Growth Management Policy Board
Thursday, October 4, 2018 • 10:00 AM – 12:00 PM
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. **Director’s Report**
5. **Consent Agenda (10:15)**
   a. Approve Minutes of Growth Management Policy Board Meeting Held September 6, 2018
6. **Discussion Item (10:20)**
   a. VISION 2050 - Housing -- Laura Benjamin & Paul Inghram, PSRC
7. **Discussion Item (11:00)**
   a. VISION 2050 Regional Growth Strategy -- Liz Underwood-Bultmann and Paul Inghram, PSRC
8. **Information Item**
   a. Regional TOD Advisory Committee Input on the Regional Growth Strategy
9. **Next Meeting: November 1, 2018, 10:00 a.m. - 1:00 p.m., PSRC Boardroom - EXTENDED**
   - Major Topic for November 1: VISION 2050 and Regional Growth Strategy
   - Major Topics for November 29: VISION 2050 - Climate and Environment
10. **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 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
September 6, 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=1657]

CALL TO ORDER

The meeting was called to order at 10:05 a.m. by Councilmember Ryan Mello, Chair.

REPORT OF THE CHAIR

Chair Mello welcomed the board back from the summer break.

COMMUNICATIONS AND PUBLIC COMMENTS

Alex Tsimerman provided general public comments.

Marguerite Richard provided comments on her concerns about how healthy, safe, and affordable housing is not available to all in the region.

STAFF REPORT

Director of Growth Management Paul Inghram introduced new Senior Planner Andrea Harris-Long. Mr. Inghram highlighted Washington State Office of Financial Management’s population estimates that were released in June and an American Planning Association report on autonomous vehicles. Mr. Inghram requested assistance from the board to reach out to teachers and school administrators for the VISION 2050 youth summit planned for 2019.

CONSENT AGENDA

a. Approve Minutes of Growth Management Policy Board Meeting held July 5, 2018

ACTION: It was moved and seconded (Margeson/Bader) to adopt the Consent Agenda. The motion passed.
REGIONAL GROWTH STRATEGY

Mr. Inghram kicked off the discussion on the Regional Growth Strategy highlighting to the board that the work today is in preparation for board action on November 1. Director of Regional Planning Ben Bakkenta reviewed the growth strategy objectives and feedback provided by the board at its previous meeting and from the Regional Staff Committee. The board asked for clarity around the definition of affordable housing and language related to annexation.

Principal Planner Liz Underwood-Bultmann and Director of Data Craig Helmann joined to present information on preliminary growth scenarios that are intended to illustrate different patterns of growth. Feedback on proposed changes to regional geographies has supported a new category to differentiate cities and portions of the unincorporated urban areas by planned high-capacity transit. Staff presented summary modeled screening factors with the board.

Lunch break began at 11:47 a.m. Breakout session on transit-oriented development and jobs-housing balance began at 12:00 p.m. The board reconvened at 12:37 p.m.

Mr. Inghram, Ms. Underwood-Bultmann, and Mr. Bakkenta reported back from the breakout sessions. There were discussions about how to create more jobs and ideally having jobs and housing in transit areas and centers. There is an interest in allocating enough growth to transit areas to see measurable difference in the screening factors. Annexation of unincorporated areas was discussed including related challenges and how they connect to the Regional Growth Strategy. There was board interest in shifting county level numbers and looking at them in a more nuanced way. Some members said that there should be a regional goal that respects local variation but establishes aggressive goals in the plan and scenarios.

Next steps include reporting back on more screening factors, looking at how scenarios could reflect job/housing balance, and providing clarity about the distribution of cities and unincorporated areas under the new regional geographies. Board members asked about options for using lower growth scenarios in the analysis. In November, the board will be asked to finalize alternatives for environmental review.

NEXT MEETING

The next board meeting is scheduled for October 4 and will be a normally scheduled meeting focused on VISION 2050.

ADJOURN

The meeting adjourned at 1:00 p.m.
GROWTH MANAGEMENT POLICY BOARD Attendance Roster – September 6, 2018

GMPB MEMBERS & ALTERNATES PRESENT
(Iitalicized = 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
Mayor John Chelminiak, Metropolitan Center—Bellevue
Dr. Anthony Chen, Tacoma-Pierce County Health Department – Community/Environment
Jeff Clarke, Alderwood Water & Wastewater District
Mayor Allan Ekberg, Tukwila – Other Cities & Towns in King County
Councilmember Larry Gossett, King County
Councilmember Rob Johnson, Metropolitan Center—Seattle
Councilmember Jeanne Kohl-Welles, King County
Councilmember Hank Margeson, Redmond – Other Cities & Towns in King County
Peter Mayer, Metro Parks Tacoma – Community/Environment (via remote)
Robin Mayhew, Transportation Agency – WSDOT
Mark McCaskill, WA State Department of Commerce
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
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
Councilmember Nancy Tosta, Burien – Other Cities & Towns in King County
Dr. Susan Turner, Kitsap Public Health District – Community/Environment (via remote)
Sara Wamsley, Housing Development Consortium – Seattle/King County
Mayor Greg Wheeler, Metropolitan Center—Bremerton
Councilmember Paul Winterstein, Issaquah – Other Cities & Towns in King County
Commissioner Edward Wolfe, Kitsap County
Bryce Yadon, Futurewise
Councilmember Derek Young, Pierce County

GMPB MEMBERS ABSENT (* alternate present)
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
*Marty Kooistra, Housing Development Consortium – Seattle/King County
*Commissioner Paul McIntyre, Alderwood Water & Wastewater District
Ian Morrison, NAIOP Commercial Real Estate Assoc. – Business/Labor
Rob Purser, Suquamish Tribe
Chip Vincent, Regional Staff Committee
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
Carolyn Downs, PSRC
Jenifer Galatas, Alderwood Water & Wastewater District
Erika Harris, PSRC
Paul Inghram, PSRC
Kathryn Johnson, PSRC
Pete Mills, Port of Seattle
Kristin Mitchell, PSRC
Maggie Moore, PSRC
Ian Munce, City of Tacoma
Marianne Seifert, Tacoma-Pierce County Health Department
Liz Underwood-Bultmann, PSRC
Karen Wolf, King County
DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: VISION 2050 - Housing

IN BRIEF

PSRC staff will present an overview of the housing chapter in VISION 2040 and potential revisions to the housing chapter based on initial board direction.

DISCUSSION

At the July 5, 2018, meeting, the Growth Management Policy Board held an extended work session on housing for VISION 2050 to discuss how cities, counties and the region can support greater housing supply that keeps up with growth, provide more affordable housing options, and maintain existing housing affordability. A summary of these discussions is available online.

Based on this feedback, further conversations with the Regional Staff Committee, consultation with regional housing stakeholders, and review of the existing housing chapter, staff identified areas of the housing chapter in VISION 2040 than could be strengthened to support the board’s direction.

The October board meeting discussion of housing will seek to:
- Provide direction on potential changes to housing policies and actions

The VISION 2040 housing chapter

The VISION 2040 housing chapter already includes a robust set of policies to address housing stock, choice, and affordability. The chapter addresses housing diversity and affordability, jobs-housing balance, and best practices for residential development. VISION 2040 encourages the construction, preservation, and ownership of homes – including for special needs and middle- to low-income households. The plan also recognizes the importance of having employment, services, and transportation options
close to home and the benefit of housing choices near centers. Overall, the current housing policies support the board’s direction, while there may be opportunities to provide additional support for the overall supply of housing and housing affordability.

Staff discussed potential changes with the Regional Staff Committee Co-Chairs Working Group, which expressed support for clarifying and strengthening policy language. The Co-Chairs Working Group also expressed support for new policy language to promote “missing middle” housing types (duplexes, triplexes, townhomes, Accessory Dwelling Units), and more directive language on planning for and incentivizing affordable housing near high capacity transit.

**Address Long-Term Housing Supply**

**What we heard:** The Growth Management Policy Board identified housing as a regional issue that requires regional coordination. All jurisdictions have a role in proactively planning for additional housing supply over the long term, especially near transit. While there are many ongoing local and subregional planning efforts, there are additional opportunities at new station areas, and local planning would benefit from regional coordination, data, and guidance.

**What’s in VISION 2040:** While VISION 2040 supports housing development, it is less clear about the need to plan for the long term to ensure continued planning for more housing and to better leverage new transit and infrastructure investments. VISION 2040 also includes an action, *H-Action-1*, directing PSRC to develop a regional housing strategy, which may be an appropriate regional approach to better understanding housing needs and tools across the region. Development of a regional housing strategy will require time and resources, and the update offers an opportunity to reconsider this action and develop a strategy to meet the new housing goals in VISION 2050.

*Existing H-Action-1:* The Puget Sound Regional Council, together with its member jurisdictions, housing interest groups, and housing professionals, will develop a comprehensive regional housing strategy. The housing strategy will provide the framework for a regional housing program, and shall include the following components:

1. A regional housing needs assessment
2. Strategies to promote and/or address: housing diversity, housing affordability, special needs housing, centers and workforce housing, innovative techniques, and best local housing planning practices
3. Coordination with other regional and local housing efforts

In addition to this action, staff recommends considering a new policy to strengthen the emphasis on housing as a regional issue, with a focus on the need for housing near high capacity transit and in regional growth centers. At the board’s direction, staff will work to draft such a new policy.
Promote Affordable Housing in All Development

What we heard: The board discussed how the need for affordable housing is something that affects all communities, and that all cities and towns across the region have a need for affordable housing. While needs may vary, providing affordable housing should be a shared effort and shouldn’t be seen as the responsibility of only a few local jurisdictions.

Developing and implementing effective housing incentives and regulations takes time and expertise. Local jurisdictions would benefit from additional technical assistance to develop incentives that help to promote a variety of housing types and the development and preservation of affordable units. The board also discussed how the current growth the region is experiencing can be leveraged to provide more affordable housing. This is especially relevant in areas with future high capacity transit stations that are planning for upzones and greater population density.

What’s in VISION 2040: VISION 2040 includes information about housing affordability and a policy directing the region to provide sufficient affordable housing throughout the region (in addition to other related policies).

*MPP-H-2:* Achieve and sustain – through preservation, rehabilitation, and new development – a sufficient supply of housing to meet the needs of low-income, middle-income, and special needs individuals and households that is equitable and rationally distributed throughout the region.

VISION 2040 also includes a policy encouraging the use of innovative techniques, including incentives, tools, and development regulations, to increase the quantity and diversity of the housing supply.

*MPP-H-8:* Encourage the use of innovative techniques to provide a broader range of housing types for all income levels and housing needs.

VISION 2040 also includes action, *H-Action-2*, calling for the development of a regional housing program to support the implementation of the housing goals in VISION and the housing strategy called for in *H-Action-1*.

To better support policy *MPP-H-2*, the housing chapter could be strengthened by clearly stating the regional need for housing by income level. Including more specific information on income-level housing needs provides greater guidance on the amounts and types of housing that the region should be working to provide.

Staff recommends improving policy *MPP-H-8* by specifically encouraging the use of a range of strategies, more than just innovative techniques, in local affordable housing efforts to promote greater housing affordability and diversity, including the missing middle. To better leverage the region’s growth and investments in transit, staff suggest...
a new policy to support and promote affordable housing near existing and planned high
capacity transit.

Current *H-Action-2* could also be revised to emphasize the need for more reliable
technical assistance with the implementation and monitoring of a housing strategy at the
regional, subregional, and local levels.

With direction from the board, staff will work to prepare amendments as described
above.

**Invest in Communities to Maintain Affordability**

**What we heard:** With growth in population and jobs and the resulting increase in
housing prices, established lower income and communities of color are being priced out
of their homes and neighborhoods. The board asked how additional data and technical
resources, such as tracking and mapping neighborhood characteristics over time, could
better identify areas where displacement is occurring and areas at future risk of
displacement. This data could be used as part of planning and decision-making
processes to help communities preserve existing housing and plan for new housing
opportunities that meet community needs.

Staff will present a forthcoming opportunity mapping and displacement risk analysis and
discuss applications for the analysis in VISION 2050 at a future meeting. There may be
other specific actions or policies appropriate to address preservation and displacement
to consider at that time.

**Outreach and State Coordination**

**What we heard:** Some board members see the need for elements of the housing issue
to be addressed by the state, especially condo liability reform.

**What’s in VISION 2040:** The housing chapter does not take an explicit position on
statewide legislative efforts. However, several policies align with recent legislative
priorities. Other chapters in VISION include actions for PSRC to engage with the state
legislators.

PSRC could explore a potential housing action to further engage and coordinate with
the state to promote funding and programs to support local housing efforts and the
housing policy direction in VISION 2050.

**Accountability**

**What we heard:** Current housing policies are not meeting needs in part because of the
difficulty with implementation and lack of accountability. Several board members and
stakeholders expressed interest in exploring how regional incentives could encourage
local efforts to promote affordable housing development.
Staff will further discuss a range of accountability options with the board at a future meeting.

NEXT STEPS

Staff will continue to brief the GMPB and seek input as the housing work moves forward.

Laura Benjamin, (206) 464-7134 or LBenjamin@psrc.org, and Paul Inghram at 206-464-7549, PInghram@psrc.org.
DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: VISION 2050 Regional Growth Strategy

September 27, 2018

IN BRIEF

The October meeting will continue the board's review of the Regional Growth Strategy. Staff will update the board on committee-level discussions and will ask for additional guidance on jobs-housing balance and growth near transit. The board will be asked to select two or three growth scenarios to include as alternatives for environmental review at its November 1 meeting.

DISCUSSION

VISION 2040 is the long-term strategy for sustainable growth in the central Puget Sound region. VISION 2040 includes goals, multicounty planning policies (MPPs), and implementation actions. It also sets forth the Regional Growth Strategy, which provides numeric guidance for planning for population, housing, and employment growth in countywide targets and local comprehensive plans. The update of VISION will extend the planning horizon for the growth strategy to 2050.

At its March and June 2018 meetings, the Growth Management Policy Board reviewed growth trends and the performance of the adopted Regional Growth Strategy. The board also provided initial direction for updating the strategy, including review of the growth strategy objectives. At the September meeting, the board reviewed proposed changes to the groupings of communities called regional geographies, discussed preliminary growth scenarios, and provided feedback on jobs-housing balance and a goal for growth in transit station areas.
At October’s meeting, staff will:

- Update the board on discussions with staff-level committees
- Seek additional direction on how the preliminary growth concepts for 2050 should be refined or adjusted, particularly regarding jobs-housing balance and growth near transit

**Regional Geographies in the VISION Regional Growth Strategy**

The Regional Growth Strategy implements the goals and policies of VISION 2040 by distributing planned growth using “regional geographies” that classify cities and unincorporated area by roles and types. Grouping cities into geographies provides flexibility to counties and cities to identify appropriate growth targets for different cities in each category.

At the June and September meetings, the Growth Management Policy Board discussed issues related to the current regional geographies and members expressed support for proposed changes to Small and Larger cities, the unincorporated urban area, and to add a category for military installations. PSRC staff have been working with staff-level committees to finalize the distribution of cities, towns, and unincorporated areas based on the revised regional geography definitions. A map showing the revised regional geographies is provided in Attachment A.

**Growth Scenarios for the Regional Growth Strategy**

VISION 2040’s Regional Growth Strategy was developed from several alternatives that were studied through an extensive environmental analysis. These alternatives ranged from highly concentrated growth in metropolitan cities to more dispersed growth patterns. The preferred hybrid alternative that emerged from that process represented a deliberate move away from historical trends and toward a more sustainable pattern of development that could be achieved within the long-range planning period to 2040.

Comments from the VISION 2050 scoping process encouraged consideration of a range of factors in distributing planned 2050 growth throughout the region, including recent historical growth and development trends; local land use and infrastructure capacity; transportation accessibility, opportunities to leverage regional investments in high-capacity transit; designated centers, jobs-housing balance; and market conditions.

The scoping report for VISION 2050 is based on the need to plan for the technical estimate of a population level of 5.8 million people in 2050. Staff discussed several concepts with the Growth Management Policy Board for the pattern of growth that allocate shares of population and jobs based on county and geography. These scenarios serve to help identify two or three alternatives for an environmental analysis.
• **STAY THE COURSE** – This growth scenario represents a “no action” alternative as required under the State Environmental Policy Act (SEPA) and would continue the VISION 2040 shares of growth in a straight line to 2050.

• **FORWARD FROM 2017** – This scenario resets VISION 2040 growth assumptions from a 2017 base. With local comprehensive plan updates that are built on VISION 2040 now in place, this scenario factors in growth and market conditions that occurred since 2000 but recommits to the shares of growth for each geography in VISION 2040 from now through 2050.

• **TRANSIT FOCUSED GROWTH** – This growth scenario directs significant population and employment growth to areas with existing or planned high capacity transit. This scenario could incorporate an explicit goal for substantial growth in areas served by high-capacity transit.

• **DISPERSED URBAN GROWTH** – This growth scenario would distribute growth more evenly across urban regional geographies, with more emphasis on cities currently defined as Larger and Small cities and unincorporated urban areas. This scenario would assume that the region could see significantly less growth near transit and regional centers compared to the other three growth scenarios.

Staff discussed the scenarios with both the Land Use Technical Advisory Committee and the Regional Staff Committee in September and heard comments about the Dispersed Urban Growth scenario, in particular. Based on feedback, staff are working on a revised version of the scenario to constrain growth allocated to Cities and Towns and Unincorporated Urban Areas by existing capacity. This will likely result in a scenario that is less dispersed and more informed by existing land use constraints. Staff are also working on adjustments to the Transit Focused Growth scenario to refine the distribution of growth to High Capacity Transit Communities.

Some board members asked about the option of a lower growth scenario. The scoping report, adopted by the board in June, established the intent to evaluate growth of about 1.8 million people, based on a technically derived estimate. This allows direct comparison between alternative growth patterns. The purpose of the Regional Growth Strategy is to understand how the region can best accommodate the growth that will most likely occur. The SEPA analysis can include discussion about how potential impacts may change if the total growth is less or greater than the estimate.

It is important to note that the objective of Regional Growth Strategy work this fall is to define two or three distinct alternatives for environmental evaluation, not to select the preferred alternative. Alternatives for study this fall should be reasonable but may represent significantly different futures to illustrate tradeoffs between them. The board will discuss the evaluation of alternatives more in early 2019 and will have several opportunities to define a preferred alternative that builds from this process. Following the environmental analysis, the board could select an existing alternative or seek to
develop a preferred alternative by modifying any of these initial alternatives and/or by combining elements from different alternatives.

The board will be asked to confirm two or three growth alternatives for analysis at its November 1 meeting. In October, staff will ask the board for any additional direction or feedback on construction of scenarios prior to the November decision point.

**County-Level Distribution of Jobs and Population**

VISION is focused on accommodating another 1.8 million residents and 1.2 million jobs by 2050. The Regional Growth Strategy includes shares of growth to each county, as well as shares for each regional geography. In developing VISION 2040, the Growth Management Policy Board made several policy-based shifts at the county level to encourage additional employment growth in Kitsap, Pierce, and Snohomish counties, and additional population growth in King County and, to a lesser extent, in Kitsap County.

To support development of VISION 2050, PSRC staff has developed revised baseline assumptions for the share of population and employment growth for each county through 2050. These revised numbers are based on the state Office of Financial Management’s (OFM) 2050 projections and the expected distribution of 2050 employment by county given OFM’s projected population distribution.

The board discussed distribution of jobs and population at its September meeting. Board members expressed interest in looking at options for shifting jobs and population between the counties and at additional nuance in evaluating the balance of jobs and population at subareas or through other measures.

PSRC staff will provide an update on committee discussions regarding jobs-population balance and seek any additional feedback from the board to further develop the scenarios.

**Transit-Oriented Development Goal**

The Growing Transit Communities Strategy (GTC) includes goals to attract more of the region’s residential and employment growth to high capacity transit communities. It calls for 25% of housing and 35% of employment growth to be accommodated in select high-capacity transit station areas in the three-county Sound Transit region, primarily future light rail station locations. Since GTC was adopted, the region has seen continued work developing and planning for additional transit, including long-range transit plans by each of the major transit providers that include BRT service, Sound Transit’s ST3 routes, and voter approval of new high-speed ferry routes. The station areas for this expanded network of planned high capacity transit now covers more than 10% of the urban area (about 110 square miles). VISION 2050 is an opportunity to consider these additional transit communities beyond the light rail corridors studied in Growing Transit Communities and consider broader growth goals around transit-served areas.
PSRC staff will provide an update on committee discussions regarding the transit-oriented development goal and seek additional feedback from the board to refine the Transit Focused Growth scenario.

NEXT STEPS

With the board’s guidance, PSRC staff will work with staff committees to further refine the growth scenarios and prepare them as potential Regional Growth Strategy alternatives. The draft alternatives will be reviewed in November, when the board will be asked to confirm their use for the Draft Supplemental Environmental Impact Statement.

For more information, please contact Liz Underwood-Bultmann at 206-464-6174, LUnderwood-Bultmann@psrc.org, or Paul Inghram at 206-464-7549, PInghram@psrc.org.

Attachments:
A - Proposed Regional Geographies Map
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 the Regional Growth Strategy

IN BRIEF

At its September 21 meeting, the Regional Transit Oriented Development (TOD) Advisory Committee discussed the role of transit and transit-oriented development in the Regional Growth Strategy. The committee’s input is intended to help inform the GMPB’s work to refine or select growth scenarios for further environmental review.

DISCUSSION

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 integrate aspects of the GTC Strategy into the regional plan.

Growth in the Growing Transit Communities Strategy

Encouraging growth in transit communities is a central focus of the Growing Transit Communities Strategy. The strategy sets as a goal to attract more of the region’s residential and employment growth to high capacity transit communities.

The strategy sets numeric goals to support and realize the benefits of a compact pattern of growth in proximity to high capacity transit. Transit communities are expected to attract at least 25% of housing growth in the region through the year 2040. This desired amount of growth was determined prior to the passage of Sound Transit 3 and the extensive expansion of the transit network that is currently underway. These goals apply...
to the region’s transit corridors collectively, and do not suggest a specific desired outcome for any individual transit community.

The committee discussed aspects of the GTC Strategy that are most germane to the Regional Growth Strategy. Committee members’ discussion focused on three common themes:

- Support for greater population and job growth in transit communities to leverage the investments being made in transit and other infrastructure across the region, and to support housing affordable to a range of income levels in proximity to transit.

- Acknowledgement that transit-oriented development will look different in various communities, and these differences should be factored into the growth scenario.

- Interest in additional data on current conditions in transit communities, and how increased growth in these places may affect affordable housing and displacement risk.

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 access to opportunity and social equity in the GTC Strategy and possible intersections with VISION 2050 at its November 30 meeting.

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