Land Use Technical Advisory Committee + Housing
Agenda

Date: Tuesday, May 5, 2020 from 1:00 – 2:30 p.m.
Location: Conference Call

1. Welcome and Introductions (10 minutes)
2. Housing Needs Assessment – Laura Benjamin and Carol Naito, PSRC (60 minutes)

   The Committee will be asked to discuss an outline for the Regional Needs Assessment, including data collection and geography areas.

3. Next Steps – Laura Benjamin, PSRC (10 minutes)

   Meet again in July to discuss methodology for calculating housing need, displacement, and any follow-up on the refinement of the needs assessment scope.

4. Next LUTAC+Housing Meeting: July
5. Adjourn

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

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- 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.
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MEMORANDUM

TO: Land Use Technical Advisory Committee

FROM: Laura Benjamin, Senior Planner

SUBJECT: Regional Housing Needs Assessment

IN BRIEF

Housing access and affordability have been key policy areas in VISION 2050, the region’s long range plan for growth. The draft VISION 2050 plan presents an opportunity for the region to better assess and address housing needs and to develop a coordinated regional housing strategy, including a regional housing needs assessment.

PSRC staff are in the early stages of developing the Regional Housing Needs Assessment and are looking for feedback from housing stakeholders as the work moves forward. At the May 5 LUTAC meeting, committee members will be asked for feedback on the scope and content of the needs assessment. LUTAC will meet again in July to discuss methodology for calculating housing need, displacement, and any follow-up on the refinement of the needs assessment scope.

DISCUSSION

Background

A new housing action in the draft VISION 2050 plan (H-Action-1) directs PSRC to develop a regional housing strategy, including a regional housing needs assessment. The regional housing strategy is intended to serve as a “playbook” of regional and local actions to move towards the region’s goal to preserve, improve, and expand its housing stock to provide a range of affordable, accessible, healthy, and safe housing choices to every resident and to promote fair and equal access to housing for all people. Findings from the Regional Housing Needs Assessment will inform the actions included in the Regional Housing Strategy.

Based on feedback from the GMPB, RSC, and Regional TOD Advisory Committee and direction set in H-Action-1, staff have developed a work plan to identify general direction for the overall project, issues to address, roles and responsibilities, and timeline. The housing strategy work plan is available online.
Relationship to Other Housing Work
The strategy, including the Regional Housing Needs Assessment, will build on existing and forthcoming county, subregional and local housing work, such as HB 1923 funded action plans, and the work of the King County Affordable Housing Committee and Snohomish County Housing Affordability Response Team (HART). PSRC staff will continue to coordinate with local staff to ensure the strategy provides value at the regional and local level and minimizes duplication. The strategy will also support regional work including the Growing Transit Communities Strategy, and forthcoming Regional Equity Strategy, growth targets guidance, and Regional Centers Framework implementation.

Coordination is a key tenet of this work. The Regional Housing Needs Assessment should support local housing work, including local housing needs assessments developed as part of the next major periodic update to comprehensive plans in 2024.

Needs Assessment Scope and Content
While PSRC has previously collected data on housing, this is the first Regional Housing Strategy and Housing Needs Assessment. The Regional Housing Needs Assessment seeks to answer the central question of “What are gaps between current and projected housing needs and housing supply?” The needs assessment will analyze conditions, trends and gaps in the region’s housing stock and will demonstrate how local and subregional housing need and supply fit into the regional picture.

PSRC engaged with stakeholders in developing a work plan to guide the development of the strategy and heard there is value in providing data at the regional and subarea level that can support local housing needs assessments. An outline that reflects formal Commerce guidance and incorporates additional data measures to address the key topics identified in the work plan is provided for review (Attachment A).

The work plan identifies the following topics for the Regional Housing Strategy:

- Providing housing supply and land use capacity that support the VISION 2050 Regional Growth Strategy
- Preserving market-rate and subsidized affordable housing
- Expanding market-rate and subsidized affordable housing
- Providing housing options that support equitable development in centers and near high-capacity transit
- Improving regional and subregional jobs-housing balance
- Expanding moderate-density (“missing middle”) housing options
- Reducing and mitigating residential displacement

Questions for the committee:

- Are the measures included in the attached outline the right set of data to provide in a regional assessment?
- What are the highest priorities for this data collection?
- Beyond what is outlined in the needs assessment, is additional data needed to address the key topics identified in the work plan? If so, what would be the highest priorities to collect?
Geographies
Conversations with housing stakeholders underscored the idea that PSRC can support local housing data work by providing additional levels of analysis—including rolling up jurisdictional data to the subregional level and looking at metrics in centers and near transit. Based on this feedback, the following geographies have been identified for analysis in addition to the county and regional level. Please note, not all data can be assessed at these geographies.

- Regional geographies – Urban geographies defined by VISION 2050 where different types of cities and unincorporated areas play distinct roles based on regional centers, access to high-capacity transit, and future planning.
  - Metro Cities
  - Core Cities
  - HCT Communities
  - Cities and Towns
  - Unincorporated Urban
- Subareas – Disaggregate each county (both incorporated and urban unincorporated areas) into 2-3 housing market subareas. Subareas will be comprised of Census tracts. Subareas are still in development, and feedback to define county subareas would be welcomed; a draft map will be shared at a future meeting.
- Regional Growth Centers – Regionally designated growth centers.
- High Capacity Transit Areas – ¼ to ½ mile from a high capacity transit station, consistent with the methodology used in VISION 2050.

Questions for the committee:
- Are these geographies the right level of analysis to provide a regional “value add”?
- Should other geographies be considered?

NEXT STEPS

Staff will refine the scope of the Regional Housing Needs Assessment based on committee feedback. The LUTAC + Housing group will meet again in July to discuss methodology for calculating housing need, displacement, and any follow-up on the refinement of the needs assessment scope.

Findings from the Regional Housing Needs Assessment will be available for review and discussion in late 2020. A stakeholder event to discuss the findings and next steps is tentatively scheduled for October 9 – more information on the event to come.

Attachment A: Regional Housing Needs Assessment Outline, dated 4/29/2020
Regional Housing Needs Assessment Outline

The Regional Housing Needs Assessment seeks to answer the central question of “What are gaps between current and projected housing needs and housing supply?” The needs assessment will analyze conditions, trends and gaps in the region’s housing stock and will demonstrate how local and subregional housing need and supply fit into the regional picture. The draft outline below reflects formal Commerce guidance and incorporates additional data measures to address the key topics identified in the Regional Housing Strategy Work Plan.

The following geographies are proposed for analysis in addition to the county and regional level for some of the metrics included in the outline. Please note, not all data can be assessed at these geographies.

- Regional geographies – Urban geographies defined by VISION 2050 where different types of cities and unincorporated areas play distinct roles based on regional centers, access to high-capacity transit, and future planning.
  - Metro Cities
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Questions for the committee:

- Are the measures included in the outline the right set of data to provide in a regional assessment?
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- Beyond what is outlined in the needs assessment, is additional data needed to address the key topics identified in the work plan? If so, what would be the highest priorities to collect?
Outline

1) Introduction

2) Background and Policy Context
   a) Housing in the Growth Management Act (GMA)
   b) Housing in VISION 2050

3) Community Profile
   a) Population and household characteristics
      i) Growth Rate – Population –Population change over time
         →Geography: Region
      ii) RGS –Population –Expected future growth
         →Geography: Region
   b) Demographics
      i) Race/Ethnicity–Percentage of nonwhite residents and variation over time
         →Geography: Region, County
      ii) Special Populations– Percentage of residents who identify as a special population
         →Geography: Region, County
   c) Household Characteristics
      i) Tenure – Percentage of residents who rent or own their homes and variation by race/ethnicity
         →Geography: Region, Subarea
      ii) Income – Median income and variation over time and by race/ethnicity
         →Geography: Region, County
      iii) Household Size and Formation — Household size and composition and variation over time
         →Geography: Region, County
      iv) Generational Needs and Preferences – Potential impact of changing demographics on housing demand
         →Geography: Region
      v) Cost Burden –Percentage of residents pay more than 30%/50% of their income on housing expense and variation by income and race/ethnicity
         →Geography: Region, Subareas
      vi) Displacement –General trends in residential displacement
         →MORE TO COME – LUTAC to discuss at July meeting
   d) Workforce Characteristics
      i) Wages –Wages for common occupations, and wages in comparison to housing costs
         →Geography: Region, County
      ii) Jobs-Housing Balance – Ratio of jobs to housing
         →Geography: Region, County, Regional Geographies
iii) Employment Projections – Growth of the region’s jobs base over time, and in comparison to housing growth  
→ Geography: Region

4) Housing Inventory
a) Housing Units
   i) Units by Type – Types of units that make up the region’s housing stock  
→ Geography: Region, County, Regional Geographies
   ii) Vacancy Rates – Percentage of vacant/for sale units  
→ Geography: Region, County
b) Quality and Condition of Housing
   i) Overcrowding – Percentage of the region’s households live in overcrowded units  
→ Geography: Region, County
   ii) Housing Condition – Percentage of the region’s housing stock does not meet basic thresholds (plumbing, kitchen, phone service)  
→ Geography: Region, County
c) Cost of Housing
   i) Median Home Price – Median cost to buy a home by unit type  
→ Geography: Region, County, Zip Code
   ii) Median/Average Rent – Median/average cost to rent a home  
→ Geography: Region, County, Subareas, Regional Growth Centers, HCT Station Areas
   iii) Home Ownership – Home value compared to income  
→ Geography: Region, County
   iv) Housing and Transportation – Home location and transportation access in relation to housing costs  
→ Geography: Census Tract
   v) Housing Availability – Units available at various income thresholds and percentage of units occupied by households at corresponding income levels  
→ Geography: Region, County
d) Below Market-Rate Housing
   i) Subsidized housing units – Inventory of subsidized units  
→ Geography: Region, County, Regional Geographies
   ii) Special Needs Housing – Number of special needs housing units  
→ Geography: Region, County
e) Housing production
   i) Housing Production – Quantity, types, and location of housing being built  
→ Geography: Region, County, Regional Geographies, Regional Growth Centers, HCT Station Areas

5) Housing Need – Housing supply and land use capacity needed to support the VISION 2050 Regional Growth Strategy and reduce cost burden – MORE TO COME: LUTAC to discuss at July meeting
a) Housing Production vs Housing Growth – Housing production in comparison to household growth
   → Geography: Region, County, Regional Geographies

b) Annual vs Average Housing Production – Annual housing production in comparison to average production
   → Geography: Region, County, Regional Geographies