Growth Management Policy Board

Thursday, February 7, 2019 • 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. **Communications and Public Comment**
3. **Report of the Chair**
4. **Director’s Report**
5. **Consent Agenda (10:15)**
   a. Approve Minutes of Growth Management Policy Board Meeting Held January 3, 2019
6. **Action Item (10:20)**
   a. Recommend Certification of the Lakewood RGC Subarea Plan -- Andrea Harris-Long, PSRC
7. **Action Item (10:25)**
   a. Recommend Full Certification of the Puyallup Comprehensive Plan -- Andrea Harris-Long and Liz Underwood-Bultmann, PSRC
8. **Discussion Item (10:30)**
   a. Equity in VISION 2050 -- Ben Bakkenta, PSRC
9. **VISION 2050: Equity Breakout Session (11:15)**
   *** 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. ***
10. **Break (11:45) - Board Reconvenes at 12:00 with Breakout Session Recap**
11. **Discussion Item (12:15)**
    a. VISION 2050: Housing Policies -- Laura Benjamin, PSRC
12. **Discussion Item (12:45)**
    a. Implementation and Accountability for VISION 2050 -- Paul Inghram, PSRC
13. **Information Item**
    a. Regional TOD Advisory Committee Input on Equity in VISION 2050
14. **Information Item**
    a. VISION 2050 SEIS Open House Flyer
15. **Next Meeting:** March 7, 2019, 10:00 a.m. - 1:00 p.m., PSRC Boardroom - EXTENDED

   Major Topics for March:
   VISION 2050: Draft SEIS Overview
   VISION 2050: Environment, Development Patterns, & Economy/Jobs Policy Reviews

16. **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 alternative formats, can be arranged given sufficient notice by calling 206-464-7090 TTY Relay 711.
MINUTES
Growth Management Policy Board
January 3, 2019
PSRC Boardroom

[To watch a video of the meeting and hear the discussion, go to http://psrcwa.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1731]

CALL TO ORDER

Vice Chair Hank Margeson participated remotely and asked Mayor Greg Wheeler to serve as chair pro tem for the meeting. The meeting was called to order at 10:06 a.m.

COMMUNICATIONS AND PUBLIC COMMENTS

Alex Tsimerman, SUA, commented regarding changes to the public comment process.

Hester Serebrin, Transportation Choices Coalition, expressed support of comments made about social and racial equity at the December 20 Regional Staff Committee and supports the creation of an environmental justice committee.

REPORT OF THE CHAIR

Mayor Wheeler announced the agenda packet included an updated 2019 Growth Management Policy Board calendar and an Information Item memo from the Regional Transit-Oriented Development Advisory Committee.

DIRECTOR’S REPORT

Director of Growth Management Paul Inghram shared that PSRC hosted a peer networking event on equity on December 7; the King County Regional Housing Task Force adopted its affordable housing strategy; and the Emerald Alliance is a new group to protect regional open space and they held a kickoff event on December 10.
CONSENT AGENDA

a. Approve Minutes of Growth Management Policy Board Meeting held November 29, 2018

**ACTION:** It was moved and seconded (Ryan/Bader) to adopt the Consent Agenda. The motion passed.

BUDGET

Chief Financial Officer Diana Lauderbach presented the draft FY 2020-21 Biennial Budget and Work Program. Mr. Inghram shared the workplan for the data and planning departments. Ms. Lauderbach reviewed the revenue and expenditures compared to the previous FY 2018-19 budget. In response to questions from the board, Ms. Lauderbach confirmed there is a contingency fund meeting the government recommendation of two months of operating expenses and noted that the reduction in full time employees is due to attrition and restructuring.

TRANSPORTATION

Principal Planner Gil Cerise and Principal Planner Pavithra Parthasarathi presented potential transportation updates planned for VISION 2050. For VISION 2050, background papers will be prepared on transportation technology and on freight and package delivery.

The board discussed the impact of gas taxes decreasing, funding maintenance projects, passenger only ferries, climate change, water quality/stormwater, social equity, and environmental justice. Staff is scheduled to return with proposed transportation changes at the April meeting.

VISION 2050 DEVELOPMENT PATTERNS: ANNEXATION & URBAN GROWTH AREA

Principal Planner Liz Underwood-Bultmann and Senior Planner Andrea Harris-Long presented on the Annexation and Urban Growth Area (UGA) portions of the Development Patterns chapter. The board discussed the differing views across the counties in the region about the role of PSRC in coordinating or commenting on urban growth area adjustments.

Ms. Harris-Long highlighted the goal that unincorporated lands within the urban growth area will either annex into existing cities or incorporate as new cities. One of the challenges to annexation is state law being outdated. The board discussed the need for PSRC to provide a regional voice to the Washington State Legislature on the issue of annexation and how to address the challenges impeding it.
VISION 2050: HEALTH

Ms. Harris-Long presented potential health-related updates for VISION 2050. Health is in the Development Patterns chapter, but it also can be found throughout VISION. PSRC has been working with the health districts/departments to address health disparity. The board discussed health issues from social justice to the differences of living in rural areas vs. urban/suburban areas to access to healthy food. The board affirmed the importance of having health in all aspects of VISION 2050.

VISION 2050 NARRATIVE

Mr. Inghram stated that the goal is to make the VISION document more visually appealing with better maps, graphics, and photos, and to have streamlined text, improved organization, and make it easier to use electronically to make it more accessible to the public.

NEXT MEETING

The next meeting is scheduled for February 7 and will focus on VISION 2050, social equity and housing.

ADJOURN

The meeting adjourned at 11:53 a.m.
GROWTH MANAGEMENT POLICY BOARD Attendance Roster – January 3, 2019

GMPB MEMBERS & ALTERNATES PRESENT
(Italicized = alternate)
Patricia Akiyama, Master Builders Association – Business/Labor (via remote)
Councilmember Scott Bader, Metropolitan Center—Everett
Councilmember Traci Buxton, Des Moines – Other Cities & Towns in King County
Jeff Clarke, 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 – Seattle/King County
Councilmember Hank Margeson, Redmond – Other Cities & Towns in King County (via remote)
Tiernan Martin, Futurewise – Community/Environment
Peter Mayer, Metro Parks Tacoma – Community/Environment
Robin Mayhew, Transportation Agency – WSDOT
Mark McCaskill, WA State Department of Commerce
Barb Mock, Regional Staff Committee
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
Councilmember Nancy Tosta, Burien – Other Cities & Towns in King County (via remote)
Mayor Greg Wheeler, Metropolitan Center—Bremerton
Councilmember Paul Winterstein, Issaquah – Other Cities & Towns in King County (via remote)
Commissioner Edward Wolfe, Kitsap County
Councilmember Steve Worthington, University Place – Other Cities & Towns in Pierce County (via remote)
Councilmember Derek Young, Pierce County (via remote)

GMPB MEMBERS ABSENT (*alternate present)
*Deputy Mayor Jay Arnold, Kirkland – Other Cities & Towns in King County
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 Rob Johnson, Metropolitan Center—Seattle
*Commissioner Paul McIntyre, Alderwood Water & Wastewater District
Councilmember Ryan Mello, Metropolitan Center—Tacoma
Ian Morrison, NAIOP Commercial Real Estate Association – Business/Labor
Councilmember Mike O’Brien, Metropolitan Center—Seattle
Rob Purser, Suquamish Tribe
Commissioner Peter Steinbrueck, Port of Seattle – Ports
*Bryce Yadon, Futurewise
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
Erika Harris, PSRC
Andrea Harris-Long, PSRC
Michael Hubner, City of Seattle
Paul Inghram, PSRC
Devon Jenkins
Kathryn Johnson, PSRC
Ben Kahn, PSRC
Rebeccah Maskin, King County
Andy Micklow, King County Council
Kristin Mitchell, PSRC
Maggie Moore, PSRC
Ian Munce, City of Tacoma
Jenny Ngo, King County Council
Kizz Prusia, Kitsap Regional Coordinating Council
Marianne Seifert, Tacoma-Pierce County Health Department
Tiffany Speir, City of Lakewood
Jake Tracy, King County Council
Liz Underwood-Bultmann, PSRC
ACTION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: Recommend Certification of the Lakewood RGC Subarea Plan

IN BRIEF

Consistent with PSRC’s adopted plan review process, PSRC staff reviewed and recommends certification of the Lakewood Downtown subarea plan. The certification report further describes how the plan meets applicable requirements.

RECOMMENDED ACTION

The Growth Management Policy Board and Transportation Policy Board should:

Recommend that the Executive Board certify that the Lakewood Downtown subarea plan addresses planning expectations for regional growth centers.

DISCUSSION

A major emphasis of the Washington State Growth Management Act (GMA) 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, 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. Review of center subarea plans provides an opportunity to coordinate and share information related to local and regional planning.

Lakewood adopted the Lakewood Downtown Regional Growth Center (RGC) Subarea Plan in October 2018. Downtown Lakewood consists of 315 acres and is largely comprised of retail and limited residential uses. The city envisions the center transitioning to a vibrant pedestrian-oriented urban area with civic amenities, public gathering spaces, and mix of uses. Downtown Lakewood was designated as a regional growth center in 1995. The city completed the subarea plan to address regional growth center subarea plan requirements and submitted the plan to PSRC.

PSRC staff has reviewed the subarea plan and finds that it addresses the planning expectations for regional growth centers. PSRC staff coordinated with city staff in the review of the plan and drafting of the certification report. 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 Andrea Harris-Long at (206) 464-6179 or aharris-long@psrc.org or Liz Underwood-Bultmann at (206) 464-6174 or LUnderwood-Bultmann@psrc.org.

\(^1\) 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.
ACTION ITEM

January 31, 2019

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: Recommend Full Certification of the Puyallup Comprehensive Plan

IN BRIEF

Consistent with PSRC’s adopted plan review process, PSRC staff reviewed the city of Puyallup’s 2018 comprehensive plan amendments that respond to the conditions for regional certification and recommends full certification of the plan. The certification report further describes how the plan meets applicable requirements.

RECOMMENDED ACTION

The Growth Management Policy Board and Transportation Policy Board should:

Recommend that the Executive Board certify that the transportation-related provisions of the Puyallup comprehensive plan, as amended in 2018, are consistent with the multicounty planning policies and the regional transportation plan and conform to the Growth Management requirements for transportation planning.

DISCUSSION

During the 2015 periodic comprehensive plan update cycle, the City of Puyallup anticipated additional planning work for its downtown and the South Hill regional centers. At the time of initial certification, the city’s work was in progress. As a result, on April 28, 2016, PSRC conditionally certified the Puyallup 2015 comprehensive plan update. The February 2016 certification report noted inconsistencies in the different elements of the plan and that the plan did not demonstrate sufficient capacity for the adopted growth targets. The conditional certification (view the 2016 certification report here) allowed the city to compete in regional funding competitions, while continuing the planning work that was underway.
Since 2015, the city has completed extensive planning work that satisfies the certification conditions. The new plan for South Hill calls for increased development, greater densities, and opportunities to leverage available transit.

With the adoption of the subarea plan, a planned action environmental impact statement for downtown, additional code changes to encourage infill development, and comprehensive plan amendments that incorporate the increased capacity and revised growth projections, staff recommends full certification of the plan. The 2018 plan amendments have been reviewed in accordance with the adopted plan review process. The plan amendments have been found to be consistent with multicounty planning policies and the regional transportation plan and to conform to transportation planning requirements in the Growth Management Act. The certification report further describes how the city has satisfied the certification conditions. PSRC staff coordinated with city staff in the review of the amendments and the development of the certification report.

For more information, please contact Andrea Harris-Long at (206) 464-6179 or AHarris-Long@psrc.org or Liz Underwood-Bultmann at LUnderwood-Bultmann@psrc.org or (206) 464-6174.
DISCUSSION ITEM

January 31, 2019

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: Equity in VISION 2050

IN BRIEF

February’s extended meeting provides for an in-depth board discussion about equity in VISION 2050. The Government Alliance on Race and Equity (GARE) will provide information to the board on equity, staff will brief the board on recent equity related work at PSRC, and break out discussions will allow the board to provide direction for centering equity throughout VISION 2050.

DISCUSSION

Background
Between now and 2050, the central Puget Sound region is expected to grow by an additional 1.8 million people. While current policy envisions this growth as benefitting all residents of the region, it could also exacerbate challenges currently facing historically marginalized communities. Some of these challenges include unmet housing demand and supply, access to employment opportunities, economic and cultural displacement, and equitable access to opportunity.

As the development of VISION 2050 has progressed, equity has been repeatedly noted as a critical regional issue. Equity has been identified in discussions with the Growth Management Policy Board, and was also strongly represented in the comments received during the VISION 2050 scoping process. VISION 2050 is an opportunity to consider how equity can be reflected in regional policy, how growth can benefit more of the region’s residents, and how to mitigate displacement and improve access to opportunity.
Equity in VISION 2040

VISION 2040 contains several policies and provisions related to social equity. These appear in sections on the environment, housing, the economy, transportation, and development patterns. VISION 2040 calls for ensuring that all residents live in healthy and safe environments, preserving and expanding housing affordability, providing access to education and job opportunities, meeting diverse mobility needs, and building and maintaining a wide variety of community types to meet the needs of a diverse population. However, the language and phrasing in many of the policies could more clearly state intentions for equitable outcomes or actions that address equity.

Equity Briefing Paper & Peer Networking Event

Recognizing that equity is a complicated issue, PSRC started early work to prepare for a Growth Management Policy Board discussion. This has included updated data in the region’s Demographic Profile, a draft Equity Briefing Paper, and new tools to assess displacement risk and access to opportunity in the Supplemental Draft Environmental Impact Statement.

In December 2018, community stakeholders reviewed these tools and data in an equity-themed Peer Networking Event. Nearly 80 participants representing cities and counties, public health agencies, environmental groups, transit agencies, and non-profit organizations engaged in a robust three-hour work session focused on strengthening equity in the region and identifying a variety of ways in which VISION 2050 could support racial and social equity. Four themes were consistent throughout the small group discussions:

1) The need for data on displacement and other demographic changes to better inform more equitable planning
2) The need for resources and tools to support local equity work, especially for smaller cities and towns
3) The desire for VISION 2050 to be centered around advancing racial equity and recognition of the impacts the region’s growth will have on communities
4) The importance of working with historically underrepresented communities to ensure community voices are represented in regional planning

Questions for the Board

- Is there any additional information needed to center racial equity in VISION 2050?
- How should equity be addressed in individual sections of VISION 2050?
- What do local jurisdictions need to better incorporate equity into local plans?
NEXT STEPS

Staff will work with stakeholders and the Regional Staff Committee to further assess and develop options for how equity is included in VISION 2050. Staff will draft policies that will be brought to the board during each chapter discussion.

For more information, please contact Ben Bakkenta at 206-971-3286 or bbakkenta@psrc.org, or Maggie Moore at 206-464-7143 or mmoore@psrc.org.
To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: VISION 2050: Housing Policies

IN BRIEF

PSRC staff will present an overview of potential revisions to the housing chapter in VISION 2050. The Growth Management Policy Board (GMPB) will be asked to provide feedback on the proposed draft changes prior to review of the draft plan in summer 2019.

DISCUSSION

The Housing chapter is the first chapter in VISION 2050 with proposed draft updates. Housing has been continually identified as a key topic to address in VISION 2050 throughout outreach efforts in 2018, including scoping listening sessions, the public opinion survey, and discussions with PSRC boards and committees. During summer and fall 2018, PSRC staff worked with the GMPB, Regional Staff Committee, and other stakeholders to discuss updating the housing chapter in VISION 2050 and 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. Additionally, in conjunction with the larger work program to better integrate equity in VISION 2050, equity is more explicitly built into the new and revised housing policies and actions.

Based on this feedback, staff drafted potential revisions and new policies and actions. The board reviewed types of potential policy changes at the October 2018 meeting. Following the October meeting, staff worked with other housing stakeholders, including representatives from the regional housing consortia and local housing staff, to gather additional feedback on the potential draft updates. Staff also tracked and engaged in local and countywide housing efforts, including the King County Regional Affordable Housing Task Force, to ensure regional housing policies support local work.
The Regional Staff Committee reviewed the draft potential changes to the housing policies and actions at its January meeting and expressed support for the potential revisions. Many committee members noted that the potential revisions address the housing topics they believe to be the most critical. Changes suggested by committee members were primarily minor clarifications and word changes.

Attachment A includes draft potential changes to the housing policies and actions based on the GMPB’s direction in a matrix format. A version of the housing policies, not in matrix format, is also available online. Draft revised introductory text will be reviewed at a future meeting.

The February GMPB meeting discussion of housing will seek to:
- Provide additional direction on potential changes to housing policies and actions prior to review of the draft plan

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.

Since VISION 2040 was adopted in 2008, housing planning and implementation has advanced through the ongoing work of state, regional, and local agencies and organizations. Implementation of regional housing policies has made significant progress through the adoption of strong housing policies in local comprehensive plans, the development of affordable housing strategies, numerous new subarea plans that support more housing, greater housing diversity and housing near transit and jobs, and strong housing construction in many parts of the region. Housing has been one of the most prominent issues in the region today and has received some of the greatest attention in local plans. Housing access and costs would be significantly worse if not for the local housing strategies and the amount of new housing being built, but as demonstrated through data analysis in the VISION 2050 Housing Background Paper, providing affordable housing has become more challenging since 2008.

Overall, the current housing policies continue to support the board’s direction and provide a strong foundation for supporting housing supply, choice and affordability. The board’s direction for policy revision in VISION 2050 supports largely retaining the housing policies, while providing additional support for emerging policy areas and changing conditions. The proposed revisions include a select set of new policies and actions and strengthen existing language to better address the current state of housing and respond to future changes in housing needs, including:
- Planning for more housing in the short- and long-term
- Increasing affordable housing, especially near transit and other services and amenities
- Working to consider and mitigate residential displacement

Doc ID 2490
• Providing data and technical assistance to support local efforts

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 understand 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.

What draft revisions are proposed: A new policy (MPP-H-A) is proposed to more explicitly call for planning for greater housing supply consistent with the Regional Growth Strategy. This new policy is intended to support housing as a regional issue and underscore the need for regional coordination to address housing supply in the short- and long-term.

MPP-H-5 (housing in centers) may be revised to support transit supportive densities of housing in centers and station areas to support current and future transit investments.

H-Action-A (formerly H-Action-1) may be updated to support the development of a regional housing strategy, including a regional housing needs assessment, to support future local comprehensive plan updates and other local and subregional housing efforts.

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 not 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 \((MPP-H-2)\) in addition to other related policies.

VISION 2040 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 \((MPP-H-8)\).

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 \(H-Action-1\).

**What draft revisions are proposed:** A new policy \((MPP-H-B)\) is proposed to recognize the need for significant public intervention to provide housing affordable to very low-income households.

To better leverage the region’s growth and investment in transit, a new policy \((MPP-H-C)\) is proposed to support the development of new affordable housing near transit stations.

\(MPP-H-8\) (innovative techniques) may be updated to specifically encourage moderate density housing (12-49 units per acre) that has been shown to be more affordable than low and high density forms of housing, rather than generally supporting “innovative techniques,” as it does currently.

\(H-Action-B\) (formerly \(H-Action-2\)) may be updated to support the implementation of the housing policies in VISION through support to local communities, especially during the next local plan update cycle.

Two new local actions are proposed to support coordination of regional and local housing data analysis and planning. New proposed \(H-Action-D\) supports the development of local housing needs assessments as part of the comprehensive plan update. New proposed \(H-Action-E\) calls for consideration of tools to promote or require affordable housing as part of upzones.

**Mitigate Displacement and Support Community Stability**

**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.

**What’s in VISION 2040:** While VISION 2040 calls for sustaining communities and the preservation of affordable housing, there is no explicit policy language that addresses displacement and the unintended consequences of growth that disproportionately affect renters and low-income communities of color.
What draft revisions are proposed: To support the integration of displacement risk analysis in planning processes, a new policy (MPP-H-D) calls for the consideration of displacement when planning for housing, and when possible, to mitigate the risk of displacement. Additional draft policy language on displacement and equity will discussed as part of future policy reviews.

Outreach and State Coordination

What we heard: Board members identified several elements of housing that could be addressed by the state, especially condo liability reform.

What's in VISION 2040: Several policies align with recent legislative priorities and support efforts for legislative reform.

What draft revisions are proposed: A new potential housing action (H-Action-C) calls for PSRC to coordinate with and support member engagement with the state to promote funding for affordable housing and legislative changes that support local housing efforts and the housing policy direction in VISION 2050.

NEXT STEPS

Staff will continue to brief the GMPB and seek input as the housing work moves forward. A complete draft of the updated chapter, including introductory narrative, will be available for review in the coming months, prior to inclusion in the draft plan.

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

Attachments:
A - Draft VISION 2050 Housing Policy Matrix
The matrix below includes MPPs and actions in the existing Housing Chapter in VISION 2040 and potential revisions, shown in Track Changes, that represent draft changes based on feedback from the GMPB, RSC, and other stakeholders. The proposed revisions include a select set of new policies and actions and strengthen existing language to better address the current state of housing and respond to future changes in housing needs, including:

• Planning for a range of housing options in the short- and long-term;
• Increasing affordable housing in proximity to transit and other services and amenities, and;
• Working to consider and mitigate residential displacement.

A complete draft of the updated chapter, including introductory narrative, will be available for review in early 2019, prior to inclusion in the draft plan. Staff will continue to work with the GMPB, RSC, and other stakeholders to further refine the draft updates to the Housing chapter prior to adoption of VISION 2050 in 2020.

<table>
<thead>
<tr>
<th>Policy</th>
<th>Text</th>
<th>Type of Change</th>
<th>Reason for Proposed Update</th>
<th>Additional Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>MPP-H-A</td>
<td>Plan for housing supply, forms and densities to meet the region’s current and projected needs consistent with the Regional Growth Strategy.</td>
<td>Substantive change</td>
<td>Housing Supply: Board direction and comments from Peer Networking housing work session for policy support to recognize housing as a regional issue with need for supply consistent with RGS.</td>
<td></td>
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<tr>
<td>MPP-H-B</td>
<td>Address the need for housing affordable to low- and very low-income households, recognizing that these critical needs will require significant public intervention through funding, collaboration, and jurisdictional action.</td>
<td>Substantive change</td>
<td>Very Low-Income Housing Need: Regional Staff Committee direction to acknowledge the need for greater public intervention to provide housing affordable to very low-income housing.</td>
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<tr>
<td>MPP-H-5</td>
<td>Expand the supply and range of housing at densities to maximize the benefits of transit investments, including affordable units, in growth centers and station areas throughout the region.</td>
<td>Substantive change</td>
<td>Housing-Transit Coordination: Board direction and scoping comments to support coordinated housing and transit planning.</td>
<td>TOD: Consistent with GMPB direction on potential changes to TOD policy in the Development Patterns chapter.</td>
</tr>
<tr>
<td>MPP-H-C</td>
<td>Implement zoning, regulations, and incentives to promote the development of long-term affordable housing units in proximity to high capacity transit to ensure affordable housing options are available in walking distance to transit.</td>
<td>Substantive change</td>
<td>Housing-Transit Coordination: Board direction supporting affordable housing in proximity to transit.</td>
<td>GTC: Consistent with policy guidance in the Growing Transit Communities Strategy [LINK].</td>
</tr>
<tr>
<td>MPP-H-8</td>
<td>Expand housing capacity for moderate density housing to bridge the gap between single-family and more intensive multifamily development and provide opportunities for more affordable ownership and rental housing that allows more people to live in neighborhoods across the region. Encourage the use of innovative techniques to provide a broader range of housing types for all income levels and housing.</td>
<td>Substantive change</td>
<td>Moderate Density Housing: Board direction for policy support to promote middle density housing and to revise the vague term &quot;innovative techniques.&quot;</td>
<td>Moderate density housing refers to a range of housing types – from duplexes to townhomes to low-rise multifamily developments – that bridge a gap between single-family housing and more intense multifamily and commercial areas. More information at [LINK]. To better support the proposed revisions to MPP-H-8, the introductory text in the housing chapter could define and provide examples of the types of moderate density housing.</td>
</tr>
<tr>
<td>MPP-H-D</td>
<td>Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.</td>
<td>Substantive change</td>
<td>Displacement: Board direction and scoping comments to address social equity, new policy is proposed related to displacement risk.</td>
<td>Equity: Potential new policy developed in coordination with larger effort to integrate equity into VISION 2050.</td>
</tr>
<tr>
<td>MPP-H-1</td>
<td>Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.</td>
<td>No change</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Policy</td>
<td>Text</td>
<td>Type of Change</td>
<td>Reason for Proposed Update</td>
<td>Additional Notes</td>
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<tr>
<td>MPP-H-2</td>
<td>Achieve and sustain – through preservation, rehabilitation, and new development – a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.</td>
<td>No change</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>MPP-H-3</td>
<td>Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals.</td>
<td>No change</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>MPP-H-4</td>
<td>Develop and provide a range of housing choices for workers at all income levels throughout the region in a manner that promotes accessibility to jobs and provides opportunities to live in proximity to work.</td>
<td>No change</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>MPP-H-6</td>
<td>Recognize and give regional funding priority to transportation facilities, infrastructure, and services that explicitly advance the development of housing in designated regional growth centers. Give additional priority to projects and services that advance affordable housing.</td>
<td>No change</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>MPP-H-7</td>
<td>Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.</td>
<td>No change</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>MPP-H-9</td>
<td>Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the provision of affordable and special needs housing.</td>
<td>No change</td>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Action</th>
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<th>Type of Change</th>
<th>Reason for Proposed Update</th>
<th>Additional Notes</th>
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</thead>
<tbody>
<tr>
<td>H-Action-A</td>
<td>Regional Action: The Puget Sound Regional Council, together with its member jurisdictions, state agencies, housing interest groups, housing professionals, advocacy and community groups, and other stakeholders will develop a comprehensive regional housing strategy to support the 2023-24 local comprehensive plan update. The housing strategy will provide the framework for regional housing assistance (see H-Action-2, below) and shall include the following components: oA regional housing needs assessment to identify current and future housing needs to support the regional vision. oStrategies and best practices to promote and/or address: housing supply, the preservation and expansion of market rate and subsidized affordable housing, housing in centers and in proximity to transit, and the development of moderate density housing options. oCoordination with other regional and local housing efforts.</td>
<td>New action</td>
<td>Regional Data and Monitoring: Board direction and comments from Peer Networking housing work session calling for regional data and coordination to support future local comprehensive plan updates and other local and subregional housing efforts.</td>
<td></td>
</tr>
<tr>
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| H-Action-B | **Regional Action:** The Puget Sound Regional Council, in coordination with subregional, county, and local housing efforts, will assist implementation of regional housing policy and local jurisdiction and agency work. Assistance shall include the following components:  
1. Guidance for developing local housing targets (including affordable housing targets), model housing policies, and best housing practices.  
2. Technical assistance, including new and strengthened tools, to support local jurisdictions in developing effective housing strategies and programs.  
3. Collection and analysis of regional housing data, including types and uses of housing and effectiveness of zoning, regulations, and incentives to achieve desired outcomes. | New action | Technical Assistance: Board direction for PSRC to support local housing efforts.            |                  |
| H-Action-C | **Regional Action:** PSRC will monitor and support as appropriate members’ efforts to seek new funding and legislative support for housing; and will coordinate with state agencies to implement regional housing policy. | New action | Outreach and State Coordination: Board direction and comments from Peer Networking housing work session seeking state support. |                  |
| H-Action-D | **Local Action:** Counties and cities will conduct a housing needs analysis and evaluate the effectiveness of local housing policies and strategies to achieve housing targets and affordability goals to support updates to local comprehensive plans. Analysis of housing opportunities with access to jobs and transportation options will aid review of total household costs. | New action | Local Data and Monitoring: Board direction and comments from Peer Networking work session for more consistent analysis as part of housing planning processes. | Local actions are proposed to support effective, coordinated housing work at the regional and local levels. |
| H-Action-E | **Local Action:** As counties and cities plan for and create additional housing capacity consistent with the Regional Growth Strategy, evaluate techniques such as inclusionary and incentive zoning to provide affordability. | New action | Local Tools: Board direction and scoping comments to promote affordable housing in areas planning for growth. |                  |
DISCUSSION ITEM

January 31, 2019

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: Implementation and Accountability for VISION 2050

IN BRIEF

Staff will present information about how regional guidance and assistance, plan review, and transportation funding prioritization are used to support implementation of VISION.

DISCUSSION

During review of VISION 2050, including the housing policies, board members asked questions about how the region can be successful meeting the policy objectives and how to ensure that each member is accountable for following through at the local level. Ultimately, VISION is the region’s plan and is adopted at PSRC’s General Assembly. Implementation of VISION 2050 depends on communities embracing the regional plan and incorporating its policies into local plans and regulations.

With VISION’s policies seeking to coordinate growth and address regional issues, how can we better promote regional and local implementation of the regional policies to achieve desired outcomes? And how can PSRC better support jurisdictions working to reach the regional VISION for 2050?

PSRC's authority is defined by state and federal rules and PSRC’s interlocal agreement. For the purpose of this discussion, implementation of policies by PSRC can be considered along a spectrum and generally falls into three categories:

- **Guidance & Assistance**
- **Plan Review & Certification**
- **Transportation Funding Prioritization**
Guidance & Assistance
As the region’s long-range plan, VISION provides guidance for local jurisdictions to use during local planning efforts. It establishes a common vision, goals, and a growth strategy. VISION also helps identify strategies to address issues that span jurisdictional boundaries. Regional policies document the shared intent of the region’s members and this shared intent supports local actions.

In addition to the policies and content of VISION, PSRC produces information and resources to assist communities, such as demographic data, research papers, and toolkits that provide examples of how to plan for emerging issues. PSRC convenes members and partners to share information and best practices across the region through its peer networking program, board and committee meetings, and workshops. PSRC also provides limited direct assistance to local jurisdictions to help in the implementation of regional objectives.

Staff anticipates that a core part of PSRC’s future work program will be to implement VISION 2050 through a range of guidance and assistance programs. Action statements in VISION 2050 will define key expectations for regional work to support the implementation of VISION 2050.

Plan Review & Certification
PSRC reviews and certifies countywide planning policies (CPP), local comprehensive plans, and transit agency plans. The review and comment process of draft plans and policies provides an opportunity to make local and countywide plans consistent with regional policies. Certification under the Growth Management Act requires the transportation-related elements of the plan to be consistent with VISION and the Regional Transportation Plan. A prerequisite for regional funding is to have a certified local plan. Transportation-related elements include the transportation element of the plan and policies and data that directly affect transportation, including growth targets.

In response to feedback from the prior plan review process and from the Taking Stock 2016 report, staff recommend revising the plan review process following adoption of VISION 2050 to:

- Improve the plan review process with additional update guidance and a clearer, simplified plan review checklist
- Encourage draft plan review early in the process to avoid late comments and changes
- More clearly delineate “must dos” that are necessary for certification from other “good to do” suggestions

The intent is to be clear on what cities and counties need to do to meet PSRC’s certification process and provide that information well ahead of the local adoption action, allowing cities and counties to respond to PSRC prior to local adoption.
**Transportation Funding Prioritization**

For regional funding competitions, PSRC evaluates transportation projects according to a range of criteria. Points are assigned based on how well each criterion is met. While criteria must be consistent with federal rules, criteria directly support regional policy implementation. Currently, MPP-DP-7 and MPP-DP-10 direct giving regional funding priority to support designated regional growth centers and manufacturing/industrial centers (see attached). MPP-DP-13 directs subregional (countywide) funding priority to centers designated through countywide processes. At this stage, no changes are proposed for these existing policies.

PSRC’s regional funding only supports transportation projects. Funding for housing, parks, open space and other investments is allocated through other state and local sources that are not directed by regional policies.

**Additional Considerations**

All local plans are subject to appeal to the state Growth Management Hearings Board under the Growth Management Act. Appeal may be brought about by a citizen, group, state, or other jurisdiction that establishes standing. A plan found inconsistent with the Growth Management Act would render the jurisdiction ineligible for state funding. The regional polices are established under the Growth Management Act, and the Hearings Board may refer to policy in VISION in their evaluation of a local plan as it did in a recent ruling finding that the city of Sammamish Housing Element was inadequate (Case No. 15-3-0017).

**NEXT STEPS**

As the updates to VISION policies are reviewed, implementation and accountability aspects may be important to consider so that there is a clear understanding of the steps PSRC and its members can take to implement VISION 2050. The Board may return to this topic as development of the draft and final recommendation progress over the year.

For more information, please contact Paul Inghram at 206-464-7549, PInghram@psrc.org.
VISION 2040 Existing Funding-Related Multicounty Planning Policies

Development Patterns

**MPP-DP-7**
Give funding priority – both for transportation infrastructure and for economic development – to support designated regional growth centers consistent with the regional vision. Regional funds are prioritized to regional growth centers. County-level and local funding are also appropriate to prioritize to regional growth centers.

**MPP-DP-10**
Give funding priority – both for transportation infrastructure and for economic development – to support designated regional manufacturing/industrial centers consistent with the regional vision. Regional funds are prioritized to regional manufacturing/industrial centers. County-level and local funding are also appropriate to prioritize to these regional centers.

**MPP-DP-13**
Direct subregional funding, especially county-level and local funds, to centers designated through countywide processes, as well as to town centers, and other activity nodes.

Transportation

**MPP-T-11**
Prioritize investments in transportation facilities and services in the urban growth area that support compact, pedestrian- and transit-oriented densities and development.

**MPP-T-12**
Give regional funding priority to transportation improvements that serve regional growth centers and regional manufacturing and industrial centers.

Housing

**MPP-H-6**
Recognize and give regional funding priority to transportation facilities, infrastructure, and services that explicitly advance the development of housing in designated regional growth centers. Give additional priority to projects and services that advance affordable housing.

Economy

**MPP-Ec-17**
Use incentives and investments to create a closer balance between jobs and housing, consistent with the regional growth strategy.
INFORMATION ITEM

January 31, 2019

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 Equity in VISION 2050

IN BRIEF

At its November 30 meeting, the Regional Transit Oriented Development (TOD) Advisory Committee discussed the incorporation of Access to Opportunity strategies in VISION 2050. The committee’s input may inform the Growth Management Policy Board’s work to update the regional policies and actions regarding equity.

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. The Regional Transit-Oriented Development Advisory Committee is working 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.

Among the GTC Strategy’s recommendations are numerous actions to be taken by state, regional, and local governments, transit agencies, and non-governmental organizations. The strategies to Increase Access to Opportunity recommend actions to understand regional disparities in access to opportunity, identify existing and potential new resources and tools to meet community needs, and build support for equitable opportunities through education, coalitions, and leadership.
The committee discussed aspects of the GTC Strategy that relate to integrating equity in VISION 2050. Committee members’ discussion focused on three common themes:

- Support for policies that address investing in communities at risk of displacement to retain residents and small businesses as transit infrastructure comes online.
- Recognition of the benefits of engaging with community members to better understand their needs and input on measuring success in implementing policies.
- Interest in additional analysis on access to jobs via transit and the impacts of future investments.

NEXT STEPS

The Regional TOD Advisory Committee will continue to provide feedback to the GMPB on VISION 2050 as it relates to the Growing Transit Communities Strategy.

For more information, please contact Laura Benjamin at 206-464-7143 or LBenjamin@psrc.org.
VISION 2050

We need your input! PSRC will be seeking comments in March 2019 on the Draft Supplemental Environment Impact Statement (SEIS) for VISION 2050, the region’s long-range plan to keep the central Puget Sound region healthy and vibrant as it grows.

The SEIS reviews the environmental effects of three regional growth alternatives that distribute growth in unique patterns throughout the region.

Drop in to an open house to learn more about the alternatives and join the regional conversation:

**Tuesday, March 12 / 4-6PM / Edmonds City Hall**
121 5th Avenue N, Edmonds, 98020

**Wednesday, March 13 / 4-6PM / South Tacoma Public Library**
3411 S 56th Street, Tacoma, 98409

**Monday, March 18 / 4-6PM / Bothell Police Community Room**
18410 101st Avenue NE, Bothell, 98011

**Tuesday, March 19 / 4-6PM / Bremerton City Council Chambers**
345 6th Street, #600, Bremerton, 98377

**Thursday, March 21 / 12-2PM / PSRC Boardroom**
1011 Western Avenue, Suite 500, Seattle, 98104

Can’t attend an open house in person? Participate online at [https://www.psrc.org/](https://www.psrc.org/).

For more information, please email VISION2050@psrc.org, call 206-464-7090, or visit [https://www.psrc.org/vision](https://www.psrc.org/vision).

As the region prepares to add more people and more jobs in the coming decades — about 1.8 million more people by 2050 — VISION 2050 will provide a guide for sustaining a healthy environment, thriving communities, and a strong economy.