MINUTES
Growth Management Policy Board
July 5, 2018
PSRC Boardroom

[To watch a video of the meeting and hear the discussion, go to

CALL TO ORDER

The meeting was called to order at 10:04 a.m. by Councilmember Ryan Mello, Chair.

REPORT OF THE CHAIR

Chair Mello welcomed new board members Councilmember Steve Worthington from University Place, the new alternate for Other Cities & Towns – Pierce County, and Sara Wamsley, the new alternate for the Housing Development Consortium of Seattle-King County.

COMMUNICATIONS AND PUBLIC COMMENTS

Alex Tsimerman provided general public comments.

STAFF REPORT

No staff report.

CONSENT AGENDA

a. Approve Minutes of Growth Management Policy Board Meeting held June 7, 2018

ACTION: It was moved and seconded (Margeson/Putaansuu) to adopt the Consent Agenda. The motion passed.
RECOMMEND FULL CERTIFICATION OF THE COMPREHENSIVE PLAN FOR EATONVILLE

Senior Planner Laura Benjamin presented the staff recommendation to certify the comprehensive plan for the Town of Eatonville.

**ACTIONS:** It was moved and seconded (Margeson/Schluette) to recommend that the Executive Board certify the comprehensive plan for Eatonville. The motion passed.

RECOMMEND CERTIFICATION OF THE UNIVERSITY PLACE REGIONAL GROWTH CENTER SUBAREA PLAN

Principal Planner Liz Underwood-Bultmann presented the staff recommendation to certify the University Place regional growth center following the city’s adoption of its subarea plan.

**ACTIONS:** It was moved and seconded (Worthington/Margeson) to recommend that the Executive Board certify that the City of University Place Regional Growth Center Subarea Plan addresses planning expectations for regional growth centers. The motion passed.

This action removes the center’s provisional status, finalizing the designation of the University Place Regional Growth Center.

HOUSING

Mr. Inghram kicked off the discussion of housing for VISION 2050. Board members highlighted the challenges of people commuting further to find affordable housing, the impact of a jobs/housing imbalance in the region, and the need to work as a region so that cities are not disproportionately impacted. The board expressed concern about the loss of affordable housing as prices increase.

Deputy Mayor Jay Arnold, who serves as Co-Chair for the Regional Transit-Oriented Development Advisory Committee (RTODAC), shared an update from its June 15 meeting. The committee considered whether to have numeric goals and to tie goals to workforce housing and lower income housing.

The board broke into smaller discussion groups to consider the following questions related to housing supply, housing affordability, and maintaining existing affordability:

- What does success look like? What is needed to address the problem statements?
- 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?

Breakout sessions began at 11:13 a.m. The board reconvened at 12:11 p.m.
Discussion comments during the breakout sessions included:

- Maintain housing affordability over the long term with no net loss of existing affordable units and an increase in new affordable units, especially in fast growing areas.
- PSRC’s role can include being an information clearinghouse about how to maintain affordability.
- Recognition that the market will not supply housing affordable to low income households, and public investment is needed to provide housing affordable to lower income households.
- PSRC can provide model ordinances and technical assistance to support local housing work.
- More housing, specifically affordable housing, is needed in transit station areas and along transportation corridors.
- Support housing types for middle density, such as townhomes, duplexes, and backyard cottages. Housing supply should address both the quantity of available housing units as well as the types of units.

Recognizing that changing zoning to increase the potential for more housing takes a lot of time and effort, the board indicated that all communities should plan for more housing through comprehensive and subarea planning. The board indicated that all communities should implement strategies to support development of housing for lower income levels. The board also expressed interest in working with the state to provide planning grants associated with housing affordability and to address condo liability.

Next steps for housing in VISION 2050 include:

- Update the narrative and housing data, including information about need for affordable housing
- Retain most policies with specific changes to reflect board direction
- Explore new housing actions to guide future work on housing

REGIONAL OPEN SPACE CONSERVATION PLAN

Senior Planner Erika Harris and Maria Sandercock, with the Washington State Department of Ecology and formerly with PSRC, presented the Regional Open Space Conservation Plan. The U.S. Endowment for Forestry and Communities grant supported the plan. The plan covers the eight major watersheds in the region and six categories of open space. Comments received on the plan have been very supportive with a strong interest in urban open space.

Next steps include sharing the plan around the region to encourage its implementation. Emerald Alliance for People, Nature & Community, a multisector group working on open space, just received a grant from the U.S. Endowment for Forestry and Communities to help fund the plan. The plan will be integrated into VISION 2050 where relevant.
NEXT MEETING

The next board meeting is scheduled for September 6 which will be an extended meeting to focus on the Regional Growth Strategy.

ADJOURN

The meeting adjourned at 12:53 p.m.
GROWTH MANAGEMENT POLICY BOARD Attendance Roster – July 5, 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
*Jennifer Galatas, Alderwood Water & Wastewater District*
Councilmember Larry Gossett, King County
Councilmember Hank Margeson, Redmond – Other Cities & Towns in King County
Peter Mayer, Metro Parks Tacoma – Community/Environment
Mark McCaskill, WA State Department of Commerce
Councilmember Ryan Mello, Metropolitan Center—Tacoma
Ian Morrison, NAIOP Commercial Real Estate Association – Business/Labor (via remote)
*Councilmember Ron Peltier, Bainbridge Island – Other Cities & Towns in Kitsap County*
Mayor Rob Putaansuu, Port Orchard – Other Cities & Towns in Kitsap County
*Deputy Mayor Lynne Robinson, Metropolitan Center—Bellevue*
Councilmember Terry Ryan, Snohomish County (via remote)
JoAnn Schueler, Transportation Agency – WSDOT
Councilmember Jan Schuette, Arlington – Other Cities & Towns in Snohomish County
Edna Shim, Seattle Children’s – Business/Labor
Commissioner Peter Steinbrueck, Port of Seattle – Ports
*Councilmember Nancy Tosta, Burien – Other Cities & Towns in King County*
Dr. Susan Turner, Kitsap Public Health District – Community/Environment
*Sara Wamsley, Housing Development Consortium – Seattle/King County*
Mayor Greg Wheeler, Metropolitan Center—Bremerton
*Councilmember Paul Winterstein, Issaquah – Other Cities & Towns in King County*
Councilmember Steve Worthington, University Place – Other Cities & Towns in Pierce County
Bryce Yadon, Futurewise
Councilmember Derek Young, Pierce County

**GMPB MEMBERS ABSENT** (*alternate present*)
*Mayor John Chelminiak, Metropolitan Center—Bellevue*
*Dr. Anthony Chen, Tacoma-Pierce County Health Department – Community/Environment*
*Councilmember Tim Curtis, Fife – Other Cities & Towns in Pierce County*
Clayton Graham, Municipal League of King County – Business/Labor
*Councilmember John Holman, Auburn – Other Cities & Towns in King County*
Councilmember Rob Johnson, Metropolitan Center—Seattle
Councilmember Jeanne Kohl-Welles, King County
*Marty Kooistra, Housing Development Consortium – Seattle/King County
*Commissioner Paul McIntyre, Alderwood Water & Wastewater District*
Councilmember Mike O’Brien, Metropolitan Center—Seattle
Deputy Mayor Cynthia Pratt, Lacey – Thurston Regional Planning Council
Rob Purser, Suquamish Tribe
Chip Vincent, Regional Staff Committee
Commissioner Edward Wolfe, Kitsap County

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GUESTS AND PSRC/STAFF PRESENT
(As determined by signatures on the attendance sheet and documentation by staff.)
Ben Bakkenta, PSRC
Laura Benjamin, PSRC
Carolyn Downs, PSRC
Eric ffitch, Port of Seattle
Joseph Gellings, Port of Seattle
Chandler Gayton, King County
Jackie Hackett, Forterra
Erika Harris, PSRC
Michael Hubner, City of Seattle
Paul Inghram, PSRC
Kathryn Johnson, PSRC
Councilmember Kathy Lambert, King County Council
Rebeccah Maskin, PSRC
Ikuno Masterson, Snohomish County
Kristin Mitchell, PSRC
Maggie Moore, PSRC
Ian Munce, City of Tacoma
Jenny Ngo, King County
Maria Sandercock, Dept. of Ecology
Marianne Seifert, Tacoma-Pierce County Health Department
Tracy Stanton, The Emerald Alliance
Liz Underwood-Bultmann, PSRC
Karen Wolf, King County