



Puget Sound Regional Council

## Growth Management Policy Board

Thursday, October 7, 2021 • 10:00 AM – 12:00 PM

Remote Only

The meeting will be streamed live over the Internet at [www.psrc.org](http://www.psrc.org).

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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: 894 7891 3171, Passcode: 618809

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](mailto: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.

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- 1. Call to Order (10:00) - Councilmember Ed Prince, Vice 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 September 2, 2021
- 6. Action Item (10:20)**
  - a. Recommend Adoption of the Regional Housing Strategy -- *Laura Benjamin, PSRC*
- 7. Discussion Item (11:00)**
  - a. Regional Transportation Plan Briefing -- *Kelly McGourty, PSRC*
- 8. Discussion Item (11:30)**
  - a. Countywide Planning Policies and Growth Targets Update -- *Liz Underwood-Bultmann, PSRC*
- 9. Information Item**
  - a. Transformational Development: Breaking Down Barriers to TOD Flyer

**10. Next Meeting: November 4, 2021, 10:00 a.m. - 12:00 p.m.**

Major Topics for November:

Regional TOD Committee Update

Tribal Guidance

**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](mailto: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

September 2, 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 10:03 a.m. by Chair Bader.

### COMMUNICATIONS AND PUBLIC COMMENT

No public comments were received.

### CHAIR'S REPORT

Chair Bader announced the members for the re-launched Regional Transit-Oriented Development Committee has been selected and will meet Friday, September 17.

### DIRECTOR'S REPORT

Director of Growth Management Paul Inghram announced the upcoming Transformation Development: Breaking Down Barriers to TOD event on October 8. Mr. Inghram also announced PSRC is accepting applications until September 15 for stormwater parks technical assistance, PSRC posted an article about the latest census information showing the changing demographics in the region, a formatted version of VISION 2050 is now posted online, and a Tribal Nations webpage has been added to PSRC's website.

### CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held July 1, 2021

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

## **RECOMMEND THE EXECUTIVE BOARD APPROVE THE ADMINISTRATIVE PROCEDURES FOR REGIONAL CENTERS**

Senior Planner Andrea Harris-Long presented on the administrative procedures for regional centers. Ms. Harris-Long highlighted the updated procedures clarify expectations for new and existing centers, addresses common questions from jurisdictions, and reiterates there are no new requirements for redesignation.

**ACTION: It was moved and seconded (Prince/Arnold) to recommend that the Executive Board approve the Administrative Procedures for Regional Centers.**

## **RECAP OF JOINT BOARD WORKSHOP ON RACIAL EQUITY AND EQUITY ADVISORY COMMITTEE UPDATE**

Program Manager Charles Patton provided an overview of the July 22 joint board session on racial equity including the survey results from board members. Dr. Patton shared that feedback included the joint board session was helpful especially the breakout sessions and, in the future, members asked to learn from other jurisdictions about the equity work happening around the region.

Senior Planner Maggie Moore provided an update on the Equity Advisory Committee. Ms. Moore provided an overview of the work that went into developing the committee including creating a policy to compensate committee members who are not being paid by an employer for their participation in meetings.

## **REGIONAL HOUSING STRATEGY**

Senior Planner Laura Benjamin provided an update on the Regional Housing Strategy including reviewing the themes from the comments received during the comment period. Ms. Benjamin asked the board about including accountability measures and funding language in the strategy. Next steps include coming back to the board at the October meeting. The board will be asked to take action to recommend the Regional Housing Strategy to the Executive Board.

## **NEXT MEETING**

Chair Bader announced the next meeting is scheduled for October 7, 2021.

## **ADJOURN**

The meeting adjourned at 11:26 a.m.

Attachments:

GMPB September 2, 2021 Attendance Roster

Growth Management Policy Board - September 2, 2021							
Voting Members			✓	Non-voting Members			✓
King County	2	CM Kathy Lambert	1	<b>Associate Members</b>			
		Vacant		Alderwood Water and Wastewater District	1	COM Paul McIntyre	
						Dick McKinley Alt 1	1
Seattle	2	CM Andrew Lewis		Thurston Regional Planning Council	1	DEP MYR Cynthia Pratt	1
		CM Dan Strauss				Helen Wheatley Alt	
		CM Tammy Morales Alt		<b>Public Agency Members</b>			
Bellevue	1	Mayor Lynne Robinson		Commerce	1	Dave Andersen	1
		CM Jeremy Barksdale Alt	1			Mark Barkley Alt	
Cities/Towns	3	DEP MYR Jay Arnold, Kirkland	1	<b>PSRC Committees</b>			
		CM Traci Buxton, Des Moines	1	Regional Staff Cmte.	1	Andrea Spencer, Bremerton	1
		CM Ed Prince, Renton - <b>Vice Chair</b>	1			Chip Vincent, Renton Alt	
		DEP MYR Claude DaCorsi, Auburn Alt	x	<b>Private/Civic Members-Business/Labor</b>			
		DEP MYR Philippa Kassoover, Lake Forest Park Alt	x	Master Builders of King and Snohomish Counties	1	Caia Caldwell	1
		CM Tola Marts, Issaquah Alt				Jennifer Anderson Alt	
Kitsap County	1	COM Ed Wolfe	1	Natural and Built Environments	1	Angela Rozmyn	1
		COM Charlotte Garrido Alt				Robert Pantley Alt	x
Bremerton	1	MYR Greg Wheeler	1	Seattle Children's	1	Edna Shim	
		CM Kevin Gorman Alt				Victoria Cleator Alt	
Cities/Towns	1	CM Michael Pollock, Bainbridge Isl		<b>Private/Civic Members-Community/Environment</b>			
		MYR Rob Putaansuu, Port Orchard Alt		Futurewise	1	Alex Brennan	
Pierce County	1	CM Hans Zeiger	1			Tiernan Martin Alt	1
		CM Ryan Mello Alt		Housing Development Consortium - Seattle/King Co.	1	Marty Kooistra	1
Tacoma	1	CM Chris Beale				Patience Malaba Alt	
		CM Catherine Ushka Alt		Metro Parks Tacoma	1	Debbie Terwilleger	1
Cities & Towns	1	MYR Joshua Penner, Orting					
		CM Ned Witting, Puyallup Alt	1	Tacoma-Pierce County Health Department	1	Dr. Anthony Chen, Tacoma-Pierce County Health Department	1
Snohomish County	1	CM Megan Dunn	1			Dr. Gib Morrow, Kitsap Public Health District Alt	x
		CM Jared Mead Alt	x	Non Voting	11		10
Everett	1	CM Scott Bader - <b>Chair</b>	1				
		CM Jeff Moore Alt					
Cities/Towns	1	MYR Russell Wiita, Sultan					
		CM Brian Wahl, Mountlake Terrace Alt 1					
		MYR John Kartak, Snohomish Alt 2					
<b>Federally Recognized Tribes</b>							
Muckleshoot Indian Tribe	1	Vacant					
Puyallup Tribe of Indians	1	Andrew Strobel					
		Jennifer Keating Alt					
Suquamish Tribe	1	Rob Purser					
		Thomas Ostrom Alt					
<b>Statutory Members</b>						Abbreviations	
Ports	1	COM Sam Cho, Seattle	1			CM Councilmember	
		COM Don Meyer, Tacoma Alt 1				COM Commissioner	
		COM Glen Bachman, Everett Alt 2				MYR Mayor	
WSDOT	1	Robin Mayhew	1			1 = Member for Meeting	
		JoAnn Schueler, Alt 1				X = Alternate for Meeting	
		Azim Sheikh-Taheri, Alt 2					
Voting	22	(Quorum = 11) Quorum Total	13				

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Attachment: GMPB September 2, 2021 Attendance Roster (3225 : Sept 2 2021 GMPB Minutes)

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

Ben Bakkenta, PSRC  
Laura Benjamin, PSRC  
Carolyn Downs, PSRC  
Andrea Harris-Long, PSRC  
Paul Inghram, PSRC  
Kathryn Johnson, PSRC  
Thara Johnson, City of Bellevue  
Piset Khuon, PSRC  
Maggie Moore, PSRC  
Kristin Mitchell, PSRC  
Charles Patton, PSRC  
Liz Underwood-Bultmann, PSRC



## Puget Sound Regional Council

### ACTION ITEM

September 30, 2021

**To:** Growth Management Policy Board

**From:** Paul Inghram, Director of Growth Management

**Subject:** **Recommend Adoption of the Regional Housing Strategy**

### IN BRIEF

At its October board meeting, the Growth Management Policy Board will be asked to review proposed updates to the draft Regional Housing Strategy to address public comments and board feedback and act to recommend the draft strategy to the Executive Board.

### RECOMMENDED ACTION

*The Growth Management Policy Board recommends the Executive Board approve and initiate implementation of the Regional Housing Strategy.*

The board may recommend the draft to the Executive Board or continue its review at future meetings.

### DISCUSSION

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 will help to shape PSRC’s housing work moving forward, including future technical assistance and legislative support. The strategy will also be used when providing comments on local comprehensive plans, although

housing elements have not been a certification focus area under the current plan review policy.

At the July meeting, the board acted to release the draft Regional Housing Strategy for public review and comment during a comment period that ran from July 12 through August 13, 2021. At the September 2 meeting, the board reviewed public comments and discussed potential substantive changes regarding accountability and PSRC funding.

### **Approach for Board Review of Comments**

Public comments were sorted into subcategories to aid the board in its review:

- Questions for Board Consideration (Group A) – These comments may result in more substantive changes to the strategy and were discussed in September.
- Recommended Changes (Group B) – These comments often include clarifying language or expanding on a topic that is in line with the draft strategy and board direction.
- No Action Required (Group C) – These comments will be addressed through other regional work and/or are more general comments about housing.

Since the September meeting, the comment matrix has been updated to include a new column – “Proposed Edit to Draft Strategy” – to show the staff recommended change in response to Group A and B comments and board feedback from the September meeting discussion.

### **Potential Changes to the Strategy**

Many comments received during the public review period may result in changes to the strategy. The draft strategy has been updated to respond to these comments and GMPB feedback provided at its September meeting. Edits to the draft strategy are shown in Attachment A in ~~strikeout~~/underline.

There are a handful of comments on more substantive changes to the strategy that the board discussed at the September meeting. The two topics below – Accountability and Funding – center around how we as a region can better track and ensure local implementation of the Regional Housing Strategy.

#### Accountability

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.

Past housing planning efforts underscore that a plan is only as strong as its ability to be implemented. The draft Regional Housing Strategy strives to engage all 86 jurisdictions in the central Puget Sound region to address housing in a more coordinated and collaborative way, while also recognizing local circumstances.



Several comments raised questions about accountability and/or called for specific requirements to implement the strategy, see Group A in the attached comment matrix. At the September GMPB meeting, several board members expressed interest in ensuring an “all in” approach for all jurisdictions to actively work to implement the strategy. Several board members asked that the details of local accountability be developed as part of implementing the strategy to ensure the strategy development and adoption process can stay on track to be completed in late 2021/early 2022.

While board members encouraged addressing accountability through strategy implementation, a few specific accountability items were raised:

- Plan Review and Certification – Explore housing planning requirements as they relate to transportation and access to jobs and services. Coordinate with Department of Commerce on housing element resources and technical assistance.
- Annual Monitoring and Data Analysis – Develop a set of policy and performance measures to update annually. Coordinate monitoring efforts with other local and subregional monitoring efforts.

To address these comments, the draft strategy has been updated to include Plan Review and annual monitoring in the Implementation table. Per the GMPB’s discussion at the September meeting, the draft strategy calls for the details of this work to be developed as part of the implementation of the strategy.

### Funding

PSRC’s ability to require actions from the Regional Housing Strategy is limited, although there may be opportunities to further incentivize housing actions through regional programs or innovative approaches, including the regional transportation funding processes.

Several comments raised questions about including housing planning as a criterion for transportation funding. See Group A in the attached comment matrix. Note that recommended changes to the transportation funding process would need to be provided to the Transportation Policy Board and the Project Selection Committee. The Project Selection Committee is currently reviewing the funding criteria ahead of next year’s funding cycle, which is subject to Executive Board adoption.

Some GMPB members expressed interest in better connecting housing policy and planning work to transportation funding criteria, while others expressed concern about transportation funding criteria being tied to housing performance that is driven by market factors, not the work of local governments. Like the accountability discussion, board members asked that the details of if and how to explore transportation funding criteria be conducted through implementation following action on the housing strategy.

The existing PSRC transportation funding criteria is centers-based – prioritizing funding for more places planning to accommodate greater concentrations of people and jobs in accordance with VISION 2050 and the Regional Growth Strategy. The [Regional](#)

[Centers Framework](#) includes housing planning requirements, and MPP-RC-9 calls for prioritizing funding to support development of housing, particularly affordable housing, in designated regional growth centers. There may be opportunities to improve the connection between the housing planning requirements in the Centers Framework and the requirement for support for centers in the regional transportation funding process.

To address these comments, the draft strategy has been updated to include exploring a stronger link between housing planning and PSRC funding in the Implementation table. Per the GMPB's discussion at the September meeting, the draft strategy calls for the details of this work to be developed as part of the implementation of the strategy.

**Question for the Board:**

- Are any additional changes needed to respond to public comments and/or GMPB feedback on the draft Regional Housing Strategy prior to recommending the draft strategy to the Executive Board?

**NEXT STEPS**

Following the GMPB's anticipated action to recommend the draft Regional Housing Strategy to the Executive Board, the Executive Board will consider the draft strategy at its October meeting, with potential action at its December meeting. Following adoption of the Regional Housing Strategy by the Executive Board, staff will work with the GMPB on implementation of the strategy, beginning in 2022.

For more information, contact Laura Benjamin at [LBenjamin@psrc.org](mailto:LBenjamin@psrc.org) or 206-464-7134, or Paul Inghram at [PInghram@psrc.org](mailto:PInghram@psrc.org) or 206-464-7549.

**Attachments:**

A - Draft Regional Housing Strategy, dated 9/15/21

B - Draft Regional Housing Strategy Comment Matrix, dated 9/24/2021

This draft of the Regional Housing Strategy, dated 9/15/21, includes proposed edits (shown in ~~strikeout~~/underline) that respond to Group A and B comments. The full comment matrix is [available online](#).

## Regional Housing Strategy

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. [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.](#)

### [Addressing Racial Inequities in Housing](#)

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. The Regional Housing Strategy recognizes this legacy and of the comprehensive work needed to redress it.

Housing access and affordability are goals of the state Growth Management Act and key policy areas in VISION 2050, the region's long-range plan for growth. Recognizing that housing access, affordability, and 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.

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.

*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.*

Growth Management Act housing goal

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. [For decades the region has struggled to provide enough housing for a growing population.](#) 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. [Findings from the Regional Housing Needs Assessment underscore that it is increasingly difficult to find and afford a home in the central Puget Sound region, and that these challenges are disproportionately felt by Black, Indigenous, and People of Color \(BIPOC\) communities. More on the Regional Housing Needs Assessment is available online.](#) The Regional Housing Strategy is informed by the findings of the Regional Housing 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](https://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 [with an emphasis on lower-income communities and BIPOC communities that have been systemically excluded from homeownership opportunities.](#)

### 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. [There is already a backlog of about 50,000 units needed to address current housing gaps and the region](#) ~~region is two years behind in housing production and~~ needs over 800,000 new housing units to accommodate the region's needs through 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 [for households at 80-120% Area Median Income<sup>1</sup>](#).
- 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 cottage homes of up to six units per lot~~ **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

<sup>1</sup> [More on Area Median Income and other commonly used housing terms is available online.](#)

densely developed places. [These modest density increases are critical for places farther from job centers and high capacity transit.](#)

- 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.
  - [Invest in education for trades people and new building technologies. A key contributor to housing costs are labor and materials. Supporting a healthy work force to build housing is critical to ensuring supply can keep up with demand.](#)

## 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, [and seniors on fixed incomes](#). 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:

- [Expand and s](#)Strengthen tenant assistance and protections, [and their enforcement](#) 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 [enforce tenant protections](#) to ensure available affordable housing meets basic health and safety standards.
- Increase access to home ownership, [with an emphasis on BIPOC homeownership](#)
  - **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. [Incentives should be designed to support the development of affordable housing, not stifle production by adding to the costs of development.](#)

- **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 [and expand the subsidy longer than the usual 8- or 12-year period](#). 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.

## 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.

Past housing planning efforts underscore that a plan is only as strong as its ability to be implemented. The Regional Housing Strategy strives to engage all 86 jurisdictions in the central Puget Sound region to address housing in a more coordinated and collaborative way, while also recognizing local circumstances. For this to happen, we as a region need to hold ourselves accountable to implementing the strategy over the coming years.

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 A Regional Coalition for Housing (ARCH) and South King Housing and Homelessness Partnership (SKHHP) in King County, the Alliance for Housing Affordability (AHA) in Snohomish County, and South Sound Housing Affordability Partners (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			<p>Expand LIHTC, Section 8, <a href="#">credit enhancement, low interest loans</a>, and other funding sources to build and preserve income restricted units</p> <p>Expand home ownership and down payment assistance <a href="#">for moderate- and lower-income households</a></p> <p><a href="#">Expand foreclosure prevention support</a></p>
State	Support local jurisdictions in advocating for Federal reforms	Provide technical assistance to support comprehensive plan updates and ongoing housing work	<p>Expand the Housing Trust Fund to build and preserve income restricted units</p> <p>Expand home ownership and down payment assistance <a href="#">and matching programs for moderate- and lower-income households</a></p> <p><a href="#">Expand foreclosure prevention support</a></p> <p>Support the continued authorization of local funding mechanisms and provide additional funding options for local jurisdictions, <a href="#">including REET 3 and a payroll tax</a></p>

	Capacity	Resources	Funding
PSRC	<p>Support state and local efforts to advocate for funding reforms</p> <p>Convene stakeholders to increase collaboration, resource sharing, and public-private partnerships</p>	<p>Provide technical assistance to support local work, including guidance on engaging community members, and model codes and ordinances</p> <p><a href="#">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.</a></p> <p><a href="#">Explore</a> <del>Provide data and research including ongoing monitoring of implementation efforts, and exploring</del> the feasibility of potential new tools and resources, <a href="#">including opportunities to land bank and other opportunities to drive down costs</a></p> <p><a href="#">Develop a set of policy and performance measures to update annually. Coordinate monitoring efforts with other local and subregional monitoring efforts.</a></p>	<p>Explore financial incentives for housing actions, including prioritizing transportation funding for projects that support affordable housing</p> <p><a href="#">Explore housing planning requirements in Plan Review and Certification as they relate to transportation and access to jobs and services.</a></p>

	Capacity	Resources	Funding
Sub-Regional Agencies	<p>Support state and local efforts to advocate for funding reforms</p> <p>Convene stakeholders to increase collaboration, resource sharing, and public-private partnerships</p>	<p>Support local audits of existing development regulations and revise as needed</p> <p>Increase consistency in development regulations <a href="#">and incentives</a></p>	<p>Establish and/or expand a capital fund</p> <p>Explore establishing a housing benefit district, if enabled</p>
Local Jurisdictions	<p>Join a multi-jurisdictional agency, if applicable</p>	<p>Rezone/upzone</p> <p>Establish/expand tenant and landlord programs</p> <p>Audit existing development regulations <a href="#">and permit timelines</a>, and revise as needed</p>	<p>Contribute to multi-jurisdictional agency capital funds, if applicable</p> <p>Audit existing and potential local revenue sources and adopt new sources as needed</p>

### Typology

The Regional Housing Strategy provides the region an opportunity to take a more coordinated approach to address housing access and affordability. However, the region includes a variety of jurisdictions, neighborhoods, and housing markets. Communities 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, different sets of strategies will help communities 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. PSRC will also explore methods to share the most current data, such as an online dashboard. 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, local adoption of housing tools and incentives, housing affordability, employment, amenities, and access to opportunity.

Housing is critical for every resident, and every community plays a role in addressing this collective responsibility. The complexity of addressing the full range of housing needs and challenges requires a coordinated regional-local approach and will require action from cities, counties, residents, businesses, and other agencies and stakeholders to work together to meet the needs. A coordinated, regionwide effort to build and preserve housing accessible to all residents is not just about housing. It is also about building healthy, complete, and welcoming communities where all families and people, regardless of income, race, family size or need, are able to live near good schools, transit, employment opportunities, and open space.



Cmt #	Commentor Name	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Proposed Edit to Draft Strategy
1	Joint Letter		Coalition for More Housing	Implementation	General	PSRC should advance more dialogue around implementation of the Regional Housing Strategy and identify tangible ways that local, regional, and state partners could elevate their shared accountability to achieve positive outcomes for housing.	<u>Past housing planning efforts underscore that a plan is only as strong as its ability to be implemented. The Regional Housing Strategy strives to engage all 86 jurisdictions in the central Puget Sound region to address housing in a more coordinated and collaborative way, while also recognizing local circumstances. For this to happen, we as a region need to hold ourselves accountable to implementing the strategy over the coming years.</u>
2	Marty Kooistra, Patience Malaba	Executive Director, Director of Gov Relations and Policy	HDC	Implementation	General	Given that these strategies would require cross-jurisdictional and agency cooperation, we urge PSRC to increase or establish staff capacity that can offer technical support for jurisdictions to reduce the complexity of varying regulations and increasing costs for housing.	<u>Explore housing planning requirements in Plan Review and Certification as they relate to transportation and access to jobs and services.</u>
3	Stephan Norman	Director	King County Housing Authority	Implementation	General	Need more teeth in GMA. More mindful attempt to couple transportation grants and resources to communities that are truly living up to GMA requirements	Addressed in Implementation Table
4	Rick Mohler	Associate Professor	Univeristy of WA	Implementation	General	The strategy could say more about "regional responsibilty" that all jurisdictions need to play a part.	Addressed in Implementation Table
5	Andrew Bauer	Planning Manager	City of Shoreline	Implementation	Funding	The City of Shoreline is supportive of additional resources and incentives being made available to local jurisdictions to advance housing strategies. However, the City would not support a local jurisdiction’s implementation of specific strategies becoming a condition of PSRC funding opportunities.	<u>Explore financial incentives for housing actions, including prioritizing transportation funding for projects that support affordable housing.</u>
6	David Crowell	Director of Governmental and Public Affairs	Seattle King County Realtors	Implementation	Funding	Re-prioritize the PSRC’s existing transportation funding priorities and commitments to dramatically incentivize jurisdictions to take significantly more housing than the legal minimum housing targets assigned to each jurisdiction under the Countywide Planning Policies	See Comment 5
7	David Crowell	Director of Governmental and Public Affairs	Seattle King County Realtors	Implementation	Funding	A reasonable approach would be for the PSRC to prioritize (and redirect) funding to jurisdictions with transit stations that are not only accommodating the jurisdiction’s existing housing targets elsewhere in the jurisdiction, but also are up-zoning all areas within 2,500 feet of a transit station to vertical mixed-use based on anticipated housing demand for the next 50 years, instead of using a 20-year planning cycle for TOD.	See Comment 5

Cmt #	Commentor Name	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Proposed Edit to Draft Strategy
8	Mark Ellerbrook	Division Director	King County DCHS	Implementation	Funding	PSRC should use its funding sources and authorities to prioritize transportation projects that directly support housing and affordable housing.	See Comment 5

Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation	Proposed Edit to Draft Strategy
9	Gregg Colburn	Assistant Professor	University of WA	General	Data Finding	While we might be two "full" years of production behind, it implies that we were doing okay up until 2019, which isn't the case. I'm wondering if there is another way to frame that.	Revise text in introduction to clarify data finding.	<u>For decades the region has struggled to provide enough housing for a growing population. There is already a backlog of about 50,000 units and the region.</u>
10	Mark Ellerbrook	Division Director	King County DCHS	General	Data Finding	The RHS should summarize key Regional Housing Need Assessment takeaways, particularly the difference between overall supply needs and needs for extremely low-, very low- and low-income households.	Add language to introduction to better connect Needs Assessment findings with strategy.	<u>Findings from the Regional Housing Needs Assessment underscore that it is increasingly difficult to find and afford a home in the central Puget Sound region, and that these challenges are disproportionately felt by BIPOC communities. More on the Regional Housing Needs Assessment is available online.</u>
11	Mark Ellerbrook	Division Director	King County DCHS	General	Racial Equity	The RHS should draw stronger connections between strategies and the needs of Black, Indigenous, and people of color (BIPOC) communities.	Add language acknowledging current and past inequities and PSRC's role in addressing inequities.	See comment 10
12	Rick Mohler	Associate Professor	University of WA	General	Racial Equity	Race is more directly acknowledge by VISION 2050 and the impact on race and racial disparities should be called out in the Regional Housing Strategy.	Adjust language regarding racial disparities.	Add header to section "The central Puget Sound region's housing landscape reflects more than market forces and conditions..."
13	Melanie Halsan	Deputy Director	Pierce County Department of Planning and Public Work	General	Types of Strategies	Expanding on the non-regulatory strategies. While the Strategy and the PSRC's housing "toolbox" touch on non-regulatory actions, there appears to be more emphasis on regulatory approaches. While the strategy touches on some of these actions, local jurisdictions would benefit from additional detail and emphasis in the Regional Strategy	Review strategies to look for opportunities to better emphasize non-regulatory actions	PSRC, state and federal non-regulatory actions are expanded.
14	Mark Ellerbrook	Division Director	King County DCHS	General	Definitions	Define low-income terms. It's assumed that each term is used consistent with the Growth Management Act definitions (RCW 36.70A.030), but that assumption should be made clear.	Provide definitions for income thresholds and terminology.	Footnote added.

Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation	Proposed Edit to Draft Strategy
15	Rick Mohler	Associate Professor	University of WA	Supply	General	Focus on building complete communities and great neighborhoods. It's not just about the number of units or more density. New development can be seen as an enhancement to a community.	Add language recognizing importance of enhancing communities.	<u>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.</u>
16	Marty Kooistra, Patience Malaba	Executive Director, Director of Gov Relations and Policy	Housing Development Consortium of Seattle-King County (HDC)	Supply	Housing Choice	We propose that the strategies or reforms to increase opportunity for housing go beyond the focus on small lots, zero-lot <sup>2</sup> lines, accessory dwelling units, and duplexes. We urge you to include triplexes, fourplexes, and sixplexes.	Include 3-6 unit developments as options for missing middle.	<b>Reform single-family zoning</b> to increase opportunities for small lots, zero-lot line, accessory dwelling units, cottage homes of up <u>to six units per lot</u>
17	Marty Kooistra, Patience Malaba	Executive Director, Director of Gov Relations and Policy	HDC	Supply	Housing Choice	The recommendations should go beyond the TOD areas and encourage multifamily apartments, “missing middle” housing and single-family zone reform for areas across the region.	Clarify that allowing for modest density increases applies to areas beyond HCT station areas, with caveat that density increases should be consistent with the Regional Growth Strategy.	<u>These modest density increases are critical for places farther from job centers and high capacity transit.</u>
18	Mark Ellerbrook	Division Director	King County DCHS	Supply	Housing Choice	The RHS should acknowledge that missing middle strategies don’t meet the needs where they are the greatest. It doesn’t often create housing opportunities for households earning at or below 30 or even 50 percent AMI, where the undersupply is the most acute.	Add language to clarify that missing middle housing is most effective for 80-120% AMI	Moderate density housing can fit well within established neighborhoods and significantly increasing housing supply and choices for <u>households at 80-120% Area Median Income .</u>

Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation	Proposed Edit to Draft Strategy
19	Jamie Burrell	Senior Planner	City of North Bend	Supply	Cost Factors	Increase development predictability through cross-jurisdiction coordination that works to increase regulatory consistency and reduce complexity. This is a nice policy but hard to implement. More detail and examples are needed to provide further comment. Regulatory consistence is not nearly as important as ensuring time limits on processing permits and this is only possible with additional funding to planning departments to adequately staff permitting.	Add permit timing to implementation matrix.	Audit existing development regulations <u>and permit timelines</u> , and revise as needed
20	Gregg Colburn	Assistant Professor	University of WA	Supply	Cost Factors	A key contributor to costs is labor and materials. It would be great if our region made a commitment to make sure we have adequate people in the trades (such that costs for the trades don't get out of whack due to a shortage of supply) and we need to invest in new building technologies.	Add additional language to cost factors strategies to include need for labor and materials.	<u>Invest in education for trades people and new building technologies. A key contributor to housing costs are labor and materials. Supporting a healthy work force to build housing is critical to ensuring supply can keep up with demand.</u>
21			MBAKS	Supply	Cost Factors	Homebuilders are eager to respond to our region’s housing crisis and provide an array of housing choices for diverse communities. This is increasingly more difficult with limited land supply and rising regulatory costs. It is difficult to make housing more affordable when we are making it more expensive. Creating voluntary regulatory and financial incentives when developing policy to encourage development of long-term affordable housing is essential.	Revise text to note importance of using regulations to support affordability and development.	Increase consistency in development regulations and incentives
22	Mark Ellerbrook	Division Director	King County DCHS	Stability	Tenant Protections	The RHS should explicitly support tenant protections and their enforcement. PSRC should clarify its support of state and local protections for tenants entering, during, and exiting tenancy.	Clarify support for tenant protection enforcement.	Strengthen tenant assistance and protections, <u>and their enforcement</u> to provide opportunities for residents to continue to live in their communities

Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation	Proposed Edit to Draft Strategy
23	Mark Ellerbrook	Division Director	King County DCHS	Stability	Homeownership	The RHS should embrace broader strategies for affordable homeownership	Addressed by comments 19, 21, 22	
24	Joint Letter		HDC Affordable Homeownership Affinity Group	Stability	Homeownership	Limiting these funds to serve only “very low-income households,” means they will not serve the lower-middle income households who are some of the best candidates for homeownership. We strongly believe that any funding source for affordable housing needs to invest in the entire spectrum of affordable housing, not just one section of it.	Clarify that support for homeownership applies to moderate and lower income households.	Expand home ownership and down payment assistance for <u>moderate- and lower-income households</u>
25	Joint Letter		HDC Affordable Homeownership Affinity Group	Stability	Homeownership	We also recommend policies that take homes and land off the speculative market and make them permanently affordable.	Addressed by comment 29	Explore the feasibility of potential new tools and resources, <u>including opportunities to land bank and other opportunities to drive down costs</u>
26	Joint Letter		HDC Affordable Homeownership Affinity Group	Stability	Homeownership	We encourage that you support measures that prevent or mitigate foreclosure, with particular emphasis on lower-income homeowners – including seniors on fixed incomes – and minorities who are disproportionately targeted by opportunistic developers.	Add language to implementation matrix.	<u>Expand foreclosure prevention support</u>
27	Joint Letter		Coalition for More Housing	Stability	Homeownership	Engage with the BIPOC Homeownership Initiative to close the Black-white homeownership gap	The draft strategy calls for regional work to support subregional and local efforts. Add text to explicitly call out BIPOC Homeownership Initiative as part of this work	More housing options and strategies are needed to help people have the option to stay in their neighborhoods, <u>with an emphasis on lower-income communities and BIPOC communities that have been systemically excluded from homeownership opportunities.:</u> <u>Increase access to home ownership, with an emphasis on BIPOC homeownership</u>



Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation	Proposed Edit to Draft Strategy
28	Marty Kooistra, Patience Malaba	Executive Director, Director of Gov Relations and Policy	Housing Development Consortium of Seattle-King County (HDC)	Stability	Homeownership	We also urge you to emphasize the opportunity that exists at the state and local jurisdiction level for [down payment] matching programs and in the private sector for additional financing support that goes beyond the provision of down payment assistance.	Add language to include existing supports.	Expand home ownership and down payment assistance <u>and matching programs</u> for moderate- and lower-income households
29	Stephan Norman	Director	King County Housing Authority	Stability	Homeownership	Need to address racial disparity in home ownership, which requires greater supply of more affordable ownership options, such as condos and townhomes.	Adjust language regarding racial disparities and regarding ownership.	See comment 27
30	Jamie Burrell	Senior Planner	City of North Bend	Stability	Affordability	Could MFTE be applied County/Region wide if it is considered to be the most effective tool at creating more housing and housing units at moderate-income levels? Smaller Cities will need assistance to implement MFTE.	Call out MFTE in implementation matrix.	Provide technical assistance to support local work, including guidance on engaging community members, and model codes and ordinances, <u>including the Multifamily Tax Exemption</u>
31	Mark Ellerbrook	Division Director	King County DCHS	Stability	Affordability	Acknowledge the limited effectiveness of the multifamily tax exemption (MFTE) in addressing the affordable housing crisis long-term.	Note the short term nature of MFTE.	MFTE could be used with other incentives, funding and tools to also reach lower income levels and <u>expand the subsidy longer than the usual 8 or 12 year period</u>
32			MBAKS	Stability	Affordability	Inclusionary zoning will only make housing more expensive to build and buy. Those additional costs are ultimately passed on to the new homeowner or renter, driving up the cost of housing.	Revise text to note that affordability requirements should support not hinder housing production.	<u>Incentives should be designed to support the development of affordable housing, not stifle housing production by adding to the costs of development.</u>
33	Cindy Druschda	Individual	Individual	Subsidy	General	Appropriate housing for the disabled low income elderly is not being identified and planned for. 17% of the King County Homeless are age 55 and above. I'm not sure if this is state wide. But HUD 202 housing with assisted living services available is a really needed . We as a society are really years behind in providing this type of housing and the need that is not being met	The current strategy calls for the need for subsidy and support for very low income (below 30% AMI) individuals and unhoused people. While most low income seniors fall under this umbrella the strategy can be revised to be more explicit about the need for subsidy for senior housing.	An imbalanced recovery may further the threat of displacement of low-income households, people of color, <u>and seniors on fixed incomes.</u>

Attachment: B - Draft Regional Housing Strategy Comment Matrix, dated 9/24/2021 [Revision 1] (3215 : Recommend the Regional Housing

Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation	Proposed Edit to Draft Strategy
34	Marty Kooistra, Patience Malaba	Executive Director, Director of Gov Relations and Policy	HDC	Subsidy	Federal + State Funding	At the federal level, we encourage you to include support for strengthening the LIHTC and tax-exempt bond programs through passage of the measures in the Affordable Housing Credit Improvement Act, namely, lowering the tax-exempt bond test from 50% to 25% and increasing credit allocation by 50% over 2 years.	Add language to implementation matrix.	Expand LIHTC, Section 8, <u>credit enhancement, low interest loans</u> , and other funding sources to build and preserve income restricted units
35	Hal Ferris	Principal	Spectrum Development	Subsidy	Federal & State Funding	Low interest loans could make projects with 50% affordable units viable.	Revise text in table regarding state and federal funding.	See comment 34
36	Jamie Burrell	Senior Planner	City of North Bend	Subsidy	Local Funding	Provide jurisdictions with funding to leverage projects and increase the City’s ability to require affordable housing by “buying down” the initial cost to entice developer.	Add text to implementation table to include land banking as a tool for PSRC to research	See comment 25
37	Marty Kooistra, Patience Malaba	Executive Director, Director of Gov Relations and Policy	HDC	Subsidy	Local Funding	We urge you to expand the strategies to include calling on the state to provide more tools to expand local funding options that will prioritize affordable housing rental housing and homeownership such as REET 3 and a local option payroll tax.	Add language to implementation matrix.	Support the continued authorization of local funding mechanisms and provide additional funding options for local jurisdictions, <u>including REET 3 and a payroll tax</u>
38	Jamie Burrell	Senior Planner	City of North Bend	Subsidy	Major Employers	Can major employers relocating or building new be required to pay an “impact fee” for affordable housing construction so employees may live closer to where they work?	Add impact fee as an option for local jurisdictions to explore for local funding options.	Added to Implementation table
39	Joint Letter		Coalition for More Housing	Implementation	General	Identify ways that PSRC and the state of Washington could build greater awareness in our communities of the obligation that cities have, to plan for and accommodate more housing.	Emphasize implementation actions for PSRC and the state to support local work	Included in Implementation Table



Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation	Proposed Edit to Draft Strategy
40	Hal Ferris	Principal	Spectrum Development	Implementation	General	Consider including a list of key actions cities could do to directly make developing affordable housing easier, less costly, and reduce barriers, including: Require affordability with increases in zoning capacity; allow alternatives to retail requirement for affordable projects; address high impact fees.	Adjust text; may include in future implementation materials.	<u>Develop a set of policy and performance measures to update annually. Coordinate monitoring efforts with other local and subregional monitoring efforts.</u>
41	Melanie Halsan	Deputy Director	Pierce County Department of Planning and Public Work	Implementation	Typology	Identifying regulatory and non-regulatory tools at sub-regional geographies. VISION 2050 adopts a regional hierarchy of centers and places that share land use and transportation characteristics and the Regional Housing Assessment establishes 11 sub-regions; yet, the strategy’s goals and actions are conveyed at a high level with a one-size-fits-all approach. This approach is too generalized to have a practical value to local jurisdictions. Ideally, this document would include an action priority matrix that links the housing need characteristics with an action within PSRC’s housing “toolbox”. The strategies should differ between VISION’s Regional Geographies and may, as appropriate, differ between the Assessment’s 11 sub-regions. Additionally, identifying the relative impact of these strategies (e.g., quick wins = high impact/low effort; major projects = high impact/high effort) would guide a jurisdiction in selecting the appropriate action to its localized housing challenges	The strategy currently calls for PSRC to 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. This section of the strategy can given greater emphasis as a next step.	Added to Implementation table

Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation	Proposed Edit to Draft Strategy
42	Andrew Bauer	Planning Manager	City of Shoreline	Implementation	Monitoring	Implementation and monitoring of regional housing strategies should align with implementation and monitoring of Countywide Planning Policies in order to eliminate duplication. The King County Countywide Planning Policies recently approved by the Growth Management Planning Council include several new housing policies. CPP H-25 specifically speaks to monitoring progress and the need for agencies to collaborate to reduce duplicative reporting.	Revise text in Implementation section to clarify need for PSRC monitoring work to coordinate with other monitoring efforts.	Added to Implementation table
43	Hal Ferris	Principal	Spectrum Development	Implementation	Monitoring	Track what tools cities are implementing and the creation of affordable housing units.	Revise text in Implementation section to clarify need for PSRC monitoring work to coordinate with other monitoring efforts.	Added to Implementation table

Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation
43	Clay White	Director of Planning	LDC	General	Coordination	Given this project overlaps with Housing Action Plans that have recently been completed by cities throughout the region, I believe there would be strong value in pulling in the ideas and actions outlined within those Plans.	Strategy was development in coordination with Commerce and many cities and counties developing HAPs.
44	Lauri Anderson	Principal Planner	City of Kenmore	General	Coordination	Want to ensure regional work is coordinated with the work of the King County Affordable Housing Committee.	Strategy was developed in coordination with the AHC.
45	Rick Mohler	Associate Professor	University of WA	Supply	General	UW studio projects have looked at how new housing and neighborhood amenities could be built around transit stations. Could be useful examples of how to integrate housing in TOD.	Opportunities for additional information and resources.
46	Stephan Norman	Director	King County Housing Authority	Supply	General	There is difficulty in building housing in the region. Some is due to land costs, but also permitting and processes are very challenging. We need to identify best practices in permitting and address barriers.	Areas that may be addressed through implementation.
47	Molly Judge	Director of Fund Development	Imagine Housing	Supply	General	Most important thing for governments to do to make more housing: Make it simpler to get the money to actually build the housing. More coordinated funding source that could do some of that coordination for us, more standardized processes that have room for all the variables. More ARCH-like work, and even then, more coordination between the cities.	Addressed by the strategy
48	Jamie Burrell	Senior Planner	City of North Bend	Supply	Housing Choice	Conversion of SF homes to Duplex in existing neighborhoods. Concern in established neighborhoods with HOAs where structures were not built to be separated into 2 units. Standard regulations should be provided by the County/State for consistent implementation.	Additional guidance for single-family to duplex conversion may be addresses outside the strategy.
49	David Crowell	Director of Governmental and Public Affairs	Seattle King County Realtors	Supply	Housing Choice	Require that jurisdictions not only plan for, but actually “accommodate” enough new housing capacity to ensure that the housing supply is sufficient to meet the actual dynamic market demand for housing, which is the only way to ensure that housing is “affordable to all economic segments of the population of this state” [as required by GMA in recently amended RCW 36.70 A .020 (4)]	Requirements for planning to accommodate growth are addressed outside the strategy.
50	Mark Ellerbrook	Division Director	King County DCHS	Supply	Housing Choice	The RHS should note and prioritize strategies that explicitly support affordable housing development and further articulate the nuance around supply-side strategies and affordability.	Implementation of the strategy may provide greater guidance and resources.
51	Amy Pow	Principal Planner	Tacoma-Pierce County Health District	Supply	Housing Choice	The most effective strategy to create integrated neighborhoods is through single-family zoning reform as recommended in this strategy. To do this right, a form-based approach is highly recommended to regulate the future form and scale of integrated neighborhoods.	PSRC's Housing Innovations Program (HIP) includes guidance on form based codes.

GROUP C - NO ACTION

Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation
52	Jamie Burrell	Senior Planner	City of North Bend	Supply	Cost Factors	Eliminate parking requirements discussion. Do not eliminate parking for housing that is 80% AMI, only for housing that is 50% AMI or less. Reduce parking requirements for 50-80AMI. There is concern when no parking is required with new development as a blanket statement.	The draft strategy calls for local jurisdictions to evaluate and revise parking minimums based on local circumstances.
53	Joint Letter		HDC Affordable Homeownership Affinity Group	Stability	Homeownership	Down payment assistance is simply too small a solution to address this growing gap. Without significant capital investment in increasing the supply of income-appropriate homes, results to increase homeownership opportunities and address racial disparities in ownership will be limited.	Comment noted and will be revisited as part of implementation of the strategy
54	Amy Pow	Principal Planner	Tacoma-Pierce County Health District	Stability	Community Engagement	Engage the affected to customize neighborhood-specific anti-displacement strategies: Include the conversation around displacement with incumbent residents and local businesses as part of any community planning process. Engage, educate and empower tenants and small businesses owners before gentrification or displacement kicks in.	Community engagement and messaging around growth are being addressed as part of larger VISION 2050 implementation efforts.
55	Engage			Stability	Community Engagement	NIMBYism. Educate people on what affordable housing is. Use simple numbers.	Community engagement and messaging around growth are being addressed as part of larger VISION 2050 implementation efforts.
56	Stephan Norman	Director	King County Housing Authority	Subsidy	General	Need housing for below 30% ami: units subsidized, but also need wraparound services, substance abuse and behavioral health services.	Acknowledged that housing issues go beyond just building housing.
57	Hal Ferris	Principal	Spectrum Development	Subsidy	Federal & State Funding	State could provide funding as a "carrot" to reward cities that create affordable housing.	Need for funding is including in the table.
58	Molly Judge	Director of Fund Development	Imagine Housing	Subsidy	Federal & State Funding	Funding an affordable housing project is complex and takes multiple sources. More funding and funding that is more predictable would make financing projects easier and less vulnerable to loss from any individual funding source. With more funding, units would open up and help support transition to home ownership.	Need for funding is including in the table.
59	Stephan Norman	Director	King County Housing Authority	Subsidy	Federal & State Funding	Expand funding for housing choice voucher program and housing assistance. Currently, many qualify but still can get vouchers due to lack of funding. Need to expanding 4% and 9% programs and use corporate funding to offset inflation.	Need for funding is including in the table.
60	Rick Mohler	Associate Professor	University of WA	Subsidy	Federal & State Funding	State tax structure impacts housing affordability and cost of living while making funding for housing less available. Look at how other regions and funding housing and instituting zoning changes.	Ideas for continued research and review.

Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation
61	Engage			Implementation	Federal Funding	<p>I would like to see a more specific federal advocacy agenda. On my wish list would be:</p> <p>Make Section 8 HCV an entitlement program.</p> <p>Eliminate the mortgage interest tax deduction and repurpose those funds to support affordable housing programs. This is a significant subsidy that currently benefits people who have the largest mortgages.</p> <p>Fund new public housing development on a massive scale.</p>	Comment noted and will be revisited as part of implementation of the strategy
62	David Crowell	Director of Governmental and Public Affairs	Seattle King County Realtors	Implementation	Monitoring	<p>The PSRC and its regional partners must commit now - in the development and adoption of the proposed Regional Housing Strategy - to evaluate the on-going failure or success of the PSRC’s Regional Housing Strategy against fixed numerical objective standards at least once every two years.</p> <p>(1) Using FHA minimum down-payment, maximum base loan amount mortgage financing, can a household earning the countywide median household income afford to purchase the median “sold” price (for condominiums and single-family residences combined) as published monthly and annually by the Northwest Multiple Listing Service for each of the four PSRC counties?</p> <p>(2) Can a household earning 75% of the countywide median household income afford the countywide median rental rate for a two-bedroom rental unit without having to spend more than one-third of the household’s gross income on housing?</p>	A more detailed monitoring plan will be developed as implementation of the strategy and larger VISION 2050 monitoring efforts.
63	Melanie Halsan	Deputy Director	Pierce County Department of Planning and Public Work	Implementation	Monitoring	<p>Expanding on the Monitoring strategy. This monitoring effort should go beyond the items currently identified in the Strategy, such as the publication of demographic characteristics and assessment of what measures local jurisdictions have adopted. PSRC should establish a more detailed monitoring program that identifies specific data needs, data sources, and analysis to determine the progress the region may be making in reaching its goal(s). Utilizing a common approach would assist in comparing the success of measures between jurisdictions.</p>	A more detailed monitoring plan will be developed as implementation of the strategy and larger VISION 2050 monitoring efforts.
64	Amy Pow	Principal Planner	Tacoma-Pierce County Health District	Implementation	Monitoring	<p>PSRC should identify other key affordable housing output or outcome measures for not only tracked at the regional level by your agency, but also tracked by county and local jurisdictions.</p>	A more detailed monitoring plan will be developed as implementation of the strategy and larger VISION 2050 monitoring efforts.
65			MBAKS	Implementation	Monitoring	<p>To accommodate more homes, it is vital that local zoning, development regulations, and permit processes significantly change. We highly encourage a detailed data framework to be developed and instituted as a larger part of any monitoring that look specifically at housing information on a micro, jurisdictional level.</p>	A more detailed monitoring plan will be developed as implementation of the strategy and larger VISION 2050 monitoring efforts.



## Puget Sound Regional Council

### **DISCUSSION ITEM**

September 30, 2021

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **Regional Transportation Plan Briefing**

### **IN BRIEF**

At the October meeting, PSRC staff will brief the Growth Management Policy Board on the development of the Regional Transportation Plan. The briefing will include a summary of key policy focus areas discussed by the Transportation Policy Board, outreach conducted to date, preliminary analysis results, the financial strategy, and the plan development schedule.

### **DISCUSSION**

Under federal and state law, PSRC is required to develop a long-range regional transportation plan every four years. The current plan, adopted in 2018, highlights the significant investment in transportation that has occurred over the last decade while raising awareness of the remaining needs to be addressed, including maintenance and preservation and needs at the local level.

The Regional Transportation Plan under development will address the transportation system needs and opportunities for the growth expected by 2050, building from the work completed under VISION 2050. The plan will continue to address critical needs to maintain the current system and improve mobility but will also look ahead to address future challenges with potential new investments, such as in rail, aviation, and passenger-only ferries. It will help to implement the policies and goals in VISION 2050 and assist and inform the local planning to be undertaken by cities and counties as they develop their comprehensive plans by 2024.

Significant work has been conducted to date, including expanded data collection efforts on the transportation system and the development of a visualization tool. Considerable outreach efforts have also been underway, including a representative and online survey, youth engagement and targeted stakeholder outreach. The Transportation Policy Board identified several key policy focus areas early in the plan development phase and have been discussing these topics in depth throughout the course of the year. These include safety, equity, access to transit, climate, local needs and future visioning of the system. Per direction from the Transportation Policy Board in July, the draft plan, including an updated financial strategy and project list, was moved forward into modeling and analysis.

At the meeting on October 7, staff will brief the Growth Management Policy Board on the work conducted to date and will review highlights and key performance measures on the draft plan. In addition, information will be provided on outreach activities, including results from the on-line survey, youth engagement, and outreach conducted with communities requiring specialized transportation services. The remaining work to be conducted for the development of the plan, including the development of a forecast conditions visualization tool and an update to the Four-Part Greenhouse Gas Strategy, will also be summarized.

Additional background information may be found on PSRC's [Regional Transportation Plan](#) page. For more information contact Kelly McGourty, Director of Transportation Planning, at [kmcgourty@psrc.org](mailto:kmcgourty@psrc.org) or (206) 971-3601.





## Puget Sound Regional Council

### **DISCUSSION ITEM**

September 30, 2021

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

### **IN BRIEF**

PSRC staff will provide an update to the Growth Management Policy Board on progress to update countywide planning policies and growth targets for consistency with 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 the 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.



Growth targets are an essential part of accommodating countywide growth and local comprehensive plans. Work to develop 2044 growth targets is underway in each of the counties.

Staff will provide an update on local progress and 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 will have a formal role in this process following adoption by each county.

For more information, contact Liz Underwood-Bultmann, Principal Planner, at [LUnderwood-Bultmann@psrc.org](mailto:LUnderwood-Bultmann@psrc.org).



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Part 2 | 1:30 p.m. – 3:30 p.m. in Pacific Time | In Person Walking Tours

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Puget Sound Regional Council

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