

Plan Certification and Housing

Growth Management Policy Board
September 1, 2022



Puget Sound Regional Council



Overview

- Recap July 2022 board discussion
- **Part 1:** Proposed next steps in response to board direction
- **Part 2:** Plan certification & housing goals
- Next steps



Plan Review and Certification

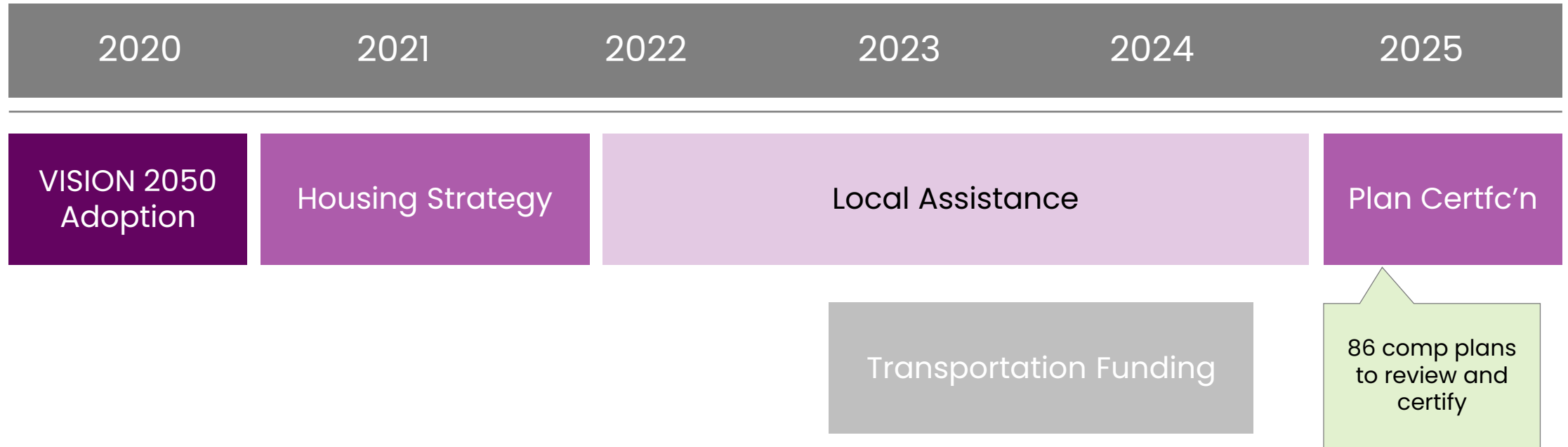
An aerial photograph of a large-scale agricultural operation. The foreground and middle ground are dominated by rows of greenhouses, some covered in black plastic mulch and others in clear plastic. The structures are organized in neat, parallel lines. In the background, there are more fields, some with trees, and a few buildings. The overall scene depicts a well-maintained and extensive farming or nursery business.

- How to best implement VISION 2050 and the Regional Housing Strategy through local plan updates
- Need to clarify certification expectations now to enable cities and counties to plan accordingly
- Help PSRC to prioritize areas for technical assistance

Recap of July Board Discussion

- Housing, jobs, and transportation are linked → housing is a “transportation-related” issue for certification
- How to track whether housing goals and policies are being implemented and achieved
- Interest in training for elected officials to help identify high-impact housing strategies and barriers to housing
- Asked about the potential for adopting a legislative agenda supporting housing and climate actions

PSRC Role in Supporting Housing Implementation



- Staff capacity/focus is shifting from regional plans to local assistance
- In 2025 staff focus will be review of local plans



Potential Next Steps to Address Board Direction

- **Electeds education opportunity** – PSRC & state Department of Commerce to **provide opportunities for elected officials and planning commissioners** and a housing-specific event
- **Plan Review & Certification** – **Integrate the GMA requirements of HB 1220 and countywide housing need into PSRC's plan review and certification** – *More in Part 2 of this presentation*
- **PSRC funding** – The Policy Framework for Federal Funds is updated every two years in advance of the transportation funding competitions. **Opportunities to re-evaluate the criteria will occur again in 2023**



Potential Next Steps to Address Board Direction, continued

- **Monitoring** – A combination of **annual measurements and review every three to five years**, such as the 5-year implementation progress reports now required by the Growth Management Act
- **State support** – At the Executive Board's direction, additional work will occur this fall to determine if adopting a **regional legislative agenda** would be appropriate for the next legislative session



Part 1: Question for the Board

Do these steps respond to board direction to further VISION 2050 and housing implementation? *More on Plan Review in Part 2*



PSRC Plan Certification & Housing Goals

- Why is housing important for plan certification?
 - Access to housing that is affordable/attainable is a **regional priority**
 - Every community has a **role to play**
 - Board identified how **housing relates to transportation**



PSRC Housing Review

- PSRC review limited to comprehensive plans – not zoning, development regulation, funding, or construction
- Focused review of housing elements in 2015/16
 - Housing Element Guide
 - Detailed housing comments
 - Review of overall housing growth targets
- Potential to integrate updated state law – HB 1220 – into PSRC review



Updated State Law for Housing Elements – HB 1220

1. Need allocation
2. Capacity of land for housing
3. Accommodating need
4. Moderate density housing options
5. Racially disparate impacts
6. Mitigate displacement



What 1220 Means for Local Updates

VISION 2050 

1. Need allocation

- Commerce provides countywide projected housing need by income bracket
- Countywide allocation of housing needs to individual jurisdictions (HNAT Calculator)

+ H-Action-4: Build on existing action calling for local housing needs assessments

2. Capacity of land for housing

- Identify sufficient land capacity for housing at income levels, types of housing, and housing for special needs populations

+ MPP-H-2-6, 9: Build on regional policy to include all income levels

What 1220 Means for Local Updates

3. Accommodating need

- Make adequate provisions for existing and projected needs of all economic segments of the community
- Document barriers to housing
- Consider location of housing to employment locations
- Consider role of accessory dwelling units

4. Moderate density housing options

- Address preservation, improvement, and development of moderate density housing options

VISION 2050 

+ MPP-H-1 : Build on regional policy to include all income levels

- ✓ MPP-H-9 : Expand housing capacity for moderate density housing
- ✓ MPP-RGS-7: Middle density housing in Metro Cities

What 1220 Means for Local Updates

VISION 2050 

5. Racially disparate impacts

- Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing
- Begin to undo racially disparate impacts, displacement, and exclusion in housing

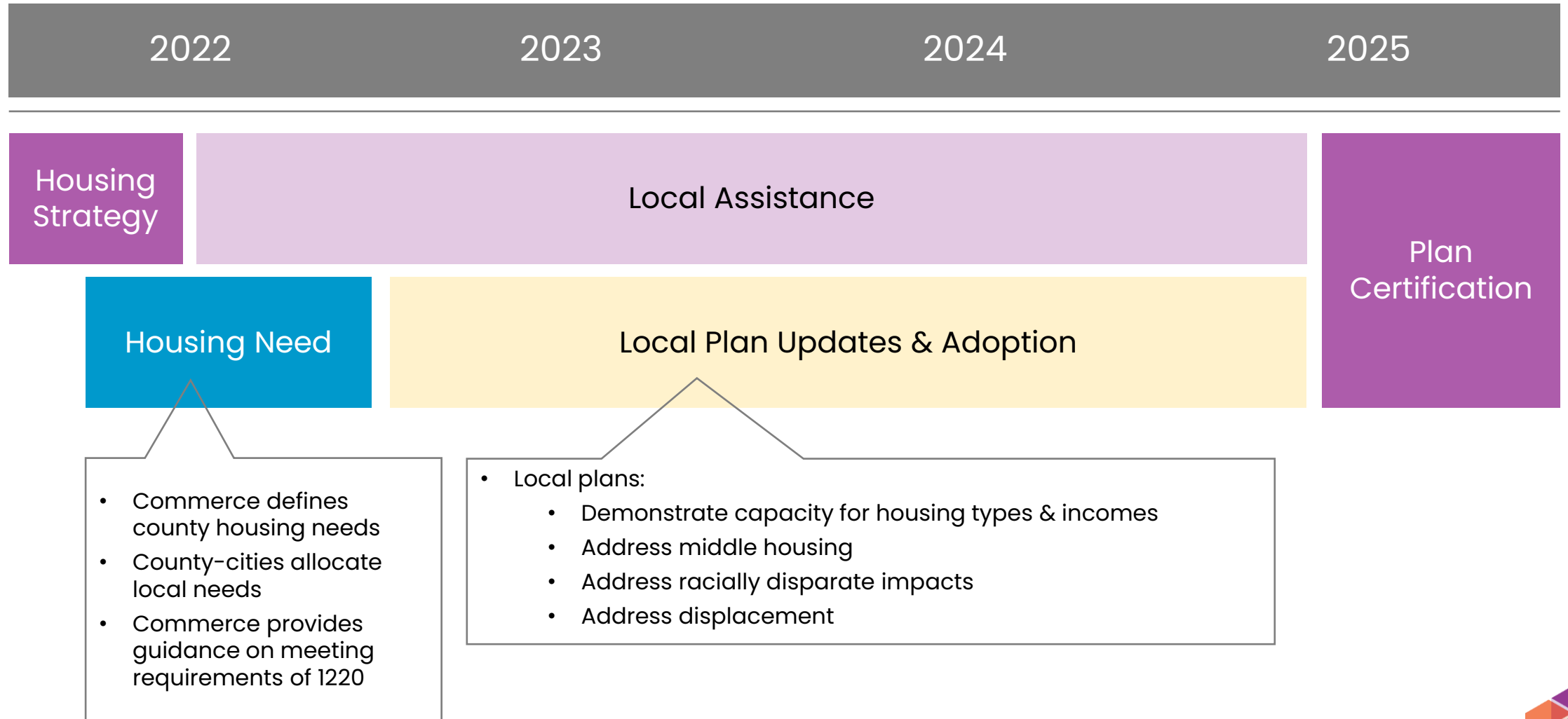
+ New provision tied to identifying local policies and regulations

6. Mitigate displacement

- Identify areas at higher risk of displacement and establish anti-displacement policies

- ✓ MPP-H-5, 12; H-Action-6: Address inequities in access to housing

PSRC Role in Supporting Housing Implementation



What would certification look like?

- Checklist updated to reflect expectations of 1220
 - Remains consistent with updates made to reflect VISION 2050
 - Clarifies what to look for
 - Adds documenting barriers and gaps
 - Adds documenting racially disparate impacts and displacement
- During plan review, PSRC will look for...
 - Local plans to “show their work”
 - Demonstrated capacity to meet housing needs for income levels and types of housing
 - Plans that address middle housing, racially disparate impacts

Housing	
The plan guides the preservation, improvement, and expansion of the housing stock to provide a range of affordable, accessible, healthy, and safe housing choices to every resident. It continues to promote fair and equal access to housing for all people.	
Policies and programs should:	
Assess housing needs	Page/Policy Reference
<ul style="list-style-type: none"> ⊖ Address affordable housing needs by developing a housing needs assessment and evaluating the effectiveness of existing housing policies, and documenting strategies to achieve housing targets and affordability goals. <u>This includes documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations.</u> (H-Action-4) 	
Increase housing supply and choices	Page/Policy Reference
<ul style="list-style-type: none"> ✓ Increase housing supply and densities to meet the region’s current and projected needs at all income levels consistent with the Regional Growth Strategy (MPP-H-1) ✓ Expand the diversity of housing types for all income levels and demographic groups, including <u>low, very low, extremely low, and moderate-income households</u> (MPP-H-2-6, H-9) ⊖ Expand housing capacity for moderate density housing, i.e., “missing middle” (MPP-H-9) ⊖ Promote jobs-housing balance by providing housing choices that are accessible and attainable to workers. Include jobs-housing balance in housing needs assessments to better support job centers with the needed housing supply (MPP-H-1, H-6, H-Action-4) ✓ Promote <u>Expand housing choices</u> in centers and near transit (MPP-H-7-8) ✓ Promote flexible standards and innovative techniques <u>to encourage housing production that keeps pace with growth and need</u> (MPP-H-10) 	
Support the development and preservation of affordable housing	Page/Policy Reference

Updated checklist included in packet



Part 2: Question for the Board

Does the board see this as the right approach for incorporating HB 1220 and housing requirements in plan review?



Next Steps



Upcoming Board Meetings

- October – Report on housing data
- November – Survey of local jurisdictions – what housing actions are communities taking now?
- November – Results of a public opinion survey

Upcoming Educational Opportunities

- October 26 housing workshop; registration will open soon
- Workshop for elected officials and planning commission members anticipated in early 2023

Thank you.

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