



Puget Sound Regional Council

Growth Management Policy Board

Thursday, September 2, 2021 • 10:00 AM – 12:00 PM

Remote Only

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

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

Watch the meeting live stream at <https://www.psrc.org/boards/watch-meetings> or listen by phone at 1-888-475-4499, [2064514200](tel:2064514200)

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.

☐ **Call to Order (10:00) - Councilmember Scott Bader, Chair**

Communications and Public Comment

Report of the Chair

Director's Report

Consent Agenda (10:15)

D Approve Minutes of Growth Management Policy Board Meeting held July 1, 2021

Action Item (10:20)

D Recommend the Executive Board Approve the Administrative Procedures for Regional Centers -- *Andrea Harris-Long, PSRC*

Discussion Item (10:45)

D Recap of Joint Board Workshop on Racial Equity and Equity Advisory Committee Update -- *Charles Patton and Maggie Moore, PSRC*

Discussion Item (11:00)

D Regional Housing Strategy -- *Laura Benjamin, PSRC*

Information Item

D50D00Q07D00RSP0PPW

10. Next Meeting: October 7, 2021, 10:00 a.m. - 12:00 p.m.

Major Topics for October:
Regional Housing Strategy
CPPs and Growth Targets Update

11. Adjourn (12:00)

Board members please submit proposed amendments and materials prior to the meeting for distribution. Organizations/individuals may submit information for distribution. Send to Kristin Mitchell, e-mail kmitchell@psrc.org, fax 206-587-4825; or mail.

Sign language, and communication material in alternative formats, can be arranged given sufficient notice by calling 206-464-7090 or TTY Relay 711.

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



Puget Sound Regional Council

MINUTES Growth Management Policy Board July 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 10:01 a.m. by Chair Bader.

COMMUNICATIONS AND PUBLIC COMMENT

No public comments were received.

CHAIR'S REPORT

Chair Bader announced the joint board workshop on Building a Foundation for Racial Equity is scheduled for July 22 from 10:00 a.m. – 12:00 p.m. All board members are invited to join, and more details will be provided soon.

DIRECTOR'S REPORT

Director of Growth Management Paul Inghram provided updates on countywide planning policies from King County's Growth Management Planning Council, Pierce County Regional Council, Kitsap Regional Coordination Council, and Snohomish County Tomorrow.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held June 3, 2021

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

RECOMMEND BLACK DIAMOND CONDITIONAL CERTIFICATION EXTENSION

Senior Planner Laura Benjamin provided an update on the work the City of Black Diamond has completed on their comprehensive plan. The city is also processing a SEPA appeal leading to the request for a six-month extension to December 31, 2021.

ACTION: It was moved and seconded (Lambert/Arnold) to recommend that the Executive Board grant an extension of the conditional certification of the City of Black Diamond's comprehensive plan until December 31, 2021. Motion passed.

DIRECT STAFF TO RELEASE THE DRAFT REGIONAL HOUSING STRATEGY FOR PUBLIC COMMENT

Senior Planner Laura Benjamin presented on the Regional Housing Strategy. Ms. Benjamin reviewed the components of the strategy and then led a board discussion on implementation, looking at capacity, resources, and funding.

Ms. Benjamin discussed feedback to date on the draft strategy and how it was incorporated into the strategy. This included long-term actions out to the year 2050 along with actions that can be taken now. Ms. Benjamin then reviewed potential substantive changes to get additional feedback during the public comment period.

ACTION: It was moved and seconded (Robinson/Buxton) to direct staff to release the draft Regional Housing Strategy to engage stakeholders and solicit public comment in review of the draft document. Motion passed.

Ms. Benjamin shared the public outreach plans. Staff plan to provide comments on the draft strategy at the September GMPB meeting.

PLANNING FOR STORMWATER PARKS

Senior Planner Erika Harris was joined by Michelle Perdue and Tim Beachy from Kitsap County to present on stormwater parks. Ms. Harris highlighted the stormwater parks in the region and the community benefits that comes with it along with how stormwater parks are incorporated in VISION 2050. Ms. Harris shared an upcoming opportunity for jurisdictions to apply for technical assistance to support stormwater park development. More information on how to apply will be available soon.

Ms. Perdue and Mr. Beachy presented on stormwater management and how stormwater parks benefit the environment while providing people access to park space. Mr. Beachy presented on how the public was involved in the creation of Manchester Stormwater Park. Lessons learned from the development of Manchester Park included: create space for staff to innovate, consider operations and maintenance from the start, and there is more than one way to develop a stormwater park – can start small.

NEXT MEETING

Chair Bader announced the joint board session is scheduled for July 22, 2021. No August meeting. Next GMPB meeting is scheduled for September 2, 2021.

ADJOURN

The meeting adjourned at 11:59 a.m.

Attachments:

GMPB July 1, 2021 Attendance Roster

Growth Management Policy Board - July 1, 2021			
Voting Members			✓ Non-voting Members
King County	2	CM Kathy Lambert	1 Associate Members
		Vacant	Alderwood Water and Wastewater District
			1 COM Paul McIntyre
			Dick McKinley Alt 1
			John McCellan Alt 2
Seattle	2	CM Andrew Lewis	1 Thurston Regional Planning Council
		CM Dan Strauss	1 DEP MYR Cynthia Pratt
		CM Tammy Morales Alt	Helen Wheatley Alt
			1
Bellevue	1	Mayor Lynne Robinson	1 Commerce
		CM Jeremy Barksdale Alt	1 Dave Andersen
			Mark Barkley Alt
Cities/Towns	3	DEP MYR Jay Arnold, Kirkland	1 PSRC Committees
		CM Traci Buxton, Des Moines	1 Regional Staff Cmte.
		CM Ed Prince, Renton - Vice Chair	1 Andrea Spencer, Bremerton
			Chip Vincent, Renton Alt
		DEP MYR Claude DaCorsi, Auburn Alt	x Private/Civic Members-Business/Labor
		DEP MYR Philippa Kassover, Lake Forest Park Alt	x Master Builders of King and Snohomish Counties
			1 Caia Caldwell
			Jennifer Anderson Alt
Kitsap County	1	COM Ed Wolfe	1 Natural and Built Environments
		COM Charlotte Garrido Alt	1 Angela Rozmyn
			Robert Pantley Alt
Bremerton	1	MYR Greg Wheeler	1 Seattle Children's
		CM Kevin Gorman Alt	1 Edna Shim
			Victoria Cleator Alt
Cities/Towns	1	CM Michael Pollock, Bainbridge Isl	Private/Civic Members-Community/Environment
		MYR Rob Putaansuu, Port Orchard Alt	Futurewise
			1 Alex Brennan
Pierce County	1	CM Hans Zeiger	1 Tiernan Martin Alt
		CM Ryan Mello Alt	1 Marty Kooistra
Tacoma	1	CM Chris Beale	1 Housing Development Consortium - Seattle/King Co.
		CM Catherine Ushka Alt	1 Patience Malaba Alt
Cities & Towns	1	MYR Joshua Penner, Orting	1 Metro Parks Tacoma
		CM Ned Witting, Puyallup Alt	1 Tacoma-Pierce County Health Department
			1 Dr. Anthony Chen, Tacoma-Pierce County Health Department
Snohomish County	1	CM Megan Dunn	1 Dr. Gib Morrow, Kitsap Public Health District Alt
		CM Jared Mead Alt	Non Voting
			11
Everett	1	CM Scott Bader - Chair	
		CM Jeff Moore Alt	
Cities/Towns	1	MYR Russell Wiita, Sultan	x
		CM Brian Wahl, Mountlake Terrace Alt 1	
		MYR John Kartak, Snohomish Alt 2	1
Federally Recognized Tribes			
Muckleshoot Indian Tribe	1	Vacant	
Puyallup Tribe of Indians	1	Andrew Strobel	
		Jennifer Keating Alt	
Suquamish Tribe	1	Rob Purser	
		Thomas Ostrom Alt	
Statutory Members			
Ports	1	COM Sam Cho, Seattle	1
		COM Don Meyer, Tacoma Alt 1	
		COM Glen Bachman, Everett Alt 2	
			Abbreviations
			CM Councilmember
			COM Commissioner
			MYR Mayor
WSDOT	1	Robin Mayhew	1
		JoAnn Schueler, Alt 1	
		Azim Sheikh-Taheri, Alt 2	
			1 = Voting Member for Meeting
			X = Alternate
Voting	22	(Quorum = 11) Quorum Total	15

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

Tim Beachy, Kitsap County
Laura Benjamin, PSRC
Carolyn Downs, PSRC
Erika Harris, PSRC
Paul Inghram, PSRC
Kathryn Johnson, PSRC
Thara Johnson, City of Bellevue
Piset Khuon, PSRC
Kristin Mitchell, PSRC
Michelle Perdue, Kitsap County



Puget Sound Regional Council

ACTION ITEM

August 26, 2021

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Recommend the Executive Board Approve the Administrative Procedures for Regional Centers**

IN BRIEF

PSRC staff has developed administrative procedures for regional centers, as called for in the [Regional Centers Framework](#) (adopted by the Executive Board in March 2018) and VISION 2050. At its September 2 meeting, the Growth Management Policy Board will be asked to review and make a recommendation of the administrative procedures to the Executive Board.

RECOMMENDED ACTION

The Growth Management Policy Board should recommend the Executive Board approve the Administrative Procedures for Regional Centers.

DISCUSSION

Centers are the hallmark of VISION 2050 and the Regional Growth Strategy. They guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for PSRC's federal transportation funding.

The first regional centers were designated in 1995 and, over the years, regional and local policies have focused investments and growth into these central places. Today, there are 29 regional growth centers and 10 regional manufacturing/industrial centers.

In March 2018, the Executive Board adopted the Regional Centers Framework, which made significant changes to regional centers. The framework calls for the development

of administrative procedures for existing centers to implement the framework and ensure regional consistency in centers planning and monitoring. Inconsistent designation procedures and changes to the regional framework over time resulted in an uneven playing field and different expectations for new and existing centers. The Regional Centers Framework Update established criteria and planning expectations that apply to all regional centers.

The administrative procedures are intended to clarify expectations for new and existing centers and address:

- Center boundary changes
- Name changes
- Center typology reclassification
- Designation status maintenance
- Subarea plan certification

The procedures are consistent with and do not change the Regional Centers Framework and VISION 2050.

Staff briefed the Regional Staff Committee on the scope of work in July 2020, reviewed draft language in July 2021, and incorporated feedback from the committee. Staff reviewed the draft with planning staff to ensure that the procedures were clear and consistent with the framework.

Attachment A provides the draft administrative procedures.

For more information, contact Andrea Harris-Long at aharris-long@psrc.org, or Liz Underwood-Bultmann at lunderwood-bultmann@psrc.org.

Attachments:

A - Administrative Procedures for Regional Centers



ATTACHMENT A: PSRC Administrative Procedures for Regional Centers

OVERVIEW

[VISION 2050](#) and the [Regional Centers Framework](#) (2018) provide a framework for designating and evaluating Regional Growth Centers and Manufacturing/Industrial Centers. The Framework calls for PSRC to develop administrative procedures for centers monitoring.

BACKGROUND ON REGIONAL CENTERS MONITORING

PSRC conducts centers monitoring to assess each center’s performance in accommodating growth consistent with the Regional Growth Strategy, describe physical characteristics, assess potential for accommodating future growth, and review for consistency with Framework criteria. PSRC works with jurisdictions to share data, review and certify subarea plans, and update center characteristics.

PURPOSE OF THE ADMINISTRATIVE PROCEDURES

These administrative procedures work to clarify processes and questions from jurisdictions and support PSRC boards in consistently monitoring regional centers. The procedures ensure both ongoing maintenance and periodic monitoring of centers is consistent across all regional centers.

Note: Countywide and local centers are monitored at the local level. These procedures only apply to regional centers.

PART 1. CHANGING CENTER CHARACTERISTICS

Local planning efforts can result in changing center characteristics. This section details how PSRC and jurisdictions work together to ensure regional centers maintain consistency with the Regional Centers Framework as additional planning work, such as updating subarea plans or comprehensive plans, is done.

A. Name Changes. If a jurisdiction decides to change the name of a regional center, they should provide a letter to PSRC staff denoting the name change based on an adopted plan or council resolution. The jurisdiction should also notify the countywide planning group of the name change. Name changes are not subject to PSRC board review and may be updated in VISION 2050 in conjunction with another scheduled update or amendment to the plan.

B. Center Boundary Changes. Center boundaries should follow parcel boundaries and splitting parcels should be avoided. Boundaries should not appear gerrymandered or irregular, and centers should be contiguous areas. Inclusion of non-contiguous parcels is discouraged. Center boundaries may be refined as subarea planning occurs, but boundary changes can have implications for the overall configuration and make-up of the center.

- 1. **Minor boundary changes** include one or more of the following that increases or decreases the center boundary by less than 10%:
 - a. Adjustments that better follow geographic features or topography. These may include fixing mapping errors from previous plans.
 - b. Adjustments that result from changes to rights-of-way or property line adjustments.
 - c. Adjustments based on updated subarea planning and development opportunities.

Minor boundary changes are processed administratively by providing PSRC staff with an updated GIS shapefile and explanation of changes.

- 2. **Major boundary changes** include one or more of the following:
 - a. An increase or decrease of the center size by more than 10%.

Attachment: A - Administrative Procedures for Regional Centers (3187 : Administrative Procedures for Regional Centers)



ATTACHMENT A: PSRC Administrative Procedures for Regional Centers

- b. Those resulting in inconsistency with center criteria, including size requirements, mix of uses, etc.
- c. Gerrymandered or irregular changes that result in less compact, walkable centers or noncontiguous centers.

Jurisdictions should submit a written request and updated shapefile. Major boundary changes require review and approval by the Growth Management Policy Board. Jurisdictions will work with PSRC staff to prepare a report detailing the requested boundary change. Jurisdictions should notify countywide planning groups of requests for major boundary changes prior to Growth Management Policy Board review.

- C. Center Typology Reclassification.** Changes to a center’s typology (RGC-Urban, RGC-Metro, MIC-Industrial Growth, and MIC-Industrial Employment) may occur following a PSRC monitoring period or during a regional plan (VISION) update. If a jurisdiction requests a change to typology outside of these windows, they must submit a request to the Growth Management Policy Board. Changes to typology may be updated in VISION 2050 in conjunction with another scheduled update or amendment to the plan.
- D. Voluntary Removal of Designation.** If a jurisdiction no longer wishes to have a regionally designated center, the following coordination is required:
 - 1. The jurisdiction must notify the countywide planning group of their intent to de-designate a center. The countywide planning group may require an amendment to the countywide planning policies.
 - 2. The jurisdiction’s council must adopt and submit to PSRC a resolution or formal letter requesting that the PSRC take action to remove regional designation.
 - 3. PSRC staff will work with the jurisdiction to prepare a staff report for PSRC board consideration. If the request results in a change to the jurisdiction’s regional geography designation, the action would require a VISION plan amendment.

PART 2. DESIGNATION MAINTENANCE & MONITORING

PSRC works with jurisdictions to conduct periodic performance monitoring periods for regional centers. Centers monitoring reports are presented to PSRC boards for consideration and the following procedures outline potential actions that may result.

- A. Center Redesignation.** After monitoring occurs, all regional centers that meet each of the criterion outlined in the Regional Centers Framework are automatically redesignated. Center policies and plans may be re-certified concurrent with redesignation.
- B. New Center Designation.** Application and review of new regional centers will be limited to major regional growth plan updates (VISION 2050 and its successor plans) and approximately every five years, following the results of performance monitoring.
- C. Typology Reclassification.** If a center is classified as RGC-Metro or MIC-Industrial Employment and are not meeting the criteria for these center types, the center could be reclassified as RGC-Urban or MIC-Industrial Growth. If a center is classified as RGC-Urban or MIC-Industrial Growth and meets the criteria for increased growth, the center could be reclassified as RGC-Metro or MIC-Industrial Employment.

Attachment: A - Administrative Procedures for Regional Centers (3187 : Administrative Procedures for Regional Centers)



ATTACHMENT A: PSRC Administrative Procedures for Regional Centers

- D. Removal of Designation.** If a center is not fully meeting the Framework criteria at the time of centers monitoring, PSRC boards may consider removing the regional center designation or consider probationary status until planning requirements are met. Note: The Regional Centers Framework states that in 2025, existing centers will remain designated if they do not meet the new center existing density criteria, provided that the jurisdiction completes a market study that evaluates the potential for and opportunities to best support center growth. The market study must consider a planning horizon reasonably beyond the monitoring period (2025). The market study should show how the center can meet targeted levels of growth within the planning period. The jurisdiction should demonstrate its work to address opportunities identified in the market study and the center is consistent with other criteria identified in the Framework.
- E. Subarea Plan Certification.** If a center does not have a certified subarea plan by 2025, PSRC boards may consider removing regional center designation or probationary status until planning requirements are met. Subarea plan certification may occur concurrent with center redesignation, new center designation, or through a separate board approval process.

DRAFT

Attachment: A - Administrative Procedures for Regional Centers (3187 : Administrative Procedures for Regional Centers)



Puget Sound Regional Council

DISCUSSION ITEM

August 26, 2021

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Recap of Joint Board Workshop on Racial Equity and Equity Advisory Committee Update**

IN BRIEF

PSRC has made progress on regional equity work, including providing learning opportunities for board members and developing the Equity Advisory Committee (EAC). The Growth Management Policy Board will be briefed on work to date related to the Regional Equity Strategy and asked for their feedback.

DISCUSSION

Equity is a key policy area in [VISION 2050](#), the region's long-range plan for growth. A new action in the VISION 2050 plan (RC-Action-3) directs PSRC to develop a regional equity strategy, which is intended to make equity central to PSRC's work and to support the 2024 local comprehensive plan updates.

Regional Equity Strategy

PSRC created a [work plan](#) that includes specific tasks the agency will complete to help PSRC more effectively incorporate equity into agency work and provide resources to help jurisdictions elevate equity in the 2024 local comprehensive plan updates. PSRC will brief the Growth Management Policy Board on elements of the work plan, including learning opportunities and the Equity Advisory Committee.

Learning Opportunities

During scoping for VISION 2050's Regional Equity Strategy, PSRC heard from stakeholders across the region that PSRC should explore how the agency can develop

a deeper understanding of racial equity. Learning opportunities can develop a baseline level of knowledge across board membership and a shared language that can help facilitate the successful implementation of the equity related elements of VISION 2050, as well as other agency work.

On July 22, 2021, Glenn Harris, who serves as the President of Race Forward, led the first of what will be a series of learning opportunities for board members on the topic of racial equity. Close to 50 board members attended the joint board [workshop](#), which touched on topics such as the difference between equity and equality and why we should lead with race. Board members reviewed common equity terms and definitions. They also read a script from a hypothetical town hall meeting and identified examples of different forms of racism.

The Growth Management Policy Board will hear a brief recap of the event and those that attended will be asked to reflect on what they learned from the workshop. Board members will also be asked for their thoughts on potential topics for future equity related workshops.

Equity Advisory Committee

The Ad Hoc Equity Advisory Design (AHEAD) Group, an eight-person ad hoc group of government and community organization leaders, worked to develop a proposal to launch a PSRC Equity Advisory Committee to provide a forum for racial equity and to ensure that racial equity would be centered in PSRC work. The committee recommendation was approved by the Executive Board in March 2021. The recommendations from this proposal guided the [outreach and selection process](#).

PSRC sought applications for new committee members over the summer and received 26 applications from across the region. The Growth Management Policy Board will hear an overview of the outreach and selection process. Board members will also learn how they could potentially be involved in this work moving forward.

NEXT STEPS

PSRC will continue developing the Regional Equity Strategy, including taking feedback from this meeting as well as others to develop a series of workshops focused on racial equity for board members. The Executive Committee has expressed an interest in hearing from regional agencies across the country about how they're incorporating equity into their work. This could potentially be a topic for the racial equity workshop series.

Additionally, during the next Executive Board meeting on September 23, PSRC will ask the members to amend the EAC Operating Procedures to allow up to 20 members. This will allow PSRC to engage in additional targeted outreach so that the EAC appropriately reflects the geographic and demographic diversity of the region. Following this process, PSRC will share a proposed EAC roster with the Executive Board at the October 28

meeting and recommend the board act to approve moving forward with these applicants as members of the Equity Advisory Committee. The Equity Advisory Committee will convene in November and begin discussions on the role of PSRC and work to develop an equity-related data dashboard.

For more information, contact Charles Patton at cpatton@psrc.org.



Puget Sound Regional Council

DISCUSSION ITEM

August 26, 2021

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

IN BRIEF

Following the GMPB's July 1 action to release the draft Regional Housing Strategy, PSRC solicited comments on the draft strategy from July 12 through August 13, 2021. Staff will review comments and share potential revisions to the draft strategy with the Growth Management Policy Board. At the October meeting, the board will be asked to review changes and make a recommendation to the Executive Board.

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 shape PSRC’s housing work moving forward, including future technical assistance and legislative support. The strategy is also intended to provide guidance on local and subregional actions to support housing choices. The strategy will be used when commenting on local comprehensive plans, although housing is not considered a certification focus area under the current plan review policy.

At the July 1 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 meeting:

- Staff will provide an overview of the public comments and potential responses.
- The board will be asked to discuss potential substantive changes to the draft strategy in preparation for action at the October meeting.

Public Engagement and Comments

PSRC used a variety of methods to engage stakeholders in the public review and comment process, including [Engage](#), PSRC's new interactive digital engagement platform. PSRC also provided information and advertised through social media to get the word out about the draft strategy and comment period. Over 1,670 people visited the Engage pages for the Regional Housing Strategy.

In addition to the opportunities to provide written comment, PSRC staff held one-on-one conversations with over 20 housing professionals, including for- and non-profit developers and financiers, community advocates, and staff from subregional housing groups. The discussions were very productive and helped identify a range of actions to address housing. Highlights of those conversations that focused on the Regional Housing Strategy are captured in the attached comment matrix.

Approach for Board Review of Comments

Comments addressed a wide range of housing topics. Many appreciated the work of PSRC and the board and noted their support of the draft strategy. Some common themes include:

- Racial inequities. Past and current racist policies and practices have created and continue to exacerbate inequities in access to housing and generation of wealth through homeownership. The region can do more to acknowledge and understand these inequities and work to remedy them.
- Current crisis and need for historic support. The region is experiencing a historic housing crisis that should be better acknowledged. Bold action is needed now and in the future. Action is also needed at the federal level given the scale of the housing crisis.
- Need for monitoring. Progress should be regularly tracked and metrics made available to the public.
- General comments. Many made general comments on the housing crisis that were not specific to the housing strategy and expressed frustration with a lack of action and support.

A comprehensive matrix of comments and responses sorted by category is included as an attachment to this memo. The full list of comments received is available [on our website](#).

Public comments have been sorted into subcategories to aid the board in its process:

- Questions for Board Consideration (Group A) – Comments may result in more substantive changes to the strategy and require additional discussion from the board.
- Recommended Changes (Group B) – Comments often include clarifying language or expand on a topic that is in line with the draft strategy and board direction.
- No Action Required (Group C) – Comments are outside of the scope of the Regional Housing Strategy but may be address through implementation or other regional work and/or have been addressed by comments in other categories.

Board members may choose to recommend additional changes if a topic has not been addressed in the matrix or should be addressed in a different way.

Potential Substantive Changes to the Strategy

Most comments received during the public review period would result in minor changes that strengthen existing concepts in the strategy. There are a handful of comments that could result in more substantive changes to the strategy and require additional consideration by the board. The two topics below – Accountability and Funding – center around how we, as a region, can better track and incentivize 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.

In addition to the board's discussion of accountability at prior meetings, several comments raised questions about accountability and/or called for specific requirements to implement the strategy. The board could discuss if and how to encourage accountability as part of the strategy itself and through other PSRC work.

Questions for the Board:

- Is the board interested in exploring accountability mechanisms through a data dashboard and/or PSRC's plan review process (both of which are included in the implementation matrix in the draft strategy)? If so, should these be explored through future implementation of the strategy or through additional edits to the draft document?

Funding

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'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. The board could further discuss if and how to explore opportunities to better link housing work and transportation funding. Please 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.

Questions for the Board:

- Is the board interested in exploring how the transportation funding policy framework may better support housing planning? If so, should this be explored outside of the strategy as part of the larger VISION 2050 implementation work or through additional edits to the draft document?

NEXT STEPS

An updated draft of the Regional Housing Strategy, with revisions shown in track changes, will be shared in advance of the October board meeting. At the October 7 Growth Management Policy Board meeting, staff will ask the board for a recommendation to the Executive Board on the potential changes to the draft Regional Housing Strategy. The board will be asked to indicate consensus or vote as appropriate. Action may be deferred to the November meeting if additional time is needed.

For more information, contact Laura Benjamin at LBenjamin@psrc.org or Paul Inghram at PInghram@psrc.org.

Attachments:

A - Regional Housing Strategy Public Comment Matrix

GROUP A - QUESTIONS FOR BOARD ON DRAFT STRATEGY

Cmt #	Commentor Name	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Board Question
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.	Is the board interested in exploring accountability mechanisms such as a data dashboard and/or PSRC's plan review process (both of which are included in the implementation matrix in the draft strategy)? If so, should these be explored through future implementation of the strategy or through additional edits to the draft document?
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.	
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	
4	Rick Mohler	Associate Professor	Univeristy of WA	Implementation	General	The strategy could say more about "regional responsibility" that all jurisdictions need to play a part.	
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.	Is the board interested in exploring how the transportation funding policy framework may better support housing planning? If so, should this be explored outside of the strategy as part of the larger VISION 2050 implementation work or through additional edits to the draft document?
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	
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.	
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.	

Attachment: A - Regional Housing Strategy Public Comment Matrix [Revision 1] (3191 : RHS)

GROUP B - RECOMMENDED CHANGES

Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation
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.
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.
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.
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.
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
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.
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.
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 lines 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.
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.
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

Attachment: A - Regional Housing Strategy Public Comment Matrix [Revision 1] (3191 : RHS)

Note: For comments labeled "Minor Change" draft revised language will be shared in advance of the October GMPB meeting.

GROUP B - RECOMMENDED CHANGES

Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation
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.
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.
21	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.
22	Mark Ellerbrook	Division Director	King County DCHS	Stability	Homeownership	The RHS should embrace broader strategies for affordable homeownership	Addressed by comments 19, 21, 22
23	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.
24	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
25	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.
26	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
27	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.

Attachment: A - Regional Housing Strategy Public Comment Matrix [Revision 1] (3191 : RHS)

Note: For comments labeled "Minor Change" draft revised language will be shared in advance of the October GMPB meeting.

GROUP B - RECOMMENDED CHANGES

Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation
28	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.
29	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.
30	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.
31	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.
32	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.
33	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.
34	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
35	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.
36	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.
37	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

GROUP B - RECOMMENDED CHANGES

Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation
38	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.
39	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.
40	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.
41	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.

Note: For comments labeled "Minor Change" draft revised language will be shared in advance of the October GMPB meeting.

GROUP C - NO ACTION

Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation
42	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.
43	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.
44	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.
45	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.
46	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
47	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.
48	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.
49	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.
50	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
51	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.
52	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
53	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.
54	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.
55	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.
56	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.
57	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.
58	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.
59	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.

Attachment: A - Regional Housing Strategy Public Comment Matrix [Revision 1] (3191 : RHS)

GROUP C - NO ACTION

Cmt #	Commentor Nme	Commentor Title	Commentor Affiliation	Comment Type	Comment Subtype	Comment Summary	Staff Recommendation
60	Engage			Implementation	Federal Funding	<p>I would like to see a more specific federal advocacy agenda. On my wish list would be:</p> <ul style="list-style-type: none"> Make Section 8 HCV an entitlement program. 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. Fund new public housing development on a massive scale. 	Comment noted and will be revisited as part of implementation of the strategy
61	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.
62	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.
63	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.

Attachment: A - Regional Housing Strategy Public Comment Matrix [Revision 1] (3191 : RHS)



Puget Sound Regional Council

INFORMATION ITEM

August 26, 2021

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Relaunched Regional Transit-Oriented Development Committee**

IN BRIEF

The Regional Transit Oriented Development Committee (RTODC) serves as an advisory committee to the Growth Management Policy Board. In May 2021, the board adopted an [updated charter](#) to better align the committee with VISION 2050 and with current and future regional TOD work. Over the summer, PSRC sought applications for new committee members and worked with the GMPB chair and vice chair to develop the roster for the relaunched committee.

DISCUSSION

The RTODC serves as an advisory committee to the GMPB. The new charter, adopted by the GMPB in May 2021, restructures the committee to better align with VISION 2050 and current and future TOD work.

Key elements of the updated charter include:

- 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 be comprised of 21 technical experts from across the region. The Growing Transit Communities Compact can continue to serve as a basis for 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 goal for 65% population and 75% of employment growth near high-capacity transit.
 - Support equity in TOD areas and address displacement of residents and businesses.
 - Affordable housing efforts align with transit investments.

Following the GMPB's adoption of the updated charter, PSRC held a call for applications from interested parties from mid-May to mid-July.

Of the 21 open seats, six were filled by appointment and 15 were selected through an application process with final decision by the Growth Management Policy Board chairperson. Members were selected based on the criteria listed in the charter and geographic scope, types of communities and agencies, and lived and professional experience. The members of the relaunched RTODC are listed below.

Seat	Jurisdiction/Organization	Member
WSDOT*	WSDOT	Celeste Gilman
Sound Transit*	Sound Transit	Thatcher Imboden
Transit Agency*	King County Metro	Sarah Lovell
Transit Agency *	Pierce Transit	Lindsey Sehmel
GMPB Member*	MBAKS	Caia Caldwell
GMPB Member *	TBD	
Local Jurisdiction Staff	City of Seattle	Giulia Pascuito
Local Jurisdiction Staff	City of Kent	Kaelene Nobis
Local Jurisdiction Staff	City of Redmond	Jeff Churchill
Local Jurisdiction Staff	City of Tacoma	Stephen Atkinson
Local Jurisdiction Staff	City of Fife	Chris Larson
Local Jurisdiction Staff	Snohomish County	David Killingstad
Local Jurisdiction Staff	City of Lynnwood	Ashley Winchell
Development and Real Estate Professional	Cairncross & Hemplemann	Randall Olsen
Development and Real Estate Professional	Kitsap Building Association	Russ Shiplet
Development and Real Estate Professional	Beacon Development Group	Brian Lloyd
Housing Professional	South King Housing and Homelessness Partnership (SKHHP)	Angela San Filippo
Housing Professional	Schemata Workshop	Grace Kim

Housing Professional	Housing Development Consortium of Seattle King County	Patience Malaba
Community, Equity, Environment	Solid Ground	Clotia Robinson
Community, Equity, Environment	Sound Communities	Emily Ho

* *Appointed seat*

NEXT STEPS

The relaunched RTODC will hold its first meeting on September 17, 2021. A draft committee work plan for 2022 will be shared with the board for review later this year.

Contact Laura Benjamin at LBenjamin@psrc.org or 206-464-7134 with any questions.