit, economic opportunities, and enjoy a high quality of life?

**Questions for the Board**
- What does success look like? What is needed to address the problem statements listed above?
- What is the role of PSRC, counties, cities and towns, and other stakeholders to develop and maintain a system to implement and monitor housing efforts?
Housing Chapter Updates
The housing chapter in VISION 2040 is comprised of three sections: introductory narrative, multicounty planning policies (MPPs), and actions. PSRC staff will work with the Regional Staff Committee to identify specific changes to the chapter, including potential updates to policies and actions. More information will be shared at board meetings this fall. For the time being, the updates to the housing chapter, consistent with the overall guidance on VISION 2050, include:

- Updating the narrative and housing data in the chapter with information about the current state of housing in the region
- Including data on housing need at all income levels, specifically households earning less than area median income (AMI)
- Generally, retaining existing housing policies – the board may direct specific changes during the review process
- Exploring new housing actions to better address the current gaps in regional housing efforts

NEXT STEPS

Staff will work with stakeholders and the Regional Staff Committee to further assess and develop options for how VISION 2050 can better address housing needs in the region. Staff will proceed to work with other regional staff to draft initial changes to the housing chapter, as outlined above, which will be brought back to the board for review at a future meeting. Staff will also bring additional information about housing, such as displacement risk and accountability and monitoring, to future GMPB meetings as regular discussion items.

For more information, please contact Paul Inghram at 206-464-7549 or PInghram@psrc.org, or Laura Benjamin at 206-464-7143 or LBenjamin@psrc.org.
DISCUSSION ITEM

June 28, 2018

To: Growth Management Policy Board
From: Paul Inghram, Senior Program Manager
Subject: Regional Open Space Conservation Plan

IN BRIEF

Staff will report on the recently completed regional open space conservation plan. The board is encouraged to share the plan with colleagues and other partners who work on planning, parks and recreation, trails, hazard mitigation, and natural resources.

DISCUSSION

The U.S. Endowment for Forestry & Communities awarded PSRC a grant to develop a regional open space conservation plan, which will help implement En-Action-2 and MPP-En-8. These provisions in VISION 2040 direct the region to identify, preserve, and enhance significant regional open space networks and linkages across jurisdictional boundaries.

Earlier this year, the Growth Management Policy Board, Regional Staff Committee, open space advisory committee, and other stakeholders provided feedback on the draft plan. This valuable feedback was used to update the plan. The plan is available on PSRC’s open space webpage.

The plan was developed through a data-driven, collaborative process that involved a diverse set of stakeholders. The advisory committee for the plan, made up of representatives from counties, cities, tribes, resource agencies, nonprofits, and working lands businesses, met four times to help guide development of the plan. PSRC staff worked closely with county staff to gather information, develop maps, and solicit feedback. PSRC staff also conducted interviews with over 200 people from nonprofits, resource agencies, tribes, and other stakeholder groups.

The coordinated vision for open space in this plan serves to elevate the region’s conservation needs and is already attracting the attention of potential funders. The
strength of the plan and the regional open space network is that they integrate and build on current conservation and planning efforts across sectors, across agencies, and across jurisdictions. The plan is not a regulatory or policy document, nor does it require jurisdictions to take specific actions. Rather, it provides a regional context and shares important information and knowledge that can help jurisdictions in their own conservation efforts. It highlights work that jurisdictions are already doing so that different groups can learn from each other. Perhaps most importantly, the plan provides a platform for working together toward collaborative and regional initiatives that are targeted and scaled to meet the region’s most pressing conservation priorities. The plan:

- Compiles data on open space services from across the region into a geodatabase for planners and conservation groups
- Presents a regional open space network and conservation opportunities within the network that can serve as a guide for open space conservation
- Describes the threats to open space in the region
- Presents strategies, tools, and actions to conserve the region’s key open spaces

At its July 5 meeting, staff will report to the board on how the plan has been updated and discuss how the plan can be implemented and incorporated into VISION 2050 to best support local conservation efforts.

NEXT STEPS

The board is encouraged to share the plan with planning, parks and recreation, transportation (particularly trails), hazard mitigation, natural resources, and other staff and partners who work on open space issues. When requested, PSRC can share data from the plan.

For more information, contact Erika Harris, Senior Planner, (206) 464-6360, eharris@psrc.org.
INFORMATION ITEM

To: Growth Management Policy Board

From: Deputy Mayor Jay Arnold and Marty Kooistra, Co-Chairs, Regional TOD Advisory Committee

Subject: Regional TOD Advisory Committee Input on Housing in VISION 2050

June 28, 2018

IN BRIEF

The Regional Transit Oriented Development (TOD) Advisory Committee discussed housing tools and strategies from the Growing Transit Communities Strategy that are most relevant to VISION 2050 at its June 15 meeting. The committee’s input will help to inform the GMPB’s July 5 extended work session housing.

BACKGROUND

The Growing Transit Communities (GTC) Strategy is a three-part implementation plan to promote thriving and equitable transit communities and to provide tools and resources to implement adopted regional and local plans. As the Regional Transit-Oriented Development Advisory Committee works to promote the GTC Strategy and provide guidance to PSRC, the committee will help to identify components of the GTC Strategy that are most relevant to VISION 2050 and provide input on how to best integrate aspects of the GTC Strategy into the regional plan.

Housing in the Growing Transit Communities Strategy

Housing, specifically affordable housing, is a central theme of the Growing Transit Communities Strategy. The strategy sets as a goal to “provide housing choices affordable to a full range of incomes near high-capacity transit.”

The strategy also sets numeric goals to support and realize the benefits of a compact pattern of housing growth. Transit communities are expected to attract at least 25% of housing growth in the region through the year 2040. The strategy also states that new
housing units should be proportional to regionwide affordability needs, which are approximately:

- 18% of HH – 50-80% AMI (Moderate Income/Workforce)
- 12% of HH – 30-50% AMI (Low Income)
- 13% of HH—Less than 30% AMI (Very Low Income)

These goals apply to the region’s transit corridors collectively, and do not suggest a specific desired outcome for any individual transit community.

**DISCUSSION**

The committee discussed aspects of the GTC Strategy that are most germane to VISION 2050. Committee members’ discussion focused on four common themes:

- Support for numeric affordability goals to promote the development of new housing units proportional with regional need, with an emphasis on workforce and lower-income units.

- Acknowledgement of varied local conditions and barriers to meet local and/or regional affordability goals. In the absence of a regional housing agency, PSRC may be an ideal group to provide support and help break down barriers if the board moves forward with affordability goals.

- Importance of identifying housing need in local jurisdictions and subareas in order to develop suites of policies, incentives, and funding mechanisms that have the potential to yield the amount and types of housing to meet need.

- Placemaking should be included in discussions on housing growth. Amenities and services are needed in addition to new housing units to create and sustain thriving, complete communities.

**NEXT STEPS**

The Regional TOD Advisory Committee will continue to review and discuss components of the GTC Strategy as they relate to VISION 2050. The committee will discuss growth and development in the GTC Strategy and possible intersections with the Regional Growth Strategy at its September 21 meeting.

For more information, please contact Laura Benjamin at 206-464-7143 or LBenjamin@psrc.org.