

The matrix below includes MPPs in the existing Housing Chapter in VISION 2040 and potential revisions, shown in legislative format, that represent draft changes based on feedback from the GMPB, RSC, and other stakeholders. The proposed revisions include a select set of new policies and actions and strengthen existing language to better address the current state of housing and respond to future changes in housing needs, including:

- Planning for a range of housing options in the short-and long-term;
- increasing affordable housing in proximity to transit and other services and amenities, and;
- working to consider and mitigate residential displacement.

A complete draft of the VISION 2050 Housing chapter will be available for review in summer 2019. Staff will continue to work with the GMPB, RSC, and other stakeholders to further refine the draft updates to the Housing chapter prior to adoption of VISION 2050 in 2020.

Policy	Text	Type of Change	Reason for Proposed Update	Additional Notes
MPP-H-A	<u>Plan for housing supply, forms and densities to meet the region’s current and projected needs consistent with the Regional Growth Strategy.</u>	Substantive change	Housing Supply: Board direction and comments from Peer Networking housing work session for policy support to recognize housing as a regional issues with need for supply consistent with RGS.	
MPP-H-B	<u>Address the need for housing affordable to low- and very low-income households, recognizing that these critical needs will require significant public intervention through funding, collaboration and jurisdictional action.</u>	Substantive change	Very Low-Income Housing Need: Regional Staff Committee direction to acknowledge the need for greater public intervention to provide housing affordable to very low-income housing.	
MPP-H-5	<u>Expand the supply and range of housing at densities to maximize the benefits of transit investments, including affordable units, in growth centers and station areas throughout the region.</u>	Substantive change	Housing-Transit Coordination: Board direction and scoping comments to support coordinated housing and transit planning.	TOD: Consistent with GMPB direction on potential changes to TOD policy in the Development Patterns chapter.
MPP-H-3	<u>Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals while recognizing historic inequities in access to homeownership opportunities for communities of color.</u>	Substantive change	Equity: Board direction to acknowledge past and ongoing inequities in access to home ownership. Changed discussed at 2/7/19 GMPB meeting.	Previous drafts of the policy matrix showed MPP-H-3 as having no proposed changes.
MPP-H-C	<u>Implement zoning, regulations, and incentives to promote the development and preservation of long-term affordable housing units in proximity to high capacity transit to ensure affordable housing options are available in walking distance to transit.</u>	Substantive change	Housing-Transit Coordination: Board direction supporting affordable housing in proximity to transit.	GTC: Consistent with policy guidance in the Growing Transit Communities Strategy [LINK] .
MPP-H-8	<u>Expand housing capacity for moderate density housing to bridge the gap between single-family and more intensive multifamily development and provide opportunities for more affordable ownership and rental housing that allows more people to live in neighborhoods across the region. Encourage the use of innovative techniques to provide a broader range of housing types for all income levels and housing.</u>	Substantive change	Moderate Density Housing: Board direction for policy support to promote middle density housing and to revise the vague term "innovative techniques."	Moderate density housing refers to a range of housing types – from duplexes to townhomes to low-rise multifamily developments – that bridge a gap between single-family housing and more intense multifamily and commercial areas. More information at [LINK] To better support the proposed revisions to MPP-H-8, the introductory text in the housing chapter could define and provide examples of the types of moderate density housing.
MPP-H-D	<u>Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.</u>	Substantive change	Displacement: Board direction and scoping comments to address social equity, new policy is proposed related to displacement risk.	Equity: Potential new policy developed in coordination with larger effort to integrate equity into VISION 2050.

Policy	Text	Type of Change	Reason for Proposed Update	Additional Notes
MPP-H-1	Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.	No change	NA	
MPP-H-2	Achieve and sustain – through preservation, rehabilitation, and new development – a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.	No change	NA	To better support MPP-H-2, the introductory text in the housing chapter could state the regional need for housing by income level. Including more specific information on income-level needs provides greater guidance on the amounts and types of housing that the region should be working to provide.
MPP-H-4	Develop and provide a range of housing choices for workers at all income levels throughout the region in a manner that promotes accessibility to jobs and provides opportunities to live in proximity to work.	No change	NA	
MPP-H-6	Recognize and give regional funding priority to transportation facilities, infrastructure, and services that explicitly advance the development of housing in designated regional growth centers. Give additional priority to projects and services that advance affordable housing.	No change/ Consolidated in General Chapter	NA	consolidated funding-related policies in General chapter (DP-7, 10, 13, H-6, T-12)
MPP-H-7	Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.	No change	NA	
MPP-H-9	Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the provision of affordable and special needs housing.	No change	NA	

Action	Text	Type of Change	Reason for Proposed Update	Additional Notes
H-Action-A	<p><u>Regional Action: The Puget Sound Regional Council, together with its member jurisdictions, state agencies, housing interest groups, housing professionals, advocacy and community groups, and other stakeholders will develop a comprehensive regional housing strategy to support the 2023-24 local comprehensive plan update. The housing strategy will provide the framework for regional housing assistance (see H-Action-2, below) and shall include the following components:</u></p> <ul style="list-style-type: none"> <u>oA regional housing needs assessment to identify current and future housing needs to support the regional vision</u> <u>oStrategies and best practices to promote and/or address: housing supply, the preservation and expansion of market rate and subsidized affordable housing, housing in centers and in proximity to transit, jobs-housing balance, and the development of moderate density housing options</u> <u>oCoordination with other regional and local housing efforts</u> 	New action	<p>Regional Data and Monitoring: Board direction and comments from Peer Networking housing work session calling for regional data and coordination to support future local comprehensive plan updates and other local and subregional housing efforts. Jobs-housing balance language added based on direction from 2/7/19 GMPB meeting.</p>	
H-Action-B	<p><u>Regional Action: The Puget Sound Regional Council, in coordination with subregional, county, and local housing efforts, will assist implementation of regional housing policy and local jurisdiction and agency work. Assistance shall include the following components:</u></p> <ul style="list-style-type: none"> <u>oGuidance for developing local housing targets (including affordable housing targets), model housing policies, and best housing practices</u> <u>oTechnical assistance, including new and strengthened tools, to support local jurisdictions in developing effective housing strategies and programs</u> <u>oCollection and analysis of regional housing data, including types and uses of housing and effectiveness of zoning, regulations, and incentives to achieve desired outcomes</u> 	New action	<p>Technical Assistance: Board direction for PSRC to support local housing efforts.</p>	
H-Action-C	<p><u>Regional Action: PSRC will monitor and support as appropriate members' efforts to seek new funding and legislative support for housing; and will coordinate with state agencies to implement regional housing policy.</u></p>	New action	<p>Outreach and State Coordination: Board direction and comments from Peer Networking housing work session seeking state support.</p>	
H-Action-D	<p><u>Local Action: Counties and cities will conduct a housing needs analysis and evaluate the effectiveness of local housing policies and strategies to achieve housing targets and affordability goals to support updates to local comprehensive plans. Analysis of housing opportunities with access to jobs and transportation options will aid review of total household costs.</u></p>	New action	<p>Local Data and Monitoring: Board direction and comments from Peer Networking work session for more consistent analysis as part of housing planning processes.</p>	Local actions are proposed to support effective, coordinated housing work at the regional and local levels.
H-Action-E	<p><u>Local Action: As counties and cities plan for and create additional housing capacity consistent with the Regional Growth Strategy, evaluate techniques such as inclusionary and incentive zoning to provide affordability.</u></p>	New action	<p>Local Tools: Board direction and scoping comments to promote affordable housing in areas planning for growth.</p>	