Policies Recommended by Councilmember Scott Bader

Recommended New Policy MPP RGS-X
Provide local flexibility in establishing and modifying local growth targets through the countywide planning policies and growth target planning process, provided growth targets support the Regional Growth Strategy.

Recommended New Action RGS-X
The PSRC, together with its member jurisdictions, will establish a process to monitor, evaluate and modify, if necessary, local housing and employment targets to support local jurisdictions’ efforts to implement the Regional Growth Strategy. A component of this process shall include the development of or exploration of tools to promote economic development in an attempt to assist local jurisdictions in achieving their housing and employment targets.

Rationale:

The PSRC Staff memo to the Growth Management Policy Board for their June 6 meeting, on Agenda Item #8, includes the following comment:
Regional growth shares. The majority of Draft SEIS comments regarding the three alternatives supported the Transit Focused Growth alternative. Commenters supported the core concept of growth near transit, but several raised questions about aspects of the alternative, raised concerns about displacement, and called for local flexibility. There is no mention anywhere in the draft MPP’s for Vision 2050 that address or mention the flexibility requested by local jurisdictions. Based on our experience with Vision 2040, and knowing that the actual growth for any jurisdiction is likely to be different, either higher or lower than the numbers established through the CPP growth allocation process, we would offer the above to the draft MPP’s and Actions are recommended for the Regional Growth Strategy policy chapter.
There are several reasons for the above-recommended additional policy and action statements:

* The housing and employment targets are aspirational, and are affected by many factors that the local jurisdiction has little ability to influence and control.
* Even if a jurisdiction provides sufficient capacity for housing and job targets, and regulations to support the densities necessary to accommodate targets, it does not control the timing of development or the ability of a property owner to develop property, or ensure optimal building types and development densities.
* Implementation of Vision 2040’s growth targets is a good illustration of how difficult it is for local jurisdictions to regulate, stimulate or otherwise control market forces that do not align with regional or local aspirations.
* Development usually occurs where it is most profitable, and that may not be in areas
where we want to encourage growth, or at the densities consistent with growth targets.

* The SCT letter to the PSRC on the Draft SEIS dated April 29, 2019 had three paragraphs commenting about the need for maintaining local flexibility for the Countywide target setting process, and states, in part:
  “... local flexibility and authority must be maintained in order to respond to and anticipate actual growth patterns.”