



Puget Sound Regional Council

Growth Management Policy Board

Thursday, March 5, 2020 • 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)

a. Selection of Chair Pro-tem

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 February 6, 2020

6. Discussion Item (10:20)

a. Regional Housing Strategy -- *Laura Benjamin, PSRC*

7. Discussion Item (11:20)

a. Puget Sound Regional Council Background and Overview -- *Paul Inghram, PSRC*

8. Next Meeting: April 2, 2020, 10:00 a.m. - 12:00 p.m., PSRC Boardroom

Major Topic for April:
Regional Housing Strategy Work Plan

9. 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 alternative formats, can be arranged given sufficient notice by calling 206-464-7090

العربية | Arabic, 中文 | Chinese, Deutsch | German, Français | French, 한국어 | Korean, Русский | Russian, Español | Spanish, Tagalog, Tiếng Việt | Vietnamese, Call 206-587-4819.

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Puget Sound Regional Council

MINUTES

Growth Management Policy Board

February 6, 2020

PSRC Boardroom

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

<https://www.psrc.org/boards/watch-meetings>]

CALL TO ORDER

The meeting was called to order at 10:03 a.m. by Director of Growth Management Paul Inghram. Due to the board not having a current Chair, the board appointed a Chair Pro-tem for the meeting.

ACTION: It was moved and seconded (Bader/Arnold) to appoint Mayor Rob Putaansuu as the Chair Pro-tem for the February 6 meeting.
Motion passed.

COMMUNICATIONS AND PUBLIC COMMENT

Alex Tsimerman provided public comment on housing.

DIRECTOR'S REPORT

Mr. Inghram acknowledged the returning board members and highlighted the work they were involved in with the development of VISION 2050. Mr. Inghram pointed out the information items in the packet which included the Draft Supplemental Biennial Budget and Work Program (FY2020-2021), a flyer on the Peer Networking meeting series, and the 2020 GMPB Calendar.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held December 5, 2019

ACTION: It was moved and seconded (Bader/Arnold) to adopt the Consent Agenda. Motion passed.

RECOMMEND CONDITIONAL CERTIFICATION OF BLACK DIAMOND COMPREHENSIVE PLAN

Senior Planner Laura Benjamin presented the work Black Diamond has accomplished on its comprehensive plan and the support PSRC has provided to Black Diamond. Staff recommends conditional certification of the plan. Ms. Benjamin reviewed the recommended conditions and the actions the city will take to meet full certification in the future.

ACTION: It was moved and seconded (Bader/Lambert) to recommend that the Executive Board conditionally certify that the transportation-related provisions in the City of Black Diamond's 2019 comprehensive plan conform to the Growth Management Act and are consistent with the multicounty planning policies and the regional transportation plan. Motion passed.

HOUSING INCENTIVES AND TOOLS SURVEY

Associate Planner Ben Kahn presented the Housing Incentives and Tools Survey results. The survey was administered over the summer of 2019 and reviewed the housing incentives and development types adopted in jurisdictions around the region.

The board discussed issues including breaking the cycle of poverty through home ownership, addressing senior housing needs, tenant issues including displacement, the loss of affordable housing units regionwide, and the need to have housing close to employment.

Ms. Benjamin shared next steps, including release of a survey report in addition to PSRC providing housing technical assistance, assessment, monitoring, and reporting. The board will continue to discuss housing at the March 5 meeting.

STATE LEGISLATIVE UPDATE

Principal Planner Liz Underwood-Bultmann and Dave Andersen with state Department of Commerce provided an update on the activity in the current session of the Washington State Legislature. Mr. Andersen presented on the bills being considered and the milestones the bills must hit to continue to move forward.

There are multiple housing-related bills being considered, including bills addressing infill, Accessory Dwelling Units (ADU), and the Multi-Family Tax Exemption (MFTE) program. Additional bills focus on permit timelines, impact fees, SEPA reform, climate change, salmon recovery, timing of periodic plan updates, and prioritizing WSDOT goals.

Mr. Andersen reviewed the Washington State Legislature's website to show the resources available and how to create an account to track bills. Ms. Underwood-Bultmann highlighted select bills relevant to PSRC's work.

NEXT MEETING

The next meeting is March 5, 2020.

ADJOURN

The meeting adjourned at 11:55 a.m.

GROWTH MANAGEMENT POLICY BOARD Attendance Roster – February 6, 2020

GMPB MEMBERS & ALTERNATES PRESENT

(Italicized = alternate)

Dave Andersen, WA State Department of Commerce
 Deputy Mayor Jay Arnold, Kirkland – Other Cities & Towns in King County
 Councilmember Scott Bader, Metropolitan Center—Everett
Councilmember Jeremy Barksdale, Metropolitan Center—Bellevue
 Councilmember Chris Beale, Metropolitan Center—Tacoma
 Councilmember Traci Buxton, Des Moines – Other Cities & Towns in King County
 Dr. Anthony Chen, Tacoma-Pierce County Health Department –
 Community/Environment (via remote)
Deputy Mayor Claude DaCorsi, Auburn – Other Cities & Towns in King County
Deputy Mayor Phillippa Kassover, Lake Forest Park – Other Cities & Towns in King County
 Councilmember Jeanne Kohl-Welles, King County
 Marty Kooistra, Housing Development Consortium – Seattle/King County
 Councilmember Kathy Lambert, King County
 Councilmember Andrew Lewis, Metropolitan Center—Seattle
Councilmember Tola Marts, Issaquah – Other Cities & Towns in King County
 Robin Mayhew, Transportation Agency – WSDOT
John McClellan, Alderwood Water & Wastewater District
 Commissioner Paul McIntyre, Alderwood Water & Wastewater District (via remote)
 Mayor Joshua Penner, Orting – Other Cities & Towns in Pierce County
 Deputy Mayor Cynthia Pratt, Thurston Regional Planning Council (via remote)
 Councilmember Ed Prince, Renton – Other Cities & Towns in King County
 Mayor Rob Putaansuu, Port Orchard – Other Cities & Towns in Kitsap County
 Mayor Lynne Robinson, Metropolitan Center—Bellevue
 Edna Shim, Seattle Children's – Business/Labor
 Mayor Greg Wheeler, Metropolitan Center—Bremerton (via remote)
 Mayor Russell Wiita, Sultan – Other Cities & Towns in Snohomish County
 Commissioner Edward Wolfe, Kitsap County (via remote)

GMPB MEMBERS ABSENT (*alternate present)

Caia Caldwell, Master Builders Association – Business/Labor
 Commissioner Sam Cho, Port of Seattle – Ports
 Clayton Graham, Municipal League of King County – Business/Labor
 Peter Mayer, Metro Parks Tacoma – Community/Environment
 Barb Mock, Regional Staff Committee
 Ian Morrison, NAIOP Commercial Real Estate Association – Business/Labor
 Rob Purser, Suquamish Tribe
 Councilmember Terry Ryan, Snohomish County
 Councilmember Dan Strauss, Metropolitan Center—Seattle
 Andrew Strobel – Puyallup Tribe of Indians
 Bryce Yadon, Futurewise
 Councilmember Derek Young, Pierce County

GUESTS AND PSRC/STAFF PRESENT**(As determined by signatures on the attendance sheet and documentation by staff.)**

Laura Benjamin, PSRC
Carolyn Downs, PSRC
Anita Gallagher, City of Tacoma
Erika Harris, PSRC
Andrea Harris-Long, PSRC
Ben Kahn, PSRC
Kathryn Johnson, PSRC
Nicholas Matz, City of Bellevue
Kristin Mitchell, PSRC
Alex Tsimmerman
Liz Underwood-Bultmann, PSRC



Puget Sound Regional Council

DISCUSSION ITEM

February 27, 2020

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Regional Housing Strategy**

IN BRIEF

Housing access and affordability have been key policy areas in [VISION 2050](#), the region's long-range plan for growth. The draft VISION 2050 plan presents an opportunity for the region to better assess and address housing needs and to develop a coordinated regional housing strategy. Staff will provide a briefing on preliminary work to develop a regional housing strategy and ask the board for direction on next steps.

DISCUSSION

A new housing action in the draft VISION 2050 plan (H-Action-1) directs PSRC to develop a regional housing strategy, including a regional housing needs assessment. The regional housing strategy is intended to serve as a “playbook” of regional and local actions to move towards the region's goal to preserve, improve, and expand its housing stock to provide a range of affordable, accessible, healthy, and safe housing choices to every resident and to promote fair and equal access to housing for all people.

Scoping Conversations

PSRC undertook an informal scoping process for this action in summer and fall 2019. PSRC staff connected with 14 housing stakeholders – city and county staff, advocates, and industry professionals— as part of this process to help inform discussions around scope, methodology, and deliverables.

The scoping conversations provided helpful insight and highlighted common ground among the various stakeholders. Key takeaways include:

- *Everyone has a role to play.* The strategy should focus on a few key goals and group actions based on local conditions to underscore that all jurisdictions have a

role to play regardless of size, market conditions, demographics, or staff capacity. Many stakeholders pointed to past processes that resulted in lengthy documents with too many goals and actions that detracted from common goals and all stakeholders taking a role in housing.

- *Moving from concept to action is a challenge.* The majority of stakeholders interviewed feel they have the technical skills and support to develop tools but expressed a need for support in engaging the public and navigating political processes to adopt new tools and regulations.
- *Data is important but not a critical gap.* Most cities have the capacity and technical expertise to access and analyze basic housing data. PSRC can support this data work by providing additional levels of analysis—including rolling up jurisdictional data to the subregional level and looking at metrics in centers and near transit.

Draft Work Plan

The regional housing strategy can support local comprehensive plan updates in meaningful ways and set a foundation for future housing work. Staff propose developing a work plan to identify general direction for the project, issues to address, and timeline. Staff will seek the board's feedback on key elements of the draft work plan.

Based on the direction set forth in H-Action-1 in the draft VISION 2050 plan and scoping conversations, staff propose the following guiding principles as a starting point.

- Support the Growth Management Act and VISION 2050
- Recognize and support the different roles local jurisdictions play in housing work
- Inform future housing planning efforts at regional, countywide, and local levels

Question for the board:

- **What principles should guide this work?**

Additionally, based on the direction set forth in H-Action-1 in the draft VISION 2050 plan and scoping conversations, staff propose that the regional housing strategy seek to answer the following questions and include three key components:

- *Regional Housing Needs Assessment – What are gaps between current and projected housing needs and housing supply?* The needs assessment will analyze conditions, trends and gaps in the region's housing and will demonstrate how local and subregional housing need and supply fit into the regional picture.
- *Actions & Tools – How can the region address current and projected gaps in housing need and supply through coordinated action?* The tools and actions will help local jurisdictions better understand their roles in local and regional housing work, and what type of intervention is needed, where, and at what scale to address gaps identified in the needs assessment.
- *Implementation & Monitoring – How will we move from strategy to action? How do we measure success?* This includes a schedule of regional and local programs and actions to implement the recommendations of the strategy and how to measure progress.

A preliminary list of key topics to address in the strategy includes:

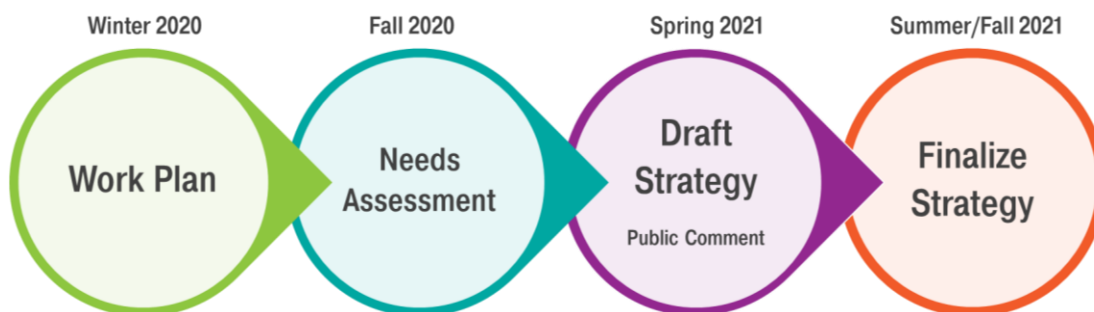
- Housing supply to support the Regional Growth Strategy
- Preservation of market-rate and subsidized affordable housing
- Expansion of market-rate and subsidized affordable housing
- Housing in centers and near transit
- Jobs-housing balance
- Moderate-density housing options
- Residential displacement

Question for the board:

- **What should be included in the regional housing strategy to best advance VISION 2050?**

The strategy will build on existing and forthcoming county, subregional and local housing work, such as HB 1923 funded action plans, and the work of the King County Affordable Housing Committee and Snohomish County HART. PSRC staff will continue to coordinate with local staff to ensure the strategy provides a regional “value add” and minimizes duplication. The strategy will also support regional work including the Growing Transit Communities Strategy, and forthcoming Regional Equity Strategy, growth targets guidance, and centers implementation.

The preliminary schedule is to finalize the strategy in 2021 so that it may help guide and support local comprehensive plan updates in 2023/24. The proposed high-level schedule is shown below.



Early and ongoing engagement of a diverse group of housing stakeholders is a critical component of this work. With the adoption of VISION 2050 scheduled in May, the GMPB and several committees are well positioned to support this work. Staff propose the GMPB lead the process and be asked to adopt a work plan at its April meeting. Staff can provide briefings every two to three months on key topics as the needs assessment and strategy move forward. The Regional Staff Committee, Regional TOD Advisory Committee, and Community Partners group can serve in an advisory role and receive briefings and be asked for input throughout the process. Additional stakeholders, including local staff, for-profit and non-profit housing developers, housing providers, and funders, may be invited to participate in lunch and learn workshops and have the opportunity to provide feedback during the proposed public comment period.

Question for the board:

- **Is this the right level of engagement? Are there other stakeholders to include?**

Housing Incentives & Tools Survey

Following up from the survey results shared at the February meeting, the Housing Incentives & Tools Survey report is now available online at <https://www.psrc.org/housing>.

NEXT STEPS

At the direction of the GMPB, staff will develop a draft work plan for the regional housing strategy that the board may adopt at its April meeting.

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



Puget Sound Regional Council

DISCUSSION ITEM

February 27, 2020

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Puget Sound Regional Council Background and Overview**

IN BRIEF

Staff will provide the board with an overview of PSRC and its major work program areas.

DISCUSSION

This presentation will focus on providing background information about the Puget Sound Regional Council and the Growth Management Policy Board, recognizing the many new faces serving on the board. The intent is to answer questions that board members might have about the agency and the role of the board in shaping regional policy.

Regional Leadership

PSRC develops policies and coordinates decisions about regional growth, transportation and economic development planning within King, Pierce, Snohomish and Kitsap counties. PSRC is composed of over 80 jurisdictions, including all four counties, cities and towns, ports, state and local transportation agencies and tribal governments within the region.

The elected leaders of King, Pierce, Snohomish and Kitsap counties, the region's cities and towns, port districts, transit agencies, and tribes direct PSRC's work. Once a year, elected officials meet as a General Assembly to vote on major decisions, approve the budget, and elect new leadership.

Executive Board

Each month, a 36-member Executive Board makes decisions on behalf of the General Assembly with the input of advisory boards made up of local elected officials and representatives of business, labor, environmental and community interests, as well as input from the public at large. Executive Board members are appointed by their General Assembly constituents to represent the member governments. The board is chaired by PSRC's president, Pierce County Executive Bruce Dammeier.

Growth Management Policy Board

The Growth Management Policy Board includes representatives of PSRC's member jurisdictions, regional business, labor, civic and environmental groups. The policy board meets monthly to advise the Executive Board on key growth management issues.

Transportation Policy Board

The Transportation Policy Board includes representatives of the PSRC's member jurisdictions and regional business, labor, civic and environmental groups. The policy board meets monthly to advise the Executive Board on key transportation issues. The Transportation Policy Board is chaired by Poulsbo Mayor Becky Erickson.

Central Puget Sound Economic Development District Board

The Central Puget Sound Economic Development District Board is the governing board for the federally designated economic development district for King, Pierce, Snohomish and Kitsap counties. Its members include representatives from private business, local governments, tribes and trade organizations. The current president of the EDD board is Amazon representative Tom Florino.

PSRC Work Program

PSRC's work program supports regional objectives, local government priorities, and legal mandates associated with PSRC's responsibilities as the federal Metropolitan Planning Organization (MPO) and state Regional Transportation Planning Organization (RTPO). The work program is divided into three areas: regional transportation, growth and economic planning, technical and data services, and administrative services. A few of the key work program items that our planning and data teams are working on include:

VISION 2050

PSRC is drafting VISION 2050 to extend the region's existing plan, VISION 2040, to keep the central Puget Sound region healthy and vibrant as it grows. As the region prepares to add more people and jobs in the coming decades – about 1.8 million more people by 2050 – VISION 2050 will identify the challenges we should tackle together as a region and renew the vision for the next 30 years. VISION 2050 combines a public commitment to a growth strategy with the transportation investments and programs needed to support it. VISION 2050 will serve as the framework for both countywide and local planning conducted under the Growth Management Act and identifies key implementation actions. A significant portion of the Growth Management Policy Board's work during the next couple of years will be related to implementation of VISION 2050.

Some of those key implementation items are:

- Regional Housing Strategy
- Regional Equity Strategy
- Guidance to support upcoming comprehensive planning
- Certification of comprehensive plans, center plans, and the countywide planning policies
- Implementation of the Regional Centers Framework

Regional Transportation Plan Update

As VISION 2050 approaches adoption, PSRC is just beginning the development of the 2022 Regional Transportation Plan. This plan is updated every four years, and will include policy and technical research into a wide variety of transportation mobility topics. Key elements include transit, special needs transportation, transportation demand management, passenger only ferries, freight, active transportation, technology, maintenance and preservation, a state facilities action plan and financial planning. The Transportation Policy Board will be responsible for guiding development of the Regional Transportation Plan and GMPB will be briefed on its progress periodically.

Regional Economic Strategy Implementation

The regional economic strategy, ***Amazing Place***, is the guiding document for key regional economic initiatives. The EDD Board maintains a work plan of initiatives to implement the strategy, informed by ongoing evaluation. Economic development staff work with regional partners to implement these initiatives, including:

- Identify emerging industry opportunities, subsectors, or cross-cluster opportunities
- Identify challenges and opportunities faced by the region's economy
- Perform and coordinate qualitative and quantitative analysis to help detail the region's strengths, weaknesses, opportunities, and threats
- Develop, run, and collaborate on events that bring together economic development interests in the region and highlight regional priorities.

The next Regional Economic Strategy is due in 2022.

Data and Visualization

PSRC produces and shares key data used in regional planning and by local jurisdictions in the region, including population, housing, land use, economic, transportation, and forecast datasets. This core data infrastructure supports the agency's forecasting/modeling efforts and regional planning analyses, as well as local planning by PSRC member agencies. Maintenance and regular updates to these datasets are among the mandated MPO functions that constitute this work.

Project Selection and Funding

Every two years, PSRC conducts a project selection process for regionally managed Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) funds. This process begins with convening a Project Selection Task Force comprised of members from all four PSRC boards and developing a Policy Framework to guide the

merit-based competitions. Key external staff groups include the Regional Project Evaluation Committee (RPEC), Transportation Operators Committee, and countywide transportation committees in each county. The current project selection process is underway with the call for projects out now for \$550 million in federal funds.

Aviation Planning

In cooperation with the Federal Aviation Administration, airport operators, and the WSDOT Aviation Division, PSRC is developing a Regional Aviation Baseline Study to provide a clear picture of the aviation activities and needs in the central Puget Sound region and set the stage for future planning. Overall growth in activity at the region's airports is increasing due to the strength of the regional economy. The baseline study is expected to produce information critical for understanding the region's aviation needs and options for policy makers to consider for meeting those needs in the future. This will be the first phase of potentially more focused studies on specific areas of emphasis.

Regional Passenger-Only Ferry Study

The Washington State Legislature has directed PSRC to conduct a Regional Passenger-Only Ferry Study, including a review of potential routes and terminals, ridership demand, costs, and use of alternative fuels. The study is expected to be completed in January 2021.

Equity and Social Justice

PSRC has worked to incorporate equity and social justice in regional growth, transportation, and economic development planning and analysis, and continues to seek ways to improve its tools, methodologies, public engagement, and policies. Through continued research and collaboration with stakeholders and community partners, PSRC is working to incorporate and center equity and social justice in its public and member engagement, approaches to analysis, and development of regional policy.

For more information about PSRC or the Growth Management Policy Board, contact Paul Inghram at 206-464-7549 or pinghram@psrc.org or Kristin Mitchell at 206-971-3278 or kmitchell@psrc.org.