



Puget Sound Regional Council

## Growth Management Policy Board

Thursday, October 6, 2022 • 10:00 AM – 12:00 PM

Hybrid Meeting

The meeting will be streamed live over the Internet at [www.psrc.org](http://www.psrc.org).

### Attend, watch or listen

- The public can attend meetings at PSRC's offices
- Watch the meeting live at <https://www.psrc.org/watch-meetings>
- Listen by phone 1-888-475-4499, Meeting ID: 837 7608 8210, Passcode: 323740.

### Provide public comment

- **In-person**  
Public comment may be made in person at PSRC's office. You will have 2 minutes to speak.
- **Comment during the meeting by Zoom or phone:** [Register here](#)  
You will have 2 minutes to address the board. To allow staff time to process requests, registration is required and closes at 8:00 am the day of the meeting. Late registrations will not be accepted.
- **Written comments**  
Comments may be submitted via email to [cmoreau@psrc.org](mailto:cmoreau@psrc.org) by 8:00 am the day of the meeting. Comments will be shared with board members. Comments received after the deadline will be provided to board members after the meeting.

Public comments are public records and may be subject to disclosure pursuant to the Public Records Act, RCW Chapter [42.56](#).

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1. **Call to Order (10:00) - Councilmember Ed Prince, Chair**
  2. **Communications and Public Comment**
  3. **Report of the Chair**
  4. **Director's Report**
  5. **Consent Agenda (10:15)**
    - a. Approve Minutes of Growth Management Policy Board Meeting held September 1, 2022
  6. **Discussion Item (10:20)**
    - a. Regional Housing Strategy Monitoring: 2022 Housing Report -- *Laura Benjamin, PSRC*
  7. **Discussion Item (11:25)**
    - a. 2023 Legislative Agenda Development -- *Robin Koskey, PSRC*

**8. Discussion Item (11:40)**

a. Equity Planning Resources for Comprehensive Planning -- *Liz Underwood-Bultmann and Erin Hogan, PSRC*

**9. Next Meeting: November 3, 2022, 10:00 a.m. - 12:00 p.m.**

Major Topics for November:

Stormwater Parks

Housing

**10. Adjourn (12:00)**

Board members please submit proposed amendments and materials prior to the meeting for distribution. Organizations/individuals may submit information for distribution. Send to [cmoreau@psrc.org](mailto:cmoreau@psrc.org), fax 206-587-4825; or mail.

Sign language, and communication material in alternative 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/language-assistance>.



## Puget Sound Regional Council

### **MINUTES Growth Management Policy Board September 1, 2022 Hybrid Meeting**

[To watch a video of the meeting and hear the discussion, go to <https://www.psrc.org/watch-meetings>]

### **CALL TO ORDER**

The meeting was called to order at 10:02 a.m. by Chair Prince.

### **COMMUNICATIONS AND PUBLIC COMMENT**

Alex Tsimerman provided public comment on the information item on institutional and structural racism.

### **CHAIR'S REPORT**

Chair Prince shared that Pierce County Councilmember Hans Zeiger left his position with the Pierce County Council and the new member from Pierce County is Councilmember Paul Herrera. Chair Prince thanked Councilmember Zeiger for his service to the board and welcomed Councilmember Herrera. Chair Prince announced that three non-voting seats expire at the end of the year. Chair Prince and Vice Chair Dunn shared information from an Executive Board Steering Committee meeting about the transportation work program.

### **DIRECTOR'S REPORT**

Director of Growth Management Paul Inghram shared that PSRC has launched a new website. Mr. Inghram announced upcoming events including the TOD for All event on October 21 and the joint board session on institutional and structural racism on November 30. Mr. Inghram highlighted the Governor's Smart Communities Award winners including the cities of Bellevue, Kenmore, Lakewood, Renton, and Seattle.

## CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held July 7, 2022

**ACTION: It was moved and seconded (Wahl/Woock) to adopt the Consent Agenda. Motion passed.**

## VISION 2050 IMPLEMENTATION STATUS AND TRENDS

Mr. Inghram presented a progress report on the implementation of VISION 2050. The progress report includes a look at the different chapters in VISION 2050 and the progress to-date on actions and policies. Director of Data Craig Helmann presented on Puget Sound data trends including population, housing, jobs, and transportation trends.

## PLAN CERTIFICATION AND HOUSING

Mr. Inghram provided an overview of plan review and certification including a recap of the July board discussion on housing in the plan review process. Principal Planner Laura Benjamin presented on plan certification and housing goals. Ms. Benjamin reviewed the updated state law for housing elements (HB 1220) and what it means for local updates along with the role of PSRC in including the state requirements as part of plan review.

## PASSPORT TO 2044 WORKSHOP SERIES

Senior Planner Maggie Moore provided an update on the Passport to 2044 Workshop Series. Past session topics include a comprehensive planning overview and climate. More topic-specific webinars are planned for the remainder of 2022 and into 2023. PSRC guidance documents and element guides were highlighted along with other resources.

## NEXT MEETING

Chair Prince announced the next board meeting is scheduled for October 6, 2022.

## ADJOURN

The meeting adjourned at 11:37 a.m.

Attachments:  
September 1, 2022, GMPB Attendance Roster

Growth Management Policy Board - September 1, 2022			
Voting Members			✓ Non-voting Members
King County	2	CM Sarah Perry	1 <b>Associate Members</b>
		CM Dave Upthegrove	1 Alderwood Water and Wastewater District
			1 COM Paul McIntyre Dick McKinley Alt 1
Seattle	2	CM Andrew Lewis	Thurston Regional Planning Council
		CM Dan Strauss	1 Helen Wheatley MYR Joe DePinto, Yelm
		CM Tammy Morales Alt	<b>Public Agency Members</b>
Bellevue	1	Mayor Lynne Robinson	Commerce
		DM Jared Nieuwenhuis Alt	1 Dave Andersen Mark Barkley Alt
Cities/Towns	3	DM Traci Buxton, Des Moines	1 <b>PSRC Committees</b>
		CM Tola Marts, Issaquah Alt	Regional Staff Cmte.
		CM Ed Prince, Renton - <b>Chair</b>	1 Andrea Spencer, Bremerton Chip Vincent, Renton Alt
		CP Jessica Forsythe, Redmond Alt	1 <b>Private/Civic Members-Business/Labor</b>
		CM Phillippa Kassover, Lake Forest Park Alt	Master Builders of King and Snohomish Counties
		MYR Mason Thompson, Bothell Alt	1 Jennifer Anderson
Kitsap County	1	COM Ed Wolfe	1 Natural and Built Environments
		COM Charlotte Garrido Alt	1 Angela Rozmyn Robert Pantley Alt x
Bremerton	1	MYR Greg Wheeler	1 Seattle Children's
		CP Michael Goodnow Alt	1 Edna Shim Victoria Cleator Alt
Cities/Towns	1	CM Jon Quitslund, Bainbridge Isl	1 <b>Private/Civic Members-Community/Environment</b>
		CM Joe Rosapepe, Port Orchard Alt	Futurewise
Pierce County	1	CM Paul Herrera	1 Alex Brennan
		CM Ryan Mello Alt	1 Tiernan Martin Alt
Tacoma	1	CM Joe Bushnell	1 Housing Development Consortium - Seattle/King Co.
		CM Sarah Rumbaugh, Alt	1 Patience Malaba Jesse Simpson Alt
		CM Erin Murray, Mountlake Terrace 2nd Alt	1 Metro Parks Tacoma Debbie Terwilleger
Cities & Towns	1	CM Jeni Woock, Gig Harbor	1
		MYR Joshua Penner, Orting Alt	Tacoma-Pierce County Health Department
Snohomish County	1	CM Megan Dunn - <b>Vice Chair</b>	1 Dr. Anthony Chen, Tacoma-Pierce County Health Department Dr. Gib Morrow, Kitsap Public Health District Alt
		CM Jared Mead Alt	Non Voting
Everett	1	CM Mary Fosse	11
		MYR Cassie Franklin Alt	6
Cities/Towns	1	MYR Pro Tem Brian Wahl, Mountlake Terrace	1
		MYR Pro Tem Stephanie Vignal, Mill Creek 1st Alt	x
		CM Erin Murray, Mountlake Terrace 2nd Alt	
<b>Federally Recognized Tribes</b>			
Muckleshoot Indian Tribe	1	Vacant	
Puyallup Tribe of Indians	1	Andrew Strobel	
		Jennifer Keating Alt	
Suquamish Tribe	1	Rob Purser	Abbreviations
		Thomas Ostrom Alt	CM Councilmember
<b>Statutory Members</b>			
Ports	1	COM Fred Felleman, Seattle	1 CP Council President
		COM Don Meyer, Tacoma Alt 1	DM Deputy Mayor
			MYR Mayor
WSDOT	1	Robin Mayhew	1 = Member for Meeting
		JoAnn Schueler, Alt 1	X = Alternate for Meeting
		Azim Sheikh-Taheri, Alt 2	
Voting	22	(Quorum = 11) Quorum Total	15

**GUESTS AND PSRC STAFF PRESENT**  
**(As determined by staff.)**

Laura Benjamin, PSRC  
Carolyn Downs, PSRC  
Courtney, Closed Captioner  
Angela Ewert, Snohomish County  
Erika Harris, PSRC  
Craig Helmann, PSRC  
Libby Hollingshead, King County  
Paul Inghram, PSRC  
Kathryn Johnson, PSRC  
Piset Khuon, PSRC  
Kristin Mitchell, PSRC  
Maggie Moore, PSRC  
Casey Moreau, PSRC  
Stephen Padua, City of Issaquah  
Zack Shields, City of Eatonville  
Liz Underwood-Bultmann, PSRC  
David Yeaworth, Port of Seattle

**MEMBERS OF THE PUBLIC**

Alex Tsimerman



## Puget Sound Regional Council

### DISCUSSION ITEM

September 29, 2022

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **Regional Housing Strategy Monitoring: 2022 Housing Report**

### IN BRIEF

PSRC adopted the [Regional Housing Strategy](#) in February 2022. This presentation to the Growth Management Policy Board will be the first look at data and case studies to assess how the strategy is being implemented and identify gaps and opportunities for future work. Staff will look for board feedback about how this data can help local plan updates and monitoring of the Regional Housing Strategy.

### DISCUSSION

The Growth Management Policy Board developed the Regional Housing Strategy in 2020 and 2021. The Executive Board adopted the strategy in February 2022. 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 strategy identifies roles for PSRC, cities, counties, and other stakeholders to implement the strategy, with a focus on providing resources and support for the 2024 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.

The Regional Housing Strategy calls for PSRC to develop a framework to track performance and outcomes over time and identify challenges or barriers, in consultation with jurisdictions and other stakeholders. Performance measures will support the housing goal and policies in VISION 2050 and the strategies identified in the Regional Housing Strategy.

Specifically, the Regional Housing Strategy calls for PSRC to:

*Provide data and ongoing monitoring, coordinating with other local and subregional efforts. Monitoring will include performance measures related to housing production and affordability, equity outcomes and implementation measures including the local adoption of tools to implement VISION 2050 and the Regional Housing Strategy.*

The housing monitoring work helps to provide a snapshot of key housing measures in the region, as well as longer term trends and helps to shape and focus regional housing assistance and local work, with a focus on eliminating racial disparities in access to housing.

Following the development of the Regional Housing Needs Assessment, developed in 2021 and finalized earlier this year, this is the first monitoring report to look at if and how housing access and affordability are changing in the region. PSRC will review data annually and periodically, depending on data type and source.

After the 2024 major periodic update to local comprehensive plans, PSRC will work with stakeholders to develop a periodic review and update to the Regional Housing Strategy based on the results of the monitoring program and gaps and opportunities that are identified through regional and local work.

### **Data Measures & Key Findings**

Data analysis shows that more is being done to address housing access and affordability than past decades. Given the scale and scope of the housing crisis, the region needs to do even more. Historic investments and changes are needed to see significant improvements and get the region closer to the VISION 2050 goal of providing a range of affordable, accessible, healthy, and safe housing choices to every resident.

Data analysis for monitoring includes measures based on sources that can be reliably maintained and updated over time, such as the US Census Bureau, Office of Financial Management, CoStar, Zillow, and other common data sources. A racial equity lens is applied to monitoring efforts to continue to assess racial disparities in housing. Data from PSRC's Income Restricted Housing database will also inform implementation monitoring, as well as case studies to highlight best practices in programming and partnerships. Additionally, PSRC is collecting data through a survey to local jurisdictions on the adoption and use of local housing incentives and tools. Findings from this survey will be shared with the board at the November meeting.

At the October meeting the board will be briefed on key findings centered around general affordability measures and the three "S's" of the Regional Housing Strategy – Supply, Stability, and Subsidy.



### ***Housing affordability***

General affordability measures include median rent and home price, cost burden, and the Housing Affordability Index (HAI). The most recent data for these measures provide more information on the early impacts of the pandemic on housing costs and production. PSRC has provided updates on these measures for the past several years with an annually updated [Performance Trend](#).

### ***Supply: Build more housing of different types.***

Supply measures include housing production in relation to population growth, housing production near transit and job centers, production of middle density housing, and the availability of rental and ownership units.

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

Stability measures include the use of local tenant protections and displacement mitigation, income restricted housing in proximity to transit and other components of opportunity, and access to homeownership for BIPOC households, specifically home loan denials by race/ethnicity. The board will also hear from Housing Development Consortium of Seattle-King County staff on the Black Homeownership Initiative.

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

Subsidy measures will highlight case studies on coordination with major employers and other public-private partnerships. The board will hear from South King Housing and Homelessness Partners (SKKHP) on the recently created subregional capital fund, and Sound Transit staff on partnerships to develop affordable housing near transit.

PSRC is working with other housing stakeholders involved in monitoring housing work and analyzing data. Staff will coordinate and collaborate with others to the greatest extent possible.

PSRC's efforts to track and interpret housing trends does not stop here. Alongside the Regional Housing Strategy and monitoring programs, PSRC is exploring other components of the housing puzzle, such as access to jobs, commercial displacement, social equity, and growth targets. These important issues will be more fully addressed in other coordinated and complimentary VISION 2050 implementation projects.

### ***Forthcoming Data on Local Implementation***

As an implementation step for the Regional Housing Strategy, PSRC fielded a survey – the Housing Incentives and Tools Survey – to local jurisdictions to better understand what housing tools are being used and which are having the biggest impact on increasing housing development and affordability. Fielded over summer 2022, the survey builds off a [2019 survey](#) and is intended to capture new incentives adopted since 2019, changes made to zoning and development codes and regulations, and

successes, challenges, and opportunities for local jurisdictions in implementing housing strategies.

PSRC is partnering with staff at King County to ensure that the survey meets specific requirements to report information on income-restricted units. PSRC is also coordinating with staff at Snohomish County to minimize duplication of efforts on a similar survey recently administered to Snohomish County jurisdictions.

PSRC staff are currently in the process of inputting, cleaning, and analyzing data. A few preliminary findings include:

- More cities have adopted or are considering parking reduction strategies, particularly for affordable units and ADUs
- Rezones and changes to allow more diversity of housing and missing-middle typologies are increasingly common
- Regional partnerships like A Regional Coalition for Housing (ARCH), South King Housing and Homelessness Partners (SKHHP), the Alliance for Housing Affordability (AHA) and South Sound Affordable Housing Partners (SSHA3P) provide value and resources to cities that they might not otherwise be able to access
- The Multifamily Tax Exemption (MFTE) continues to be among the strongest and most actively used housing incentives

More information on the survey will be shared at the November 2022 and February 2023 board meetings. Complete findings and analysis of the 2022 Housing Incentives and Tools Survey are expected to be available by the end of the calendar year.

**Questions for the board:**

- Are these data helpful for local jurisdictions to understand housing need?
- Given what was discussed today, do jurisdictions have the tools and support to address Supply, Stability, and Subsidy? What is needed?

**NEXT STEPS**

As stated in the Regional Housing Strategy, PSRC will publish an annual update on housing data monitoring efforts. The 2022 report will be available later this year. Looking ahead, some data measures may be updated more or less frequently based on the availability of new data.

Findings from a housing public opinion survey and the Housing Incentives and Tools Survey (HITS) will be shared at the November board meeting.

For more information, please contact Laura Benjamin, Principal Planner, at [LBenjamin@psrc.org](mailto:LBenjamin@psrc.org) or Paul Inghram, Director of Growth Management, at [PInghram@psrc.org](mailto:PInghram@psrc.org).



## Puget Sound Regional Council

### **DISCUSSION ITEM**

September 29, 2022

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **2023 Legislative Agenda Development**

### **IN BRIEF**

Following direction by the Executive Board, PSRC staff are working on drafting a legislative agenda to create a document to guide agency state legislative advocacy during the 2023 session. PSRC staff will brief the Growth Management Policy Board on the process to adopt a legislative agenda and seek feedback.

### **DISCUSSION**

In February, the Executive Board adopted a resolution to support the adoption of Move Ahead Washington, a comprehensive transportation investment package which was subsequently passed by the legislature. Following this effort, the Executive Board directed PSRC staff to draft a legislative agenda for deliberation and adoption by the Executive Board ahead of the 2023 legislative session.

PSRC staff have begun a review of adopted regional plans and policies to inform a future legislative agenda. PSRC staff briefed the Executive Board at the September meeting. An initial list of potential focus areas for a legislative agenda are as follows:

#### **Transportation - Keep the Region Moving**

- Sustain the transportation investments made with Move Ahead Washington during the 2021 legislative session.
- Develop a road usage charge (RUC) system

### **Housing - Increase Housing Choices and Affordability**

- Supply: Build more housing of different types
- Stability: Provide opportunities for residents to live in housing that meets their needs
- Subsidy: Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents

### **Climate - Significantly Reduce Greenhouse Gas Emissions**

- Transit-focused land use
- Multimodal transportation choices
- Pricing the transportation system, and
- Decarbonization of the transportation system, including improvements to both vehicles and fuels

Following the briefing for the Growth Management Policy Board, staff will brief the Transportation Policy Board, and Economic Development District in October. Staff proposes the Executive Board adopt the legislative agenda at the December meeting in advance of the beginning of the 2023 legislative session in January.

For more information, please contact Robin Koskey, Director of Government Relations & Communications, at [Rkoskey@psrc.org](mailto:Rkoskey@psrc.org) or 206-798-4462.



## Puget Sound Regional Council

### DISCUSSION ITEM

September 29, 2022

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **Equity Planning Resources for Comprehensive Planning**

### IN BRIEF

PSRC is developing a Regional Equity Strategy to provide planning resources and best practices for local governments to support equitable outcomes. At its October meeting, the board will hear a briefing on the Equity Planning Resources component of this work.

### DISCUSSION

PSRC develops data, guidance, and resources to support implementation of VISION 2050 through local plans. VISION includes an action (RC-Action-3) to develop the Regional Equity Strategy, specifying it should include “strategies and best practices for centering equity in regional and local planning work, including inclusive community engagement, monitoring, and actions to achieve equitable development outcomes and mitigate displacement of vulnerable communities.” The Regional Equity Strategy will include planning resources and best practices to support comprehensive plan updates. Other aspects of the Regional Equity Strategy will include guidance on community engagement, racial equity impact assessment resources, and a regional equity data tracker.

VISION 2050 includes [policies and actions](#) throughout the plan to advance a more equitable region. Surveys of local planners have identified the need for additional guidance and examples of how equity could be integrated into comprehensive plan elements. Beyond VISION 2050, recent changes to the state Growth Management Act also require additional focus on inequities in housing.

PSRC staff has been working with the Equity Advisory Committee to develop resources to center equity in planning. The first phase of this work will focus on providing guidance for comprehensive plan updates due in 2024.

Staff will provide an update to the board on progress to develop planning resources centered on equity.

For more information, please contact Liz Underwood-Bultmann at [lunderwood-bultmann@psrc.org](mailto:lunderwood-bultmann@psrc.org) or Erin Hogan at [ehogan@psrc.org](mailto:ehogan@psrc.org).



# TOD FOR ALL

Planning for 1 Million+  
New People Near Transit

**FRIDAY, OCTOBER 21, 2022**

## **PART 1**

**9:00 a.m. – 12:00 p.m.**  
Zoom – Virtual Panels

## **PART 2**

**1:30 p.m. – 3:30 p.m.**  
In Person Walking Tours

The region is growing and making historic investments in transit, with over one million new residents expected to live near high-capacity transit by 2050. Join industry and community leaders to explore innovative techniques and best practices to build and sustain equitable transit communities that are accessible to all people and help to achieve the region's vision for growth.

Free to attend. [Online registration](#) is now open.



Puget Sound Regional Council

# Joint Board Session on Institutional and Structural Racism

Wednesday, November 30  
10:00 – 11:30 AM  
Hybrid Meeting

The joint board session will examine institutional and structural racism, including what these terms mean and how these forms of racism have created long-lasting racial disparities in the Puget Sound region. The session will feature small group discussions for participants to explore strategies to reduce racial disparities moving forward. All PSRC board members are highly encouraged to attend.



Puget Sound Regional Council