Land Use Technical Advisory Committee Agenda

Date: Tuesday, June 9, 2020 from 1:00 – 3:00 p.m.
Location: Conference Call

1. Welcome and Introductions (10 minutes)
2. Growth Target Guidance – Liz Underwood-Bultmann, PSRC (60 minutes)
   The committee will be asked to continue discussion of an outline for regional guidance on developing growth targets.
3. Forecast Products – Mark Simonson, PSRC (25 minutes)
   The committee will hear an update on planning for forecast products to support local planning.
4. PSRC Model Base Year – Mark Simonson, PSRC (15 minutes)
   The committee will hear an update on updates to PSRC’s model base year.
5. Next Steps – Liz Underwood-Bultmann and Carol Naito, PSRC (10 minutes)
6. Next Meeting: Tuesday, July 7 from 1:00 – 3:00 p.m.
7. Adjourn

Join online:
- Go to: https://bluejeans.com/628424182

Or to join by phone:
- Call 888.240.2560 or 408.740.7256
- Meeting ID: 628 424 182

Other Formats:
- Sign language and communication material in alternate formats can be arranged given sufficient notice by calling (206) 464-7090 or TTY Relay 711.
- العربية | Arabic, 中文 | Chinese, Deutsch | German, Français | French, 한국어 | Korean, Русский | Russian, Español | Spanish, Tagalog, Tiếng việt | Vietnamese, Call (206) 402-1334.
MEMORANDUM

June 8, 2020

TO: Land Use Technical Advisory Committee

FROM: Liz Underwood-Bultmann, AICP, Principal Planner

SUBJECT: Guidance on Growth Targets to Implement the VISION 2050 Regional Growth Strategy

DISCUSSION

To support implementation of the Regional Growth Strategy, the draft VISION 2050 plan includes an action (RGS-Action-3) to develop guidance for countywide growth targets.

LUTAC began discussion of the guidance at its March 2020 meeting. This document provides an updated draft annotated outline of key topics to be addressed in the forthcoming guidance, including both common data/methodology questions and policy items related to VISION 2050 implementation. Where possible, the guidance will provide relevant data and examples to illustrate these topics. Items in orange were added or clarified to reflect comments at the March LUTAC meeting.

PSRC staff continues to seek feedback from the committee on topics to include and what the guidance should say. Following the June 2020 LUTAC meeting, staff will provide a preliminary draft of the guidance for review. Additional meetings, including discussions with Regional Staff Committee, will be scheduled to continue work on the growth targets guidance.

Discussion question for LUTAC:

- Does the outline address everything that should be included? Are there items missing? Are there any bullets that need to be clarified before the preliminary draft?

DRAFT Growth Target Guidance Annotated Outline

June 8, 2020

Preliminary objectives for the guidance:

- Effectively implement the VISION 2050 Regional Growth Strategy
- Provide best practices and coordination on common methodology issues to support a more consistent approach to growth targets across the region
- Support data-informed countywide decisions about growth targets for individual jurisdictions
- Provide flexibility in establishing and modifying growth targets, provided growth targets support the Regional Growth Strategy.
I. Data Assumptions and Methodology

This section outlines common data and methodology questions in establishing countywide growth targets.

County Control Totals
- The Regional Growth Strategy county-level allocations are based on improving regional job-housing balance
- Recommend that counties should aim to be consistent with overall county controls in VISION 2050
- Any other deviations from the total housing or employment county totals should support an improved regional jobs-housing balance
- Potential uncertainties in near-term growth
- Data: 2017 OFM population projections (medium series), V2050 2017-2050 employment growth distribution (%) across counties, PSRC 2018 Macro Forecast, jobs-housing ratios by county, estimated regional total at horizon year

Planning Horizon
- Better alignment with horizon years would support regional coordination and jurisdictions located in more than one county
- For discussion: align targets to 2045 2044. Comprehensive plans must be for 20 years, and 2044 sets a clear and common horizon consistent with GMA planning requirements
- Data: PSRC estimates of 204x county population and employment assumptions

Employment Targets
- VISION states that counties should establish employment targets, support jobs-housing balance
- Regional macroeconomic forecast is a primary resource for employment targets
- Role of Construction & Resource sector employment, uniformed military personnel
- Data: Current local employment estimates, employment trends, PSRC 2018 Macroeconomic Forecast

Housing Targets
- VISION states that counties should establish local housing targets based on population projections
- Articulate the principles the housing target methodology is seeking to address with guidance. Simplify process or graphic [see Attachment 1].
- Methodology to translate population to housing targets [see Attachment 1 for methodology developed by LUTAC in 2008/2009 for discussion]
- Data: current and future household size, vacancy rate, group quarters population

II. Growth and Policy Factors

This section outlines policy-related factors to allocate growth to individual jurisdictions

General Planning Considerations
- Existing growth targets and progress
- Historic and recent development trends
• Potential uncertainty of near-term growth
• Vested development projects
• Zoned development capacity
• Availability and capacity of transportation and other infrastructure

Translating County Control Totals to Regional Geographies
• VISION 2050 provides guidance on shares and roles of different regional geographies

Front and Back-Loaded Growth
• Front-or backloaded growth may be reasonable in some circumstances, though the time between the target horizon year (2044) and 2050 is shorter than under VISION 2040
• Where possible, note geographies where front-loaded or back-loaded growth may be appropriate, especially given differences between the regional transit system.
• Note changes to Buildable Lands statute on tracking growth and providing reasonable rationale for front-or back-loading growth

Jobs-Housing Balance
• Consider jobs-housing balance across larger subareas and jurisdictions with long-term imbalance of jobs and housing in establishing targets

Housing Need and Affordability
• Regional resources can support consideration of housing affordability and social equity in establishing growth targets:
  o Opportunity Mapping
  o Displacement Risk Mapping
  o Regional Housing Needs Assessment

Centers and High Capacity Transit Station Areas
• Implementation of regional high-capacity transit goal
  o The goal in VISION is regional but counties should consider relative share when developing targets
  o Mid-point assessment in setting targets
  o Data: Baseline conditions, future assumptions by county
• Transit - timing, type, and extent of transit access and market response
  o Transit supportive densities research
  o Examples of TOD demand/market response to transit investments
• Cities with multiple regional growth centers
  o Jurisdictions with more than one regional growth center may warrant higher growth allocations
• Different types of regional growth centers/manufacturing/industrial centers
  o Under the Regional Centers Framework, there are higher growth expectations for some types of centers
  o Targets should be sufficient to enable cities to reach their regional center goals
• Employment growth in jurisdictions with manufacturing/industrial centers
  o Designated MICs should inform employment growth allocations
• Countywide centers and local centers
Countywide centers are expected to grow – may warrant higher growth allocations for jurisdictions with countywide centers

Urban Unincorporated Areas
- Encourage phasing and prioritizing growth in unincorporated areas planned for annexation or incorporation
- Note unincorporated areas in both HCT Communities and Urban Unincorporated Areas geographies

Growth on Tribal Reservation Lands and Major Military Installations
- May be appropriate to acknowledge known growth forecasts and major planned developments on tribal reservation lands or military installations
- Clarify status of both in OFM population projections

Reconciliation Processes
- RGS-Action-9 calls for countywide organizations to develop processes to reconcile any discrepancies between city and county adopted targets contained in local comprehensive plans
- Reconciliation should further the Regional Growth Strategy – include concepts or examples of what this means
- This may require countywide planning policy updates to implement a reconciliation process
- Counties may want to develop a process to address annexations and technical adjustments to targets

Other Regional/County Resources
- Forecast products: PSRC 2018 Macroeconomic Forecast, OFM 2017 Population Projections (medium series)
- Buildable Lands reports
- 2022 county update from OFM

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

Attachment 1: Residential Growth Targets Methodology (2008)
Best Practice Methodology: Developing Residential Growth Targets – DRAFT 8/12/2008

Countywide Targets

1. Select Preliminary Countywide Population Target
2. Coordinate Preliminary Targets Between Counties
3. Final Countywide Population Target
4. Apply Countywide GQ Population Assumption
5. Countywide Household Population
6. Apply Countywide Average HH Size Assumption
7. Countywide Households
8. Apply Countywide Vacancy Rate Assumption
9. Countywide Housing Unit Target
10. Subtract Base Year Population & Housing Units from Target Year #s
11. Countywide Population & Housing Unit Target Deltas

Data Sources

- OFM County GMA Population Projections
- PSRC PSEF forecasts VISION 2040 RGS
- PSRC 2006 SAF Census Bureau data Other: DOD
- PSRC 2006 SAF Census Bureau data Other: other MPOs demographic literature
- PSRC 2006 SAF Census Bureau data Other: USPS, real estate literature

Regional Geography Allocations

12. Regl Geography Population
13. Apply Regional Geography GQ Population Assumption
14. Regl Geography Household Population
15. Apply Regional Geography Average HH Size Assumption
16. Regl Geography Households
17. Apply Regional Geography Vacancy Rate Assumption
18. Regl Geography Housing Units
19. Apply Regional Geography Vacancy Rate Assumption
20. Regl Geography Population & Housing Unit Deltas
21. Adjust regional geography & local targets to match countywide total
22. Post-processing adjustment

Data Sources

- PSRC 2006 SAF Census Bureau data Other: DOD
- PSRC 2006 SAF Census Bureau data Other: other MPOs demographic literature
- PSRC 2006 SAF Census Bureau data Other: USPS, real estate literature

Local Targets

25. Local Population Targets
26. Apply Local GQ Population Assumption
27. Local Household Population
28. Apply Local Average HH Size Assumption
29. Local Households
30. Apply Local Vacancy Rate Assumption
31. Local Housing Unit Targets
32. Apply Local Vacancy Rate Assumption
33. Local Population & Housing Unit Targets
34. Local Population & Housing Unit Target Deltas
35. Subtract Base Year Population & Housing Units from Target Year #s
36. Post-processing adjustment

Data Sources

- PSRC 2006 SAF Census Bureau data Other: DOD
- PSRC 2006 SAF Census Bureau data Other: other MPOs demographic literature
- PSRC 2006 SAF Census Bureau data Other: USPS, real estate literature

Legend

- Data variable (bold=primary)
- Data sources
- Administrative process
- Data application
- Adjust regional geography & local targets to match countywide total
- Post-processing adjustment
MEMORANDUM

TO: Land Use Technical Advisory Committee
FROM: Mark Simonson, Program Manager
SUBJECT: Approach for Updating the PSRC Land Use Forecast Products

PSRC’s current land use forecast product available to PSRC member jurisdictions and other users is Land Use Vision 2, released in April 2017. It contains older inputs, including the prior regional economic forecasts developed in 2015, and policy assumptions based on the adopted VISION 2040 plan. Staff want to make available updated products that are sensitive to regional and local needs as well as schedule demands. This includes the development of new county and city growth targets (already starting to move forward) and local comprehensive plan updates that will be underway by 2022.

Proposed Approach
An agency priority is to have available, prior to the start of the local comp plan updates, a forecast product that reflects both VISION 2050 and the initial local implementation work accomplished through the growth targets. The figure below presents the estimated timelines for major planning efforts, including an adjusted timeline for King, Pierce, and Snohomish County comprehensive plan updates due mid-2024, and current understanding of the growth targets schedule.

*Reflects adjusted comprehensive plan due dates for King, Pierce and Snohomish in ESHB 2342
PSRC is proposing the following approach for the next three public forecast product releases:

- A limited update of LUV.2 released in 2020: Noting the differences between the 2015 regional forecast used for LUV.2, and the updated forecast released in 2018 – an additional 370,000 people and 53,000 jobs in 2040 - PSRC would move forward with a partial update of LUV.2 incorporating the 2018 regional forecast and 2017 OFM population projections but holding all the other inputs constant. This product would keep the horizon year at 2040 to lessen potential confusion between an updated LUV.2 product and the VISION 2050 Regional Growth Strategy, while also recognizing local planning work has not yet extended beyond 2040 either.

- 2022 LUV forecast product release: This update would extend the forecast horizon to 2050, as well as reflect the VISION 2050 Regional Growth Strategy population and employment growth allocations to counties and regional geographies. PSRC would wait until updated (or preliminary) countywide growth targets are ready to be integrated as an input into the city-level control totals needed for this LUV product. A 2022 schedule also accommodates the use of the Regional Transportation Plan’s updated transportation system as an input. The exact timing of this release would need to be determined, depending on the final growth targets development schedule and OFM schedule for new GMA county population forecasts in 2022.

- 2024/25 LUV forecast product release: This final update would incorporate zoning changes that implement the 2024 local comprehensive plan updates. The changes would be represented in an updated future land use (FLU) layer, which may refine the distribution of growth within individual cities and planning jurisdictions.

The matrix below presents the plan for updated forecast products and inputs by primary inputs.

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*Grey shading indicates inputs used in the current LUV.2 forecast product*
Modeling work for the Regional Transportation Plan would proceed using the inputs for the VISION 2050 Regional Growth Strategy analysis. Inputs would be updated with 2018 Base Year conditions and any changes to the Future Year Land Use Layer (FLU – current zoning and comp plan capacity).