



Puget Sound Regional Council

## Growth Management Policy Board

Thursday, November 3, 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: 868 6664 5281, Passcode: 419153.

### 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 the GMPB meeting held October 6, 2022
  6. **Discussion Item (10:20)**
    - a. Stormwater Parks Projects and Guidance -- *Erika Harris, PSRC; Bethany Steadman, AHBL; Leah Mikulsky, Woodinville*
  7. **Discussion Item (11:10)**
    - a. Regional TOD Event Recap -- *Laura Benjamin, PSRC*
  8. **Discussion Item (11:20)**
    - a. 2022 Housing Incentives and Tools Survey (HITS) -- *Laura Benjamin & Ben Kahn, PSRC*

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

a. Housing Public Opinion Survey -- *Paul Inghram, PSRC*

**10. Information Item**

a. November 30 Joint Board Session on Institutional and Structural Racism Flyer

**11. Next Meetings:**

**Joint Board Session on Institutional and Structural Racism  
November 30, 2022, 10:00 a.m. - 11:30 a.m.**

**NO MEETING IN DECEMBER**

**January 5, 2023, 10:00 a.m. - 12:00 p.m.**

Major Topics for January:

Puget Sound Recovery

Regional Equity Strategy

**12. 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 Casey Moreau, e-mail [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 October 6, 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 10:01 a.m. by Councilmember Prince

### **COMMUNICATIONS AND PUBLIC COMMENT**

Alex Tsimerman provided public comment.

### **CHAIR'S REPORT**

Chair Prince announced that there are three non-voting seats on GMPB with expiring terms at the end of the year. Those with expiring seats were encouraged to reapply.

### **DIRECTOR'S REPORT**

Paul Inghram, Director of Growth Management, shared that application instructions for non-voting rotating seats would be sent out later this month. Those with terms expiring would receive that information as well as other groups. He also noted that PSRC's Equity Advisory Committee is seeking applications. Information on how to apply is available on PSRC's website.

Mr. Inghram announced that PSRC will host a Peer Networking session on November 4 that will cover stormwater parks and feature an online webinar and an in-person walking tour of the stormwater facility at Point Defiance Park.

PSRC is also hosting a fall Transit-Oriented Development (TOD) event called TOD for All on October 21. Registration is open on PSRC's website.

A joint board session on institutional and structural racism is scheduled for Wednesday, November 30, 10 – 11:30 AM. Board members will receive further information as the date gets closer.

## CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held September 1, 2022

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

## REGIONAL HOUSING STRATEGY MONITORING: 2022 HOUSING REPORT

Laura Benjamin, Principal Planner, presented a 2022 report on housing and implementation of the Regional Housing Strategy (RHS). She provided data on median home value and rent, noting that home ownership is more expensive with current interest rates. Rent continues to be higher near transit. She reviewed data related to middle density housing which provides less costly home ownership opportunities. Middle density housing stock is limited and not an option in many communities. Ms. Benjamin discussed how it is more difficult for first time homeowners. Currently, many low- and moderate-income earners are paying more than 30% in housing. She covered access to affordable rentals based on race. Black, Indigenous, and People of Color renters are, on average, more cost burdened than white households. Ms. Benjamin provided data on housing stock and stability in the Puget Sound region.

Bambi Chávez, Housing Development Consortium of Seattle-King County, provided a presentation on the development and implementation of the Black Homeownership 7-Point Plan. The plan intends to create change that increases Black homeownership in the region. She provided background on the plan and its focus areas. She discussed implementation of the plan and its goals.

Ms. Benjamin introduced the topic of housing subsidy and speaker Angela San Filippo from South King County Housing and Homelessness Partners (SKHHP). Ms. San Filippo shared how SKHHP is pooling resources into the South King County Housing Capital Fund. She shared how the capital fund was structured and the details of the first funding round.

Rennie Elliott, Sound Transit, shared highlights on Sound Transit's Transit Oriented Development program. Ms. Elliott reviewed the number of homes built, highlighting the number of income restricted housing units. She shared more housing opportunities to come. Ms. Elliott discussed funding gaps, local infrastructure needs and TOD-supportive zoning codes.

Laura Benjamin shared that PSRC is conducting a survey of local jurisdictions to better understand housing incentives and tools being used in the region. Early findings will be available at the November meeting.

The board discussed Area Median Income, vacancy tax, housing action plans, preservation of maritime and industrial capacity, and value of lands in maritime and industrial areas.

## **2023 LEGISLATIVE AGENDA DEVELOPMENT**

Robin Koskey, Director of Government Relations and Communications, shared that PSRC is considering a legislative agenda in anticipation of the upcoming session. In February 2022, the Executive Board directed staff to create a legislative agenda. Staff has met with stakeholders and legislators to develop the agenda. PSRC can add value with data and other technical assistance so legislators can be in position to make informed decisions.

Ms. Koskey reviewed PSRC's policy focus areas in transportation, housing, and climate. She shared the timeline for the agenda. Ms. Koskey will be reviewing the agenda with all policy boards and PSRC's Executive Committee. Executive Board approval of the legislative agenda is scheduled for December 2022.

The board discussed more local funding for infrastructure projects to ensure counties and cities can pay for infrastructure. There is a backlog of need at the state and local level. Members also discussed protecting and rebuilding the Public Works Trust Fund. The board discussed cities' financial situations to maintain infrastructure and staffing levels. Members also discussed support for affordable housing, pricing the transportation system, the road usage charge and considering supporting investment in green infrastructure.

## **EQUITY PLANNING RESOURCES FOR COMPREHENSIVE PLANNING**

Liz Underwood-Bultmann, Principal Planner, shared that VISION 2050 had an expanded focus on equity with an action to develop the Regional Equity Strategy. She also highlighted new changes in the Growth Management Act that require additional focus on inequities in housing.

The Regional Equity Strategy calls for the creation of Equity Planning Guidance. Ms. Underwood-Bultmann reviewed existing resources for planning for equity and expectations for local plans in PSRC's plan review process.

PSRC has been working with new Equity Advisory Committee to develop resources to incorporate equity in planning.

Ms. Underwood-Bultmann reviewed equity planning guidance by VISION policy areas. Next steps are to finalize and share resources by the end of 2022.

The board discussed the need to address equity but aren't clear how to address it. Members asked to look at different measures to assess income and equity in access to transportation.

**NEXT MEETING**

Chair Prince announced the next board meeting is scheduled for November 3, 2022.

**ADJOURN**

The meeting adjourned at 11:35 a.m.

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

Laura Benjamin, PSRC  
Bambi Chávez, Housing Development Consortium of Seattle-King County  
Carolyn Downs, PSRC  
Courtney, Closed Captioner  
Rennie Elliott, Sound Transit  
Aaron Hallenberg, Pierce County  
Erin Hogan, PSRC  
Paul Inghram, PSRC  
Kathryn Johnson, PSRC  
Robin Koskey, PSRC  
Piset Khuon, PSRC  
Casey Moreau, PSRC  
Angela San Filippo, SKHHP  
Liz Underwood-Bultmann, PSRC

**MEMBERS OF THE PUBLIC**

Alex Tsimerman

Attachments:

October 6, 2022, GMPB Attendance Roster

Growth Management Policy Board - October 6, 2022					
Voting Members			✓	Non-voting Members	✓
<b>King County</b>	2	CM Sarah Perry		<b>Associate Members</b>	
		CM Dave Upthegrove		Alderwood Water and Wastewater District	1
				Thurston Regional Planning Council	1
Seattle	2	CM Andrew Lewis	1	MYR Joe DePinto, Yelm	
		CM Dan Strauss			
		CM Tammy Morales Alt			
<b>Bellevue</b>	1	Mayor Lynne Robinson		<b>Public Agency Members</b>	
		DM Jared Nieuwenhuis Alt		Commerce	1
					1
<b>Cities/Towns</b>	3	DM Traci Buxton, Des Moines	1	<b>PSRC Committees</b>	
		CM Tola Marts, Issaquah Alt		Regional Staff Cmte.	1
		CM Ed Prince, Renton - <b>Chair</b>	1		1
		CP Jessica Forsythe, Redmond Alt	1	<b>Private/Civic Members-Business/Labor</b>	
		CM Phillippa Kassover, Lake Forest Park Alt	X	Master Builders of King and Snohomish Counties	1
		MYR Mason Thompson, Bothell Alt			1
<b>Kitsap County</b>	1	COM Ed Wolfe	1	Natural and Built Environments	1
		COM Charlotte Garrido Alt			X
<b>Bremerton</b>	1	MYR Greg Wheeler	1	Seattle Children's	1
		CP Michael Goodnow Alt			1
<b>Cities/Towns</b>	1	CM Jon Quitslund, Bainbridge Isl	1	<b>Private/Civic Members-Community/Environment</b>	
		CM Joe Rosapepe, Port Orchard Alt		Futurewise	1
<b>Pierce County</b>	1	CM Paul Herrera	1		1
		CM Ryan Mello Alt		Housing Development Consortium - Seattle/King	1
<b>Tacoma</b>	1	CM Joe Bushnell	1	Metro Parks Tacoma	1
		CM Sarah Rumbaugh, Alt			1
<b>Cities &amp; Towns</b>	1	CM Jeni Woock, Gig Harbor			
		MYR Joshua Penner, Orting Alt	1	Tacoma-Pierce County Health Department	1
<b>Snohomish County</b>	1	CM Megan Dunn - <b>Vice Chair</b>			1
		CM Jared Mead Alt		Non Voting	11
<b>Everett</b>	1	CM Mary Fosse	1		6
		MYR Cassie Franklin Alt			
<b>Cities/Towns</b>	1	MYR Pro Tem Bryan Wahl, Mountlake Terrace	1		
		MYR Pro Tem Stephanie Vignal, Mill Creek 1st Alt			
		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			
		Thomas Ostrom Alt			
<b>Statutory Members</b>					
Ports	1	COM Fred Felleman, Seatte	1		
		COM Don Meyer, Tacoma Alt 1			
WSDOT	1	Robin Mayhew	1		
		JoAnn Schueler, Alt 1			
		Azim Sheikh-Taheri, Alt 2			
Voting	22		(Quorum = 11) Quorum Total 14		
				1 = Member for Meeting	
				X = Alternate for Meeting	

Attachment: October 6, 2022, GMPB Attendance Roster (3568 : Oct 6 GMPB Minutes)



## Puget Sound Regional Council

### DISCUSSION ITEM

October 27, 2022

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **Stormwater Parks Projects and Guidance**

### IN BRIEF

PSRC, AHBL, and Woodinville staff will provide an overview of the stormwater park concepts that have been developed through the technical assistance offered. Staff will also discuss the guidance being developed on planning stormwater parks.

### DISCUSSION

Puget Sound recovery is one of the key strategies of VISION 2050. Stormwater pollution and changes in the hydrology of runoff patterns are among the biggest threats to Puget Sound water quality. Land use and transportation development practices have the potential to either degrade or improve water quality and hydrology. Policy MPP-En-18 seeks to reduce stormwater impacts from transportation and development through watershed planning, redevelopment and retrofit projects, and low-impact development.

Developing stormwater parks is one innovative strategy for Puget Sound recovery that can fix legacy stormwater problems in an efficient way by both treating stormwater from a larger area and providing recreational opportunities for surrounding communities. For example, [Manchester Stormwater Park](#) in Kitsap County doubles as a regional stormwater treatment facility and a public park in the heart of Manchester.

PSRC was awarded a Puget Sound National Estuary Program grant to help catalyze the development of new stormwater parks. The project has three main parts:

- Share lessons learned from already-built stormwater parks
- Identify opportunities for stormwater park retrofits regionwide and provide technical assistance for the planning of six new stormwater parks
- Develop a guidance document on planning for stormwater parks



The project started in mid-2020 with the board providing direction on the work plan. In January 2021, during the discussion of Puget Sound Recovery, the board helped to identify stormwater parks in the region that could be profiled. PSRC prepared fact sheets on seven stormwater parks in the region, highlighting their approach to integrating water quality and park features. A [summary document](#) is available on [PSRC's stormwater parks webpage](#).

At earlier meetings, the board heard about Kitsap County's stormwater parks and the opportunity for technical assistance for early planning of stormwater parks. Jurisdictions selected for the technical assistance are Kirkland, Kitsap County, Lynnwood, Marysville, Puyallup, and Woodinville. Work with those jurisdictions and the consulting team, AHBL, is wrapping up. Services being provided include community engagement, feasibility studies, alternatives development, conceptual design, graphics development for community meetings, and cost estimates. This work will allow the jurisdictions to apply for funding to further design and construct the stormwater parks. Woodinville, AHBL, and PSRC staff will share information on the six stormwater parks at the meeting. These six parks could have the combined potential to treat runoff from approximately 400 acres and would provide new or improved trails, play areas, benches, sport courts, picnic tables and shelters, gardens, bicycle and vehicle parking, wildlife habitat, and educational signage.

Findings from the project and lessons learned from the six stormwater parks being planned will be summarized in a guidance document. The goal of this planning guidance is to make it easier for other jurisdictions to plan for and construct stormwater parks in the region and improve water quality. The guidance is expected to be available in late November.

## **NEXT STEPS**

Jurisdictions are encouraged to review the Planning for Stormwater Parks guidance when it is available and consider opportunities to create stormwater parks. To share the information more broadly and to allow time for an extended discussion, PSRC will host a [TOOLBOX: Peer Networking session on Stormwater Parks](#) on November 4, 2022. The webinar will be followed by a [facility tour of the Point Defiance stormwater park](#).

For more information, contact Erika Harris, Senior Planner, at [eharris@psrc.org](mailto:eharris@psrc.org).



## Puget Sound Regional Council

### DISCUSSION ITEM

October 27, 2022

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **Regional TOD Event Recap**

### IN BRIEF

Staff will provide the Growth Management Policy Board with a recap of the *TOD for All: Planning for 1 Million+ New People Near Transit* event on October 21. Board members that attended are invited to share their thoughts on the event.

### DISCUSSION

On October 21, 2022, the event *TOD for All: Planning for 1 Million+ New People Near Transit* brought together industry and community leaders to explore innovative techniques and best practices in building thriving and equitable transit-oriented development throughout the region. The event was supported by the [Regional Transit-Oriented Development Committee](#), an advisory committee to the GMPB, and is part of the committee's 2022 work plan.

The event included a virtual morning session with two panels highlighting Industry Perspectives and Community Led TOD. The afternoon offered optional guided walking tours of future Link Light Rail station areas in the Judkins Park neighborhood of Seattle, the Everett Station area in Everett, and Midway neighborhood in Kent and Des Moines.

More information on the program and presentations can be found on the [PSRC website](#).

### NEXT STEPS

Convening and educational events are key components of the Regional TOD Committee's charter. The committee will help to plan and host future events in 2023.

For more information, contact Laura Benjamin, Principal Planner, at [LBenjamin@psrc.org](mailto:LBenjamin@psrc.org).



## Puget Sound Regional Council

### **DISCUSSION ITEM**

October 27, 2022

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **2022 Housing Incentives and Tools Survey (HITS)**

### **IN BRIEF**

PSRC surveyed local jurisdictions to better understand the use of tools and incentives to support the development of housing and affordable housing. PSRC staff will provide information on initial findings of the 2022 Housing Incentives and Tools Survey at the November meeting. Staff will also seek feedback on how data developed from the survey can help support local housing work.

### **DISCUSSION**

Housing affordability and availability continues to be a major challenge for the central Puget Sound region. Addressing the full range of housing needs is complex and requires coordinated action from cities, counties, residents, businesses, and other agencies and stakeholders. In recognition of these challenges, the Regional Housing Strategy includes a playbook of actions for PSRC and other stakeholders to promote affordable, accessible, and safe housing choices.

Local governments play a critical role in encouraging housing production and affordability through the implementation of tools, incentives, and strategies, many of which can be tailored to local market conditions and community characteristics. Through development of the 2015/16 comprehensive plans, state-funded Housing Action Plans, and other initiatives, local governments have adopted additional strategies and incentives to support housing affordability and access over the last decade.

As an implementation step for the [Regional Housing Strategy](#), PSRC fielded a survey in the summer of 2022 – the Housing Incentives and Tools Survey (HITS) – to local jurisdictions to better understand how tools, incentives, and strategies are being used

and which are having the biggest impact on increasing housing development and affordability. Local government staff and the board have also expressed a need for better data and best practices on the use of incentives to implement in their own communities. The 2022 HITS builds off a similar [2019 survey](#) and captures new incentives, zoning and development regulations, and successes and challenges for local jurisdictions in implementing housing strategies.

### **2019 Survey**

The 2019 HITS helped inform the development of the Regional Housing Strategy and established a baseline understanding of what tools and incentives local jurisdictions are using, as well as successes and challenges for implementation. It also reassessed findings from a similar survey in 2009. Seventy-three local jurisdictions completed the 2019 HITS. Findings included:

- Implementation of housing tools is uneven across the region
- Mandatory, locally calibrated tools are most effective
- Many cities are planning to increase density
- Use of the Multifamily Property Tax Exemption (MFTE) has grown since 2010
- Displacement is an increasingly important part of local housing conversations

### **2022 Survey**

Since PSRC last surveyed the region in 2019, more local jurisdictions have adopted or are considering new strategies and actions for housing. The 2022 HITS accounts for tools and incentives adopted since 2019 as well as new successes, challenges, and opportunities in implementing housing strategies. Drawing from the 2019 and 2022 surveys, PSRC will be able to illustrate a better understanding of the long-term success of local housing actions.

PSRC developed the survey in partnership with staff at King County to ensure that it meets county-specific requirements to report information on income-restricted units. PSRC also partnered with staff at Snohomish County to minimize duplication of efforts on a similar survey recently completed by Snohomish County jurisdictions.

As of October 20, 60 local jurisdictions have submitted completed surveys or provided information about their housing programs to PSRC. Local jurisdictions that have not completed the survey are encouraged to do so to provide a full picture of the ongoing housing work. Forthcoming findings can support local comprehensive plan updates and other housing work by identifying best practices, resources, and opportunities for subregional collaboration.

Staff are in the process of analyzing data and will develop a full report with complete responses by February 2023. Receiving survey responses from as many jurisdictions as possible is critical to developing a robust understanding of local housing work. PSRC is still working to obtain data from additional jurisdictions, but an initial review of responses and data have uncovered a few trends of note:

- MFTE was the third most used incentive in 2019 and continues to be active in 2022. Seventeen jurisdictions (31% of those responded) have adopted MFTE since 2019.
- Parking reduction policies have been adopted by 18 local jurisdictions (33%) since 2019. Nine local jurisdictions have reduced parking requirements city-wide.
- More cities are taking advantage of regional partnerships to provide expertise, resources, and funding for their housing work.
- Forty-one cities (75%) responded they have adopted or are planning at least one zoning change to increase housing capacity since 2019.

### **Question for the Board**

- How can information about local housing incentives and tools help with comprehensive plan updates, housing action plans, or other local housing work?

### **NEXT STEPS**

Staff will work to complete the collection of responses, further develop findings, and provide a complete report of the survey at the February 2023 board meeting.

For more information, please contact Laura Benjamin, Principal Planner, at [LBenjamin@psrc.org](mailto:LBenjamin@psrc.org), or Ben Kahn, Associate Planner at [BKahn@psrc.org](mailto:BKahn@psrc.org).



## Puget Sound Regional Council

### **DISCUSSION ITEM**

October 27, 2022

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **Housing Public Opinion Survey**

### **IN BRIEF**

PSRC is working with the state Department of Commerce and the consulting firm PRR to conduct a state-wide public opinion survey on housing. PRR and PSRC staff will provide a briefing on preliminary survey results.

### **DISCUSSION**

To learn more about public opinions on housing, PSRC and the state Department of Commerce collaborated and contracted with PRR to develop and conduct a statistically valid public opinion poll. PRR's work for PSRC covers the four-county area of the central Puget Sound. Their work for Commerce reaches the remainder of the state of Washington. This collaborative effort will allow us to gain a better understanding of the public interest and support for implementation of housing strategies both within the PSRC region and statewide.

The intent is to collect sample data sufficient to look at the region as a whole and major subareas, as well as to assess demographic differences. Survey results will aid PSRC in the development of housing strategies and provide useful information to local governments as they update the housing elements of their comprehensive plans.

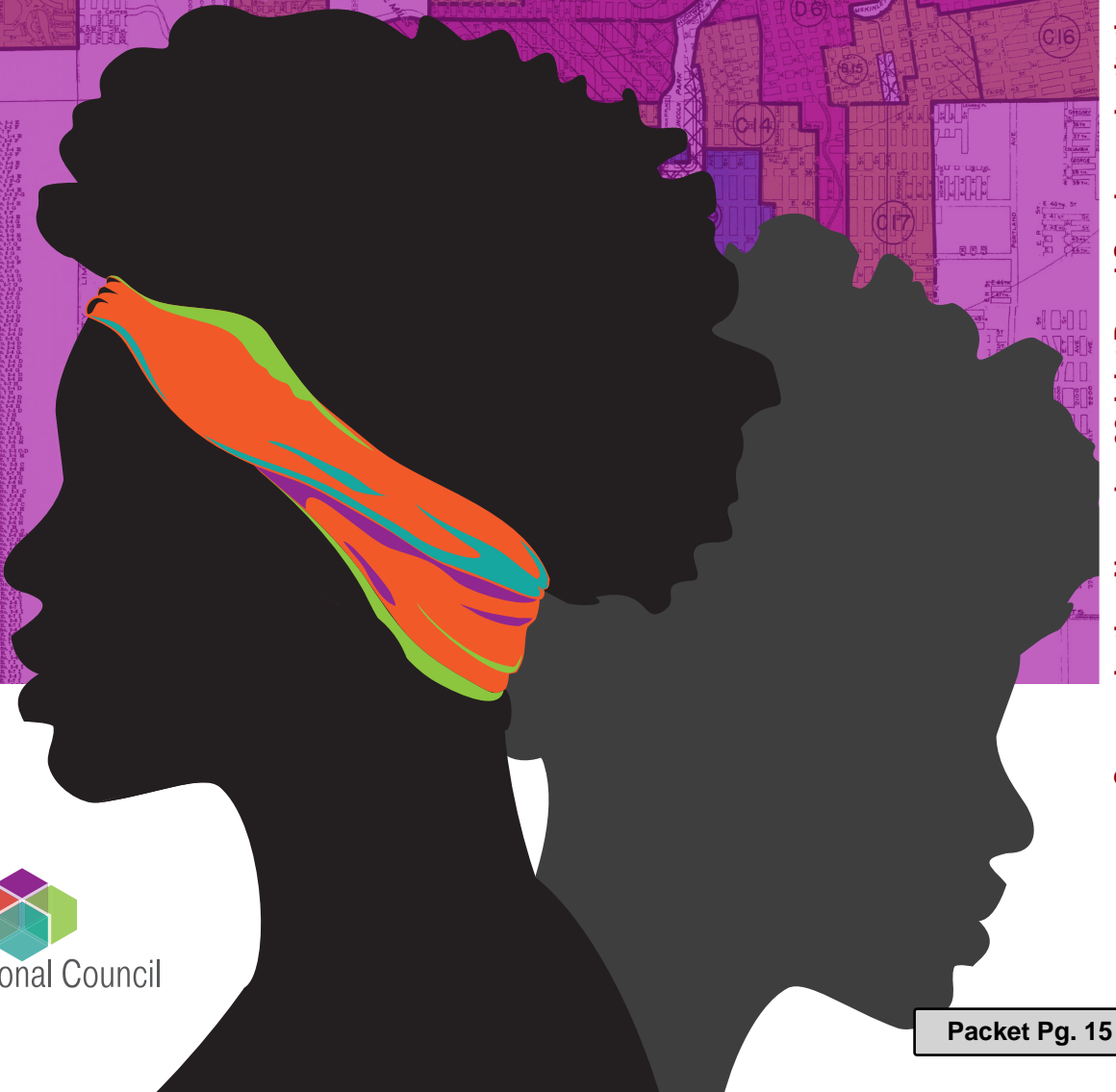
The survey builds on recent work, including the Regional Housing Strategy, and will help to identify future work items. It is estimated that full results will be available in early November, which will be reported to the Executive Board at their December 1 meeting.

For more information, please contact Paul Inghram, Director of Growth Management, at (206) 464-7549 or [PInghram@psrc.org](mailto:PInghram@psrc.org), or Laura Benjamin, Principal Planner, at [LBenjamin@psrc.org](mailto:LBenjamin@psrc.org).

# 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.



Communication: November 30 Joint Board Session on Institutional and Structural Racism Flyer (Information Item)

