



Puget Sound Regional Council

Growth Management Policy Board

Thursday, July 1, 2021 • 10:00 AM – 12:00 PM

Remote Only

The meeting will be streamed live over the Internet at www.psrc.org.

PUBLIC NOTICE: In accordance with the Governor's proclamations, PSRC's offices are closed to the public and no in-person meetings are permitted. Should any major changes to current guidance occur, this meeting may be rescheduled or ways for the public to participate will be updated.

Watch the meeting live stream at <https://www.psrc.org/boards/watch-meetings> or listen by phone at 1-888-475-4499, Meeting ID: 979 7583 1772, Passcode: 291075.

Public comment may be made via Zoom or phone. Registration is required and closes one hour before the meeting starts. Late registrations will not be accepted. Register here: [link to form](#).

Comments may also be submitted via email to kmitchell@psrc.org up to one hour before the meeting and these comments will be emailed to Board members. Comments received after that deadline will be provided to Board members after the meeting.

- 1. Call to Order (10:00) - Councilmember Scott Bader, 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 June 3, 2021
- 6. Action Item (10:20)**
 - a. Recommend Black Diamond Conditional Certification Extension -- *Laura Benjamin, PSRC*
- 7. Action Item (10:30)**
 - a. Direct Staff to Release the Draft Regional Housing Strategy for Public Comment -- *Laura Benjamin, PSRC*
- 8. Discussion Item (11:30)**
 - a. Planning for Stormwater Parks -- *Erika Harris, PSRC; Michelle Perdue and Tim Beachy, Kitsap County*

9. Information Item

a. Seeking Members for Regional Transit-Oriented Development Committee

10. Next Meeting: September 2, 2021, 10:00 a.m. - 12:00 p.m.

Major Topic for September:
Regional Housing Strategy

11. 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 or TTY Relay 711.

العربية | Arabic, 中文 | Chinese, Deutsch | German, Français | French, 한국어 | Korean, Русский | Russian, Español | Spanish, Tagalog, Tiếng Việt | Vietnamese, visit <https://www.psrc.org/contact-center/language-assistance>.



Puget Sound Regional Council

MINUTES

Growth Management Policy Board

June 3, 2021

Virtual Meeting

[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 10:01 a.m. by Chair Bader.

COMMUNICATIONS AND PUBLIC COMMENT

No public comments were received.

CHAIR'S REPORT

Chair Bader did not have a report.

DIRECTOR'S REPORT

Director of Growth Management Paul Inghram provided an update that Senior Planner Laura Benjamin presented on the Regional Housing Strategy at the May 27 Executive Board meeting. Mr. Inghram shared plans for a joint board session, with the Executive Board, Transportation Policy Board, and Growth Management Policy Board, focused on racial equity being planned for July. More details will be provided soon.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held May 6, 2021

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

2021 LEGISLATIVE UPDATE

Dave Andersen with the Washington State Department of Commerce provided a briefing on the 2021 Legislative session. Mr. Andersen provided details on housing bill HB 1220 that focuses on housing elements, homeless shelters, and racial disparities. Mr. Andersen also provided an overview of bills that came close to passing in the session and expected future work.

REGIONAL ECONOMIC STRATEGY UPDATE AND ECONOMIC DEVELOPMENT WORK PROGRAM

Principal Economic Development Manager Jason Thibedeau presented on PSRC's economic development work program. This included an overview of the Comprehensive Economic Development Strategy (CEDS), highlighting that PSRC does not determine funding from the U.S. Economic Development Administration, but staff are available as a resource for technical assistance. Next steps on the Regional Economic Strategy include online outreach and stakeholder engagement over the summer.

REGIONAL HOUSING STRATEGY: TOOLS AND ACTIONS

Senior Planner Laura Benjamin presented on the Regional Housing Strategy. Ms. Benjamin recapped the work the board has done so far and then discussed housing supply. Ms. Benjamin shared the feedback received at her presentation on the Regional Housing Strategy at the May 27 Executive Board meeting along with a summary of the feedback received via an online housing survey. The board discussed housing supply and reviewed preliminary draft strategies. At the July GMPB meeting, the board will be asked to review an updated list of draft strategies and release the draft strategy for public feedback.

NEXT MEETING

Chair Bader announced the next meeting is scheduled for July 1, 2021.

ADJOURN

The meeting adjourned at 11:57 a.m.

GROWTH MANAGEMENT POLICY BOARD Attendance Roster – June 3, 2021

GMPB MEMBERS & ALTERNATES PRESENT - All Attendees Remote

(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
 Alex Brennan, Futurewise – Community/Environment
 Councilmember Traci Buxton, Des Moines – Other Cities & Towns in King County
 Caia Caldwell, Master Builders Association – Business/Labor
 Dr. Anthony Chen, Tacoma-Pierce County Health Department –
 Community/Environment
 Commissioner Sam Cho, Port of Seattle – Ports
Deputy Mayor Claude DaCorsi, Auburn – Other Cities & Towns in King County
 Councilmember Megan Dunn, Snohomish County
Mayor John Kartak, Snohomish – Other Cities & Towns in Snohomish County
Deputy Mayor Phillipa Kassover, Lake Forest Park – Other Cities & Towns in King County
 Marty Kooistra, Housing Development Consortium – Seattle/King County –
 Community/Environment
 Councilmember Kathy Lambert, King County
 Councilmember Andrew Lewis, Metropolitan Center—Seattle
Dick McKinley, Alderwood Water & Wastewater District
Councilmember Jared Mead, Snohomish County
Dr. Gib Morrow, Kitsap Public Health District – Community/Environment
Robert Pantley, Natural and Built Environments – Business/Labor
 Mayor Joshua Penner, Orting – Other Cities & Towns in Pierce County
 Deputy Mayor Cynthia Pratt, Thurston Regional Planning Council
 Councilmember Ed Prince, Renton – Other Cities & Towns in King County
 Mayor Lynne Robinson, Metropolitan Center—Bellevue
 Angela Rozmyn, Natural and Built Environments – Business/Labor
Azim Sheikh-Taheri, WSDOT
 Andrea Spencer, Regional Staff Committee
Helen Wheatley, Thurston Regional Planning Council
 Mayor Greg Wheeler, Metropolitan Center – Bremerton
 Mayor Russell Wiita, Sultan – Other Cities & Towns in Snohomish County
Councilmember Ned Witting, Puyallup – Other Cities & Towns in Pierce County
 Commissioner Edward Wolfe, Kitsap County
 Councilmember Hans Zeiger, Pierce County

GMPB MEMBERS ABSENT (*alternate present)

Councilmember Chris Beale, Metropolitan Center—Tacoma
 *Robin Mayhew, Transportation Agency – WSDOT
 *Commissioner Paul McIntyre, Alderwood Water & Wastewater District
 Councilmember Michael Pollock, Bainbridge Island – Other Cities in Kitsap County
 Rob Purser, Suquamish Tribe
 Edna Shim, Seattle Children's – Business/Labor
 Andrew Strobel, Puyallup Tribe of Indians
 Councilmember Dan Strauss, Metropolitan Center—Seattle

GUESTS AND PSRC/STAFF PRESENT - All Attendees Remote
(As determined by staff.)

Ben Bakkenta, PSRC
Laura Benjamin, PSRC
Carolyn Downs, PSRC
Erika Harris, PSRC
Paul Inghram, PSRC
Kathryn Johnson, PSRC
Thara Johnson, City of Bellevue
Piset Khuon, PSRC
Kristin Mitchell, PSRC
Jason Thibedeau, PSRC



Puget Sound Regional Council

ACTION ITEM

June 24, 2021

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Recommend Black Diamond Conditional Certification Extension**

IN BRIEF

In June 2021, the City of Black Diamond submitted a request to extend their comprehensive plan conditional certification to December 31, 2021, to allow six additional months to complete their work for full certification. At its July 1 meeting, the Growth Management Policy Board will be asked to take action on the request.

RECOMMENDED ACTION

The Growth Management Policy Board should grant the requested six-month extension to the City of Black Diamond to address conditional certification of the comprehensive plan.

DISCUSSION

On February 6, 2020, PSRC conditionally certified the City of Black Diamond's 2019 periodic update of the comprehensive plan. Conditional certification allows the city to qualify for PSRC managed federal funding while working to address a limited number of conditions. Conditional status is in place until the city amends the comprehensive plan to ensure consistency with the Regional Transportation Plan in regard to SR-169, adopts a resolution committing the city to work to narrow the gap between the plan's anticipated housing and employment growth to align with adopted countywide targets, and to manage growth from vested projects. The February 2020 action included a deadline of December 31, 2020; more information about the conditions is provided on pages 2-4 of the [certification report](#).

In December 2020, PSRC received a letter from the city requesting a six-month extension on the conditional certification deadline. As a result of restrictions on public meetings and staffing changes, the city requested an additional six months to address the conditional certification, extending the deadline to June 30, 2021. The Board approved this extension at its January 7, 2021 meeting.

Since the deadline extension, the city has adopted a resolution committing the city to continue to address discrepancies between the city's growth targets and anticipated growth and to coordinate with regional partners on growth management. The city has also worked with the Planning Commission and City Council to review plan amendments to address conditional certification issues. However, the final approval of these amendments is on hold as the city processes a SEPA appeal. The city has requested an extension of an additional six months to allow time to process the SEPA appeal and adopt the comprehensive plan amendments.

The Board has three options:

1. Grant the extension per the deadline requested by the city.
2. Grant the extension based on an alternative timeline or with other conditions.
3. Deny the request for extension.

Consistent with PSRC's adopted [plan review process](#), the Growth Management Policy Board has discretion to grant additional time for the city to work with PSRC staff to address the conditions and resubmit the amended plan for full certification. The city appears to be making good progress towards addressing the conditions and has been in communication with PSRC staff throughout this process. Staff expect that the city will be able to complete the remaining planning work within the additional period requested and support the city's request.

If you have any questions or comments, please contact Laura Benjamin at lbenjamin@psrc.org or 206-464-7134, or Paul Inghram at [pinghram@psrc.org](mailto:pingham@psrc.org) or 206-464-7549.



Puget Sound Regional Council

ACTION ITEM

June 24, 2021

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Direct Staff to Release the Draft Regional Housing Strategy for Public Comment**

IN BRIEF

At its July 1 meeting, the Growth Management Policy Board will be asked to direct staff to release the draft Regional Housing Strategy to gather feedback from stakeholders and the public in July and August.

RECOMMENDED ACTION

Direct staff to release the draft Regional Housing Strategy to engage stakeholders and solicit public comment in review of the draft document.

DISCUSSION

Housing access and affordability are key policy areas in [VISION 2050](#), the region's long-range plan for growth. VISION 2050 calls for the region to better assess and address housing needs through a coordinated regional housing strategy and a regional housing needs assessment.

Over the past year, the Growth Management Policy Board has been leading the development of the Regional Housing Strategy. The board developed a [work plan](#) for the project, reviewed the [Regional Housing Needs Assessment](#) in detail, and, most recently at its May and June meetings, discussed draft strategies to address housing supply, stability, and subsidy.

Based on the findings of the Regional Housing Needs Assessment and an understanding of housing efforts currently underway in the region, the Regional Housing

Strategy has the potential to further existing efforts and propose new tools and actions for regional stakeholders to consider.

Tools and actions fall into three key areas:

- **Supply** – housing production, capacity, and zoning
- **Stability** – displacement mitigation, tenant protections, and access to affordable housing
- **Subsidy** – funding, financing, and incentives

The Regional Housing Strategy is intended to serve as a “playbook” of regional and local actions that move towards the region’s goals of preserving, improving, and expanding housing; providing a range of affordable, accessible, healthy, and safe housing choices to every resident; and promoting fair and equal access to housing for all people.

The Regional Housing Strategy is an opportunity to develop overarching regional approaches that increase consistency and collaboration in housing work, and local and individual actions that can be tailored to communities based on needs and opportunities. Although PSRC provides the [Housing Innovations Program](#), with nearly 50 tools that can be used to increase housing opportunity and encourage affordability, the Regional Housing Strategy seeks to identify those actions that have the greatest impact, that need a coordinated approach across jurisdictions, and that best support the Regional Growth Strategy and other policy objectives.

Implementation

The collective work of PSRC, counties, cities, and other agencies and organizations is needed to implement the Regional Housing Strategy and meet the region’s housing needs. Many of the needed actions require work by individual cities and counties as zoning and permitting are local functions.

Cities and counties, however, must be strategic in allocating funding, resources, and organizational capacity to take on planning projects in addition to the required 2024 plan update, such as new rezones and code amendments. Recognizing that individual cities and counties have limited capacity, most communities in the region have been forming regional housing agencies, such as ARCH and SKHHP in King County, AHA in Snohomish County, and SSHAP in Pierce County. These organizations may be critical to the implementation of the Regional Housing Strategy. Coordination at the subregional level has also proven effective for state and federal advocacy work and for engaging with major employers and other private sector stakeholders.

During the development of VISION 2050, the board discussed how jurisdictions need to hold each other accountable for meeting growth objectives and allowing for housing. As a regional planning agency, PSRC does not have regulatory authority to enforce the actions of the Regional Housing Strategy, but there may be opportunities to incentivize housing actions through regional funding programs or other innovative approaches. PSRC could expand its role in technical assistance to potentially include model code

and ordinances and exploratory research to expand the region’s “toolbox” of housing tools, within the limits of the agency budget and work program. Additionally, some of the actions called for in the draft Regional Housing Strategy require action at the state and/or federal level.

At the June meeting, the GMPB expressed support for reaching out to multi-jurisdictional groups and other housing forums such as the King County Affordable Housing Committee to explore how to better utilize existing staff and minimize duplication. Board members also stressed the need to think about how to craft a monitoring program that takes local conditions into account.

Based on this feedback, the following implementation approaches to address existing barriers in capacity, resources, and funding are proposed for Board review and discussion.

	Capacity	Resources	Funding
Federal			Expand LIHTC, Section 8, to build and preserve income restricted units Expand home ownership and down payment assistance
State	Support local jurisdictions in advocating for Federal reforms	Provide technical assistance to support comprehensive plan updates and ongoing housing work	Expand the Housing Trust Fund to build and preserve income restricted units Expand home ownership and down payment assistance
PSRC	Support state and local efforts to advocate for funding reforms Convene stakeholders to increase collaboration, resource sharing, and public-private partnerships	Provide technical assistance to support local work, including guidance on engaging community members, and model codes and ordinances Provide data and research including	Explore financial incentives for housing actions

	Capacity	Resources	Funding
		ongoing monitoring of implementation efforts, and exploring the feasibility of potential new tools and resources	
Sub-Regional Agencies	Support state and local efforts to advocate for funding reforms Convene stakeholders to increase collaboration, resource sharing, and public-private partnerships	Support local audits of existing development regulations and revise as needed Increase consistency in development regulations	Establish and/or expand a capital fund
Local Jurisdictions	Join a multi-jurisdictional agency, if applicable	Rezone/upzone Establish/expand tenant and landlord programs Audit existing development regulations and revise as needed	Contribute to multi-jurisdictional agency capital funds, if applicable Audit existing and potential local revenue sources and adopt new sources as needed

Questions for the Board about implementation of the Regional Housing Strategy:

- What is needed most to implement the strategy?
- How can PSRC support the implementation of this work?

Regional Housing Strategy Goals and Actions – Supply, Stability, and Subsidy

Over the past six months, PSRC boards and committees have provided feedback and direction on the development of the draft tools and actions for the Regional Housing Strategy. At the May and June meeting, the Growth Management Policy Board discussed the Supply, Stability, and Subsidy goals and actions. Staff also briefed the Executive Board on the Regional Housing Strategy at the May meeting.

Both the GMPB and Executive Board members expressed support for the project direction overall and the strategies included in the draft outline. Board members expressed support for proposed tools and actions, including:

- Include affordable units in new development
- Provide resources and paths to home ownership

- Better leverage funding and support from private partners
- Tools to mitigate residential displacement
- Increase housing choices in all communities
- Importance of providing housing options near job centers

Minor changes to the draft document, including additional language in the introductory narrative and wording changes to the draft strategies, were made to address board comments, specifically:

- Emphasize accessibility and universal design in new development
- Acknowledge increased costs to build housing, specifically historically high lumber costs
- Emphasize need for action now and in the longer term to address the region's housing crisis

Board members also expressed interest in exploring additional and/or strengthening proposed tools and actions that may result in more substantive changes, including:

- Leverage transportation funding to incentivize upzones or significant housing actions
- Ensure savings resulting from amended development regulations are passed on to renters and owners
- Require affordable housing in new residential development near transit as mandates have proven more effective than incentives in many places
- Actions and tools for less urbanized places without transit, such as Main Street revitalization

Staff recommend using the public comment period to gather additional feedback from stakeholders on these potential substantive changes and to revisit potential changes once feedback is compiled and shared with the board.

See Attachment A - Draft Regional Housing Strategy for the full draft document.

Questions for the Board:

- Is anything needed prior to releasing the draft for public comment?

NEXT STEPS

At the board's direction, staff will use July and August to seek input from housing agencies and stakeholders as well as public comment. Staff plan to use a variety of methods to solicit feedback, including the [PSRC Engage website](#).

The board will have the opportunity to review feedback received on the draft strategy and discuss potential revisions and refinements to the document in the fall.

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

Attachments:

A - Draft Regional Housing Strategy, dated 6/24/21

Regional Housing Strategy

This draft is intended to provide material for the Growth Management Policy Board to respond to and to expand and/or revise as needed.

Ensuring that all people have a range of safe and affordable housing choices is essential to creating a healthy and prosperous future for the region.

In the central Puget Sound region, where the housing market is becoming increasingly unaffordable, many residents experience housing instability daily. Many residents in the region are facing an unprecedented challenge in finding and keeping a home that they can afford. Meeting the housing needs of all households at a range of income levels is integral to promoting health and well-being and creating a region that is livable for all residents, economically prosperous, and environmentally sustainable. Housing access and affordability continues to be a major challenge for the region, and limits the region in achieving other mobility, equity, environmental, and economic goals.

The central Puget Sound region's housing landscape reflects more than market forces and conditions. It is also the product of decades of public policies and private practices that, throughout the 20th century, often excluded lower-income households, immigrant communities, and people of color from accessing housing and living in certain areas. Together, past and current housing practices have perpetuated substantial inequities in wealth, ownership, and opportunity, and they continue to create barriers to rectifying these conditions. Regional housing work is approached with an awareness of this legacy and of the comprehensive work needed to redress it.

Housing access and affordability are goals of the state Growth Management Act (GMA) and key policy areas in VISION 2050, the region’s long-range plan for growth. Recognizing that housing access, affordability, choice are regional issues that do not stop at a jurisdiction’s borders, VISION 2050 calls for a coordinated regional housing strategy. In addition to addressing existing gaps and needs, VISION 2050 identifies the need for more housing of all types to meet the needs of the region out to 2050.

Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

GMA housing goal

Cities and counties throughout the region have a long history of planning for housing. Local comprehensive plans address housing access and affordability. Partnerships, like A Regional Coalition for Housing (ARCH), bring cities together to enact housing ordinances and to fund construction. Cities and counties are adopting new subarea plans for downtowns, town centers, and transit stations to allow for more housing in denser, mixed-use development. Yet, even with the many successes, every community has a continuing and active role to play in meeting the region’s housing needs.

This strategy calls out the highest priority goals and actions to best implement VISION 2050 and meet the housing needs of our communities. These strategies will have the greatest impact at the necessary scale. However, actions such as zoning changes, renter protections, and funding often rely on individual local and agency actions that may be challenging to implement. Implementing these actions will require substantial efforts, shared accountability, and may meet resistance. The region is about two years behind in housing production and continuing to face acute housing challenges. If we are to meet the region’s housing needs now and, in the future, cities, counties, agencies, coalitions, businesses, and other housing advocates need to begin now to implement these strategies.

What is the Regional Housing Strategy?

The Regional Housing Strategy is a “playbook” of regional and local actions to preserve, improve, and expand housing stock in the region. The aim is to make a range of affordable, accessible, healthy, and safe housing choices available to every resident and to promote fair and equal access to housing for all people.

The Regional Housing Strategy is intended to:

- Support the Growth Management Act and VISION 2050
- Provide a coordinated, data informed, and ambitious framework to address current and future housing needs for all residents

- Recognize and support the different roles local jurisdictions, agencies, and partners play in preserving and expanding both affordable and market-rate housing
- Inform, complement and advance future housing planning actions at regional, countywide, and local levels
- Center equity and use a racial equity lens to assess disparities, engage residents, and minimize burdens to vulnerable communities

This work began with development of the first region-wide assessment of housing needs. The [Regional Housing Needs Assessment](#) addresses the central question of “What are gaps between current and projected housing needs and housing supply?” The needs assessment analyzed the region’s housing stock and demonstrated how local and subregional housing need and supply fit into the regional picture. The Regional Housing Strategy is informed by the findings of the Needs Assessment, Growth Management Policy Board feedback, stakeholder outreach, and discussions among focus groups.

The Regional Housing Strategy will help guide and support upcoming local comprehensive plan updates. By providing data, guidance, and technical assistance, PSRC supports jurisdictions in their efforts to adopt best housing practices and establish coordinated local housing and affordable housing targets. More information about the Regional Housing Strategy and housing resources can be found at psrc.org/housing.

The Regional Housing Strategy is organized around the areas of supply, stability, and subsidy as a way to recognize the multiple facets of housing challenges. As a regional tool, it seeks to identify those strategies that are most important to address through regional and multijurisdictional coordination and those local actions that are essential to the implementation of VISION 2050.

Regional Housing Strategy Goals and Actions

The Regional Housing Needs Assessment underscores that it is increasingly difficult for people living and working in the central Puget Sound region to find housing that is affordable. With a need for more than 800,000 new housing units and more than a third of households anticipated to be at moderate- and lower-income levels, VISION 2050 aims to increase the construction of housing and to build more housing that is affordable to more families. In response to this need, the Regional Housing Strategy calls for three areas of action:

Supply: Build more housing of different types

To meet the region's vision for a more livable, prosperous, and equitable future, more housing is needed of different types, costs, and with access to jobs, transit and services.

Stability: Provide opportunities for residents to live in housing that meets their needs

As the region grows and become a more expensive place to live, many households are at a serious threat of being displaced from their communities. More housing options and strategies are needed to help people have the option to stay in their neighborhoods.

Subsidy: Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents

At the lowest income levels, the market is not capable of building housing at a cost that is affordable. Eliminating cost burden for households will require a major increase in funding to subsidize housing costs and to build more housing affordable to households earning less than \$50,000 per year.

Supply: Build more housing of different types

The region needs more housing of varied types in all communities. The region is two years behind in housing production and needs over 800,000 new housing units to accommodate the region's needs by the year 2050. Not keeping up with population growth has exacerbated the upward pressure on housing costs. The region needs to build more housing to address the current backlog and reduce the impact on housing prices and rents.

Although jurisdictions do not typically build housing, zoning and development regulations at the local level play a significant role in whether and how much housing is built as the construction industry responds to growth. Most cities and counties have sufficient zoned capacity for growth in accordance with Buildable Lands reports. Even so, this capacity is not always located near transit stations, schools, jobs, or services, and zoning may not encourage the types of housing that best corresponds to needs or planned infrastructure. While the region is making major investments in transit and ferries, often the zoning near these transit station areas reflects

decisions made decades ago. The Supply strategies call for a reexamination of residential zoning to create more places for multifamily and middle density housing and to reform single family zoning to increase flexibility and opportunities.

To reflect these needs and opportunities to improve housing supply, the Regional Housing Strategy calls for:

- Allow for more multi-family housing choices near transit to provide greater access for more people
 - **Increase the opportunity for moderate and higher density housing** to meet the goal of 65% of residential growth to be located near high-capacity transit stations. This could include increasing the land zoned for multifamily and mixed-use housing and revising multifamily zones to increase heights and densities. Areas near high-capacity transit stations, such as light rail, should be zoned for the highest housing densities.
- Allow for more middle density housing to provide greater housing choice for people at all stages of life
 - **Increase zoning that allows for moderate density “missing middle” housing** to increase opportunities for townhomes and multiple units in neighborhoods with infrastructure, services, and amenities. Zoning that supports moderate densities is limited in the region, while these forms of housing have been shown to be less costly than either single-family homes or higher density developments. Moderate density housing can fit well within established neighborhoods and significantly increasing housing supply and choices.
- Allow for more housing choices within single-family zones to provide greater housing choice and less costly ownership options throughout the region.
 - **Reform single-family zoning** to increase opportunities for small lots, zero-lot line, accessory dwelling units, and duplexes that serve a wider range of households, including singles, couples, seniors, and smaller families. The vast majority of zoning in the region is for exclusively single-family development, often requiring large lots. Due to the extensive amount of single-family zoning, even modestly increasing housing opportunities in single-family zones can have a significant regional impact in both more and less urbanized places.
- Reduce the costs to build housing
 - **Increase densities, reduce minimum lot sizes, and reduce or eliminate parking requirements** to make it less costly per unit to build homes. Costs make home ownership increasingly out of reach for families and make development of more affordable housing choices difficult. Allowing increased densities, smaller lots, and less parking can significantly reduce the per unit costs of market-rate housing and affordable housing.

- **Increase development predictability** through cross-jurisdiction coordination and multi-jurisdiction housing organizations that works to increase regulatory consistency and reduce complexity. Developers report that varying regulations in jurisdictions across the region results in complexity and greater costs for housing.

Stability: Provide opportunities for residents to live in housing that meets their needs

The rising cost of housing threatens the ability of people to remain in their communities. The housing market has experienced great highs and lows that have benefitted some and created and exacerbated hardship and inequalities for others. Following the precipitous drop in housing prices and foreclosures of the recession, the region's economic upswing and strong job growth in the 2010s have fueled dramatic increases in rents and home prices. Despite job losses due to the COVID-19 pandemic and the resulting financial impact on many households, home prices have continued to increase in the region. Some may have been able to take advantage of historically low mortgage interest rates or lower rents, while others are in a challenging position due to loss of income and face the potential of eviction or foreclosure. An imbalanced recovery may further the threat of displacement of low-income households and people of color. As a result, housing costs are a greater burden for many households today than a decade ago, leaving less for other basic needs and amenities. Renters, and renters of color in particular, face a considerable shortage of affordable housing opportunities. And these households are often the most at risk of losing their housing and experiencing homelessness.

Regional growth centers and communities near transit are home to more people of color and higher concentrations of poverty than the region as a whole. As these central places continue to grow and develop, residents and businesses who contribute to these communities should have the option to remain and thrive and take advantage of new amenities and services. The Stability strategies call for education and financial support to provide opportunities for residents to continue to live in community, and to promote development that ensures housing is near transit, childcare, and other services and amenities needed to improve quality of life.

To reflect these needs and opportunities to improve housing stability, the Regional Housing Strategy calls for:

- Strengthen tenant assistance and protections to provide opportunities for residents to continue to live in their communities
 - **Provide tenant counseling and assistance and landlord education** to further fair housing and the ability of tenants to remain in safe, healthy housing. Cities can work cooperatively and through local housing agencies to provide assistance,

education, and to ensure available affordable housing meets basic health and safety standards.

- Increase access to home ownership
 - **Advocate for a bill to support equitable home ownership assistance** that expands home ownership and down payment assistance programs to provide support for renters seeking to purchase a home in their community. Often renters are able to afford the monthly costs of housing, but lack the ability to make the down payment at the costs of housing today. Past efforts to provide low-cost mortgages and low-interest loans have been successful at increasing homeownership. A modern federal program could work use these tools to improve access to home ownership to low-income families and people of color.
- Increase services and amenities to provide access to opportunity in low opportunity areas experiencing housing growth.
 - **Incentivize early childhood education centers, medical care, and other community serving commercial uses in mixed-used development.** Stable, affordable housing and community serving commercial uses – such as early education, medical care, community banking, and social services – set the foundation for economic opportunity. Families in the region face high housing cost burdens and are often displaced from high opportunity areas. Community-serving commercial uses are similarly being displaced, and there is already a shortage of services in many communities. Development regulations can help to accelerate the development of community-serving commercial uses as ground floor commercial uses in new mixed-use development.
- Leverage growth near transit and higher opportunity areas to incentivize and/or require the creation and preservation of long-term affordable housing
 - **Use voluntary and/or mandatory incentives** to include affordable housing in all new development in proximity to transit and in higher opportunity areas. Transit station areas are most at risk of displacement as they grow and people seek to take advantage of the region’s investments in transportation. Providing housing for moderate- and low-income households will increase the opportunities for families to remain in their communities even as they growth and change. These areas are particularly suited to incentives and affordability requirements that can be included as areas near transit are zoned for higher densities. Other higher opportunity areas, including single family zones, may also be suited to affordability incentives that can leverage strong housing markets to increase inclusion.
 - **Adopt MFTE in all areas near frequent transit** where allowed under state law. The multifamily tax exemption allowed by state law has been shown in PSRC’s survey of local jurisdictions to be the most effective tool at creating more housing and

housing units at moderate-income levels. Continuing and expanding its use to all allowed areas would be a major factor in creating housing for households earning less than 80% AMI. MFTE could be used with other incentives, funding and tools to also reach lower income levels. Smaller communities may need assistance from multi-jurisdiction housing organizations to implement MFTE.

Subsidy: Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents

Homes provided by the private market make up most housing in the region. However, the private market alone cannot provide housing for all residents. Income restricted units (often also referred to as subsidized units) – made possible with federal, state, and local funding and incentives that ensure long-term rent or income restrictions – provide affordable housing that the private market cannot. Rent restrictions are typically set at 30 percent of the household’s income, meaning that, ideally, no one living in a subsidized unit is cost burdened. Income restricted units are typically targeted to meet the needs of low and very low-income households as well as who need specific services.

The region cannot fully address affordability needs until the housing needs of extremely low-income (less than 30 percent AMI) households are met. Addressing the needs of the lowest income households will cause a chain reaction, freeing up more moderately priced housing units that are more affordable for households at higher income thresholds. The current housing crisis is not something that we can “build out way out of” with market rate housing alone. This will require significant incentives, subsidies, and funding as the private market cannot produce housing affordable to these households without public intervention. The Subsidy strategies call for identifying existing and new funding sources from a variety of housing stakeholders.

To reflect these needs and opportunities to improve housing subsidy, the Regional Housing Strategy calls for:

- Identify public, private, and philanthropic funding to increase affordable housing and access to housing for lower-income families
 - **Advocate for substantial federal and state funding** to address affordability for very low-income households. The federal government provides tax incentives for homeownership, that primarily benefits higher income households, but spending directed toward low-income households has decreased compared to historic levels. Federal rental assistance targets households with incomes below 30 percent of the median level, which are often elderly people, people with disabilities, and working poor families. Due to funding limitation, rental assistance programs only reach a fraction of those with needs. More funding for

assistance and to build more affordable housing options is necessary to meet the needs for very low-income households. Further, addressing the need for housing at very low-income levels adds to the overall availability of housing and reduces pressure on the housing market, creating greater housing opportunities for those families at low- and moderate-income levels.

- **Encourage major employers to finance affordable housing** construction and preservation to provide opportunities for employees to live closer to where they work. Employers are increasingly seeing housing access as critical to attracting employees, contributing to livable communities, and a moral responsibility. Major employers have recently committed to spending millions towards affordable housing and homelessness. Local jurisdictions and housing organizations can facilitate continued corporate involvement.
- **Expand local funding options** and how they are used across the region. Adopting a housing levy or increasing general funds towards housing may be challenging for communities. However, local funding can be critical to “match” other funding sources and to demonstrate an ongoing commitment to increasing housing affordability. Local housing levies and funds have played a significant role in building housing and are often coordinated through subregional housing agencies. Recognizing that it may be impossible for smaller communities to individually develop and manage local housing funds, strengthening multi-jurisdiction housing organizations may be key to raising and coordinating housing funding.

Next Steps

Implementation

The collective work of PSRC, counties, cities, and other agencies and organizations is needed to implement the Regional Housing Strategy and meet the region’s housing needs. Many of the needed actions require work by cities and counties as zoning and permitting are local functions.

Cities and counties must be strategic in allocating funding, resources, and organizational capacity to take on planning projects in addition to the required 2024 plan update, such as new rezones and code amendments. Recognizing that individual cities have limited capacity, most communities in the region have been forming regional housing agencies, such as ARCH and SKHHP in King County, AHA in Snohomish County, and SSHAP in Pierce County. Although some of these organizations are new and small, they may be critical to the implementation of the Regional Housing Strategy in their ability to coordinate work across multiple jurisdictions. Coordination at the subregional level has also proven effective for state and federal advocacy work and for engaging with major employers and other private sector stakeholders.

During the development of VISION 2050, the board discussed how jurisdictions need to hold each other accountable for meeting growth objectives and allowing for housing. As a regional planning agency, PSRC does not have regulatory to enforce the actions of the Regional Housing Strategy, but there may be opportunities to incentivize housing actions through regional funding programs or other innovative approaches. PSRC also has opportunities to expand its role in technical assistance to potentially include model code and ordinances and exploratory research to expand the region’s “toolbox” of housing tools. Additionally, some of the actions called for in the draft Regional Housing Strategy require action at the state and/or federal level and coordination with private partners.

Based on this feedback the following implementation approaches are proposed to address existing gaps in capacity, resources and funding.

	Capacity	Resources	Funding
Federal			Expand LIHTC, Section 8, to build and preserve income restricted units Expand home ownership and down payment assistance
State	Support local jurisdictions in advocating for Federal reforms	Provide technical assistance to support comprehensive plan updates and ongoing housing work	Expand the Housing Trust Fund to build and preserve income restricted units Expand home ownership and down payment assistance
PSRC	Support state and local efforts to advocate for funding reforms Convene stakeholders to increase collaboration, resource sharing, and public-private partnerships	Provide technical assistance to support local work, including guidance on engaging community members, and model codes and ordinances Provide data and research including	Explore financial incentives for housing actions

	Capacity	Resources	Funding
		ongoing monitoring of implementation efforts, and exploring the feasibility of potential new tools and resources	
Sub-Regional Agencies	Support state and local efforts to advocate for funding reforms Convene stakeholders to increase collaboration, resource sharing, and public-private partnerships	Support local audits of existing development regulations and revise as needed Increase consistency in development regulations	Establish and/or expand a capital fund
Local Jurisdictions	Join a multi-jurisdictional agency, if applicable	Rezone/upzone Establish/expand tenant and landlord programs Audit existing development regulations and revise as needed	Contribute to multi-jurisdictional agency capital funds, if applicable Audit existing and potential local revenue sources and adopt new sources as needed

Typology

The Regional Housing Strategy provides the region an opportunity to take a more coordinated approach to address housing access and affordability. However, no two communities are alike. They serve different functions in the region, such as dense downtown central business districts, smaller mixed-use neighborhood districts, and less dense single-family neighborhoods. At the local level, these places vary in their needs for housing investments and interventions, just as the people who live and work in these communities differ in their access to education, employment, housing, and other amenities and services to allow them to lead a successful life. Moreover, the local visions for these communities may differ greatly in terms of the amount and scale of future residential growth anticipated. Accordingly, there is no one-size-fits-all approach to the strategies that will help a community thrive and grow with equitable outcomes for current and future community members.

A typology is a way to retain a commonality of approach regionally while tailoring recommendations to specific locations based on their needs and opportunities. This classification framework assesses current conditions and utilizes existing regional policy to develop a framework to link appropriate implementation strategies to communities with common characteristics. The typology therefore would have two primary functions: 1) to assess existing community conditions and 2) to identify appropriate tools and actions to support housing access and affordability now and as places change and grow.

Following the adoption of the Regional Housing Strategy, PSRC will work with stakeholders to develop and use a typology to identify the strategies, tools, and actions that have the most potential to make an impact in different types of places.

Monitoring

In consultation with jurisdictions and other stakeholders, PSRC will develop a framework to track performance and outcomes over time and identify challenges or barriers over time. Performance measures should support the housing goal and policies in VISION 2050 and the strategies identified in the Regional Housing Strategy. Measures may include assessment of demographic characteristics, housing affordability, employment, amenities, and access to opportunity.



Puget Sound Regional Council

DISCUSSION ITEM

June 24, 2021

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Planning for Stormwater Parks**

IN BRIEF

PSRC staff will update the Growth Management Policy Board on the stormwater parks project prior to publishing an offer for technical assistance. Kitsap County staff will also share Kitsap County's experience in developing Manchester and other stormwater parks.

DISCUSSION

Puget Sound recovery is one of the key strategies of VISION 2050. Stormwater pollution and changes in the hydrology of runoff patterns are among the biggest threats to Puget Sound water quality. Land use and transportation development practices have the potential to either degrade or improve water quality and hydrology. Policy MPP-En-18 seeks to reduce stormwater impacts from transportation and development through watershed planning, redevelopment and retrofit projects, and low-impact development.

Developing stormwater parks is one innovative strategy for Puget Sound recovery that can fix legacy stormwater problems in an efficient way by both treating stormwater from a larger area and providing recreational opportunities. For example, [Manchester Stormwater Park](#) in Kitsap County doubles as a regional stormwater treatment facility and a public park.

PSRC was awarded a Puget Sound National Estuary Program grant of almost \$200,000 by Puget Sound Partnership and the Environmental Protection Agency to help catalyze the development of new stormwater parks. The project has three main parts:

- Share lessons learned from already-built stormwater parks

- Identify opportunities for stormwater park retrofits regionwide and provide technical assistance for the planning of up to four new stormwater parks
- Develop a guidance document on planning for stormwater parks

The project started in mid-2020 with the board providing direction on the work plan. In January 2021, during the discussion of Puget Sound Recovery, the board helped to identify stormwater parks in the region that could be profiled. PSRC prepared fact sheets on seven stormwater parks in the region highlighting their approach to integrating water quality and park features. A summary document is available on PSRC's stormwater parks webpage (<https://www.psrc.org/our-work/stormwater-parks>).

At the board's July meeting, PSRC staff will provide an overview and lessons learned from these stormwater parks. In addition, Kitsap County Stormwater Program Director, Michelle Perdue, and Capital Improvements Project Manager, Tim Beachy, will share Kitsap County's experience in developing Manchester and other stormwater parks.

The next part of the project will provide technical assistance for the planning of up to four new stormwater parks, ideally one in each county. The technical assistance will be provided by qualified consultants with experience in performing feasibility studies, conceptual planning, and other early planning work for stormwater parks. PSRC will be issuing a call for technical assistance to local jurisdictions for stormwater park planning projects later this month. Information about this opportunity will be sent to PSRC's contacts, posted on the stormwater parks webpage, and presented at Puget Sound Partnership-related meetings. Feedback from the board on additional ways to solicit proposals for the technical assistance is welcome.

Criteria for selecting the four locations to receive the technical assistance will address advancing racial equity by prioritizing low-income and communities of color underserved by parks, trails, open space, and tree canopy. Additional criteria will be provided in the call for technical assistance.

In addition to attempting to catalyze new stormwater opportunities in the region, the findings from this work will be summarized in a guidance document on planning for stormwater parks that it is hoped will facilitate additional stormwater park development in the region. Jurisdictions interested in receiving technical assistance are encouraged to reach out to PSRC staff.

NEXT STEPS

The board is encouraged to share information on stormwater parks and the technical assistance opportunity with their staff in public works, parks, planning, natural resources, and other departments. PSRC staff will provide updates to the board on future phases of the project.

For more information, contact Erika Harris at eharris@psrc.org.



Puget Sound Regional Council

INFORMATION ITEM

June 24, 2021

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Seeking Members for Regional Transit-Oriented Development Committee**

IN BRIEF

At its May meeting, the Growth Management Policy Board adopted an updated charter for the Regional TOD Committee. The [updated charter](#) restructures the committee to better implement VISION 2050, the region's long-range plan for growth. PSRC is seeking members for the newly relaunched [Regional Transit-Oriented Development Committee \(RTODC\)](#) and asks the board to help spread the word.

DISCUSSION

The RTODC is a technical working group focused on equitable transit-oriented development (TOD), tracking progress in the region, and supporting local efforts to develop equitable communities around major transit investments.

The committee supports the implementation of TOD-related goals in [VISION 2050](#):

- Advance and monitor the VISION 2050 growth goals of 65% of population and 75% of employment growth in proximity to high-capacity transit.
- Support equity in TOD areas and address displacement of resident and businesses.
- Align affordable housing efforts with transit investments.

The 21-person committee will include representatives from government, business, and nonprofit organizations from across the four-county region. The following seats are open:

- Staff from PSRC Member Cities and Counties. The committee will include jurisdictions of all sizes and modes of high-capacity transit and at least one member from a jurisdiction in each of the four counties (7 seats)
- Developers and Real Estate Professionals, which includes non-and for-profit developers, real estate professionals, and housing trade organizations (3 seats)
- Housing Organizations, which includes organizations like county housing consortia and subregional housing groups (3 seats)
- Community, Equity, Environment Organizations (2 seats)

Additional seats will be appointed to represent local transit agencies, Sound Transit, the Washington State Department of Transportation, and the Growth Management Policy Board.

Please spread the word to city/county staff or organizations that you believe will be a good fit for the committee. **Deadline to complete the [Interest Form](#) (city and county staff) or [Application](#) (other interested parties) is July 16, 2021.**

More information and applications materials are available [online](#). Committee members will be selected in August, and the new Regional TOD Committee will hold its first meeting in September.

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