



Puget Sound Regional Council

Growth Management Policy Board

Thursday, May 6, 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.

Watch the meeting live stream at <https://www.psrc.org/boards/watch-meetings> or listen by phone at 1-888-475-4499, Meeting ID: 951 8773 9252, Passcode: 806144

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 April 1, 2021
- 6. Action Item (10:20)**
 - a. Approve Regional Transit-Oriented Development Advisory Committee Charter Update -- *Laura Benjamin, PSRC*
- 7. Discussion Item (10:35)**
 - a. School Siting Briefing Paper Update -- *Ben Kahn, PSRC*
- 8. Discussion Item (10:45)**
 - a. Equity Advisory Committee -- *Charles Patton, PSRC*
- 9. Discussion Item (11:00)**
 - a. Regional Housing Strategy: Tools and Actions -- *Laura Benjamin, PSRC*

10. Discussion Item (11:45)

a. Countywide Planning Policies Update -- *Liz Underwood-Bultmann, PSRC*

11. Next Meeting: June 3, 2021, 10:00 a.m. - 12:00 p.m.

Major Topic for June:
Regional Housing Strategy

12. 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, Call 206-402-1334.



Puget Sound Regional Council

MINUTES Growth Management Policy Board April 1, 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 10:02 a.m. by Chair Bader.

COMMUNICATIONS AND PUBLIC COMMENT

No public comments were received.

CHAIR'S REPORT

Chair Bader announced Barb Mock, with Snohomish County representing the Regional Staff Committee, has retired and Peter Mayer, with Metro Parks Tacoma representing Community/Environment, was appointed by Governor Inslee to Director of Washington State Parks. Chair Bader congratulated both Ms. Mock and Mr. Mayer on each of their new chapters.

DIRECTOR'S REPORT

Director of Growth Management Paul Inghram announced the Executive Board took action to create an Equity Advisory Committee. Mr. Inghram shared that the draft of the Regional Housing Needs Assessment had been released along with the Growth Targets Guidance Paper. An update was provided on target setting and the progress on Countywide Planning Policies. Mr. Inghram also shared two upcoming online events, PSRC's General Assembly on April 29 and the Stormwater Summit scheduled for May 18 and 19. Also, PSRC's office building has installed a new electric vehicle charging station on P4A.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held March 4, 2021

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

PLAN REVIEW MANUAL UPDATE

Senior Planner Andrea Harris-Long presented on the Plan Review Manual update. Staff met with a working group consisting of regional staff from October 2020 – February 2021. The Plan Review Manual update incorporated feedback including adding to the checklist icons to highlight what changed between VISION 2040 and VISION 2050. An updated website is coming with a resource page. Ms. Harris-Long also provided an overview of the work to be done by PSRC staff and local staff leading up to board action to certify policies and plans.

OPEN SPACE CONSERVATION TOOLS AND REGIONAL TRANSFER OF DEVELOPMENT RIGHTS

Senior Planner Erika Harris started the presentation highlighting the Conservation Toolkit work currently being done. The draft toolkit will be available in fall 2021 and the final version in early 2022.

Michael Murphy, Transfer of Development Rights (TDR) Program Manager with King County presented on TDR models in King County. The goal of the program is to permanently protect open space in rural and resource lands by directing development away from those areas and driving development to urban areas. The program is completely voluntary. The Snoqualmie Forest is an example of a TDR where the land is forever protected from development and will stay a working forest.

Nick Bratton, Senior Director of Policy with Forterra presented on Regional TDR. In Pierce and King counties, the counties are the facilitators for their TDR banks. Forterra plays the role of facilitator in Snohomish County. Skip Swenson, Vice President Policy & Programming with Forterra presented on the Landscape Conservation & Local Infrastructure Program. This program opens up transfers in Snohomish, King, or Pierce counties which is different from in county TDR programs.

NEXT MEETING

Vice Chair Prince announced the next meeting is scheduled for May 6, 2021.

ADJOURN

The meeting adjourned at 11:56 a.m.

GROWTH MANAGEMENT POLICY BOARD Attendance Roster – April 1, 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
 Councilmember Megan Dunn, Snohomish County
Deputy Mayor Phillippa 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
Councilmember Tola Marts, Issaquah – Other Cities & Towns in King County
 Robin Mayhew, Transportation Agency – WSDOT
Dick McKinley, Alderwood Water & Wastewater District
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
 Edna Shim, Seattle Children's – Business/Labor
 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
 *Commissioner Paul McIntyre, Alderwood Water & Wastewater District
 Councilmember Michael Pollock, Bainbridge Island – Other Cities & Towns in Kitsap County
 Rob Purser, Suquamish Tribe
 Councilmember Dan Strauss, Metropolitan Center—Seattle
 Andrew Strobel, Puyallup Tribe of Indians

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

Laura Benjamin, PSRC
Nick Bratton, Forterra
Carolyn Downs, PSRC
Aaron Hallenberg, Pierce County
Erika Harris, PSRC
Andrea Harris-Long, PSRC
Paul Inghram, PSRC
Kathryn Johnson, PSRC
Thara Johnson, City of Bellevue
Piset Khuon, PSRC
Kristin Mitchell, PSRC
Michael Murphy, King County
Valerie Smith, Department of Commerce
Skip Swenson, Forterra
Liz Underwood-Bultmann, PSRC



Puget Sound Regional Council

ACTION ITEM

April 29, 2021

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Approve Regional Transit-Oriented Development Advisory Committee Charter Update**

IN BRIEF

The Regional Transit-Oriented Development Advisory Committee (RTODAC) recommends approval of an updated committee charter. The Growth Management Policy Board will be asked to take action on the updated charter at its May meeting.

The RTODAC serves as an advisory committee to the Growth Management Policy Board. The adoption of VISION 2050 provides an opportunity to restructure the RTODAC to support VISION 2050 and to better align with current and future regional transit-oriented development (TOD) work.

RECOMMENDED ACTION

The Growth Management Policy Board should:

Adopt the updated Regional Transit-Oriented Development Advisory Committee charter as presented in Attachment A.

DISCUSSION

The central Puget Sound region is investing heavily in high-capacity transit and expanding light rail, bus rapid transit, and passenger ferry service. VISION 2050 incorporates a renewed focus on locating growth near current and future high-capacity transit facilities. Rail, ferry, and bus rapid transit station areas are ideal for increased

density, new residences, and businesses—referred to as transit-oriented development (TOD). Allowing for greater employment and population growth within walking distance to high-capacity transit promotes the use of the region’s transit systems, reduces the number of trips that require a personal vehicle, reduce environmental impacts, and provides residents access to jobs, schools, and other opportunities.

The [Regional Transit-Oriented Development Advisory Committee](#) (RTODAC) was formed in 2014 to advance the [Growing Transit Communities \(GTC\) Strategy](#), the region’s equitable TOD strategy at the time. The committee serves as an advisory committee to the Growth Management Policy Board and is comprised of [GTC Compact](#) signatories ranging from local elected officials to non-profit housing developers to transit agency staff.

Over the past six years, the committee has engaged and taken a leadership role in a variety of TOD-related efforts. Key accomplishments are listed below.

Provided direction on regional planning work:

- Transit community monitoring reports – [2017](#), [2019](#)
- TOD policies in [VISION 2050](#)

Provided comment on other TOD efforts:

- Comment letters on ST3 and Sound Transit’s equitable TOD work
- King County’s equitable TOD policy

Shared information:

- Annual events and convenings – 2015, [2017](#), [2019](#), [2020](#)
- Quarterly Talkin’ TOD newsletter

Impetus for the Restructure

The adoption of VISION 2050 provides an opportunity to restructure the committee to better align with current and future regional TOD work. VISION 2050, the region’s long-range plan for growth, focuses greater amounts of growth within regional growth centers and high-capacity transit station areas. The Regional Growth Strategy has an ambitious goal of attracting 65% of population growth to the region’s growth centers and high-capacity transit station areas, leveraging unprecedented investments to expand public transit throughout the region. With its adoption in October, VISION 2050 is now also the region’s adopted equitable transit-oriented development strategy under RCW 81.112.350, providing important guidance for regional high-capacity transit planning and development.

Goals of the Restructure

The restructure strives to:

- Continue the work set forth in the GTC Strategy and expanded in VISION 2050 to advance a broad, multi-stakeholder coalition to support equitable transit-oriented development and 65% of future population growth in proximity to transit.

- Work with PSRC staff on VISION 2050 implementation efforts, including equitable transit-oriented development, ensuring affordable housing and avoiding displacement in regional growth centers, and expanding transit access.
- Engage, educate, and mobilize stakeholders through annual convenings, including tours, conferences, webinars, and work sessions.

Process and Schedule

- ✓ Late 2020 – Discuss restructure goals with RTODAC
- ✓ Early 2021 – Staff work with RTODAC, GMPB co-chairs, and interested committee members to develop draft revised charter
- ✓ March 2021 – Draft charter to RTODAC for review. The RTODAC took action to recommend the draft charter for action by the GMPB at the March 19, 2021 meeting
- May 2021 – GMPB review and adopt updated charter
- Summer 2021 – Complete committee reorganization based on updated charter

Draft Updated Charter

The draft updated Committee charter (Attachment A) seeks to better align the committee's membership and work with the transit-oriented development goals in VISION 2050.

Key elements of the draft updated charter include:

- The committee will continue to serve as an advisory committee to the Growth Management Policy Board.
- The committee will act as a technical working group focused on performance monitoring, documentation of promising practices, and general support of local efforts to take equitable TOD from theory to practice.
- The committee will work with other TOD focused groups – Housing Development Consortium of King County TOD group, Urban Land Institute TOD group, etc. – to minimize duplication and collaborate when possible.
- The committee will be comprised of 21 technical experts from across the region. The GTC Compact will continue to inform membership. Members may be selected through an application and appointment process.
- Ad Hoc subcommittees may be formed to assist with event planning and other convenings to engage interested parties.
- The committee will focus on implementing TOD-related goals set forth in VISION 2050:
 - Advance and monitor the VISION 2050 growth targets of 65% population and 75% of employment growth in proximity to high-capacity transit. Ensure that these targets are met without displacing current residents and businesses.
 - Ensure equity in TOD.
 - Affordable housing efforts align with transit investments.

At their March 19 meeting, RTODAC expressed support for the draft updated charter, specifically understanding the need to restructure membership to better support the

TOD goals in VISION 2050. The committee voted to recommend the GMPB adopt the updated charter.

NEXT STEPS

Following the Growth Management Policy Board action, PSRC staff will work with current and prospective RTODAC members to reorganize the committee pursuant to the updated charter. The updated charter may take effect for a summer 2021 RTODAC meeting.

Attachments:

A - RTODAC Recommended Draft Updated Regional Transit-Oriented Development Advisory Committee Charter, dated April 13, 2021

B - Draft Regional Transit-Oriented Development Advisory Committee Member Application

DRAFT CHARTER
REGIONAL Transit Oriented Development (TOD) COMMITTEE
PUGET SOUND REGIONAL COUNCIL

Purpose

VISION 2050, the region's long-range plan for growth, focuses greater amounts of growth within regional growth centers and high-capacity transit station areas. The Regional Growth Strategy has an ambitious goal of attracting 65% of population growth and 75% of employment growth to the region's growth centers and high-capacity transit station areas, leveraging unprecedented investments to expand public transit throughout the region. VISION 2050 also works to combat climate change through the development of compact, walkable places, with greater access to mobility options, where the need for cars is reduced. VISION 2050 is the region's adopted equitable transit-oriented development strategy under RCW 81.112.350, providing important guidance for regional high-capacity transit planning and development.

The purpose of the Committee is to advance a broad, multi stakeholder coalition to support equitable transit-oriented development and the region's adopted goals for 65% of future population growth and 75% of employment growth to be located in close proximity to transit through research and technical assistance. The Committee's work will build on previous work with the Growing Transit Communities Strategy to provide ongoing guidance to PSRC, Sound Transit, and other agencies and organizations on implementation, coalition building within the region, and support for state and federal legislation and funding needed to create and sustain thriving and equitable transit communities in the region. The Committee will act as a technical working group focused on identifying and advancing promising equitable TOD practices, conducting performance monitoring, and supporting local efforts to take equitable TOD from theory to practice

Relationship to other PSRC Committees and Policy Boards

The Committee will serve in an advisory capacity to the Growth Management Policy Board (GMPB). The Committee will provide briefings to the Transportation Operators Committee, the Transportation Policy Board, and other PSRC Committees and Boards as appropriate. The Committee is not a PSRC policy-making board. The Committee will work with other TOD focused groups outside of PSRC to collaborate and minimize duplication when possible. The Committee has a leadership role, advising other PSRC committees and policy boards on policies and programs related to TOD implementation across the region as appropriate.

Subcommittees

The Committee may create working subcommittees with additional members to work on specific issues, including but not limited to event planning and other convenings. At the discretion of the Committee, the subcommittees will dissolve when the work is completed.

Meeting Schedule

The Committee will establish a regular meeting schedule and meet at least four times a year. Additional meetings may be scheduled by the Committee as needed.

Membership

The Committee will be composed of representatives from governmental and nongovernmental organizations from across the four-county region. The Committee will be composed of 21 members. Each member may appoint an alternate, for a total of 42 members and alternates. Alternates may attend meetings but may only participate in discussions and vote when the primary member is absent. Members shall serve as representatives of their respective jurisdictions, agencies, or organizations, and not as individual interests. Membership shall be selected by application and/or appointed with the final roster approved by the Growth Management Policy Board as follows:

- Staff from PSRC Member Cities and Counties, with at least one member representing a jurisdiction in

each of the four counties. Staff should represent local jurisdictions of various sizes and different modes of high-capacity transit from across the central Puget Sound region (7 seats) – Appointed by the Growth Management Policy Board

- Developers and Real Estate Professionals, including but not limited to non-and for-profit developers, real estate professionals, and housing trade organizations (3 seats) – Application process with priority given to Growing Transit Community Compact signatories
- Housing Organizations, including but not limited to county housing consortia and subregional housing groups such as ARCH, SKHHP, AHA, and SSHAP (3 seats) – Application process with priority given to Growing Transit Community Compact signatories
- Community, Equity, Environment Organizations (2 seats) – Application process with priority given to Growing Transit Community Compact signatories
- Local Transit Agency (2 seat) – Appointed by the Transportation Operators Committee
- Sound Transit (1 seat) – Appointed by Sound Transit
- Washington State Department of Transportation – WSDOT (1 seat) – Appointed by WSDOT
- Growth Management Policy Board Member (2 seats) – Appointed by the Growth Management Policy Board

To maintain a healthy balance of experience and fresh ideas, the Committee will ask members to serve a three-year term with an opportunity to re-apply. Vacancies on the Committee shall be filled during the next application window.

Members are expected to participate in the regularly scheduled meetings and contribute expertise and knowledge, and conduct committee work to accomplish goals in between meetings.

Recommendations

The Committee seeks to identify all sides of key issues. Recommendations are reached through consensus. When the Committee is not able to reach consensus, minority positions may be presented to the policy boards, along with the position with majority support from the Committee. The Committee will primarily make recommendations to the Growth Management Policy Board at the request of the Growth Management Policy Board. The Committee may be asked to provide recommendations to other PSRC Boards upon request.

Leadership

The Committee will have two co-chairs. One co-chair must be staff representing a local jurisdiction or other public agency. One co-chair must represent a non-governmental, private, or non-profit organization.



Puget Sound Regional Council

APPLICATION FOR APPOINTMENT TO Regional Transit-Oriented Development Committee Member Application Form

Applications are for 3-Year Terms

Complete the information below and submit via e-mail to kmitchell@psrc.org. Have questions or are unable to fill out this PDF? Please contact Kristin at kmitchell@psrc.org. **Applications are due to PSRC no later than 5pm on Day, Month XX, 2021.**

Is your organization/agency a current GTC Compact signatory? ☐ Yes ☐ No

For which seat are you applying:

☐ Housing Professionals (2 seats)

☐ Community, Equity, Environment Organizations (3 seats)

☐ Residential and Commercial Developers (2 seats)

Organization Information: Tell us about your group.

Name: _____ Incorporation Date: _____

Executive Director/Lead: _____

Address: _____ City: _____ State: _____ Zip Code: _____

County: _____ Phone #: _____ Email Address: _____

Description of organization and its functions/mission:

Candidate Information: Tell us about the candidate who would serve on the board.

Full Name: _____ Title: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone #: _____ - _____ - _____ Email Address: _____

Relevant experience and/or employment. PSRC recognizes that everyone has their subject matter expertise to contribute in this work. This expertise can come from personal lived experiences, education, employment, etc. Area(s) of expertise/contributions you feel this person could make as a committee member?

Has this person served on any PSRC board or committee in the past? If yes, which one(s)?

As a planning agency, PSRC makes decisions that shape transportation, land use, and the built environment. The agency has a responsibility to dismantle systems of inequity and reimagine a region where race can no longer predict life outcomes. How do you think equitable TOD can help to address racial equity in the central Puget Sound region?

Alternate Information: Tell us about the alternate who would serve in the members absence.

Full Name: _____ Title: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone #: _____ - _____ - _____ Email Address: _____

Relevant experience and/or employment. PSRC recognizes that everyone has their subject matter expertise to contribute in this work. This expertise can come from personal lived experiences, education, employment, etc. Area(s) of expertise/contributions you feel this person could make as a committee alternate?

Has this person served on any PSRC board or committee in the past? If yes, which one(s)?



Puget Sound Regional Council

DISCUSSION ITEM

April 29, 2021

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **School Siting Briefing Paper Update**

IN BRIEF

As part of the action to research and develop guidance on school siting, PSRC drafted a briefing paper to better understand the issues and priorities. Staff will provide a summary to the Growth Management Policy Board of the [draft briefing paper](#).

DISCUSSION

As the region continues to grow, new schools and classrooms will need to be built to accommodate a larger school-aged population, expected to increase by 160,000 by 2050. Where and how school districts locate new and expanded schools is important and influences transportation, land use patterns, and community development. Recognizing this challenge, [VISION 2050](#) includes updated policies and actions for school siting.

School Siting in VISION 2050

The Growth Management Act calls for locating urban services in urban areas and preserving the character of rural communities (RCW 36.70A.110 (4)). Consistent with this, VISION 2050 includes three policies and two actions on the topic of school siting. The policies call for collaboration among school districts and jurisdictions to site and design schools (MPP-PS-26), locating schools serving urban populations within the urban growth area (MPP-PS-27), and locating schools serving rural populations in neighboring cities and towns (MPP-PS-28). The actions call for PSRC to initiate discussions with the Office of the Superintendent of Public Instruction on modernizing school siting standards (PS-Action-3) and to research best practices to help develop a

regional approach to school siting to assist with siting schools in urban areas (PS-Action-4).

To implement the actions in VISION 2050, staff will:

- Prepare a briefing paper on challenges, legal context, and best practices
- Coordinate with the state Office of the Superintendent of Public Instruction regarding school siting practices
- Develop regional guidance and best practices

Draft Briefing Paper

The draft briefing paper seeks to capture the range of challenges, legal context, and best practices related to school siting across the central Puget Sound region. Staff reviewed key findings from the draft briefing paper at the board's March meeting. The board discussed the needs of urban and rural schools and how students and communities today have different needs than at the time many schools were built decades ago. These discussions have been instrumental in refining our understanding of local concerns and priorities.

A draft version is available for review, and staff will provide a high-level summary to the board.

NEXT STEPS

Staff will work with regional school siting stakeholders and partners to begin developing potential best practices and guidance. Staff will engage the board and stakeholders to develop a scope of implementation for these next steps later this year.

For more information, contact Ben Kahn, Assistant Planner, bkahn@psrc.org.



Puget Sound Regional Council

DISCUSSION ITEM

April 29, 2021

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Equity Advisory Committee**

IN BRIEF

At its May meeting, the Growth Management Policy Board will be briefed by staff on the Executive Board action to develop an Equity Advisory Committee and discuss how this committee can inform and support the board's work on VISION 2050 implementation. The Executive Board approved a proposal detailing the structure, functions, and membership of an Equity Advisory Committee, consistent with the VISION 2050 action to develop a Regional Equity Strategy. This will be a new standing committee reporting directly to the Executive Board.

DISCUSSION

VISION 2050 calls for PSRC to develop a plan and commit resources for an equity advisory group that can provide feedback on and help implement the Regional Equity Strategy. The Regional Equity Strategy is intended to make equity central to PSRC's work and to support the 2024 local comprehensive plan updates. The strategy will include components such as tools, resources, and best practices.

PSRC first convened the Ad Hoc Equity Advisory Design (AHEAD) Group, a short-term working group in October 2020 at the Executive Director's request to advise on the development of the Equity Advisory Committee (EAC). The AHEAD Group convened between October 2020 and February 2021 to develop a detailed proposal for the Equity Advisory Committee (EAC). The AHEAD Group included two members from each county, representing a range of public sector and community organizations working on equity issues:

- King County
 - De'Sean Quinn, Strategic Planning Manager, King County Metro
 - Hester Serebrin, Policy Director, Transportation Choices Coalition
- Kitsap County
 - Rebecca Pirtle, Volunteer Services & Communications Coordinator, Kitsap County Commissioners' Office
 - Karen Vargas, Community Activist, Kitsap ERACE Coalition
- Pierce County
 - Jacques Colon, Strategic Manager, City of Tacoma
 - Kiara Daniels, Community Relations Specialist, Spaceworks
- Snohomish County
 - Gloria Hirashima, Chief Administrative Officer, City of Marysville
 - Jacque Julien, Executive Director, Communities of Color Coalition

The group met five times to discuss options and develop a recommended approach to the Equity Advisory Committee.

The work plan for the Equity Advisory Committee will include developing the Regional Equity Strategy, which is generally outlined in VISION 2050. Additionally, the EAC will inform the work of other agency projects as well as advise PSRC committees and boards on policies and programs related to regional equity.

At its meeting on March 25, 2021, the Executive Board approved a proposal detailing the structure, functions, and membership of the Equity Advisory Committee. The committee will create an opportunity for policy board and committee members to collaborate with residents as well as staff at community-based organizations and public agencies on equity related issues. The Equity Advisory Committee will report to the Executive Board and provide periodic briefings to the Transportation Policy Board and Growth Management Policy Board, as well as other committees, when necessary. Members who are not compensated by their employers to participate in these meetings will be paid for their time, per adopted agency policy.

Additional Recommendations from the AHEAD group

In creating operating procedures (Attachment A) for the Equity Advisory Committee, the AHEAD Group also discussed community representation on and relationship to PSRC's boards. The PSRC Interlocal Agreement currently limits voting membership on PSRC policy boards and the Executive Board to elected officials. The AHEAD Group shared concerns that this limitation is inequitable and may perpetuate marginalizing voices in PSRC's decision-making. The AHEAD Group encourages the EAC to review the Interlocal Agreement to explore and provide recommendations for Executive Board consideration that address other potential inequities. The AHEAD Group also suggested strengthening the role of equity in PSRC's transportation funding process.

NEXT STEPS

Next Steps for the Equity Advisory Committee

Candidates interested in serving on the Equity Advisory Committee should submit an [online application](#) by **June 28, 2021**. Candidates selected to move forward will be asked to participate in an interview. A group comprised of community partners, committee members and PSRC staff will review applications and conduct interviews.

The Equity Advisory Committee will convene in October 2021. During the first meetings staff will help committee members develop a better understanding of PSRC and their role in agency work. Following this, EAC members will begin work on components of the Regional Equity Strategy, including an Equity Dashboard.

Next steps for the Growth Management Policy Board

The board has provided consistent guidance on elevating racial equity from the importance of including and addressing racial equity in VISION 2050 to expressing interest in how racial equity can be incorporated into local actions during the discussion of VISION 2050 implementation in February. Due to this guidance from the board, staff will return this summer with more information on equity resources including support for local planning.

For more information contact Charles Patton, Equity Manager, at CPatton@psrc.org or 206-971-3285.

Attachments:

A - Equity Advisory Committee Operating Procedures

Attachment A

EQUITY ADVISORY COMMITTEE
PUGET SOUND REGIONAL COUNCIL
 March 2021

Purpose and Responsibilities

VISION 2050, the region's long-range plan for population and employment growth, centers equity in working to ensure that Black, Indigenous, and people of color (BIPOC) communities have access to the resources necessary for them to reach their full potential and race can no longer predict life outcomes. To accomplish this goal, VISION 2050 calls for the Puget Sound Regional Council (PSRC) to collaborate with marginalized community voices that are often overlooked in regional planning, to develop a regional equity strategy.

The Equity Advisory Committee (EAC) is a cross-sector working group composed of residents as well as governmental and community-based organizations in the Puget Sound region representing BIPOC communities. The Committee will co-create products (e.g., data tools and planning resources) for the Regional Equity Strategy and other agency projects with staff and the Executive Board as well as advise PSRC committees and policy boards on policies and programs with an equity lens.

Relationship to PSRC Boards, Committees, and Staff

The Committee will report to the Executive Board. The Committee will provide briefings to other PSRC committees and policy boards as needed. Board members may attend Committee meetings if they are invited to listen and answer questions. The Committee is an advisory group responsible for making recommendations and not a PSRC policy-making board.

Subcommittees

The Committee may create working subcommittees to work on specific issues. When appropriate, PSRC staff and board members will work with Committee members to provide support. At the discretion of the Committee, the subcommittees will dissolve when the work is completed. Subcommittees may include community members and subject matter experts not on the EAC but each subcommittee shall include at least one member of the EAC.

Meeting Schedule

The Committee will meet once a month on a day and time that accommodates the needs of members. To meet the Committee's needs, PSRC may also provide virtual or in-person meeting accommodations. Meetings may be cancelled, or additional meetings may be scheduled, by the Committee as needed.

Membership

The Committee will have 15 members, composed of residents, elected officials, and staff from governmental and nongovernmental organizations focused on equity issues around the region. Members will be selected through an application process, with the initial roster determined by PSRC's Executive Committee and approved by the Executive Board. Subsequent rounds of member selection will be completed by EAC co-chairs, informed by the goals of member selection outlined in these operating procedures, and approved by the Executive Board.

To maintain a healthy balance of experience and fresh ideas, the EAC will stagger terms by allowing members of the first applicant pool to choose the length of their term, from one to three years. After

this initial term, members will serve two-year terms with an opportunity to re-apply. Vacancies on the Committee shall be filled during the next application window.

Committee members are expected to attend the regularly scheduled meetings and actively participate through sharing insights from their lived experience and areas of expertise. Committee members are also expected to review documents to prepare for and potentially accomplish tasks between regularly scheduled meetings.

Membership Composition

The composition of the Committee should provide a full range of voices and perspectives that reflect the diversity of the central Puget Sound region. Emphasis will be made to include members of communities that are not often reflected in decision-making at PSRC.

Demographic representation: Black, Indigenous, and people of color (BIPOC) communities, low-income residents, people with disabilities, youth

Trade representation: small businesses, service providers, educational institutions

There will be at least two members from each of the four counties in the region: King, Kitsap, Pierce, and Snohomish. The remaining seven seats will be at-large.

Recommendations

The Committee seeks to identify all sides of key issues. Recommendations are reached through consensus taken by a vote of the Committee when a majority of the Committee is present. When the Committee is not able to reach consensus, minority positions may be presented, along with the majority recommendation.

Leadership

The Committee will have two co-chairs selected annually by members of the EAC. The role of the co-chairs will be to facilitate discussions, delegate responsibilities to the committee, identify needs for subcommittees and help PSRC staff prepare agendas for each meeting.



Puget Sound Regional Council

DISCUSSION ITEM

April 29, 2021

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Regional Housing Strategy: Tools and Actions**

IN BRIEF

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. Board members will be asked to provide input on draft strategy goals on Stability and Subsidy and be briefed on next steps in the development of the Regional Housing Strategy.

DISCUSSION

Background

A new housing action in VISION 2050 (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.

Based on board and committee review and direction set in H-Action-1, the [project work plan](#) identifies general direction for the project, issues to address, roles and responsibilities, and timeline. A [Housing 101 presentation](#) provides a glossary of common terms and background about housing issues.

PSRC completed a draft Regional Housing Needs Assessment (RHNA) to analyze conditions, trends, and gaps in the region's housing stock and to demonstrate how local and subregional housing need and supply fit into the regional picture. The findings of the needs assessment will inform the forthcoming strategy. The RHNA [Executive Summary](#) and draft [full report](#) are now available.

Regional Housing Strategy Goals and Actions

Based on the policy direction in VISION 2050, the findings in the RHNA, and feedback from various stakeholders, the following draft Stability and Subsidy goals and overarching approaches are proposed:

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

- Strengthen tenant protections to provide opportunities for residents to continue to live in their communities
- Leverage growth near transit to incentivize and/or require the creation and preservation of long-term affordable housing

Questions for the Board about Stability:

- Do the draft goals and overarching approaches seem like the right fit for a Regional Housing Strategy?
- How can regional coordination and assistance help to support local work that may be too complex for a local jurisdiction to accomplish alone?
- Should promising local practices be shared with an emphasis on tailoring tools to local conditions? If so, what types of information are needed?

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

- Identify public, private, and philanthropic funding to finance the acquisition and construction of affordable housing
- Develop local funding options and coordinate to leverage funds at the regional and subregional level to better support housing options for the region's most vulnerable residents

Questions for the Board about Subsidy:

- Do the draft goals and overarching approaches seem like the right fit for a Regional Housing Strategy?
- How can regional coordination and assistance help to support local work that may be too complex for a local jurisdiction to accomplish alone?
- Should promising local practices be shared with an emphasis on tailoring tools to local conditions? If so, what types of information are needed?

Supply: Build more housing of different types

- Allow for more housing choices in neighborhoods near transit to provide greater access for more people
- Reduce the costs to build housing corresponding with regulations and fees
- Allow and/or incentivize more housing types, specifically middle density housing, to provide greater housing choice for people at all stages of life

NOTE: The presentation will focus on Stability and Subsidy. Supply approaches will be presented at the June meeting.

Tailoring a Regional Strategy to Different Types of Places

The Regional Housing Strategy provides the region an opportunity to take a more coordinated approach to address housing access and affordability, while accounting for different local circumstances. 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, these communities may have different roles in accommodating new growth over time. Accordingly, there are a variety of approaches and strategies that will help a community thrive and grow with equitable outcomes for current and future community members.

The Regional Housing Strategy is an opportunity to provide both overarching regional approaches to increase consistency and collaboration in housing work and also local and individual actions to best fit communities. PSRC staff propose a set of high-level goals with a range of actions tailored to different types of places.

Draft Typology

A typology is a way to provide a common regional approach while tailoring recommendations to specific locations based on their needs and opportunities. Staff are developing a classification framework that assesses current conditions and planned growth through the VISION 2050 Regional Growth Strategy to develop a framework to link appropriate implementation strategies to communities with common characteristics. It is anticipated that the typology will serve 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.

Staff are developing the draft typology with information from the [Displacement Risk Mapping Tool](#) and [Opportunity Mapping Tool](#), both of which were developed to assess neighborhood-scale conditions. More information on the draft typology will be shared at the June GMPB meeting.

NEXT STEPS

Boards and committees will continue discussing potential strategies to address the gaps identified in the needs assessment in spring 2021. The proposed Supply goals will be the focus of the June board meeting. A draft Regional Housing Strategy is anticipated to be released for public comment in late summer.

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

April 29, 2021

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Countywide Planning Policies Update**

IN BRIEF

PSRC staff will provide an update to the board on progress to update countywide planning policies for consistency with the multicounty planning policies in VISION 2050.

DISCUSSION

The first local implementation step for VISION 2050 includes updating the countywide planning policies and growth targets. Under the Growth Management Act, counties work with their respective cities to establish growth targets and adopt countywide planning policies. To support the 2024 local comprehensive plan update process, countywide planning policies and targets are expected to be updated by the end of 2021.

Countywide planning policies, like the multicounty planning policies in VISION 2050, provide a framework for guiding local planning in each of the four counties in central Puget Sound. By design, the multicounty planning policies in VISION 2050 tend to be more general in their treatment of planning issues; countywide policies offer more detail and guidance appropriate for coordination at the county level.

PSRC staff has been actively engaged in this process with the countywide groups, and the countywide groups have made significant progress. The major focus of the countywide planning policy updates has been consistency with the multicounty planning policies in VISION 2050, but some counties are also making updates to address county initiatives, local priorities, and updates to the Growth Management Act.

Staff will continue to update the board as there are more details. PSRC certifies countywide planning policies for consistency with VISION 2050, and the Growth Management Policy Board has a formal role in this process.

For more information, please contact Liz Underwood-Bultmann, Principal Planner, at LUnderwood-Bultmann@psrc.org.