



Puget Sound Regional Council

Growth Management Policy Board

Thursday, February 2, 2023 • 10:00 AM – 12:00 PM

Hybrid Meeting – PSRC Board Room – 1011 Western Avenue, Suite 500, Seattle, 98104

The meeting will be streamed live over the Internet at 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: 859 2629 7926, Passcode: 429706.

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 hculver@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](#).

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 January 5, 2023
6. **Discussion Item (10:20)**
 - a. Housing Public Opinion Survey Report -- *Paul Inghram, PSRC*
7. **Discussion Item (10:45)**
 - a. Housing Place Typology -- *Laura Benjamin, PSRC*

8. Discussion Item (11:15)

- a. 2024 PSRC Office Relocation -- *Paul Inghram, Andrew Werfelmann, and Tsukuru Anderson, PSRC*

9. Information Item

- a. Joint Board Session on ACT Flyer

10. Information Item

- a. VISION 2050 Award 2023 Nomination Flyer

11. Information Item

- a. GMPB 2023 Meeting Calendar

12. Next Meeting: March 2, 2023, 10:00 a.m. - 12:00 p.m.

Major Topics for March:

Kirkland Regional Growth Center - Briefing

Housing Incentives and Tools Survey

Industrial Lands Analysis

Targets and Forecasts

13. 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 Heather Culver, e-mail hculver@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 January 5, 2023 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 10:03 a.m. by Councilmember Prince

COMMUNICATIONS AND PUBLIC COMMENT

Alex Tsimerman provided public comment.
Board members discussed public comment protocol and decorum. Staff shared the Executive Committee would be briefed on the topic at its next meeting.

CHAIR'S REPORT

Chair Prince welcomed new and returning board members. Chair Prince announced membership updates from Sound Cities Association, including returning members Deputy Mayor Traci Buxton and Deputy Mayor Phillipa Kassover, new board member Commissioner Katie Walters, and new alternates Council President Lindsey Walsh, Councilmember Melissa Stuart, and Councilmember Pam Stuart.

Chair Prince announced the reappointment of Dr. Anthony Chen, representing Tacoma Pierce County Health Department and Patience Malaba, representing the Housing Development Consortium of King County's community and environmental interests. Angela Rozmyn of Natural and Built Environments will represent business and labor. PSRC is working to fill one additional seat representing business and labor and hopes to announce the appointment at an upcoming meeting.

Chair Prince reported that PSRC held a joint board session on institutional and structural racism on November 30. The January agenda packet includes a memo with more information and a link to the video and presentation.

DIRECTOR'S REPORT

Growth Management Director Paul Inghram welcomed everyone back from the holiday break and introduced Robin Koskey of PSRC, who spoke about the adopted state Legislative Agenda.

Mr. Inghram shared information about the Passport to 2044 webinars held in 2022 with the Department of Commerce and the Municipal Research and Services Center. The series addresses topics for local comprehensive plan updates and will continue in 2023.

Mr. Inghram introduced Heather Culver, the new Administrative Assistant for the Growth Management Policy Board.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held November 3, 2022

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

PUGET SOUND RECOVERY

Senior Planner Erika Harris was joined by Larry Epstein, from the Puget Sound Partnership, on a presentation on strategies and funding for Puget Sound recovery, consistent with VISION 2050 direction. The board requested updates and asked about the availability of funding. Board members asked how to integrate open space and water quality restoration efforts into urban development and for practical guidance such as comprehensive plan language. Dave Andersen noted the stormwater resources available from the Department of Commerce. Staff will follow up with the board on funding opportunities and other information.

Chair Prince excused himself and Vice-Chair Dunn continued as chair of the meeting.

REGIONAL EQUITY STRATEGY DEVELOPMENT AND EQUITY WORK PLAN

Senior Public Engagement Specialist Noah Boggess and Equity Policy and Initiatives Program Manager Dr. Charles Patton updated the board on the Equity Advisory Committee's work and the development of the Regional Equity Strategy. The focus of the committee is to co-create products as part of the Regional Equity Strategy and advise PSRC committees and policy boards on policies and programs with an equity lens. In its inaugural year, the Equity Advisory Committee provided input to help shape the Regional Housing Strategy and Regional Transportation Plan. Additionally, the Equity Advisory Committee and PSRC staff have made progress on regional equity work and strategy.

Board members suggested including information about redlining and looking at these issues in jurisdictional reports.

DRAFT FY 2024-2025 BIENNIAL BUDGET AND WORK PROGRAM

PSRC Budget Manager Andrew Werfelmann provided an overview of the draft FY 2024-2025 Biennial Budget and Work Program. PSRC's Operations Committee is developing the budget and work program for both PSRC and the Economic Development District. Comments from the boards will be compiled and reviewed by the Operations Committee on March 23, 2023. A final budget is scheduled for action by Executive Board in April.

NEXT MEETING

The next GMPB board meeting is scheduled for February 2, 2023.

Topics include:

- Kitsap CPP Certification
- Housing Incentives and Tools Survey
- Housing Place Typology
- Targets and Forecasts

ADJOURN

The meeting adjourned at 11:49 a.m.

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

Kathryn Johnson, PSRC
Casey Moreau, PSRC
Erika Harris, PSRC
Andi Markley, PSRC
Charles Patton, PSRC
Noah Boggess, PSRC
Libby Hollingshead, King County
Larry Epstein, Puget Sound Partnership
Liz Underwood-Bultmann, PSRC
Laura Benjamin, PSRC
Carol Helland, City of Redmond
Melissa Parks, Port of Seattle
Thara Johnson, City of Bellevue
Alex Tsimerman

Attachments:

January 5, 2023, GMPB Attendance Roster

Growth Management Policy Board - January 5, 2023					
Voting Members		✓	Non-voting Members		✓
King County	2	CM Sarah Perry	1	Associate Members	
		CM Dave Upthegrove	1	Alderwood Water and Wastewater District	1
Seattle	2	CM Andrew Lewis		Thurston Regional Planning Council	1
		CM Dan Strauss			1
		CM Tammy Morales, Alt	1	Public Agency Members	
Bellevue	1	Mayor Lynne Robinson		Commerce	1
		DM Jared Nieuwenhuis, Alt			1
Cities/Towns	3	DM Traci Buxton, Des Moines	1	PSRC Committees	
		DM Phillippa Kassover, Lake Forest Park	1	Regional Staff Cmte.	1
		CM Ed Prince, Renton - Chair	1		1
		CM Melissa Stuart, Alt (Redmond)		Private/Civic Members-Business/Labor	
		CM Pam Stuart, Alt (Sammamish)	1	Master Builders of King and Snohomish Counties	1
		CP Lindsey Walsh, Alt (Issaquah)	1		
Kitsap County	1	COM Katie Walters	1	Natural and Built Environments	1
		COM Charlotte Garrido Alt			1
Bremerton	1	MYR Greg Wheeler	1	Seattle Children's	1
		CP Michael Goodnow Alt			1
Cities/Towns	1	CM Jon Quitslund, Bainbridge Isl	1	Private/Civic Members-Community/Environment	
		CM Joe Rosapepe, Alt (Port Orchard)		Futurewise	1
Pierce County	1	CM Paul Herrera			1
		CM Ryan Mello Alt		Housing Development Consortium - Seattle/King	1
Tacoma	1	CM Joe Bushnell			1
		CM Sarah Rumbaugh, Alt	1	Metro Parks Tacoma	1
Cities & Towns	1	CM Jeni Woock, Gig Harbor	1		
		Vacant		Tacoma-Pierce County Health Department	1
Snohomish County	1	CM Megan Dunn - Vice Chair	1	Health Department	1
		CM Jared Mead Alt		Non Voting	11
Everett	1	CM Mary Fosse			
		MYR Cassie Franklin Alt		Abbreviations	
Cities/Towns	1	MYR Pro Tem Bryan Wahl, Mountlake Terrace	1		CM Councilmember
		MYR Pro Tem Stephanie Vignal, Alt (Mill Creek 1st)	1		COM Commissioner
		CM Erin Murray, Alt (Mountlake Terrace 2nd)			CP Council President
				DM Deputy Mayor	
				MYR Mayor	
Federally Recognized Tribes					
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
Statutory Members					
Ports	1	COM Fred Felleman, Seattle	1		COM Commissioner
		COM Don Meyer, Tacoma Alt 1			CP Council President
WSDOT	1	Robin Mayhew	1		DM Deputy Mayor
		JoAnn Schueler, Alt 1			MYR Mayor
		Azim Sheikh-Taheri, Alt 2			
Voting	22	(Quorum = 11) Quorum Total	15		1 = Member for Meeting X = Alternate for Meeting

Attachment: January 5, 2023, GMPB Attendance Roster (3642 : Jan. 5 2023 GMPB Minutes)



Puget Sound Regional Council

DISCUSSION ITEM

January 26, 2023

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

IN BRIEF

In November 2022, the Growth Management Policy Board was briefed on the preliminary results of a public opinion survey on housing conducted in collaboration with the state Department of Commerce. Staff will provide a detailed review of the final results of the survey and welcome board guidance on how the results can support local housing efforts.

DISCUSSION

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.

To learn more about public opinions on housing, PSRC and the state Department of Commerce collaborated and contracted with consulting firm PRR to develop and conduct a statistically valid public opinion poll. PRR surveyed individuals from the four counties in the central Puget Sound region and eight additional counties in eastern and western Washington. The survey collected responses from 4,329 people conducted October 15 to November 6, 2022.

This collaborative effort allows a better understanding of the public interest in housing strategies within the PSRC region and statewide. The number of responses is sufficient to look at the region, and to assess demographic differences, such as age, housing tenure, and income. Survey results will aid PSRC in implementing housing strategies and provide useful information for local governments as they update the housing elements of their comprehensive plans.

The [survey report](#) is posted on PSRC's Regional Housing Strategy webpage. A few of the key findings from the report include:

- **The Cost of Housing is a Top Issue Across the State**

The survey found that people universally share deep concerns about access to and housing affordability. People say more housing is needed and that government agencies need to step up to do more. Housing costs/rent and homeless ranked as two of the top issues facing Washington state today, ahead of crime, transportation, or the economy. People responded that housing costs (75%) and rents (77%) are too high.

- **Housing is Hard to Find and Discrimination Continues**

Forty nine percent (49%) say that it is difficult, or very difficult, for them personally to find affordable housing that meets their needs. Seventy-four percent (74%) identified experiencing one or more challenges in finding housing, including increased rents, lack of income, or having to live further from work to afford housing. Eight percent of respondents said that they had dealt with eviction or foreclosure.

While redlining and discrimination of the past are prohibited, a surprising number (7%) indicated that they had trouble finding housing due to discrimination. A recent [King 5 Television story](#) illustrates how discrimination continues to impact housing in our region.

- **Housing can Strengthen Communities; Support for Middle Housing**

People say more reasonably priced housing is needed in their communities (83%) and 78% say they want more housing options for people in their communities, including seniors, teachers, firefighters, childcare workers, and health care workers. Additionally, while communities often hear concerns about growth, 80% of those surveyed say more housing, if done well, is likely to make their community better.

People prefer new housing in walkable neighborhoods. When asked to choose between two options, 74% say they would prefer new housing to be in walkable neighborhoods near town centers rather than further from existing centers.

There was widespread support for "Middle Housing." People thought multifamily housing like triplexes should be allowed in single-family zones if they meet the standards of the zone (58% agree) and 66% say their community needs more diverse and affordable types of housing.

Additional results and details are available in the survey report.

PSRC is partnering with Commerce to [host a webinar in February](#) to aid jurisdictions on how to incorporate the updated Growth Management Act requirements into their local

comprehensive plan updates. Much of PSRC's housing work in 2023 and 2024 will focus on supporting local plan updates.

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

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



Puget Sound Regional Council

DISCUSSION ITEM

January 26, 2023

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Housing Place Typology**

IN BRIEF

Housing access and affordability are key policy areas in [VISION 2050](#), the region's long-range plan for growth. Following up from the board's last briefing in June 2022, the Growth Management Policy Board will be provided an update on the development of the Housing Opportunities by Place typology, an implementation item identified in the [Regional Housing Strategy](#). The board will be asked to provide feedback on the draft housing typology as it is further refined and finalized.

DISCUSSION

The Regional Housing Strategy provides the region an opportunity to take a more coordinated approach to address housing access and affordability. A typology provides a common regional approach while tailoring recommendations to specific locations based on their needs and opportunities. Communities serve different functions in the region, such as dense downtown areas, smaller mixed-use neighborhoods, and less dense single-family neighborhoods. The places vary in their needs for housing investments and interventions. Moreover, the local and regional planning context for these communities may differ greatly in the amount and scale of future housing growth. During the development of the Regional Housing Strategy, PSRC heard from stakeholders that the strategy should focus on a few key goals and group actions based on local conditions, and underscore all jurisdictions have a role to play regardless of size, market conditions, demographics, or staff capacity. The typology is a way to address this feedback.

This classification framework assesses current conditions and uses the Regional Growth Strategy to link housing tools to communities with common characteristics. The typology has two primary functions: 1) to assess existing community conditions 2) to identify appropriate tools and actions to support housing access and affordability now

and in the future. The typology is based on the intersection of Displacement Risk Mapping and Opportunity Mapping, both of which analyze the region at a neighborhood (Census tract) level.

At the June 2022 Growth Management Policy Board meeting, the board was briefed on the development of the draft typology, including an overview of peer review, the methodology behind the types of places, and early stakeholder feedback. Based on board discussion and feedback, as well as input from the Regional Staff Committee, PSRC staff worked to clarify the intent of the typology and its methodology. Staff have worked to sort draft tools and actions with the potential for greatest impact in the six different types of places.

Tools and Actions by Type of Place

As a next step following the board's discussion of the typology in June, PSRC staff worked to identify potential tools and actions from the Regional Housing Strategy and [Housing Innovations Program \(HIP\)](#) for each type of place, and actions all jurisdictions in the region should consider implementing.

The tools and actions are sorted based on the policy objectives for the different types of places, the direction set in Regional Housing Strategy, findings from [2019 Housing Incentives and Tools Survey](#) on what tools and incentives are most effective at the local level, and feedback from the Regional Staff Committee and housing stakeholders.

The list of tools and actions for each type of place is not meant to be an exhaustive list, but rather a starting point for local jurisdictions looking to do more to address housing access and affordability. The list of tools and actions also provides additional options for next steps for jurisdictions that have already implemented some tools and actions.

See Attachment A for an overview of the Housing Opportunities by Place, including the policy objectives and draft tools and actions for the different types of places. See Attachment B for the full draft list of tools and actions.

Web Platform for Typology and Resources

PSRC staff are exploring the best ways to share the finalized typology, including maps of the types of places, the tools and actions for the different types of places, and resources to help local jurisdictions implement the tools and actions to better address housing access and affordability.

Staff is developing a web platform with an interactive map that allows a user to select a census tract/type of place and get information on the recommended tools and actions for that type of place. The web platform can also show the connections between various tools and actions, i.e., the need to show upzoning and redevelopment tools in tandem with displacement mitigation tools.

The web platform will be available later this spring.

Questions for the board:

- Is anything in the draft Housing Opportunities by Place hard to understand? Is anything missing?
- What is needed – technical assistance, accessibility of final typology products, communication to elected officials and stakeholders etc. – to help use of the typology in local planning?

Next Steps

Based on board feedback, PSRC staff will continue to develop and refine the typology and the plan for sharing the resources with local jurisdictions. The final web platform will be completed in spring 2023.

For more information, contact Laura Benjamin at LBenjamin@psrc.org or 206-464-7134, or Paul Inghram at PInghram@psrc.org or 206-464-7549.

Attachments:

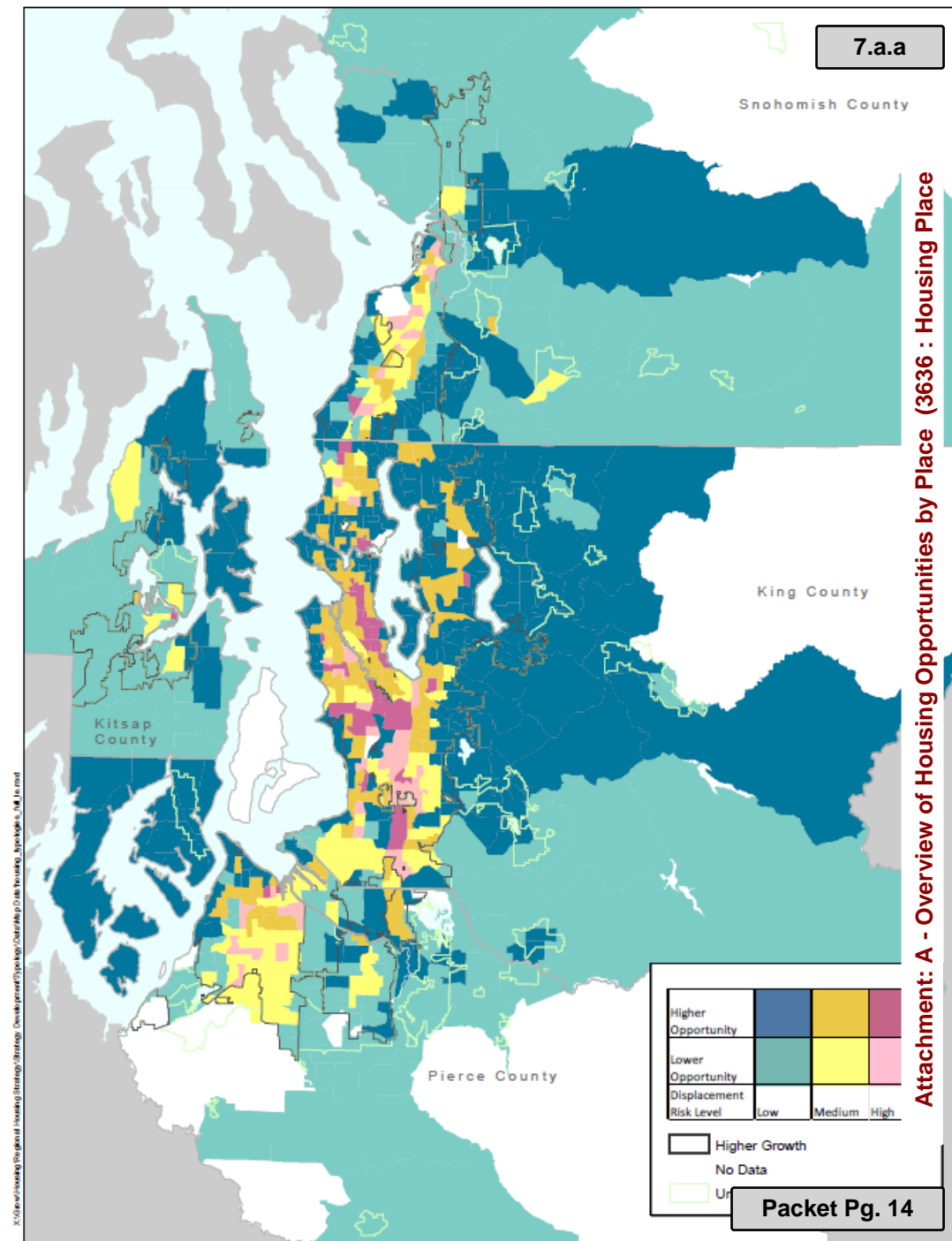
- A - Overview of Housing Opportunities by Place
- B - Full List of Draft Actions and Tools

All Places in the Region

Policy Objective

- All people have a range of safe and affordable housing choices in order to create a healthy and prosperous future for the region, including eliminating racial disparities in access to housing

Tools and actions		
SUPPLY	STABILITY	SUBSIDY
Infill development to increase neighborhood opportunities for housing	Tenant protections to help address health and safety concerns, barriers in the rental market, and prevent unnecessary evictions	Join/contribute to a subregional housing group capitol fund to create and preserve income restricted housing
Flexible development regulations to allow for more diverse development while retaining the look of a single-family neighborhood	MFTE to encourage multifamily development and redevelopment	Use state enabled local revenue tools to establish local revenue streams to create and preserve income restricted housing
Develop a community engagement plan to bring stakeholders and underrepresented groups into the planning process		Establish nonprofit partnerships to promote low-income or special needs housing
Address NIMBYism and build community support throughout the planning process		Advocate for increased state and federal funding to create and preserve income restricted housing



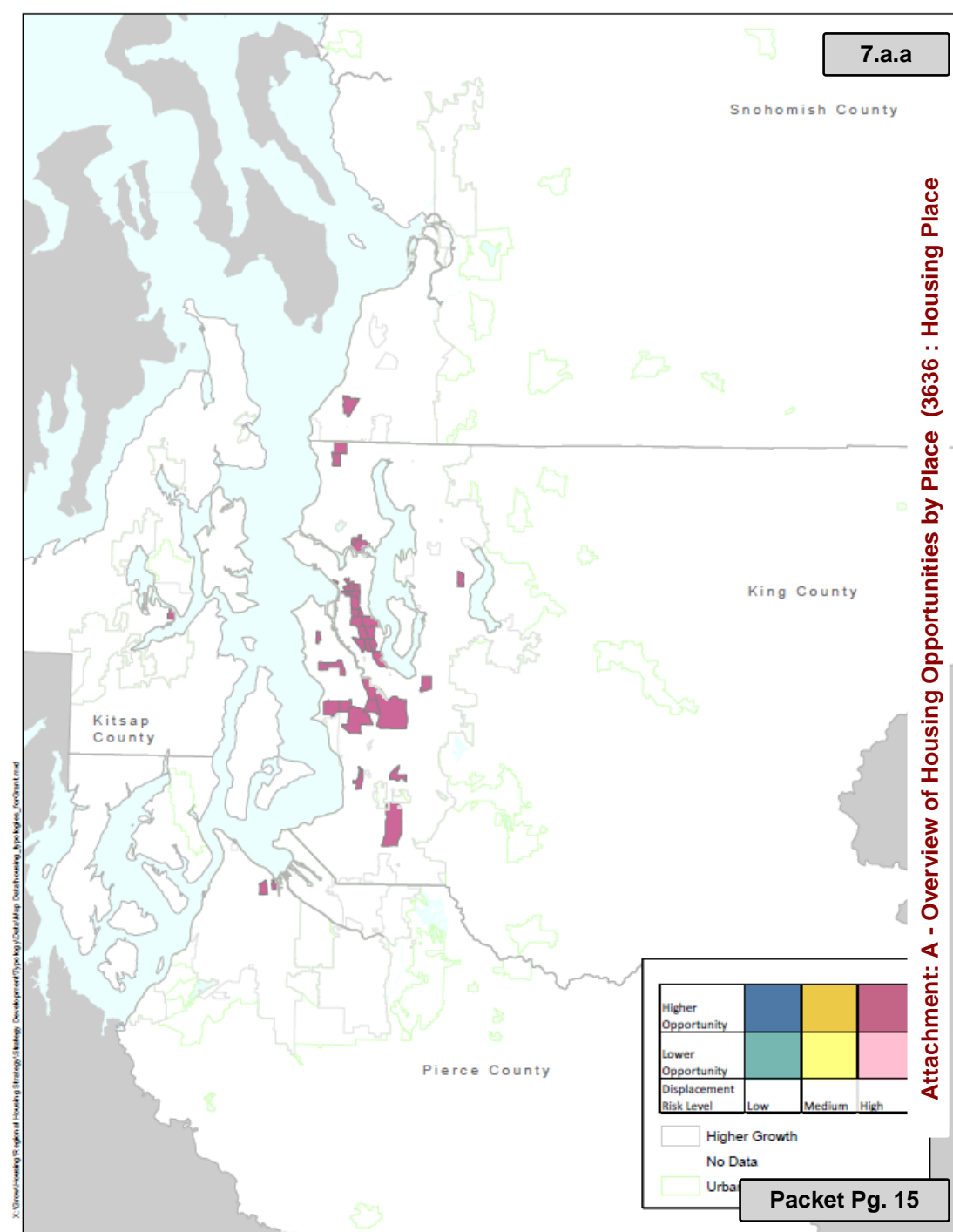
Strengthen Access & Affordability

Higher Opportunity/Higher Displacement Risk

Policy Objective

- Leverage market demand and growth capacity to provide more housing and require long-term affordability to promote neighborhood stability

Tools and actions		
SUPPLY	STABILITY	SUBSIDY
<p>Upzones and rezones to increase housing choices affordable to a wider range of incomes by increasing capacity for new residential development types, uses and densities</p> <p>Create a TOD overlay, a floating zone with development regulations that support transit use and create a vibrant neighborhood around a transit station</p> <p>SEPA Planned Action EIS to simplify and expedite the environmental review of future individual projects in a study area</p> <p>Reevaluate parking requirements to ensure parking is not unduly increasing the costs of new development</p>	<p>Cap move in/late fees to help renters access housing</p> <p>Affordability covenants for long term income restricted housing</p> <p>Incentive zoning to encourage income restricted housing in new development</p> <p>Relocation assistance for residents forced to move because of redevelopment</p> <p>Adopt a written notice of rent increase of no less than 120 days</p>	<p>Inclusionary housing in-lieu fee to help new development fund the creation and preservation of income restricted housing to mitigate displacement caused by redevelopment</p> <p>Adopt a sales and use tax up to 0.1% for housing and related services</p> <p>Commercial linkage fees to help fund the development of affordable housing within accessible commuting distance to the employment center</p>
Additional considerations for High Growth areas		
<p>Transit supportive densities to ensure sufficient residential capacity to accommodate growth</p>	<p>Inclusionary zoning to require income restricted housing in new development to mitigate displacement caused by redevelopment</p>	



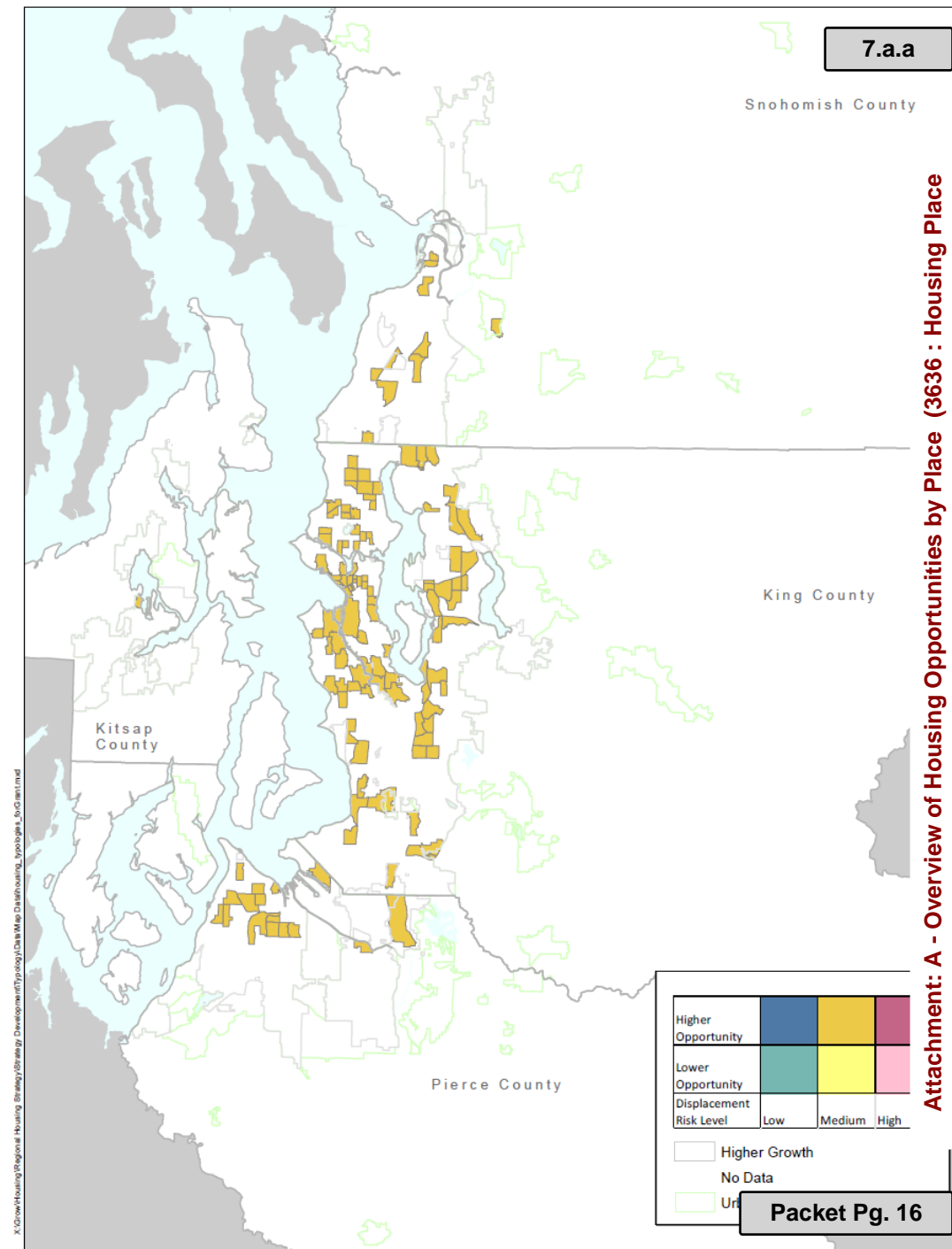
Transform & Diversity

Higher Opportunity/Moderate Displacement Risk

Policy Objectives

- Capitalize on good access to opportunity and strong real estate markets to provide more housing and require or incentivize long-term affordability in some cases

Tools and actions		
SUPPLY	STABILITY	SUBSIDY
Transit supportive densities to ensure sufficient residential capacity to accommodate growth	Incentive/Inclusionary zoning to incentive/require income restricted housing in new development to mitigate displacement caused by redevelopment	Inclusionary housing in-lieu fee to help new development fund the creation and preservation of income restricted housing to mitigate displacement caused by redevelopment
Upzones and rezones to increase housing choices affordable to a wider range of incomes by increasing capacity for new residential development types, uses and densities.	Affordability covenants for long term income restricted housing	Adopt a sales and use tax up to 0.1% for housing and related services
Encourage middle density housing through a code audit and update process	Relocation assistance for residents forced to move because of redevelopment	Commercial linkage fees to help fund the development of affordable housing within accessible commuting distance to the employment center
Development predictability to eliminate unnecessary costs and barriers		
Reevaluate parking requirements to ensure parking is not unduly increasing the costs of new development		
Additional considerations for High Growth areas		
Create a TOD overlay , a floating zone with development regulations that support transit use and create a vibrant neighborhood around a transit station		



Attachment: A - Overview of Housing Opportunities by Place (3636 : Housing Place

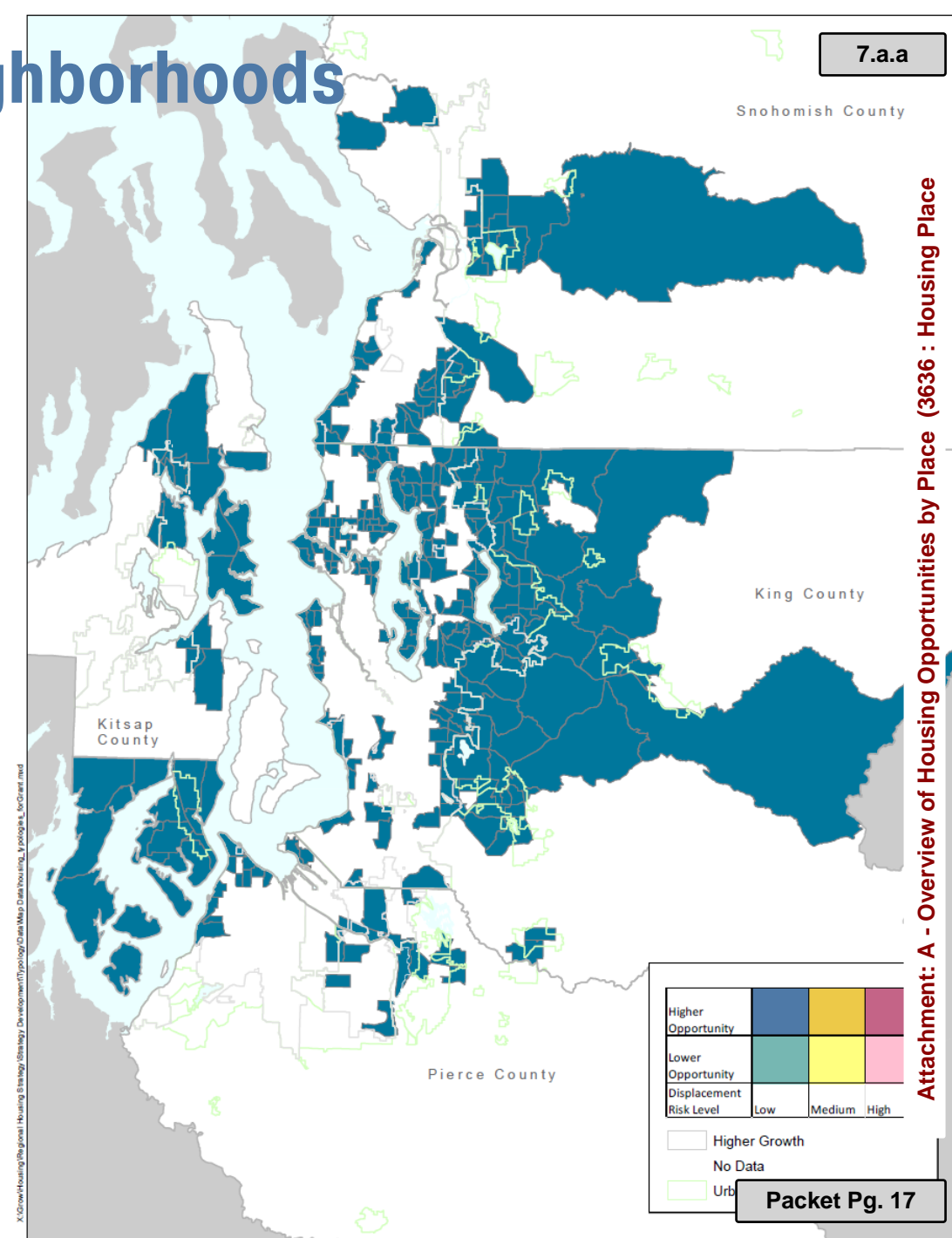
Increase Access to Single Family Neighborhoods

Higher Opportunity/Lower Displacement Risk

Policy Objective

- Expand pathways into these neighborhoods for people who currently cannot afford to live or work there

Tools and actions		
SUPPLY	STABILITY	SUBSIDY
<p>Encourage middle density housing through a code audit and update process</p>	<p>Offer administrative or financial support during the planning and startup phase of alternative home ownership options such as community land trusts and co-ops</p>	<p>Adopt a sales and use tax up to 0.1% for housing and related services</p>
<p>Reevaluate parking requirements to ensure parking is not unduly increasing the costs of new development</p>	<p>Protect mobile/manufactured homes by restricting other uses and/or enacting mobile home park conversion ordinances</p>	



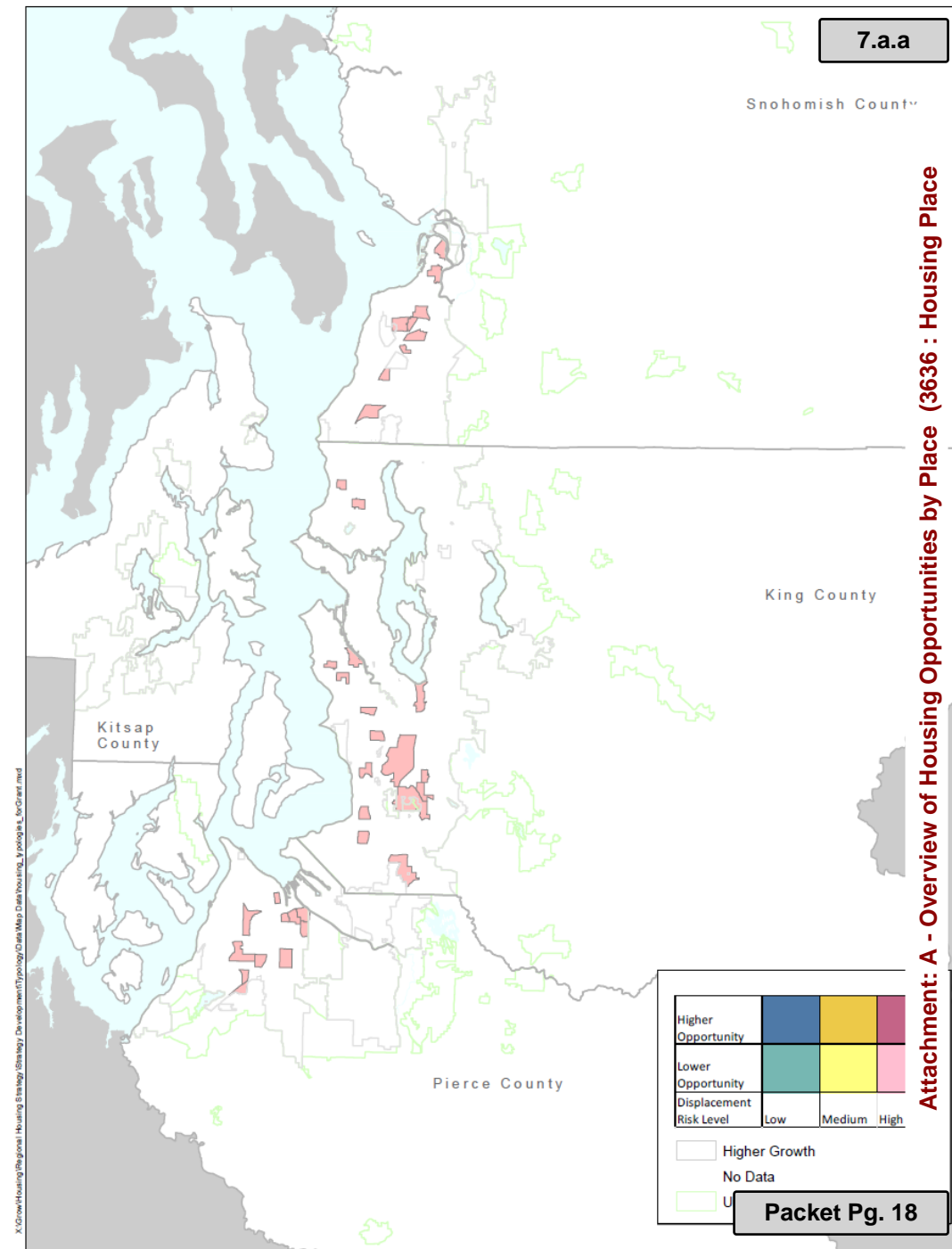
Improve Access & Affordability

Lower Opportunity/Higher Displacement Risk

Policy Objective

- Increase opportunity while preserving affordability
- Support assistance to provide opportunities for current residents

Tools and actions		
SUPPLY	STABILITY	SUBSIDY
Encourage middle density housing through a code audit and update process	Facilitate the development of affordable housing by making public land available for eligible projects	Establish financial assistance programs that provide direct monetary assistance to low-income renters, owners, and first-time homebuyers
Asses and update code to promote mixed use development	Rental inspection program to require rental housing units comply with safety standards	Inclusionary housing in-lieu fee to help new development fund the creation and preservation of income restricted housing to mitigate displacement caused by redevelopment
Reevaluate parking requirements to ensure parking is not unduly increasing the costs of new development	Incentive/Inclusionary zoning to incentive/require income restricted housing in new development	Commercial linkage fees to help fund the development of affordable housing within accessible commuting distance to the employment center
	Cap move in/late fees to help renters access housing	
	Relocation assistance for residents forced to move due to economic or physical displacement	
	Adopt a written notice of rent increase of no less than 120 days	
	Offer administrative or financial support during the planning and startup phase of alternative home ownership options such as community land trusts and co-ops	
Additional considerations for High Growth areas		
Upzones and rezones to increase housing choices affordable to a wider range of incomes by increasing capacity for new residential development types, uses and densities.	SEPA Planned Action EIS to simplify and expedite the environmental review of future individual projects in a study area	



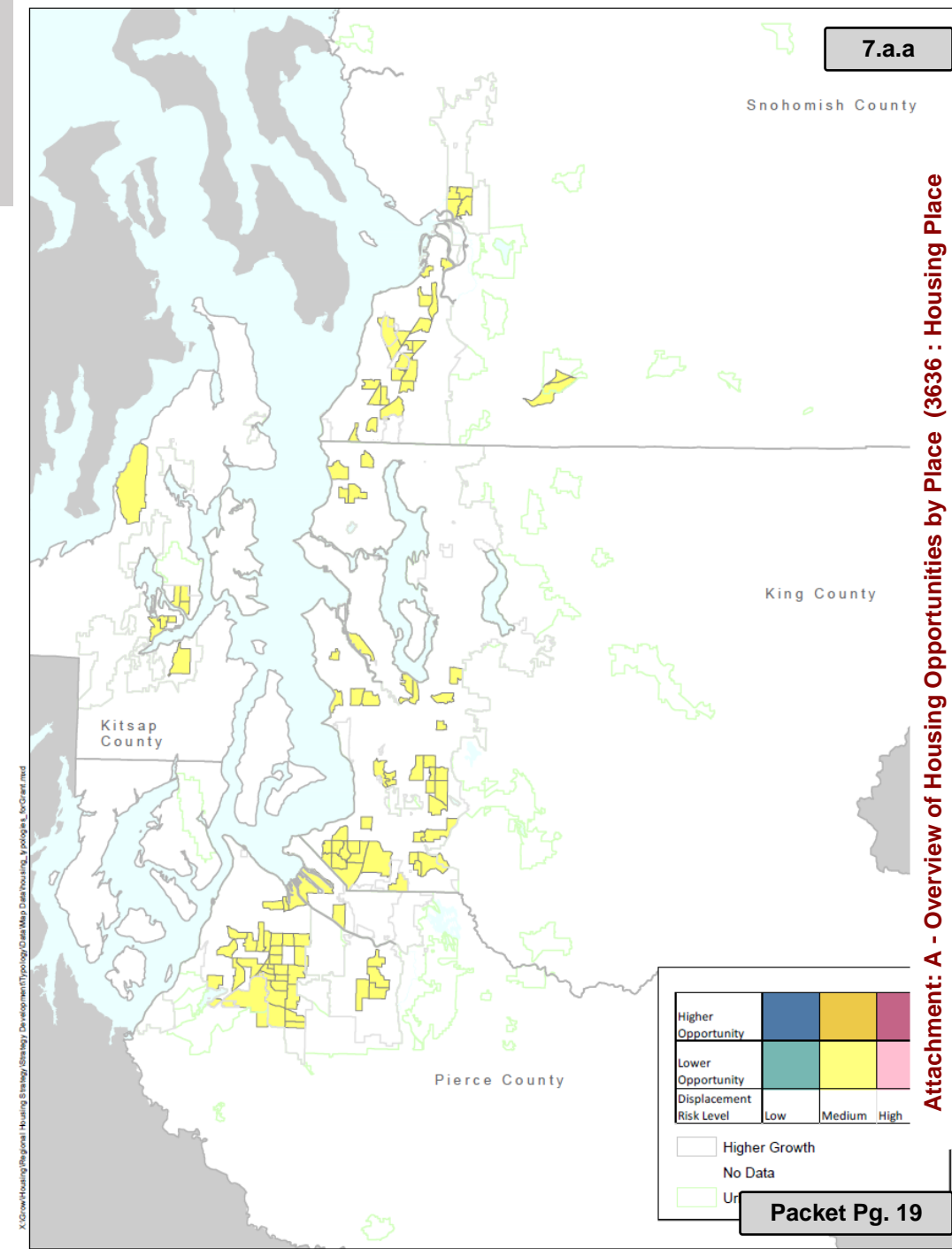
Improve Access & Housing Choices

Lower Opportunity/Moderate Displacement Risk

Policy Objectives

- Increase opportunity while preserving affordability
- Expand access and opportunities for current residents

Tools and actions		
SUPPLY	STABILITY	SUBSIDY
Asses and update code to promote mixed use development	Protect mobile/manufactured homes by restricting other uses and/or enacting mobile home park conversion ordinances	Establish financial assistance programs that provide direct monetary assistance to low-income renters, owners, and first-time homebuyers
Encourage middle density housing through a code audit and update process	Offer administrative or financial support during the planning and startup phase of alternative home ownership options such as community land trusts and co-ops	Adopt a sales and use tax up to 0.1% for housing and related services
Reevaluate parking requirements to ensure parking is not unduly increasing the costs of new development	Development agreements for catalyst projects to increase access to opportunity	
Development predictability to eliminate unnecessary costs and barriers	Foreclosure resources such as homebuyer education, debt and financial counseling, and facilitating mortgage refinance	
	Relocation assistance for residents forced to move due displacement	
	Rental inspection program to require rental housing units comply with safety standards	
Additional considerations for High Growth areas		
SEPA Planned Action EIS to simplify and expedite the environmental review of future individual projects in a study area	Create a TOD overlay , a floating zone with development regulations that support transit use and create a vibrant neighborhood around a transit station	



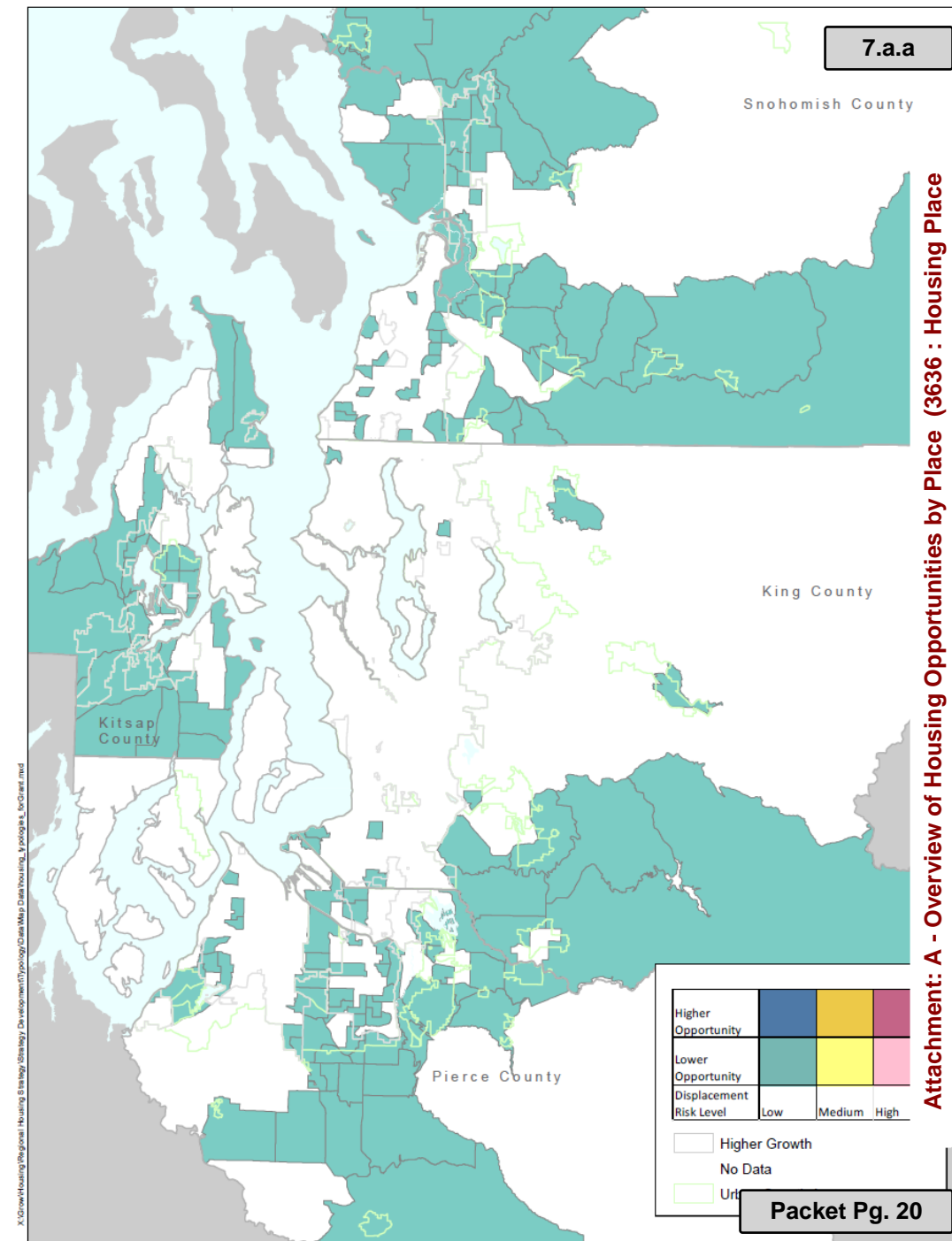
Promote Investment & Opportunity

Lower Opportunity/Lower Displacement Risk

Policy Objectives

- Expand access and opportunities for current residents
- Preserve affordability as investments made in community

Tools and actions		
SUPPLY	STABILITY	SUBSIDY
Encourage middle density housing through a code audit and update process	Preserve affordable housing options by extending expiring affordability covenants and purchasing additional properties	
Reevaluate parking requirements to ensure parking is not unduly increasing the costs of new development	Facilitate the development of affordable housing by making public land available for eligible projects	Establish financial assistance programs that provide direct monetary assistance to low-income renters, owners, and first-time homebuyers
	Protect mobile/manufactured homes by restricting other uses and/or enacting mobile home park conversion ordinances	Adopt a sales and use tax up to 0.1% for housing and related services
	Offer administrative or financial support during the planning and startup phase of alternative home ownership options such as community land trusts and co-ops	
	Foreclosure resources such as homebuyer education, debt and financial counseling, and facilitating mortgage refinance	
	Cap move in/late fees to help renters access housing	
	Rental inspection program to require rental housing units comply with safety standards	
Additional considerations for High Growth areas		
SEPA Planned Action EIS to simplify and expedite the environmental review of future individual projects in a study area	Development agreements for catalyst projects to increase access to opportunity	



Attachment: A - Overview of Housing Opportunities by Place (3636 : Housing Place

7.a.a

Snohomish County

King County

Kitsap County

Pierce County

Higher Opportunity			
Lower Opportunity			
Displacement Risk Level	Low	Medium	High
	Higher Growth		
	No Data		
	Urgent		

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Housing Opportunity by Place - All Tools and actions		
SUPPLY	STABILITY	SUBSIDY
Encourage middle density housing through a code audit and update process	Offer administrative or financial support during the planning and startup phase of alternative home ownership options such as community land trusts and co-ops	Adopt a sales and use tax up to 0.1% for housing and related services
Reevaluate parking requirements to ensure parking is not unduly increasing the costs of new development	Protect mobile/manufactured homes by restricting other uses and/or enacting mobile home park conversion ordinances	Establish financial assistance programs that provide direct monetary assistance to low-income renters, owners, and first-time homebuyers
Transit supportive densities to ensure sufficient residential capacity to accommodate growth	Incentive/Inclusionary zoning to incentive/require income restricted housing in new development to mitigate displacement caused by redevelopment	Inclusionary housing in-lieu fee to help new development fund the creation and preservation of income restricted housing to mitigate displacement caused by redevelopment
Upzones and rezones to increase housing choices affordable to a wider range of incomes by increasing capacity for new residential development types, uses and densities.	Affordability covenants for long term income restricted housing	Commercial linkage fees to help fund the development of affordable housing within accessible commuting distance to the employment center
SEPA Planned Action EIS to simplify and expedite the environmental review of future individual projects in a study area	Relocation assistance for residents forced to move because of redevelopment	Join/contribute to a subregional housing group capitol fund to create and preserve income restricted housing
Development predictability to eliminate unnecessary costs and barriers	Cap move in/late fees to help renters access housing	Use state enabled local revenue tools to establish local revenue streams to create and preserve income restricted housing
Reevaluate parking requirements to ensure parking is not unduly increasing the costs of new development	Adopt a written notice of rent increase of no less than 120 days	Establish nonprofit partnerships to promote low-income or special needs housing
Create a TOD overlay , a floating zone with development regulations that support transit use and create a vibrant neighborhood around a transit station	Facilitate the development of affordable housing by making public land available for eligible projects	Advocate for increased state and federal funding to create and preserve income restricted housing
Asses and update code to promote mixed use development	Offer administrative or financial support during the planning and startup phase of alternative home ownership options such as community land trusts and co-ops	
Development agreements for catalyst projects to increase access to opportunity	Foreclosure resources such as homebuyer education, debt and financial counseling, and facilitating mortgage refinance	
Infill development to increase neighborhood opportunities for housing	Rental inspection program to require rental housing units comply with safety standards	
Flexible development regulations to allow for more diverse development while retaining the look of a single-family neighborhood	Preserve affordable housing options by extending expiring affordability covenants and purchasing additional properties	
Develop a community engagement plan to bring stakeholders and underrepresented groups into the planning process	Tenant protections to help address health and safety concerns, barriers in the rental market, and prevent unnecessary evictions	
Address NIMBYism and build community support throughout the planning process	MFTE to encourage multifamily development and redevelopment	

Attachment: B - Full List of Draft Actions and Tools [Revision 1] (3636 : Housing Place Typology)



Puget Sound Regional Council

DISCUSSION ITEM

January 26, 2023

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **2024 PSRC Office Relocation**

IN BRIEF

At the November board meeting presentation regarding the draft budget for fiscal years 2024 and 2025, the board asked about PSRC's anticipated move to 1201 Third Avenue. Staff will provide the board with a brief update on the new office space and plans for the move.

DISCUSSION

PSRC's current leasing of the fifth-floor office space at Waterfront Place expires in early 2024. For several reasons, remaining at Waterfront Place proved to be infeasible. Staff began exploring new lease options in March 2021. Market research was conducted with the advice and counsel of a corporate real estate broker. PSRC was able to leverage the market to negotiate competitive proposals both in terms of rental rate and tenant improvement allowances. Over ten different properties were viewed, and multiple offers were solicited from late 2021 to July 2022. PSRC executed a new lease for space on the fifth floor of 1201 Third Avenue in late 2022.

The new office space will allow for a larger board room that will be flexible in set up and size, depending on the number of in-person occupants. In addition, the space will provide more meeting rooms and more flexible space to support the hybrid work environment envisioned for the future. The space improves PSRC's space efficiency while accommodating potential future growth.

The new lease will commence January 1, 2024. Tenant improvements to the space will be constructed in 2023. Moving new and existing equipment and furniture will occur in late 2023 and early 2024. Board meetings in December 2023 and January 2024 may

need to be remote during the transition period. The Operations Committee has been overseeing the progress of the space selection and lease negotiations.

For more information, please contact Nancy Buonanno Grennan, Deputy Executive Director, at nbgrennan@psrc.org or (206) 4647527.

Joint Board Session on ACT

Affirm, Counter, Transform

Friday, April 28

10:00 AM – 12:00 PM

Hybrid Meeting



Puget Sound Regional Council

The joint board session will cover how to apply ACT (Affirm, Counter, Transform) as a tool to address challenging conversations about racial equity and educate others about the topic. The session will provide board members with the opportunity to practice applying ACT to racial equity issues impacting our region today.

All PSRC board members are highly encouraged to attend. You do not need to have attended a past session to participate.

RSVP information coming soon.

VISION 2050 AWARDS




Puget Sound Regional Council

Call for Nominations 2023

The Puget Sound Regional Council is seeking nominations for the VISION 2050 Awards Program through April 1, 2023.

The VISION 2050 Awards celebrate progress to enhance the region's communities and natural environment while advancing equity and opportunity for all. The awards recognize innovative work by jurisdictions, Tribes, nonprofit organizations, businesses, and other groups in the region to create a better future for central Puget Sound.

We welcome nominations in the following categories:

On the Ground

Projects that show VISION 2050 in action today, including housing, mixed-use development or redevelopment, expanding access to opportunity, open space preservation, and transportation investments.

Planning Ahead

Comprehensive or subarea plans, economic development plans, climate action plans, equity initiatives, design guidelines, outreach programs, and other similar efforts that are shaping a positive future for the region.

Working Together

Cross-jurisdictional or public/private partnerships focused on solutions or working together to tackle tough problems and advance VISION 2050. Examples include multijurisdictional work on housing affordability, environmental and climate initiatives, corridor transportation planning, or other similar efforts to face long-term regional challenges.



The region's vision for 2050

is to provide exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy. More information about the goals and themes of VISION 2050 can be found at www.psrc.org

Eligibility

Nominations must be for projects, programs, plans and partnerships in the four-county region (King, Kitsap, Pierce and Snohomish counties) that are developed in the public or private sectors, or through public/private partnerships. Any individual, business, agency, Tribe, organization or jurisdiction may submit a nomination.

Submit a Nomination!

Nominations must be submitted online through the [VISION 2050 Awards Nomination Form](#)

Learn more at: www.psrc.org

Scan the code for
the nomination form



Schedule

- April 1, 2023 – Nominations due
- April-May 2023 – Awards Selection Committee composed of PSRC board members will select the award winners
- Summer/Fall 2023 – Awards presented on location around the region



2023 PSRC Growth Management Policy Board Meetings

January						
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No meeting in August						

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December						
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31	No meeting in December					

Meetings are held 10:00 a.m. - 12:00 p.m. the first Thursday of the month. As needed, the Transportation Policy Board and the Growth Management Policy Board meet in joint session to coordinate activities and make decisions/recommendations.

Meeting dates and times are subject to change. If a meeting is changed or cancelled, GMPB members and alternates will be notified. Updated meeting dates are listed at <https://www.psrc.org>.

Communication: GMPB 2023 Meeting Calendar (Information Item)