



Puget Sound Regional Council

Equity Advisory Committee | Remote Only

Date: Thursday, January 6, 2022 from 5:30-7:30 pm

1. Welcome, Roll Call and Icebreaker (5:30) – Charles Patton, PSRC

2. Reports

- a. Meeting Summary for December 2, 2021*

3. Discussion Item (5:40)

- a. EAC Co-Chairs and Draft Workplan* – Charles Patton, PSRC

4. Discussion Item (6:00)

- a. Regional Transportation Plan and Project Selection Process* – Kelly McGourty, PSRC

5. Discussion Item (6:40)

- a. Regional Housing Strategy – Feedback to the Executive Board* – Paul Inghram and Laura Benjamin, PSRC

6. Next meeting: February 3, 2022

7. Adjourn (7:30)

*Supporting materials attached.

Zoom Remote Connection Details

- To join via a smart device or web browser, go to <https://psrc-org.zoom.us/j/84303244346?pwd=a3lXZHVyRXZOVHVxNUJlWjhZR0tIZz09> and enter Passcode: 519837.
- To join by phone, call 877 853 5257 or 888 475 4499 and enter Webinar ID: 843 0324 4346 and Passcode: 519837.
- International numbers available: <https://psrc-org.zoom.us/j/84303244346?pwd=a3lXZHVyRXZOVHVxNUJlWjhZR0tIZz09>.
- 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, visit <https://www.psrc.org/contact-center/language-assistance>.



Puget Sound Regional Council

Equity Advisory Committee Meeting Summary

Date: December 2, 2021

Location: Remote Only

Presentations from the meeting are available on the PSRC website: <https://www.psrc.org/eac-meetings>. Audio recording of the meeting is available by request.

Introductions & Welcome

Charles Patton called the meeting to order at 5:30 pm. He welcomed everyone to the second meeting of the Equity Advisory Committee, and asked Mikayla begin the roll call for attendance, and to identify if anyone was calling in on the phone.

Icebreaker

Before diving into the main presentations of the meeting, the committee members went into four breakout rooms for a brief icebreaker. Members responded to the following questions and discussed:

- Have you ever had a nickname? If so, how did you get it? Why was it given to you?"

PSRC and EAC Basics

Charles provided members with an in-depth presentation on PSRC and the role of the Equity Advisory Committee. During the presentation, members answered Zoom poll questions to help shape the workplan, structure and process for the Committee. The questions are summarized below:

- Which of these four big buckets is of most interest to you? (Capacity building, community engagement, data and research, and best practices)
- Which of these resources is the highest priority? (Anti-displacement organizations, inclusive engagement, equity tracker, existing conditions report, equity impact tool, equity planning resources)
- Are there resources we are missing? (If you responded yes, please share resources you would like to add).
- Do you have interest and capacity to provide public comment and feedback for the draft Regional Transportation Plan at this point in the process?
- How should co-chairs be selected?
- Are you interested in serving as a co-chair?

- Initial meetings will be held in a virtual format during the pandemic. Are you interested in meeting in-person?
- Is this meeting time working for you?

You can view the presentation [here](#).

Regional Housing Strategy

At the December meeting, Paul Inghram, Director of Growth Management, provided the EAC with a presentation on how housing access and affordability are key policy areas in VISION 2050, the region's long-range plan for growth. Following the presentation and discussion, staff asked members about their interest and capacity to engage in VISION 2050 housing actions, including review of the draft Regional Housing Strategy and its implementation.

You can view the presentation [here](#).

Adjourn

The meeting adjourned at 7:30 pm.

Members Represented at the Table

See attached attendance roster.

PSRC Staff and Other Guests Present

Mikayla Svob, PSRC
Charles Patton, PSRC
Liz Underwood-Bultmann, PSRC
Noah Boggess, PSRC
Ben Bakkenta, PSRC
Paul Inghram, PSRC
Michelle Zeidman, WSF
Danielle Turner
Eric Allen
JMarie Johnson-Kola
Marty Kooistra



Puget Sound Regional Council

DISCUSSION ITEM

January 6, 2022

TO: Equity Advisory Committee

FROM: Charles Patton, Program Manager, PSRC

SUBJECT: EAC Co-Chairs and Draft Workplan

IN BRIEF

At its meeting on January 6, 2022, members will learn more about how they will select co-chairs and what their potential workplan could look like for 2022.

DISCUSSION

During its meeting on December 2, 2021, EAC members were asked about their interest in serving a one-year term as a co-chair for the committee. Responsibilities for the position include:

- Facilitating discussions
- Providing leadership (e.g., representing the committee at various board meetings, when necessary)
- Meeting preparation (e.g., participating in meeting dry runs)

Four members expressed interest in this position:

- **Brendan Nelson** (he/him) | Pierce County
- **Chris Stearns** (he/him) | King County
- **Lupe Valtierra-Prieto** (she/her) | Snohomish County
- **Shannon Turner** (he/him) | Kitsap County

Additionally, members took a poll to determine how they would like to select the two co-chairs. The vast majority of members preferred to have an election. In anticipation of this election process, staff have asked the candidates to complete a brief questionnaire that will provide some additional information about each candidate, so EAC members can make an informed decision about who they would like to serve as their co-chairs. The responses to this questionnaire will be included in the meeting packet for the February meeting. The election will be held during the February 3, 2022, EAC meeting using Mentimeter, an online polling platform. All votes will be anonymous.

During its meeting on January 6, 2022. EAC members will hear additional details about their potential workplan for 2022 (Attachment A). Members will be given the opportunity throughout the year to adjust the workplan, if necessary.

Next Steps

The next meeting of the Equity Advisory Committee will be held on February 3, 2022. Members will hear about the Equity Tracker, a resource in the Regional Equity Strategy. Members will also have the opportunity to provide feedback on both the Regional Housing Strategy and the Regional Transportation Plan.

Lead Staff

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

Attachment A: Equity Advisory Committee - Topics Calendar

SCHEDULED MEETINGS & TOPICS			POTENTIAL TOPICS
January 6, 2022	February 3, 2022	March 3, 2022	2022 Q1 – Winter / Spring
<p>Growth</p> <ul style="list-style-type: none"> RHS Engagement – Paul Inghram & Laura Benjamin (50 min) <p>Transportation</p> <ul style="list-style-type: none"> RTP and Project Selection – Kelly McGourty (40 min) <p>Data</p> <p>Economic Development</p> <p>Regional Equity Strategy</p> <p>Other</p> <ul style="list-style-type: none"> Rollcall, icebreaker, mid-meeting break, etc. (<15 min) EAC Workplan (20 min) 	<p>Growth</p> <ul style="list-style-type: none"> RHS Engagement – Paul Inghram & Laura Benjamin (?) <p>Transportation</p> <ul style="list-style-type: none"> RTP Engagement – Kelly McGourty (45 min?) <p>Data</p> <p>Economic Development</p> <p>Regional Equity Strategy</p> <ul style="list-style-type: none"> Equity Tracker – Brian Lee and Mary Richards (45 min?) <p>Other</p> <ul style="list-style-type: none"> Rollcall, icebreaker, mid-meeting break, etc. (<15 min) Co-chair elections – Charles Patton (<15 min) 	<p>Growth</p> <ul style="list-style-type: none"> RHS Engagement – Laura Benjamin (45 min?) <p>Transportation</p> <ul style="list-style-type: none"> RTP Engagement – Kelly McGourty (30 min?) <p>Data</p> <p>Economic Development</p> <p>Regional Equity Strategy</p> <p>Other</p> <ul style="list-style-type: none"> Rollcall, icebreaker, mid-meeting break, etc. (<15 min) 	<p>Growth</p> <p>Transportation</p> <p>Data</p> <p>Economic Development</p> <p>Regional Equity Strategy</p> <ul style="list-style-type: none"> Inclusive Engagement Guidance High level overview of each Regional Equity Strategy resource <p>Other</p>

April 7, 2022	May 5, 2022	June 9, 2022	2022 Q2 – Spring / Summer
<p>Co-Chairs: TBD</p> <p>Growth</p> <p>Transportation</p> <p>Data</p> <p>Economic Development</p> <p>Regional Equity Strategy</p> <ul style="list-style-type: none"> • Equity Tracker Feedback – Brian Lee and Mary Richards (45 min – 1 hr) • Inclusive Engagement Guidance – Maggie Moore and Gary Simonson (30 min) <p>Other</p> <ul style="list-style-type: none"> • Rollcall, icebreaker, mid-meeting break, etc. (<15 min) 	<p>Co-Chairs: TBD</p> <p>Growth</p> <p>Transportation</p> <p>Data</p> <p>Economic Development</p> <p>Regional Equity Strategy</p> <ul style="list-style-type: none"> • Inclusive Engagement Guidance Feedback – Maggie Moore and Gary Simonson (45 min – 1 hr) • Equity Planning Resources – Liz Underwood-Bultmann and Erin Hogan (30 min) <p>Other</p> <ul style="list-style-type: none"> • Rollcall, icebreaker, mid-meeting break, etc. (<15 min) 	<p>Co-Chairs: TBD</p> <p>Growth</p> <p>Transportation</p> <p>Data</p> <p>Economic Development</p> <p>Regional Equity Strategy</p> <ul style="list-style-type: none"> • Equity Planning Resources Feedback – Liz Underwood-Bultmann and Erin Hogan (45 min – 1 hr) • Equity Impact Tool – Ben Kahn & Grant Gibson (30 min) <p>Other</p> <ul style="list-style-type: none"> • Rollcall, icebreaker, mid-meeting break, etc. (<15 min) 	<p>Growth</p> <ul style="list-style-type: none"> • RHS Check-In <p>Transportation</p> <p>Data</p> <p>Economic Development</p> <p>Regional Equity Strategy</p> <p>Other</p> <ul style="list-style-type: none"> • Public Participation Plan

July 7, 2022	August – Meeting Canceled	September 1, 2022	2022 Q3 - Summer / Fall
<p>Growth</p> <p>Co-Chair: TBD</p> <p>Transportation</p> <p>Data</p> <p>Economic Development</p> <p>Regional Equity Strategy</p> <ul style="list-style-type: none"> Equity Impact Tool Feedback – Ben Kahn & Grant Gibson (45 min – 1 hr) Anti-Displacement Organizations – Noah Boggess & Jennifer Barnes (30 min) <p>Other</p> <ul style="list-style-type: none"> Rollcall, icebreaker, mid-meeting break, etc. (<15 min) 		<p>Growth</p> <p>Co-Chair: TBD</p> <p>Transportation</p> <ul style="list-style-type: none"> Project Selection Pilot – Kelly McGourty (45 min?) <p>Data</p> <p>Economic Development</p> <p>Regional Equity Strategy</p> <ul style="list-style-type: none"> Anti-Displacement Organizations Feedback – Noah Boggess & Jennifer Barnes (45 min – 1 hr) Legacy of Structural Racism – Charles Patton (30 min) <p>Other</p> <ul style="list-style-type: none"> Rollcall, icebreaker, mid-meeting break, etc. (<15 min) 	<p>Growth</p> <ul style="list-style-type: none"> RHS Check-In <p>Transportation</p> <p>Data</p> <p>Economic Development</p> <p>Regional Equity Strategy</p> <p>Other</p>

October 6, 2022	November 3, 2022	December 1, 2022	2022 Q4 - Fall / Winter
<p>Co-Chair: TBD</p> <p>Growth</p> <p>Transportation</p> <ul style="list-style-type: none"> Project Selection Pilot – Kelly McGourty (45 min?) <p>Data</p> <p>Economic Development</p> <p>Regional Equity Strategy</p> <ul style="list-style-type: none"> Equity Tracker Draft Review – Brian Lee and Mary Richards (30 min) Inclusive Engagement Guidance Draft Review – Maggie Moore and Gary Simonson (30 min) <p>Other</p> <ul style="list-style-type: none"> Rollcall, icebreaker, mid-meeting break, etc. (<15 min) 	<p>Co-Chair: TBD</p> <p>Growth</p> <p>Transportation</p> <ul style="list-style-type: none"> Project Selection Pilot – Kelly McGourty (45 min?) <p>Data</p> <p>Economic Development</p> <p>Regional Equity Strategy</p> <ul style="list-style-type: none"> Equity Planning Resources Draft Review – Liz Underwood-Builtmann and Erin Hogan (30 min) Equity Impact Tool Draft Review – Ben Kahn & Grant Gibson (30 min) <p>Other</p> <ul style="list-style-type: none"> Rollcall, icebreaker, mid-meeting break, etc. (<15 min) 	<p>Co-Chair: TBD</p> <p>Growth</p> <p>Transportation</p> <ul style="list-style-type: none"> Project Selection Pilot – Kelly McGourty (45 min?) <p>Data</p> <p>Economic Development</p> <p>Regional Equity Strategy</p> <ul style="list-style-type: none"> Anti-Displacement Organizations Draft Review – Noah Boggess & Jennifer Barnes (30 min) Legacy of Structural Racism Feedback – Charles Patton (45 min – 1 hr) <p>Other</p> <ul style="list-style-type: none"> Rollcall, icebreaker, mid-meeting break, etc. (<15 min) 	<p>Growth</p> <ul style="list-style-type: none"> RHS Check-In <p>Transportation</p> <p>Data</p> <ul style="list-style-type: none"> Household Transportation Survey – Improved sampling, etc. <p>Economic Development</p> <p>Regional Equity Strategy</p> <p>Other</p> <ul style="list-style-type: none"> Interlocal Agreement Review



Puget Sound Regional Council

DISCUSSION ITEM

January 6, 2022

TO: Equity Advisory Committee

FROM: Kelly McGourty, Director of Transportation Planning

SUBJECT: Regional Transportation Plan and Project Selection Process

IN BRIEF

Two major transportation projects are underway at PSRC – the development of the Regional Transportation Plan (RTP) and preparation for the 2022 project selection process for PSRC’s federal funds. Key milestones are approaching for both projects, and staff will brief the EAC on the work to date and opportunities to engage in the coming months.

DISCUSSION

Regional Transportation Plan

Under federal and state law, PSRC is required to develop a long-range regional transportation plan every four years. Work has been underway for the past two years to develop the next RTP which will extend through 2050 and respond to the priorities and growth strategy identified in VISION 2050. The plan describes how the region will address existing needs and expected growth and improve all aspects of the system for the safe and efficient movement of people and goods. Six key policy focus areas were identified by PSRC’s Transportation Policy Board for the plan: equity, safety, climate, access to transit, local agency needs and visioning for the future.

Significant work has been accomplished over the last few years, including new data collection efforts and the development of a [transportation system visualization tool](#). In addition, extensive public outreach has occurred to date including an online as well as a statistically representative public survey, individual interviews and focus groups, and outreach to groups representing youth, seniors and people with disabilities.

The draft plan document is currently being developed, and will include information on each aspect of the system, proposed future investments, and system performance measures including the impact to various places and communities throughout the region, including people of color, people of low income, seniors, people with disabilities and other vulnerable populations.

The draft plan will be released for public comment in mid-January, with adoption expected by PSRC's General Assembly in late May 2022.

Project Selection Process

PSRC is also responsible under federal law for selecting projects to receive funds from several programs under the Federal Highway Administration (FHWA) and Federal Transit Administration (FTA). The programs have distinct requirements and project eligibilities, and on average the total amount per year distributed is approximately \$250 million.

PSRC conducts a competitive process every two years to distribute these funds, based on adopted regional policies and state and federal requirements. Prior to each process a Policy Framework is adopted that lays out in detail the policies and procedures under which the process will be conducted. The Policy Framework is refined and updated each cycle, to address new emphasis areas, requirements or policy direction.

The next project selection process for PSRC's federal funds will be conducted in 2022, to award federal fiscal year 2025 and 2026 funding. A Project Selection Task Force consisting of representatives from PSRC's boards met over eight months in 2021 to review the project selection process and propose revisions based on the goals and emphasis areas as detailed in VISION 2050.

Given the emphasis in VISION 2050 on equity and safety, in particular, the Task Force focused on improvements to the evaluation criteria for these two elements. While they were included in the existing set of criteria, revisions are proposed to significantly strengthen these elements by 1) strengthening criteria language, elements and guidance; 2) increasing the point values; and 3) identifying them as stand-alone criteria rather than embedded within other categories.

In addition to the strengthened criteria, it is also recommended that PSRC work with the Regional Equity Advisory Committee to develop a brand new Equity Pilot Program. It is proposed that 5% (\$6 million) of FHWA Surface Transportation Block Grant Program funds be set aside for this pilot, and for PSRC to work with the Equity Advisory Committee on the development and parameters of this program beginning in July 2022. This will allow the committee to evaluate the outcomes of the 2022 project selection process with the revisions above in place, and to use that information in consideration of the pilot and any recommendation for future improvements.

The Task Force proposals and the draft Policy Framework have been released for a public comment period which concludes on January 5, 2022. PSRC's Transportation Policy Board will review the recommendations and public comments received at their meeting on January 13, and the Executive Board will take action on the Policy Framework later that month. Subsequently the project selection process will be launched, and a Call for Projects released. The Policy Framework will contain

extensive information on project eligibility, deadlines, evaluation criteria and the overall process.

Next Steps

At the January EAC meeting, staff will provide a brief overview of the RTP and project selection processes, the work conducted to date on both, and approaching milestones. Information for upcoming opportunities for the EAC to engage in both processes will also be provided. As noted above, the RTP will be released for public comment between January 13 to February 28, 2022. Staff will engage with the EAC in early 2022 with more details on elements of the RTP and an opportunity to provide comments directly to PSRC's Transportation Policy Board between February and April 2022. The project selection process will be conducted between February and July 2022, after which staff will engage with the EAC on next steps specific to proposed Equity Pilot Program.

Lead Staff

Contact Kelly McGourty, Director of Transportation Planning, at 206-971-3601, kmcgourty@psrc.org.



Puget Sound Regional Council

DISCUSSION ITEM

January 6, 2022

TO: Equity Advisory Committee

FROM: Laura Benjamin, Senior Planner

SUBJECT: Regional Housing Strategy – Feedback to the Executive Board

IN BRIEF

Housing access and affordability are key policy areas in [VISION 2050](#), the region's long-range plan for growth. VISION 2050 calls for the region to better assess and address housing needs through a coordinated regional housing strategy and a regional housing needs assessment.

Following up from the committees' discussion at the December meeting, at the January meeting, PSRC staff will provide a briefing on the Regional Housing Strategy, and the Equity Advisory Committee will be asked for feedback on equity-related components of the strategy.

DISCUSSION

Many residents in the region are facing an unprecedented challenge in finding and keeping a home that they can afford. Housing access and affordability are major challenges for the region that limit the region in achieving other mobility, equity, environmental, and economic goals. The complexity of addressing the full range of housing needs and challenges requires a coordinated approach and action from cities, counties, residents, businesses, and other agencies and stakeholders to work together to meet the needs.

VISION 2050, the region's long-range plan for growth, was adopted in October 2020. Housing was a priority issue for the board during the development of VISION 2050, which places increased emphasis on the need for housing and affordability. VISION 2050 identifies several Actions that call for developing a regional strategy to address housing needs, to provide housing assistance for local jurisdictions, and to seek new funding and support for housing.

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.

Among other guiding principles to guide the work, the Growth Management Policy Board identified that the Regional Housing Strategy should center equity and use a racial equity lens to assess disparities, engage residents, and minimize burdens to vulnerable communities.

The Growth Management Policy Board (GMPB) led the development of the Regional Housing Strategy for the past 18 months. During this time the GMPB developed a [work plan](#) for the project, reviewed the [Regional Housing Needs Assessment](#) in detail, and developed draft strategies to address housing supply, stability, and subsidy. While the EAC had not yet been established, PSRC sought to integrate equity from the beginning of the Regional Housing Strategy development.

The GMPB took action at their October 2021 meeting to recommend the draft Regional Housing Strategy (Attachment A) to the Executive Board for adoption and to begin implementation. To support their review of the recommended strategy, PSRC's Executive Board's asked the EAC for feedback on how racial equity is incorporated in the draft Regional Housing Strategy.

What is included in the Regional Housing Strategy?

The Regional Housing Needs Assessment looks housing metrics to identify needs and gaps now and in the future. The Regional Housing Needs Assessment underscores that it is increasingly difficult for people living and working in the central Puget Sound region to find housing that is affordable. There are significant, regionwide challenges and disparities in access to housing, with the most vulnerable residents in the region shouldering the burden. Simply put, the region needs more housing of different types that are affordable to a wider range of incomes, with a focus on moderate- and lower-income households.

Based on the findings of the Regional Housing Needs Assessment and an understanding of housing efforts currently underway in the region, the Regional Housing Strategy can further existing efforts and identify new tools and actions for regional stakeholders to consider.

Tools and actions fall into three key areas:

Supply: Build more housing of different types

- Allow for more multi-family housing choices in neighborhoods near transit to provide greater access for more people.
- Allow for more middle density housing to provide greater housing choice for people at all stages of life.
- Allow for more housing choices within single-family zones to provide greater housing choice and less costly ownership options throughout the region.
- Reduce the costs to build housing.

Stability: Provide opportunities for residents to live in housing that meets their needs

- Expand and strengthen tenant assistance and protections, and their enforcement to provide opportunities for residents to continue to live in their communities.
- Increase access to home ownership, with an emphasis on BIPOC homeownership.
- Increase services and amenities to provide access to opportunity in low opportunity areas experiencing housing growth.
- Leverage growth near transit and higher opportunity areas to incentivize and/or require the creation and preservation of long-term affordable housing.

Subsidy: Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents

- Identify public, private, and philanthropic funding to finance the acquisition and construction of affordable housing.
- Develop local funding options and coordinate to leverage funds at the regional and subregional level to better support housing options for the region's most vulnerable residents.

How has racial equity been incorporated into the Regional Housing Strategy?

The draft Regional Housing Strategy incorporated equity through outreach and engagement, data collection, and through draft strategies addressing the legacy of housing discrimination and disparities. Highlights of the work include:

- **Engagement.** Outreach included focus groups with people who had been impacted by housing instability and the strategy recognizes the importance of stable housing to improving life outcomes. Focus group members were compensated for their time and expertise. Findings from the focus groups were incorporated into the [Regional Housing Needs Assessment – see Appendix B](#) starting on page 10.
- **Data.** The Regional Housing Needs Assessment incorporates measures throughout to evaluate at housing data by race. Findings from the Regional Housing Needs Assessment underscore that it is increasingly difficult to find and afford a home in the central Puget Sound region, and that these challenges are disproportionately felt by Black, Indigenous, and People of Color communities. Additional research finds that racial segregation is declining but still evident in the region. Additional information on residential segregation patterns is available here: <https://www.psrc.org/whats-happening/blog/racial-segregation-declining-still-present-region>

- **Draft Regional Housing Strategy.** The draft strategy acknowledges a legacy of discrimination in the housing market that carries forward to today. The strategy includes actions that would seek to preserve and advance affordability for all households and address discrimination and disparities in the housing market, including advocating for a bill to support equitable home ownership assistance and increase services and amenities to provide access to opportunity in low opportunity areas.
- Residential displacement has been an acute concern throughout the region. PSRC previously identified several [strategies to address residential displacement](#), including:
 - The production of long-term affordable units
 - Preserving income restricted affordable housing
 - Education and communication
 - Funding mechanisms
 - Resident resources

The Regional Housing Strategy identifies steps for the state, PSRC, and local governments to reduce or prevent displacement of residents in communities.

The timing of the development of the Regional Housing Strategy led to the draft being prepared prior to the formation of the EAC. The draft strategy is far along in the process and PSRC staff acknowledge that bringing a plan to the committee at this stage is not a best practice. However, even in its initial actions the contribution of the EAC is valued.

The Executive Board is interested in feedback from the Equity Advisory Committee on the role of equity in the Regional Housing Strategy. Questions to support the committee's review

- Does the strategy and needs assessment appropriately recognize the role of racial disparities in the housing market?
- Are there elements missing or that should be expanded?
- Are there additional implementation steps that are important to support equity in housing?

How will the Regional Housing Strategy be implemented?

The Regional Housing Strategy will help to shape PSRC's work program, including future technical assistance and legislative support. The strategy will also be used when reviewing local comprehensive plans. The draft strategy includes implementation actions for federal, state, regional, subregional, and local stakeholders.

If the Regional Housing Strategy is successfully implemented over the next five to ten years, communities may see change such as:

- Increased funding from the state to build and preserve income restricted rental units and to provide down payment and foreclosure assistance for people of color

- Changes in local development regulations that allow different types of housing, such as duplexes, triplexes, and backyard cottages, in predominantly single-family neighborhoods
- Changes in local development regulations that require more affordable housing to be built near transit
- Ongoing monitoring that is publicly available so stakeholders can better understand what is being done to achieve regional housing goals and where more action is needed

PSRC staff are interested in including the EAC in the upcoming implementation of the housing work program, where all efforts will be made to engage the committee early in the process and allow time for co-creation of materials, to the degree the committee has capacity and interest in this topic.

Next Steps

PSRC staff will report feedback from the Equity Advisory Committee to the Executive Board at their January meeting to support review and potential adoption of the strategy. Implementation items will be reviewed with the Equity Advisory Committee later this year.

Lead Staff

For more information, contact Laura Benjamin, Senior Planner, at 206-464-7134 or lbenjamin@psrc.org, or Paul Inghram, Director of Growth Management, at 206-464-7549 or pinghram@psrc.org.

Attachment A: Draft Regional Housing Strategy

Attachment B: Regional Housing Needs Assessment Executive Summary

Regional Housing Strategy

Growth Management Policy Board
Recommended Draft

October 2021


Puget Sound Regional Council



Ensuring that all people have a range of safe and affordable housing choices is essential to creating a healthy and prosperous future for the region.

In the central Puget Sound region, where the housing market is becoming increasingly unaffordable, many residents experience housing instability daily. Many residents in the region are facing an unprecedented challenge in finding and keeping a home that they can afford. Housing access and affordability continues to be a major challenge for the region, and limits the region in achieving other mobility, equity, environmental, and economic goals. Meeting the housing needs of all households at a range of income levels is integral to promoting health and well-being and creating a region that is livable for all residents, economically prosperous, and environmentally sustainable.

Addressing Racial Inequities in Housing

The central Puget Sound region’s housing landscape reflects more than market forces and conditions. It is also the product of decades of public policies and private practices that, throughout the 20th century, often excluded lower-income households, immigrant communities, and people of color from accessing housing and living in certain areas. Together, past and current housing practices have perpetuated substantial inequities in wealth, ownership, and opportunity, and they continue to create barriers to rectifying these conditions. The Regional Housing Strategy recognizes this legacy and of the comprehensive work needed to redress it.

Housing access and affordability are goals of the state Growth Management Act and key policy areas in VISION 2050, the region’s long-range plan for growth. Recognizing that housing access, affordability, and choice are regional issues that do not stop at a jurisdiction’s borders, VISION 2050 calls for a coordinated regional housing strategy. In addition to addressing existing gaps and needs, VISION 2050 identifies the need for more housing of all types to meet the needs of the region out to 2050.

Cities and counties throughout the region have a long history of planning for housing. Local comprehensive plans address housing access and affordability. Partnerships, like A Regional Coalition for Housing (ARCH), bring cities together to enact housing ordinances and to fund construction. Cities and counties are adopting new

Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Growth Management Act housing go

subarea plans for downtowns, town centers, and transit stations to allow for more housing in denser, mixed-use development. Yet, even with the many successes, every community has a continuing and active role to play in meeting the region's housing needs.

This strategy calls out the highest priority goals and actions to best implement VISION 2050 and meet the housing needs of our communities. These strategies will have the greatest impact at the necessary scale. However, actions such as zoning changes, renter protections, and funding often rely on individual local and agency actions that may be challenging to implement. Implementing these actions will require substantial efforts, shared accountability, and may meet resistance. For decades the region has struggled to provide enough housing for a growing population. The region is about two years behind in housing production and continuing to face acute housing challenges. If we are to meet the region's housing needs now and in the future, cities, counties, agencies, coalitions, businesses, and other housing advocates need to begin now to implement these strategies.

What is the Regional Housing Strategy?

The Regional Housing Strategy is a “playbook” of regional and local actions to preserve, improve, and expand housing stock in the region. The aim is to make a range of affordable, accessible, healthy, and safe housing choices available to every resident and to promote fair and equal access to housing for all people.

The Regional Housing Strategy is intended to:

- Support the Growth Management Act and VISION 2050
- Provide a coordinated, data informed, and ambitious framework to address current and future housing needs for all residents
- Recognize and support the different roles local jurisdictions, agencies, and partners play in preserving and expanding both affordable and market-rate housing
- Inform, complement and advance future housing planning actions at regional, countywide, and local levels
- Center equity and use a racial equity lens to assess disparities, engage residents, and minimize burdens to vulnerable communities

This work began with development of the first region-wide assessment of housing needs. The [Regional Housing Needs Assessment](#) addresses the central question of “What are gaps between current and projected housing needs and housing supply?” The needs assessment analyzed the region's housing stock and demonstrated how local and subregional housing need and supply fit into the regional picture. Findings from the Regional Housing Needs Assessment underscore that it is increasingly difficult to find and afford a home in the central Puget Sound region, and that these challenges are disproportionately felt by Black, Indigenous, and People of Color (BIPOC) communities. More on the Regional Housing Needs Assessment is [available online](#). The Regional Housing Strategy is informed by the findings of the Regional Housing Needs Assessment, Growth Management Policy Board feedback, stakeholder outreach, and discussions among focus groups.

The Regional Housing Strategy will help guide and support upcoming local comprehensive plan updates. By providing data, guidance, and technical assistance, PSRC supports jurisdictions in their efforts to adopt best housing practices and establish coordinated local housing and affordable housing targets. More information about the Regional Housing Strategy and housing resources can be found at psrc.org/housing.

The Regional Housing Strategy is organized around the areas of supply, stability, and subsidy as a way to recognize the multiple facets of housing challenges. As a regional tool, it seeks to identify those strategies that are most important to address through regional and multijurisdictional coordination and those local actions that are essential to the implementation of VISION 2050.

Regional Housing Strategy Goals and Actions

The Regional Housing Needs Assessment underscores that it is increasingly difficult for people living and working in the central Puget Sound region to find housing that is affordable. With a need for more than 800,000 new housing units and more than a third of households anticipated to be at moderate- and lower-income levels, VISION 2050 aims to increase the construction of housing and to build more housing that is affordable to more families. In response to this need, the Regional Housing Strategy calls for three areas of action:

Supply: Build more housing of different types

To meet the region's vision for a more livable, prosperous, and equitable future, more housing is needed of different types, costs, and with access to jobs, transit and services.

Stability: Provide opportunities for residents to live in housing that meets their needs

As the region grows and become a more expensive place to live, many households are at a serious threat of being displaced from their communities. More housing options and strategies are needed to help people have the option to stay in their neighborhoods, with an emphasis on lower-income communities and BIPOC communities that have been systemically excluded from homeownership opportunities.

Subsidy: Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents

At the lowest income levels, the market is not capable of building housing at a cost that is affordable. Eliminating cost burden for households will require a major increase in funding to subsidize housing costs and to build more housing affordable to households earning less than \$50,000 per year.





Supply: Build more housing of different types

The region needs more housing of varied types in all communities. There is already a backlog of about 50,000 units needed to address current housing gaps and the region needs over 800,000 new housing units to accommodate the region's needs through the year 2050. Not keeping up with population growth has exacerbated the upward pressure on housing costs. The region needs to build more housing to address the current backlog and reduce the impact on housing prices and rents.

Although jurisdictions do not typically build housing, zoning and development regulations at the local level play a significant role in whether and how much housing is built as the construction industry responds to growth. Most cities and counties have sufficient zoned capacity for growth in accordance with Buildable Lands reports. Even so, this capacity is not always located near transit stations, schools, jobs, or services, and zoning may not encourage the types of housing that best corresponds to needs or planned infrastructure. While the region is making major investments in transit and ferries, often the zoning near these transit station areas reflects decisions made decades ago. The Supply strategies call for a reexamination of residential zoning to create more places for multifamily and middle density housing and to reform single family zoning to increase flexibility and opportunities.

To reflect these needs and opportunities to improve housing supply, the Regional Housing Strategy calls for:

Allow for more multi-family housing choices near transit to provide greater access for more people

- **Increase the opportunity for moderate and higher density housing** to meet the goal of 65% of residential growth to be located near high-capacity transit stations. This could include increasing the land zoned for multifamily and mixed-use housing and revising multifamily zones to increase heights and densities. Areas near high-capacity transit stations, such as light rail, should be zoned for the highest housing densities.

Allow for more middle density housing to provide greater housing choice for people at all stages of life

- **Increase zoning that allows for moderate density “missing middle” housing** to increase opportunities for townhomes and multiple units in neighborhoods with infrastructure, services, and amenities. Zoning that supports moderate densities is limited in the region, while these forms of housing have been shown to be less costly than either single-family homes or higher density developments. Moderate density housing can fit well within established neighborhoods and significantly increasing housing supply and choices for households at 80-120% Area Median Income.¹

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

Allow for more housing choices within single-family zones to provide greater housing choice and less costly ownership options throughout the region

- **Reform single-family zoning** to increase opportunities for small lots, zero-lot line, accessory dwelling units, cottage homes, and up to six units per lot that serve a wider range of households, including singles, couples, seniors, and smaller families. The vast majority of zoning in the region is for exclusively single-family development, often requiring large lots. Due to the extensive amount of single-family zoning, even modestly increasing housing opportunities in single-family zones can have a significant regional impact in both more and less densely developed places. These modest density increases are critical for places farther from job centers and high capacity transit.

Reduce the costs to build housing

- **Increase densities, reduce minimum lot sizes, and reduce or eliminate parking requirements** to make it less costly per unit to build homes. Costs make home ownership increasingly out of reach for families and make development of more affordable housing choices difficult. Allowing increased densities, smaller lots, and less parking can significantly reduce the per unit costs of market-rate housing and affordable housing.
- **Increase development predictability** through cross-jurisdiction coordination and multi-jurisdiction housing organizations that works to increase regulatory consistency and reduce complexity. Developers report that varying regulations in jurisdictions across the region results in complexity and greater costs for housing.
- **Invest in education for trades people and new building technologies.** A key contributor to housing costs are labor and materials. Supporting a healthy work force to build housing is critical to ensuring supply can keep up with demand.

Stability: Provide opportunities for residents to live in housing that meets their needs

The rising cost of housing threatens the ability of people to remain in their communities. The housing market has experienced great highs and lows that have benefitted some and created and exacerbated hardship and inequalities for others. Following the precipitous drop in housing prices and foreclosures of the recession, the region's economic upswing and strong job growth in the 2010s have fueled dramatic increases in rents and home prices. Despite job losses due to the COVID-19 pandemic and the resulting financial impact on many households, home prices have continued to increase in the region. Some may have been able to take advantage of historically low mortgage interest rates or lower rents, while others are in a challenging position due to loss of income and face the potential of eviction or foreclosure. An imbalanced recovery may further the threat of displacement of low-income households, people of color, and seniors on fixed incomes. As a result, housing costs are a greater burden for many households today than a decade ago, leaving less for other basic needs and amenities. Renters, and renters of color in particular, face a considerable shortage of affordable housing opportunities. And these households are often the most at risk of losing their housing and experiencing homelessness.



Regional growth centers and communities near transit are home to more people of color and higher concentrations of poverty than the region as a whole. As these central places continue to grow and develop, residents and businesses who contribute to these communities should have the option to remain and thrive and take advantage of new amenities and services. The Stability strategies call for education and financial support to provide opportunities for residents to continue to live in community, and to promote development that ensures housing is near transit, childcare, and other services and amenities needed to improve quality of life.

To reflect these needs and opportunities to improve housing stability, the Regional Housing Strategy calls for:

Expand and strengthen tenant assistance and protections, and their enforcement to provide opportunities for residents to continue to live in their communities

- **Provide tenant counseling and assistance and landlord education** education to further fair housing and the ability of tenants to remain in safe, healthy housing. Cities can work cooperatively and through local housing agencies to provide assistance, education, and enforce tenant protections to ensure available affordable housing meets basic health and safety standards.

Increase access to home ownership, with an emphasis on BIPOC homeownership

- **Advocate for a bill to support equitable home ownership assistance** that expands home ownership and down payment assistance programs to provide support for renters seeking to purchase a home in their community. Often renters are able to afford the monthly costs of housing, but lack the ability to make the down payment at the costs of housing today. Past efforts to provide low-cost mortgages and low-interest loans have been successful at increasing homeownership. A modern federal program could work use these tools to improve access to home ownership to low-income families and people of color.



Increase services and amenities to provide access to opportunity in low opportunity areas experiencing housing growth

- **Incentivize early childhood education centers, medical care, and other community serving commercial uses in mixed-used development.** Stable, affordable housing and community serving commercial uses – such as early education, medical care, community banking, and social services – set the foundation for economic opportunity. Families in the region face high housing cost burdens and are often displaced from high opportunity areas. Community serving commercial uses are similarly being displaced, and there is already a shortage of services in many communities. Development regulations can help to accelerate the development of community-serving commercial uses as ground floor commercial uses in new mixed-use development.

Leverage growth near transit and higher opportunity areas to incentivize and/or require the creation and preservation of long-term affordable housing

- **Use voluntary and/or mandatory incentives** to include affordable housing in all new development in proximity to transit and in higher opportunity areas. Transit station areas are most at risk of displacement as they grow and people seek to take advantage of the region's investments in transportation. Providing housing for moderate- and low-income households will increase the opportunities for families to remain in their communities even as they grow and change. These areas are particularly suited to incentives and affordability requirements that can be included as areas near transit are zoned for higher densities. Other higher opportunity areas, including single family zones, may also be suited to affordability incentives that can leverage strong housing markets to increase inclusion. Incentives should be designed to support the development of affordable housing, not stifle production by adding to the costs of development.
- **Adopt MFTE in all areas near frequent transit** where allowed under state law. The multifamily tax exemption allowed by state law has been shown in PSRC's survey of local jurisdictions to be the most effective tool at creating more housing and housing units at moderate-income levels. Continuing and expanding its use to all allowed areas would be a major factor in creating housing for households earning less than 80% AMI. MFTE could be used with other incentives, funding and tools to also reach lower income levels and expand the subsidy longer than the usual 8- or 12-year period. Smaller communities may need assistance from multi-jurisdiction housing organizations to implement MFTE.

Subsidy: Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents

Homes provided by the private market make up most housing in the region. However, the private market alone cannot provide housing for all residents. Income restricted units (often also referred to as subsidized units) – made possible with federal, state, and local funding and incentives that ensure long-term rent or income restrictions – provide affordable housing that the private market cannot. Rent restrictions are typically set at 30 percent of the household's income, meaning that, ideally, no one living in a subsidized unit is cost burdened. Income restricted units are typically targeted to meet the needs of low and very low-income households as well as who need specific services.

The region cannot fully address affordability needs until the housing needs of extremely low-income (less than 30 percent AMI) households are met. Addressing the needs of the lowest income households will cause a chain reaction, freeing up more moderately priced housing units that are more affordable for households at higher income thresholds. The current housing crisis is not something that we can “build out way out of” with market rate housing alone. This will require significant incentives, subsidies, and funding as the private market cannot produce housing affordable to these households without public intervention. The Subsidy strategies call for identifying existing and new funding sources from a variety of housing stakeholders.

To reflect these needs and opportunities to improve housing subsidy, the Regional Housing Strategy calls for:

Identify public, private, and philanthropic funding to increase affordable housing and access to housing for lower-income families

- **Advocate for substantial federal and state funding** to address affordability for very low-income households. The federal government provides tax incentives for homeownership, that primarily benefits higher income households, but spending directed toward low-income households has decreased compared to historic levels. Federal rental assistance targets households with incomes below 30 percent of the median level, which are often elderly people, people with disabilities, and working poor families. Due to funding limitation, rental assistance programs only reach a fraction of those with needs. More funding for assistance and to build more affordable housing options is necessary to meet the needs for very low-income households. Further, addressing the need for housing at very low-income levels adds to the overall availability of housing and reduces pressure on the housing market, creating greater housing opportunities for those families at low- and moderate-income levels.



- **Encourage major employers to finance affordable housing** construction and preservation to provide opportunities for employees to live closer to where they work. Employers are increasingly seeing housing access as critical to attracting employees, contributing to livable communities, and a moral responsibility. Major employers have recently committed to spending millions towards affordable housing and homelessness. Local jurisdictions and housing organizations can facilitate continued corporate involvement.
- **Expand local funding options** and how they are used across the region. Adopting a housing levy or increasing general funds towards housing may be challenging for communities. However, local funding can be critical to “match” other funding sources and to demonstrate an ongoing commitment to increasing housing affordability. Local housing levies and funds have played a significant role in building housing and are often

coordinated through subregional housing agencies. Recognizing that it may be impossible for smaller communities to individually develop and manage local housing funds, strengthening multi-jurisdiction housing organizations may be key to raising and coordinating housing funding.

Implementation

The collective work of PSRC, counties, cities, and other agencies and organizations is needed to implement the Regional Housing Strategy and meet the region's housing needs. Many of the needed actions require work by cities and counties as zoning and permitting are local functions.

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

Cities and counties must be strategic in allocating funding, resources, and organizational capacity to take on planning projects in addition to the required 2024 plan update, such as new rezones and code amendments. Recognizing that individual cities have limited capacity, most communities in the region have been forming regional housing agencies, such as A Regional Coalition for Housing (ARCH) and South King Housing and Homelessness Partnership (SKHHP) in King County, the Alliance for Housing Affordability (AHA) in Snohomish County, and South Sound Housing Affordability Partners (SSHAP) in Pierce County. Although some of these organizations are new and small, they may be critical to the implementation of the Regional Housing Strategy in their ability to coordinate work across multiple jurisdictions. Coordination at the subregional level has also proven effective for state and federal advocacy work and for engaging with major employers and other private sector stakeholders.

During the development of VISION 2050, the board discussed how jurisdictions need to hold each other accountable for meeting growth objectives and allowing for housing. As a regional planning agency, PSRC does not have regulatory to enforce the actions of the Regional Housing Strategy, but there may be opportunities to incentivize housing actions through regional funding programs or other innovative approaches. PSRC also has opportunities to expand its role in technical assistance to potentially include model code and ordinances and exploratory research to expand the region's "toolbox" of housing tools. Additionally, some of the actions called for in the draft Regional Housing Strategy require action at the state and/or federal level and coordination with private partners.

Based on this feedback the following implementation approaches are proposed to address existing gaps in capacity, resources and funding.



CAPACITY		RESOURCES	FUNDING
Federal			<ul style="list-style-type: none"> • Expand LIHTC, Section 8, credit enhancement, low interest loans, and other funding sources to build and preserve income restricted units • Expand home ownership and down payment assistance for moderate- and lower-income households • Expand foreclosure prevention support
State	<ul style="list-style-type: none"> • Support local jurisdictions in advocating for Federal reforms 	<ul style="list-style-type: none"> • Provide technical assistance to support comprehensive plan updates and ongoing housing work 	<ul style="list-style-type: none"> • Expand the Housing Trust Fund to build and preserve income restricted units • Expand home ownership and down payment assistance and matching programs for moderate- and lower-income households • Expand foreclosure prevention support • Support the continued authorization of local funding mechanisms and provide additional funding options for local jurisdictions, including REET 3 and a payroll tax

	CAPACITY	RESOURCES	FUNDING
PSRC	<ul style="list-style-type: none"> • Support state and local efforts to advocate for funding reforms • Convene stakeholders to increase collaboration, resource sharing, and public-private partnerships 	<ul style="list-style-type: none"> • Provide technical assistance to support local work, including guidance on engaging community members, and model codes and ordinances • 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 • Explore the feasibility of potential new tools and resources, including opportunities to land bank and other opportunities to drive down costs • Provide data and ongoing monitoring, coordinating monitoring efforts with other local and subregional monitoring efforts. 	<ul style="list-style-type: none"> • Explore financial incentives for housing actions, including prioritizing transportation funding for projects that support affordable housing • Explore housing planning requirements in Plan Review and Certification as they relate to transportation and access to jobs and services.
Sub-Regional Agencies	<ul style="list-style-type: none"> • Support state and local efforts to advocate for funding reforms • Convene stakeholders to increase collaboration, resource sharing, and public-private partnerships 	<ul style="list-style-type: none"> • Support local audits of existing development regulations and revise as needed • Increase consistency in development regulations and incentives 	<ul style="list-style-type: none"> • Establish and/or expand a capital fund • Explore establishing a housing benefit district, if enabled

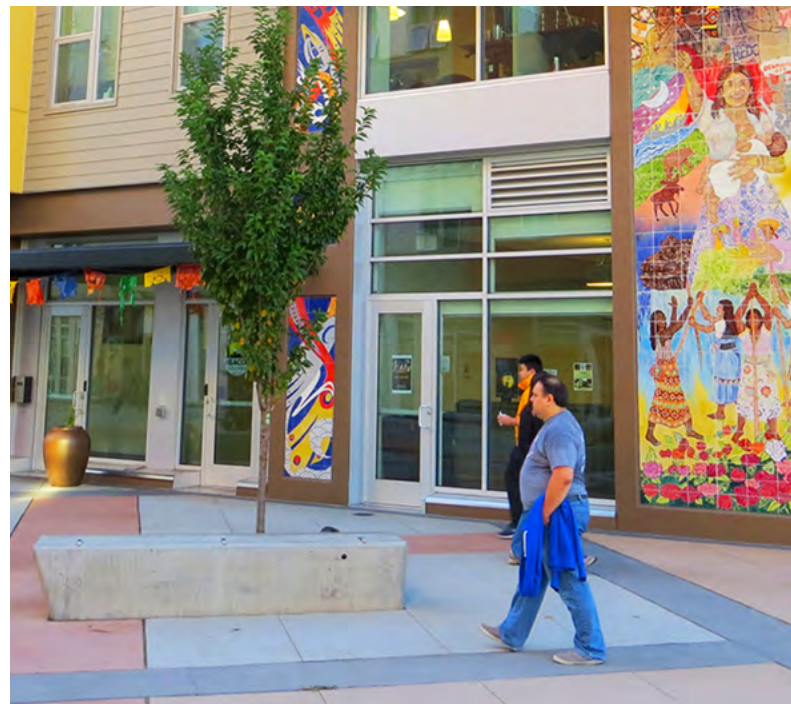
	CAPACITY	RESOURCES	FUNDING
Local Jurisdictions	<ul style="list-style-type: none"> Join a multi-jurisdictional agency, if applicable 	<ul style="list-style-type: none"> Rezone/upzone Establish/expand tenant and landlord programs Audit existing development regulations and permit timelines, and revise as needed 	<ul style="list-style-type: none"> Contribute to multi-jurisdictional agency capital funds, if applicable Audit existing and potential local revenue sources and adopt new sources as needed

Typology

The Regional Housing Strategy provides the region an opportunity to take a more coordinated approach to address housing access and affordability. However, the region includes a variety of jurisdictions, neighborhoods, and housing markets. Communities serve different functions in the region, such as dense downtown central business districts, smaller mixed-use neighborhood districts, and less dense single-family neighborhoods. At the local level, these places vary in their needs for housing investments and interventions, just as the people who live and work in these communities differ in their access to education, employment, housing, and other amenities and services to allow them to lead a successful life. Moreover, the local visions for these communities may differ greatly in terms of the amount and scale of future residential growth anticipated. Accordingly, different sets of strategies will help communities thrive and grow with equitable outcomes for current and future community members.

A typology is a way to retain a commonality of approach regionally while tailoring recommendations to specific locations based on their needs and opportunities. This classification framework assesses current conditions and utilizes existing regional policy to develop a framework to link appropriate implementation strategies to communities with common characteristics. The typology therefore would have two primary functions: 1) to assess existing community conditions and 2) to identify appropriate tools and actions to support housing access and affordability now and as places change and grow.

Following the adoption of the Regional Housing Strategy, PSRC will work with stakeholders to develop and use a typology to identify the strategies, tools, and actions that have the most potential to make an impact in different types of places.



Monitoring

In consultation with jurisdictions and other stakeholders, PSRC will develop a framework to track performance and outcomes over time and identify challenges or barriers over time. PSRC will also explore methods to share the most current data, such as an online dashboard. Performance measures should support the housing goal and policies in VISION 2050 and the strategies identified in the Regional Housing Strategy. Measures may include assessment of demographic characteristics, local adoption of housing tools and incentives, housing affordability, employment, amenities, and access to opportunity.

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





Puget Sound Regional Council

Regional Housing Strategy

Regional Housing Needs Assessment
Executive Summary 2021



Regional Housing Strategy

Regional Housing Needs Assessment Executive Summary 2021



Introduction

Housing is a basic need for every individual. Yet, residents in many communities in the region are facing an unprecedented challenge in finding and keeping a home that they can afford. Meeting the housing needs of all households at a range of income levels is integral to promoting health and well-being and creating a region that is livable for all residents, economically prosperous, and environmentally sustainable. Housing access and affordability continues to be a major challenge for the region, and limits the region in achieving other mobility, equity, environmental, and economic goals.

Housing access and affordability are key policy areas in VISION 2050, the region's long-range plan for growth. VISION 2050 calls for the region to better assess and address housing needs through a coordinated regional housing strategy and a regional housing needs assessment. The Regional Housing Needs Assessment (RHNA) seeks to answer the central question of "What are gaps between current and projected housing needs and housing supply?" The needs assessment analyzes conditions, trends, and gaps in the region's housing stock, and demonstrates how local and subregional housing need and supply fit into the regional picture.

Housing in VISION 2050

VISION 2050 is the shared regional plan for moving toward a sustainable and more equitable future. The region is expected to reach a total population of 5.8 million by the year 2050. VISION 2050 calls for cities and counties to support the building of more diverse housing types, especially near transit, services, and jobs, to ensure all residents have the opportunity to live in thriving urban places. VISION 2050 also calls for more housing affordable to low- and very low-income households. It recognizes that providing long-term affordable housing for the region's most vulnerable residents requires public intervention through funding, collaboration, and jurisdictional action and cannot be met by market forces alone.

The development of the Regional Housing Strategy, including this Regional Housing Needs Assessment, is a key implementation action in VISION 2050.

H-Action-1: Regional Housing Strategy:

PSRC, 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 2024 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:

- In the near term, a regional housing needs assessment to identify current and future housing needs to support the regional vision and to make significant progress towards jobs/housing balance and quantify the need for affordable housing that will eliminate cost burden and racial disproportionality in cost burden for all economic segments of the population, including those earning at or below 80 percent of Area Median Income throughout the region. This will provide necessary structure and focus to regional affordable housing discussions
- Strategies and best practices to promote and accelerate: 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
- Coordination with other regional and local housing efforts

Regional Housing Needs Assessment Report Overview

A key component of the Regional Housing Strategy is development of a housing needs assessment that analyzes conditions, trends and gaps in the region's housing stock and demonstrates how local and subregional housing need and supply fit into the regional picture. In addition to building a common understanding of current conditions within the region, the findings of the needs assessment will inform the strategy.

The Regional Housing Needs Assessment relies primarily on quantitative data of current housing conditions and trends in the region. It also includes the first-hand experiences of residents dealing with the day-to-day impacts of rising housing costs and their preferences, needs, and experiences with the housing market. Residents' lived experience of how systems impact their lives expands the housing conversation and adds a vital perspective that helps the region avoid unintended consequences. PSRC held focus groups to review findings from the Regional Housing Needs Assessment, to solicit more experiences, and to provide personal dimensions of the housing issues identified in this needs assessment. Feedback from the focus groups is incorporated into the Regional Housing Needs Assessment.





Key Findings

It is increasingly difficult for people living and working in the central Puget Sound region to find housing that is affordable. There are significant, regionwide challenges and disparities in access to housing, with the most vulnerable residents in the region shouldering the burden. The following key findings from the forthcoming report highlight the critical need for more housing across the region:

What's needed now?

46,000 Housing units needed to address the **current supply backlog**

What's needed by 2050?

810,000 Total new housing units needed to accommodate the **population in 2050**

The region is two years behind in housing production. Housing production lagged population growth between 2010 and 2020 by about 40,000 to 50,000 housing units, equivalent to about two years' worth of housing production. Not keeping up with population growth has exacerbated the upward pressure on housing costs; the region needs to address the current backlog in the short term in order to soften the impact on housing prices and rents.

The region needs a total of 810,000 new housing units to accommodate the region's population growth by the year 2050.

Figure 1: Housing Units Needed to Accommodate Growth, 2020-2050

King County – 418,000 units



Kitsap County – 43,000 units



Pierce County – 161,000 units



Snohomish County – 187,000 units

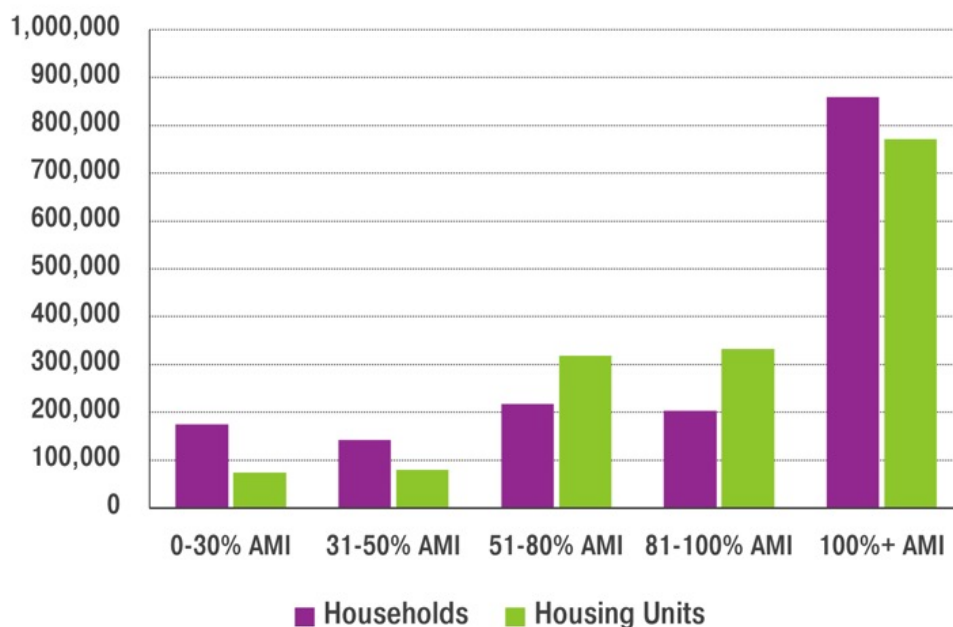


Source: PSRC



The region needs housing affordable to moderate and low-income households now and as the region grows. Addressing affordability needs will most likely require some level of public incentive for 34% of new housing – ranging from more flexible zoning standards to direct subsidy – to ensure new units are affordable to households earning less than the median income.

Figure 2: Households and Housing Units by Income Level, 2017



Source: American Community Survey Public Use Microdata Sample

Figure 3: Housing Units Needed by Income Level, 2020-2050



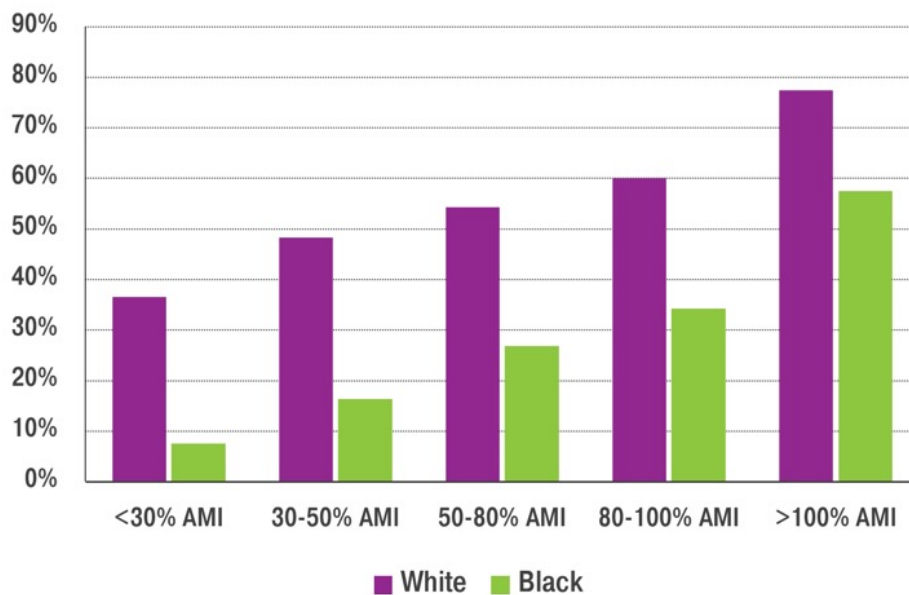
34% of new housing units need to be affordable to moderate and lower incomes

Source: PSRC



There are substantial disparities in housing access between white and person of color households, underscoring the ongoing effects of systemic racism in housing. People of color, on average, have lower incomes, are more likely to rent, and are more likely to be cost burdened than white households. White residents are more likely to own their own home than Black residents across all income levels.

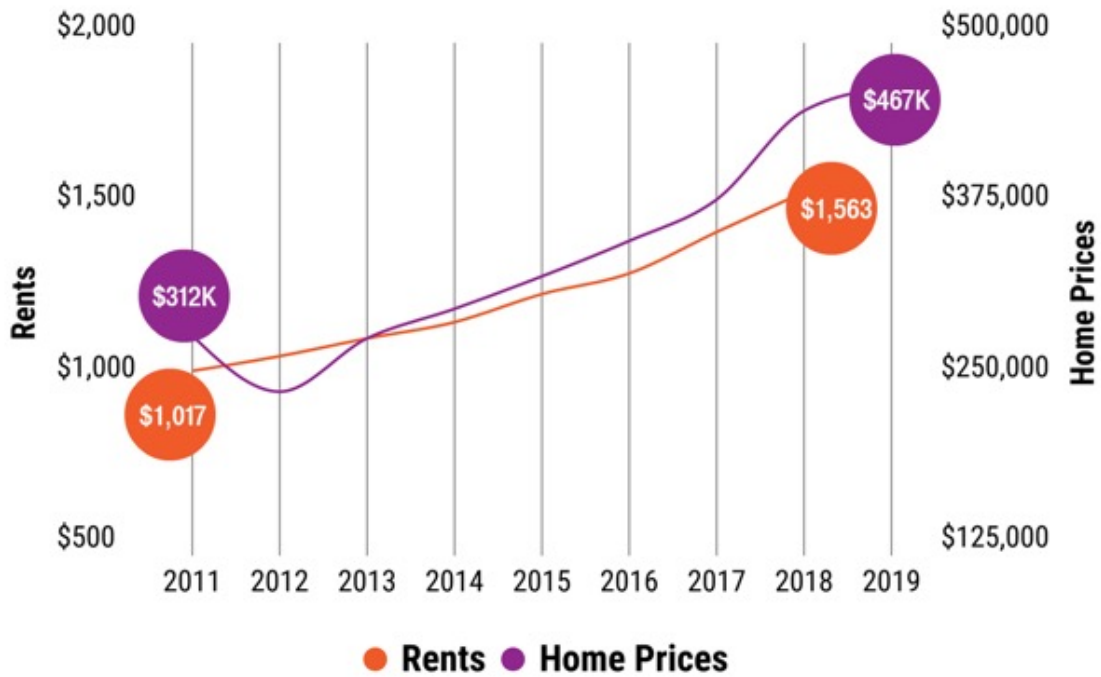
Figure 4: Homeownership by Race/Ethnicity and Income Level, 2013-2017



Source: HUD Comprehensive Housing Affordability Strategy (CHAS)

Housing prices have risen at an unprecedented rate over the past decade and have outpaced increases in income. From 2011 to 2019, rent increased 53% and home values increased 67%, making rent and homeownership increasingly unaffordable for a growing number of households.

Figure 5: Median Home Value and Rent, 2011-2019

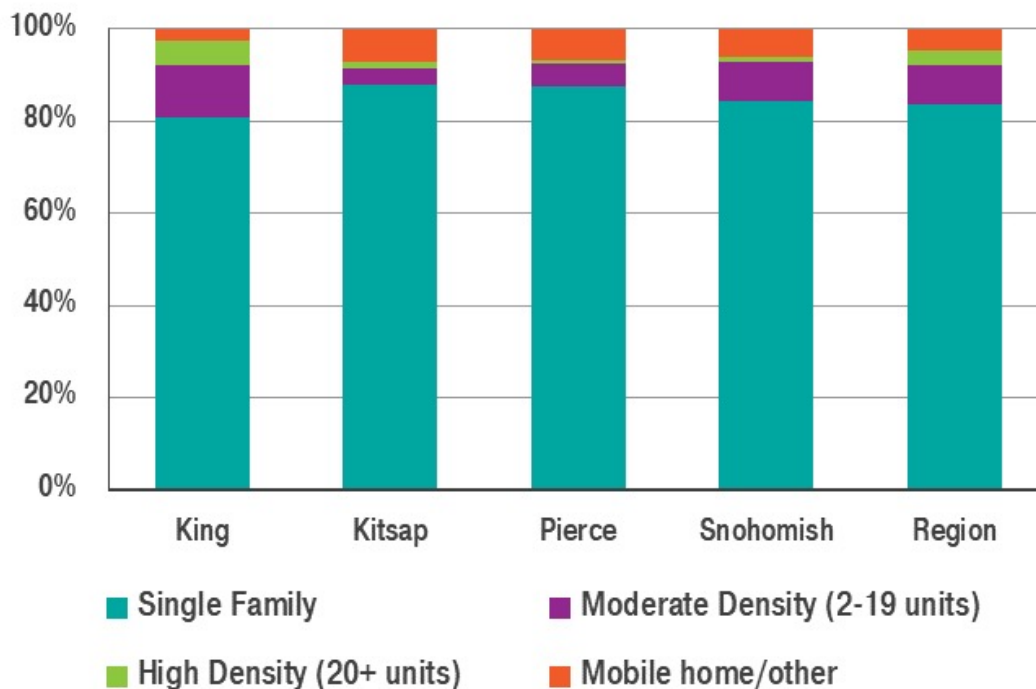


Source: American Community Survey, Zillow



The region’s current housing stock provides limited middle-density ownership options – like townhomes and triplexes – which are often more affordable than traditional single-family or condo units. The housing stock in the central Puget Sound housing stock also provides limited options for renters, particularly larger families. A more diverse housing stock is needed to provide accessible and affordable housing for residents in all phases of life.

Figure 6: Owner Occupied Housing Units by Housing Type, 2018



Source: American Community Survey

Stable housing is critical to quality of life. A focus group of residents living in subsidized housing stated that they now spend less time worrying about how to pay the rent, which means more time for family, schoolwork, looking for better paying jobs, and community connections.

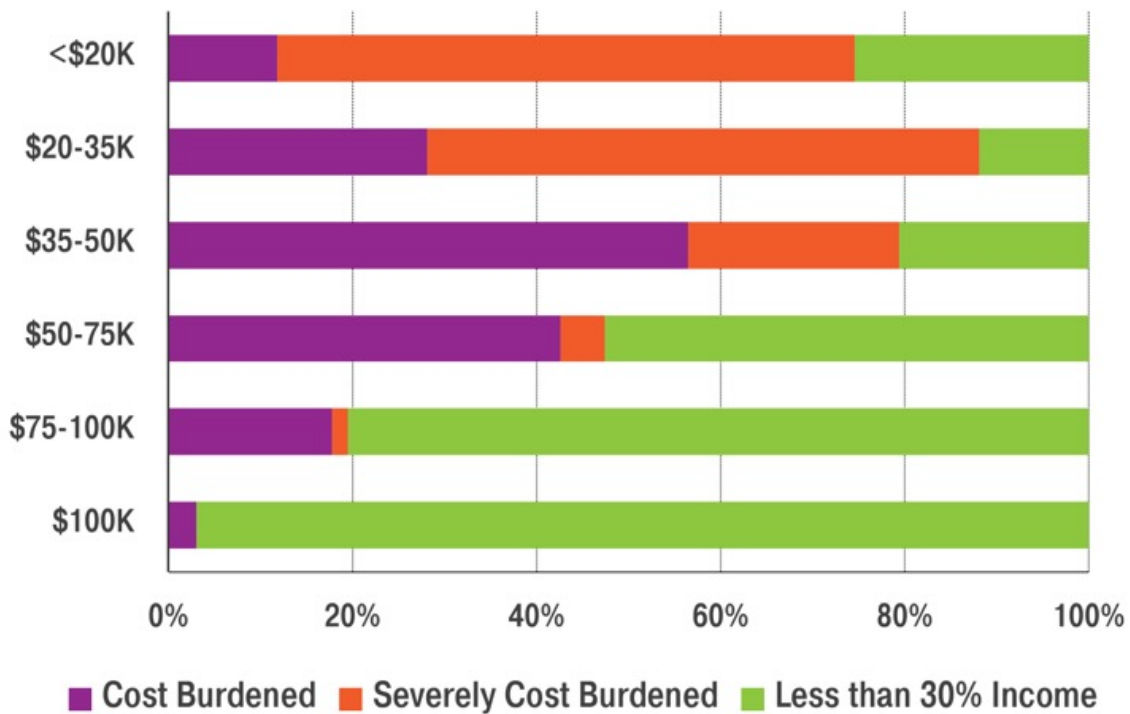
The makeup of the region’s households and housing needs is changing. Only 1/3 of households have children and just over 1/3 of households include seniors. A housing stock built for the needs of previous generations may not fully serve a growing and changing region.

There is an imbalance of jobs and housing in the region due, in part, to the lack of affordable housing near job centers. One in three residents lives and works in a different county, meaning many residents commute long distances to get to work.

One in two households with less than \$50,000 in income – more than 130,000 households – is severely cost burdened, spending most of their income on housing costs and leaving little income to cover other basic needs such as food, transportation, and medical costs.



Figure 7: Cost Burdened Renter Households, 2018



Source: American Community Survey

Next Steps

The Regional Housing Needs Assessment summarizes the challenges for the region and will inform decisions about how to address current and projected gaps through coordinated action. How should the region address these challenges? What are the opportunities and priorities for local governments, PSRC, and other stakeholders?

PSRC's boards will use this and other information to shape the Regional Housing Strategy. The strategy will evaluate potential tools and actions to help local jurisdictions better understand their roles in local and regional housing work. It will describe the types of intervention needed, where, and at what scale to address gaps identified in the needs assessment. Tools and actions will need to specifically address centers and areas served by high-capacity transit where the majority of growth is anticipated, and various other types of markets and places across the region.

Local governments have completed significant housing work at the county, subregional, and local scale, such as HB 1923 funded housing action plans, the King County Affordable Housing Committee, and Snohomish County Housing Affordability Response Team (HART). Yet, this analysis and others identify persistent, regionwide challenges. PSRC will continue to coordinate with local jurisdictions to ensure the strategy amplifies existing work at the regional and local level and identifies targeted solutions.



More information on the Regional Housing Strategy is available online at <https://www.psrc.org/regional-housing-strategy>.



Puget Sound Regional Council