



Passport to 2044: Housing Need and Capacity

February 15, 2023



Puget Sound Regional Council



Washington State
Department of
Commerce



Passport to 2044 Series



- [Comprehensive Planning](#)
- [Climate](#)
- [Economic Development](#)
- [Transportation](#)
- [Housing \(1\)](#)
- [Equity \(1\)](#)
- [Tribal Coordination](#)
- [Critical Areas](#)
- [TOD and Centers](#)
- **Housing Need & Capacity** – February 15
- **Equity** – tbd
- Elected Officials– tbd



Program



Welcoming Remarks and Introduction

WA State Department of Commerce: Implementing HB 1220

City of Kirkland: Implementation

PSRC: Housing Element Guide and Regional Housing Needs Assessment

City of Poulsbo: Implementation

Q&A

VISION 2050 Resources



Plan Review Manual



VISION Consistency Tool for Local Comprehensive Plans

This tool is intended to help cities and counties integrate VISION 2050 into their local comprehensive plans. VISION 2050's multicounty planning policies serve as the adopted regional guidelines and principles required in state law to guide both regional and local planning. The tool also identifies transportation planning requirements of the Growth Management Act (GMA). The tool may be used at various times in the local planning process:

Plan Update Scoping: Use checklist items as guidance for scoping the extent of plan element updates. New or expanded issue areas in VISION 2050 are identified to support this process.

Draft Plan Review: Submit draft plans to PSRC prior to Planning Commission and Council review. Completing and submitting this tool and providing early drafts to PSRC help identify potential consistency issues early in the process.

Certification Review: Along with the adopted plan, the tool will assist in PSRC's review of the plan. Demonstrating inclusion of the necessary information in the checklist helps facilitate certification. Note: The PSRC Executive Board is the final decision-making body for plan certification.

Regional Collaboration: The tool provides cities and counties an opportunity to highlight innovative policies and programs. This supports sharing of best practices across the region and benefits jurisdictions as they apply for planning grants and awards.

Resources

- Regional Plans: VISION 2050, Regional Transportation Plan, and Regional Economic Strategy
- VISION 2040 to VISION 2050 – summary of what changed in VISION 2050
- VISION 2050 Policy Matrix – a comparison of multicounty planning policies and actions from VISION 2040 to VISION 2050
- Plan Review Manual webpage – access more information about the review and certification process and find PSRC guidance and other resources by policy area. See previous certification reports for areas for future work.

Note: The tool shown here is for illustrative purposes. To fill out the tool, visit www.psrc.org/our-work/plan-review.

VISION 2050 PLANNING
Plan Review Manual
May 2021

VISION 2050 Consistency Tool for Comprehensive Plans

1

Plan Review Handout

Implementing VISION 2050 Through Local Planning
Long-range plans and policies are developed by the region's counties, cities, countywide planning groups, and transit agencies to help shape communities and plan for growth. PSRC reviews local plans for consistency with state law, VISION 2050, and the Regional Transportation Plan.

State law requires PSRC to review and certify countywide planning policies, local comprehensive plans, and Sound Transit's long-range plan. PSRC also certifies regional center plans and provides comments on local transit plans.

PSRC's plan review includes topics such as mobility, emissions, regional growth, housing, and intergovernmental coordination. Compared to the previous regional plan, VISION 2050 provides new and additional focus on several issues, including housing affordability, climate change, racial equity, coordination with Tribal Nations and other stakeholders, and planning for high-capacity transit.

Types of Review

- Countywide Planning Policies
- Local Comprehensive Plans
- Regional Center Plans
- Long-Range Transit Plans

Why certification?

- Regional Collaboration:** Challenges such as climate change, housing affordability, congestion, and racial disparities require regional coordination. PSRC's review and certification of local plans and policies supports local governments and public agencies in addressing regional issues.
- Requirements in State Law:** Certification ensures state requirements for transportation planning are being met.
- Transportation Funding:** Certification of local comprehensive plans is required by PSRC for jurisdictions to be eligible for PSRC's federal transportation funding.

Compiled MPPs

VISION 2050 Multicounty Planning Policies

VISION 2050's multicounty planning policies are adopted under the state's Growth Management Act. Multicounty planning policies address regionwide issues within a collaborative planning framework. Counties and cities look to multicounty planning policies to inform updates to countywide planning policies and local comprehensive plan updates. This document compiles the goals and multicounty planning policies for each chapter for quick reference. More about VISION 2050 is available at <https://www.psrc.org/vis2050>.

V2050 Policy Matrix & Updates Summary

VISION 2050 Goals, Policies, and Actions Table
Adopted October 2020

The adopted goals, policies, and actions in VISION 2050 were used as a starting point for VISION 2050. This table compiles specific revisions and rationale for changes to the multicounty planning policies in VISION 2050 and translates between the policy numbering in VISION 2040 and VISION 2050. The table is organized by policy section in the plan. Amendments made by the Growth Management Policy Board or the Executive Board in response to comments are noted in the "Type/Reason of Change" column. PSRC's General Assembly adopted VISION 2050 on October 29, 2020.

Goal	The region plans collaboratively for a healthy environment, thriving communities, and opportunities for all	New goal. Prior chapter (General Policies) did not include a goal statement
VISION 2050 #	VISION 2040 #	Type/Reason of Change
MPP-RC-1	MPP-G-1	Coordination - change adds reference to adjacent regions. GAMPB amended in response to comment review
MPP-RC-2	n/a	Equity - new policy focuses on addressing racial equity. GAMPB amended in response to comment review
MPP-RC-3	n/a	Health - new policy focuses on improving health outcomes across the region a priority when developing and carrying out outcomes. GAMPB amended in response to comment review
MPP-RC-4	n/a	Tribes - new policy emphasizes the need for coordination between local and regional agencies and tribes.
MPP-RC-5	n/a	Military - new policy emphasizes the need for coordination between local and regional agencies and the military.
MPP-RC-6	n/a	GAMPB added in response to comment review
MPP-RC-7	MPP-DP-7, DP-10, T-12	Funding - change consolidates existing funding-related policies that address funding for both regional growth centers and manufacturing/industrial centers

Recorded Webinar

VISION 2050
Plan Review & Certification Program
June 30, 2021

Puget Sound Regional Council

VISION 2050 Booklet

VISION 2050

Puget Sound Regional Council

PSRC Guidance and Resources



Available Now:

- [Conservation Toolkit](#)
- [Growth Target Guidance](#)
- [Economic Development Element Guide](#)
- [Tribal Coordination](#)
- [Community Data Profiles](#)
- [Equitable Engagement](#)
- [TOD + Centers Guidance](#)
- [Housing Element Guide](#)
- [Climate Change Guidance](#)

Upcoming:

- Transportation Guidance
- Growth Outreach Toolkit
- Equity Planning Resources
- Land Use Vision Forecast

VISION 2050 Planning Resources

PSRC develops guidance, research, and data products to support local planning and advance VISION 2050. Browse resources below by policy topic area.



Regional Plans

- > [VISION 2050](#)
- > [Regional Transportation Plan](#)
- > [Regional Economic Strategy](#)

Guidance by Policy Topic Area (from PSRC and partner agencies)

Regional Collaboration and Equity	>
Regional Growth Strategy	>
Environment	>
Climate Change	>
Development Patterns: Centers and Transit-Focused Growth	>

[VISION 2050 Planning Resources](#)

[Previous Certification Reports](#)

Regional Guidance & Resources for Developing a Housing Element



Passport to 2044 Workshop • February 15, 2023

Overview

- Regional framework
- Regional data to support local HNAs
- Resources and guidance
- The Plan Review process



**Regional
Framework**

Housing in VISION 2050

- Housing is a regional issue
- Housing access and affordability are tied to transportation, the economy, the environment, and overall quality of life
- Jobs–housing balance is a key issue



Regional Housing Strategy Actions and Tools

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

Housing Checklist in Plan Review Manual

Housing

The plan guides the preservation, improvement, and expansion of the housing stock to provide a range of affordable, accessible, healthy, and safe housing choices to every resident. It continues to promote fair and equal access to housing for all people.

Policies and programs should:

Assess housing needs	Page/Policy Reference
⊖ Address affordable housing needs by developing a housing needs assessment and evaluating the effectiveness of existing housing policies, and documenting strategies to achieve housing targets and affordability goals. This includes documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations.(H-Action-4)	
Increase housing supply and choices	Page/Policy Reference
✓ Increase housing supply and densities to meet the region's current and projected needs at all income levels consistent with the Regional Growth Strategy (MPP-H-1)	
✓ Expand the diversity of housing types for all income levels and demographic groups, including low, very low, extremely low, and moderate-income households (MPP-H-2-6, H-9)	
⊖ Expand housing capacity for moderate density housing, i.e., "missing middle" (MPP-H-9)	
⊖ Promote jobs-housing balance by providing housing choices that are accessible and attainable to workers. Include jobs-housing balance in housing needs assessments to better support job centers with the needed housing supply (MPP-H-1, H-6, H-Action-4)	
✓ Expand housing choices in centers and near transit (MPP-H-7-8)	
✓ Promote flexible standards and innovative techniques to encourage housing production that keeps pace with growth and need (MPP-H-10)	
Support the development and preservation of affordable housing	Page/Policy Reference
⊖ Use inclusionary and incentive zoning to provide more affordable housing when creating additional housing capacity (H-Action-5)	
⊖ Jurisdictions planning for high-capacity transit stations: Create and preserve affordable housing near high-capacity transit ¹ (MPP-H-8, H-Action-1)	
Address inequities in access to housing	Page/Policy Reference
⊖ Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations and work with communities to develop anti-displacement strategies in when planning for growth (MPP-H-12, H-Action-6)	
⊖ Promote homeownership opportunities while recognizing historic inequities in access to homeownership opportunities for communities of color (MPP-H-5)	
⊖ Identify and begin to undo local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing including zoning that may have a discriminatory effect and areas of disinvestment and infrastructure availability	

Plan Review Manual available online at <https://www.psrc.org/media/3565>

Focus of today's presentation :
Planning for and accommodating housing need

Information on addressing inequities in access to housing available online at <https://www.psrc.org/our-work/passport-2044-comprehensive-plan-workshop-series>



**Regional
Data**

Community Profiles



Puget Sound Regional Council

Select your Community:

Kirkland

Select American Community Survey Data:

2016-2020 ACS Data

Population: 91,100
People of Color: 31.1%
Median Age: 37.4 years
People with a Disability: 8.3%
Median HH Income: \$116,600
HH Size: 2.42 people per household
Home Ownership: 62%
Unemployment Rate: 4.5%
Travel Time to Work: 27.4 minutes

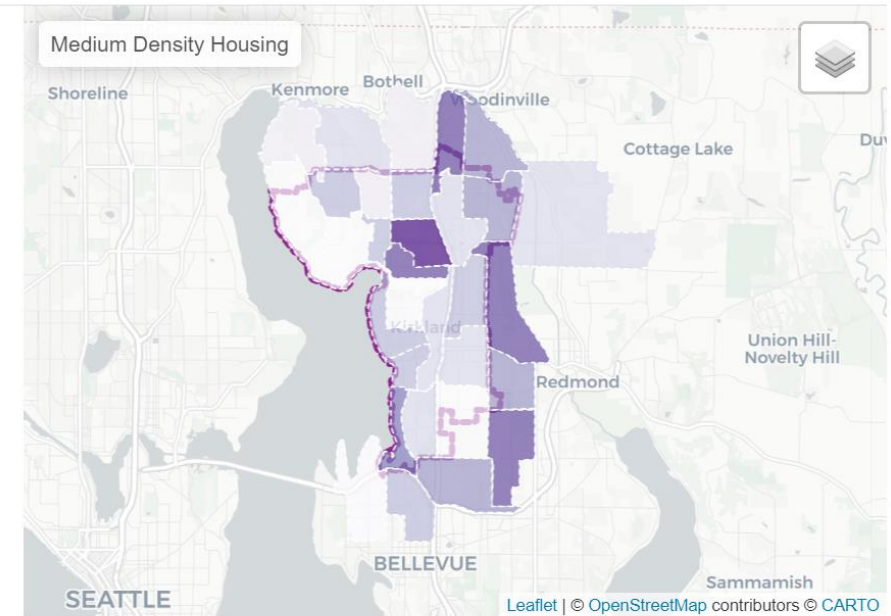
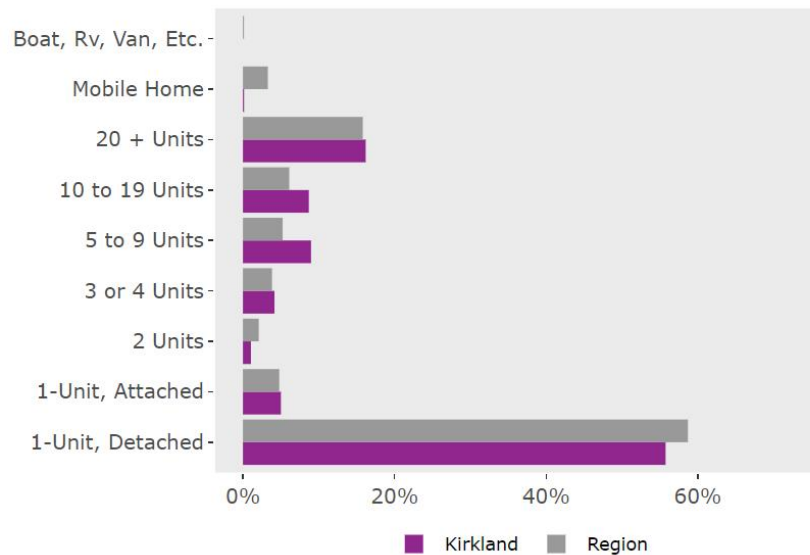
Regional Definitions:

Regional Geography: Core Cities
Airport Affected Community: No



The housing and household level metrics on this page cover the topics of Housing Type, Home Values, Monthly Rental Cost and Home Ownership. Data Profile 4 (DP04) includes a wealth of information on housing and household characteristics. Data profiles are a summarization of a variety of Census Detailed Tables contained within the American Community Survey datasets and are a great resource for high level statistics for a community however detailed information requires the use of specific ACS tables.

Housing Units Home Value Monthly Rent Home Ownership

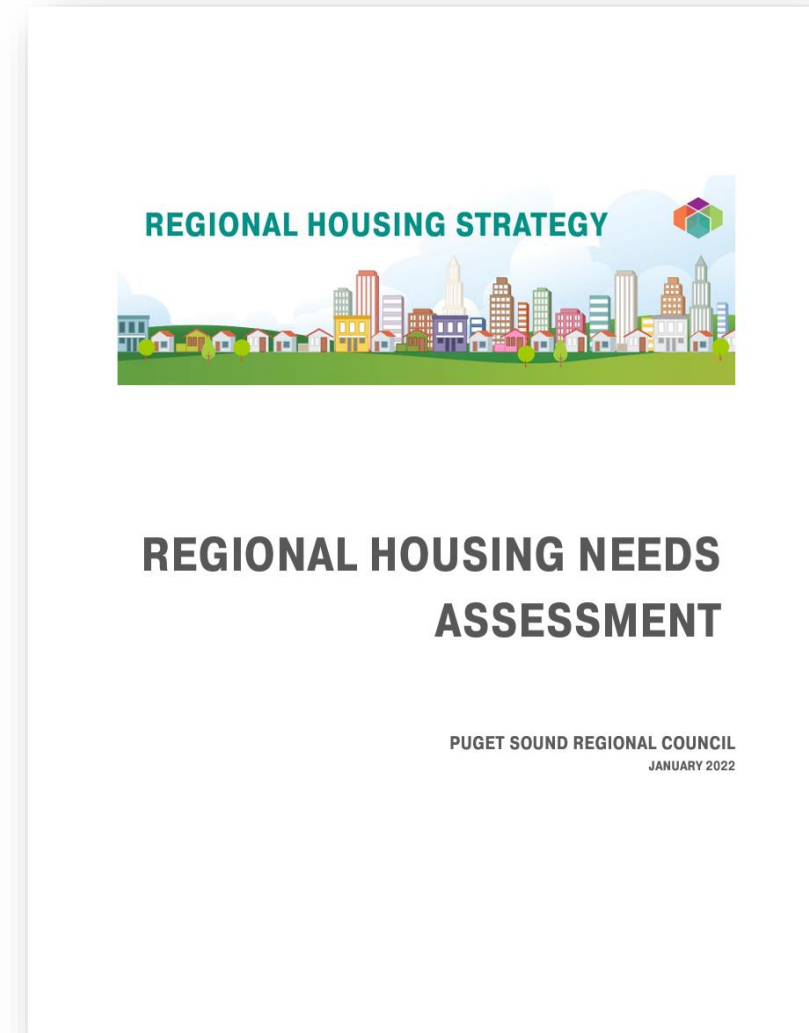


Available online at <https://psrcwa.shinyapps.io/community-profiles/>

2022 Regional Housing Needs Assessment

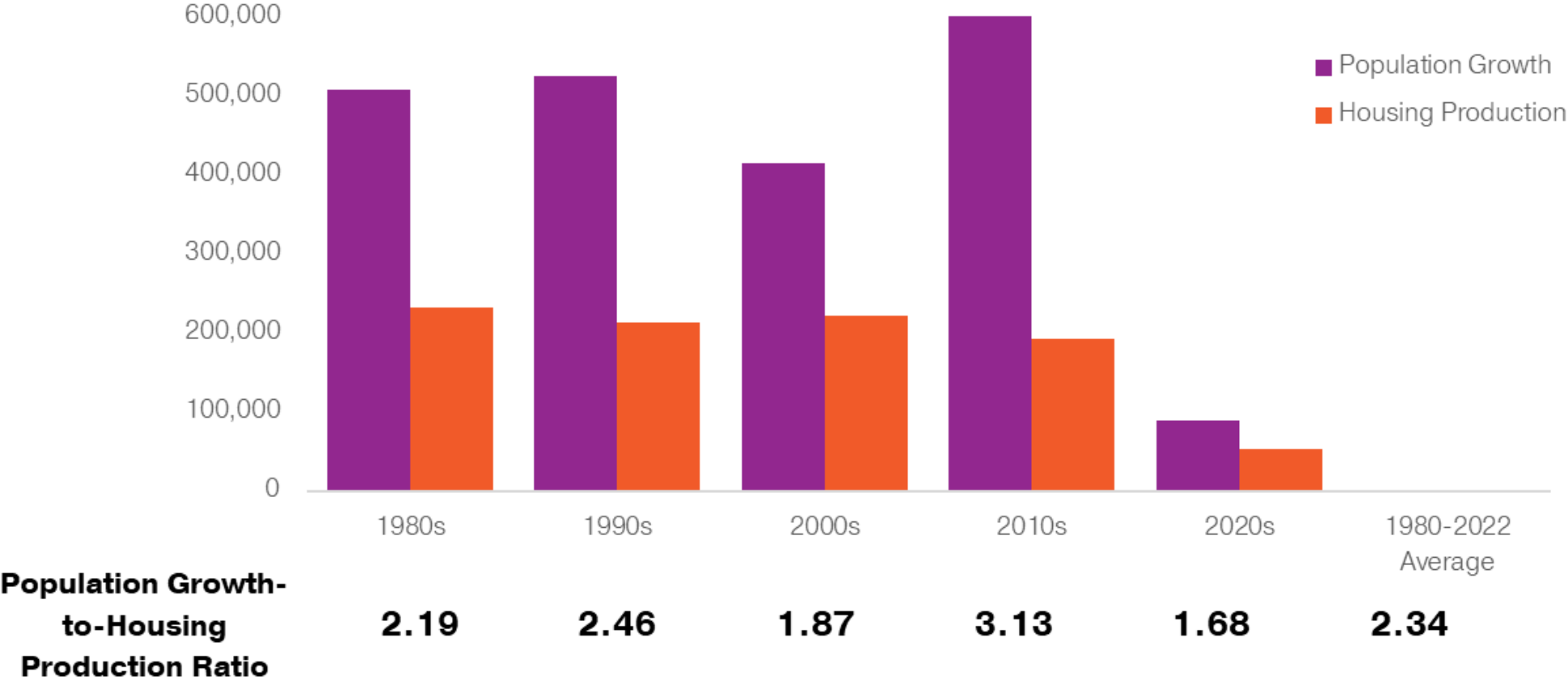
- First regional housing needs assessment
- Developed as part of Regional Housing Strategy
- Provides data for
 - Regional Geographies
 - Regional Growth Centers
 - HCT station areas
 - Subareas – 2-3 market sheds per county
- Complements and provides point of comparison for local HNAs

RHNA available online at
<https://www.psrc.org/media/3788>



Recent uptick in housing production is helping to correct backlog, but more units are needed

Population Growth vs. Housing Production by Decade



Source: U.S. Census Bureau, Washington State Office of Financial Management

Between 2020 and 2050 the region needs 800,000 additional housing units to accommodate future growth



King County – 418,000 units



Kitsap County – 43,000 units



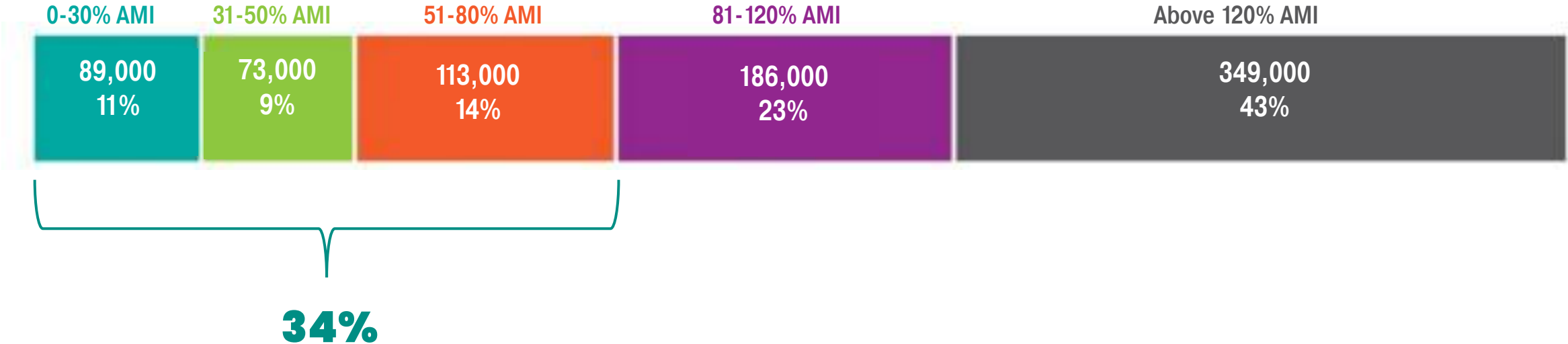
Pierce County – 161,000 units



Snohomish County – 187,000 Units

Over one-third of new units should be affordable to moderate- and lower-income households to meet future affordability needs

Households by Income Level, 2050



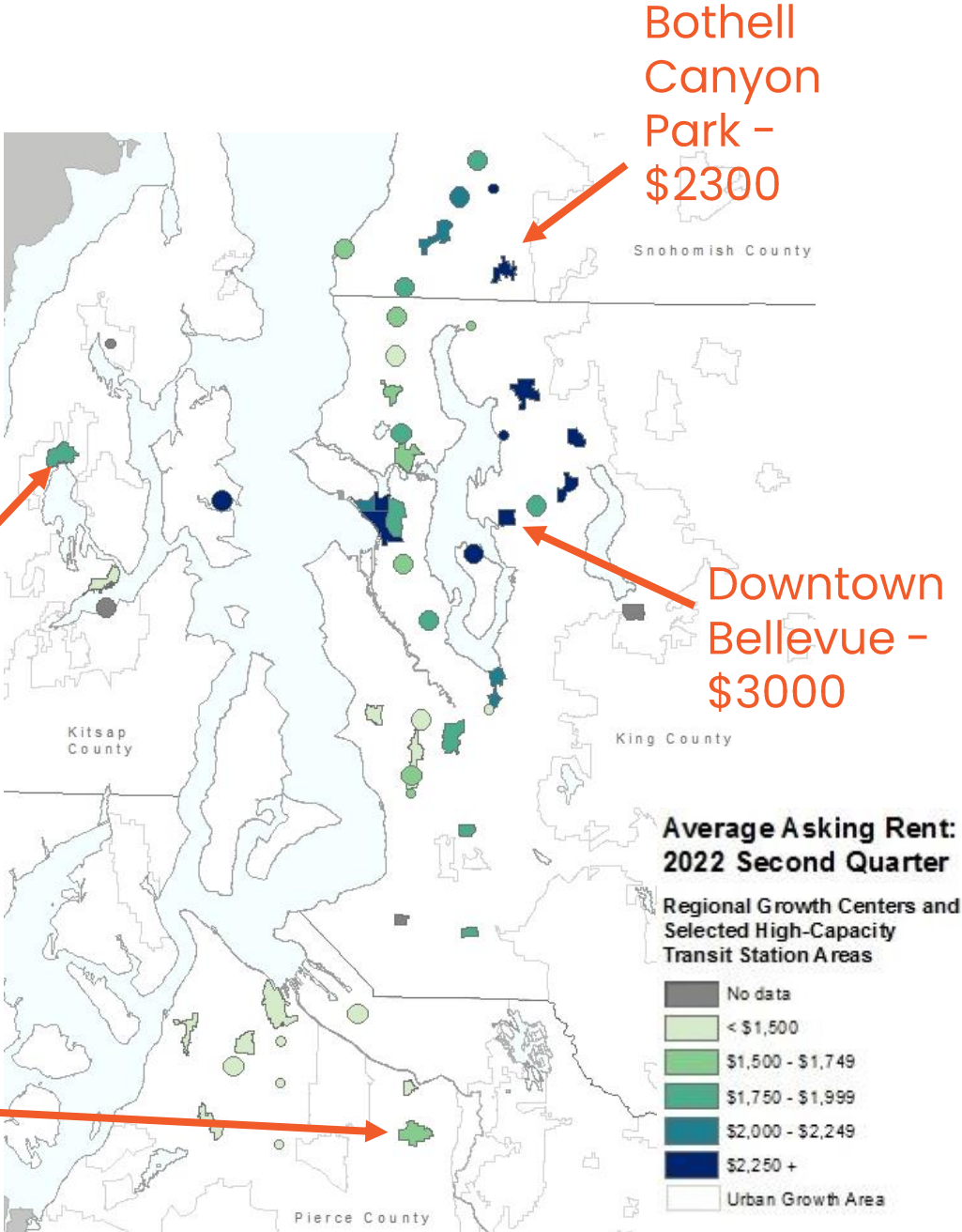
Greater housing diversity is needed in all types of places across the region

Units in Structure by Regional Geography, 2018

County	Regional Geography	Single Family		Moderate Density (2-19 Units)		High Density (20+ Units)	
		# Units	% of Housing	# Units	% of Housing	# Units	% of Housing
King	Metropolitan	186,000	49%	76,000	20%	118,000	31%
	Core	151,000	57%	66,000	25%	38,000	14%
	High Capacity Transit	72,000	69%	16,000	16%	13,000	13%
Kitsap	Metropolitan	13,000	62%	5,000	23%	2,000	11%
	Core	3,000	51%	2,000	29%	1,000	17%
	High Capacity Transit	20,000	75%	4,000	13%	2,000	7%
Pierce	Metropolitan	54,000	66%	17,000	20%	11,000	13%
	Core	34,000	59%	17,000	29%	5,000	9%
	High Capacity Transit	46,000	71%	13,000	19%	3,000	5%
Snohomish	Metropolitan	21,000	50%	12,000	30%	7,000	17%
	Core	12,000	59%	5,000	24%	3,000	13%
	High Capacity Transit	94,000	70%	24,000	18%	12,000	9%

Rent costs more near transit, jobs, and services

Average Asking Rent In Regional Growth Centers and HCT Areas



Source: CoStar

Jobs housing balance by subarea shows greater variation within counties

Jobs Housing Balance by Subarea, 2019

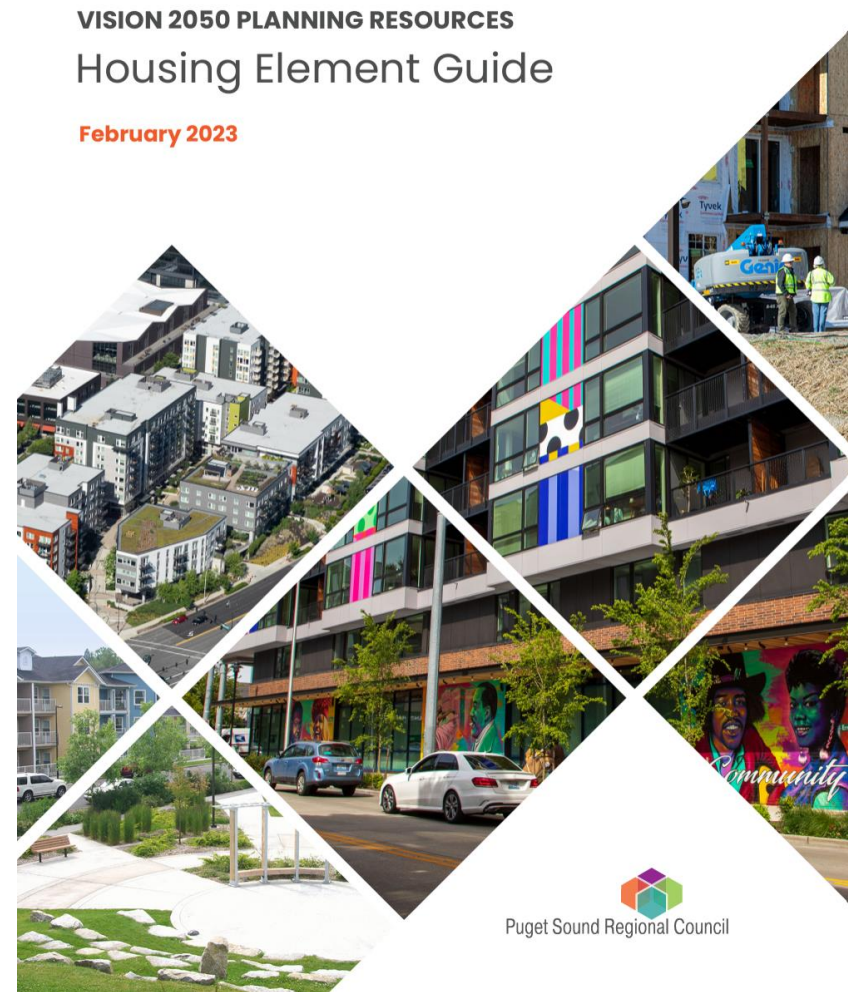
Subarea	2019 Jobs	2019 Housing	Jobs-Hsg Ratio	Indexed Ratio
East King	431,800	250,900	1.72	1.28
Sea-Shore	702,000	400,200	1.75	1.30
South-King	395,700	305,100	1.30	0.96
North Kitsap	51,700	61,000	0.85	0.63
South Kitsap	59,200	52,500	1.13	0.84
East Pierce	25,400	31,400	0.81	0.60
Peninsula	20,900	30,700	0.68	0.51
Tacoma/Central Pierce	330,800	290,900	1.14	0.85
Central Snohomish	33,700	52,400	0.64	0.48
North Snohomish	48,500	57,700	0.84	0.62
Southwest Snohomish	241,100	206,800	1.17	0.87
Region	2,340,800	1,739,700	1.35	1.00



**Resources &
Guidance**

Updated Housing Element Guide

- Planning framework for housing in VISION 2050 and Regional Housing Strategy
- Regional housing data and resources
- Guidance on developing plans and needs assessments to meet the Plan Review Manual checklist
- Available online at <https://www.psrc.org/media/7224>



Housing Incentives & Tools Survey

- Survey local jurisdictions to better understand what **housing tools are being used** and their **impact on housing development and affordability**
- Build on 2010 and 2019 surveys
- Full report available in March 2023
 - Local tools and incentives to build more housing/affordable housing
 - Tenant protections
 - Displacement mitigation
 - Local revenue sources

Housing Innovations Program

- Collection of planning resources to promote housing affordability and smart growth
- Updated materials and new webpages, including updated search and sorting functions
- Available online at <https://www.psrc.org/our-work/housing-innovations-program-hip>



Increase Neighborhood Stability by Mitigating Residential Displacement

Objective

Create opportunities for residents to stay in their neighborhoods as housing markets change.

WHAT IS DISPLACEMENT?

Displacement occurs when housing or neighborhood conditions force residents to move. Displacement can be physical, when building conditions deteriorate – or economic, as costs rise. Communities of color, low-income communities, and renter neighborhoods are at a higher risk of displacement.

Gentrification is the process of changing the character of a neighborhood through the influx of more affluent residents and businesses. Gentrification can often be a precursor to displacement. Depending on the local and regional context, displacement may precede gentrification or the two may occur simultaneously. Several key factors drive gentrification and displacement: proximity to rail stations, jobs centers, historic housing stock, and location in a strong real estate market. Gentrification and displacement are regional issues as they are inherently linked to shifts in the regional housing and job market.

PSRC developed a [displacement risk tool](#) to identify areas at greater risk of residential displacement based on neighborhood conditions. In addition to this tool, PSRC is developing further guidance on residential displacement for local jurisdictions.

RELATED TOOLS

- [Affordability covenants](#)
- [Alternative homeownership models](#)
- [Commercial linkage fees](#)
- [Community engagement plans](#)
- [Density bonuses](#)
- [Direct household assistance](#)
- [Foreclosure resources](#)
- [Incentive zoning](#)
- [Inclusionary zoning](#)
- [Local housing fund](#)
- [MFTE](#)
- [Micro units and SROs](#)
- [Mixed use development](#)
- [Mobile/manufactured homes](#)
- [Multifamily development](#)
- [Nonprofit partnerships](#)
- [Preservation and rehabilitation](#)
- [TDR for affordable housing](#)
- [Tenant protections](#)
- [Upzones and rezones](#)



Plan Review

PSRC Plan Certification & Housing Goals

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



PSRC Housing Review

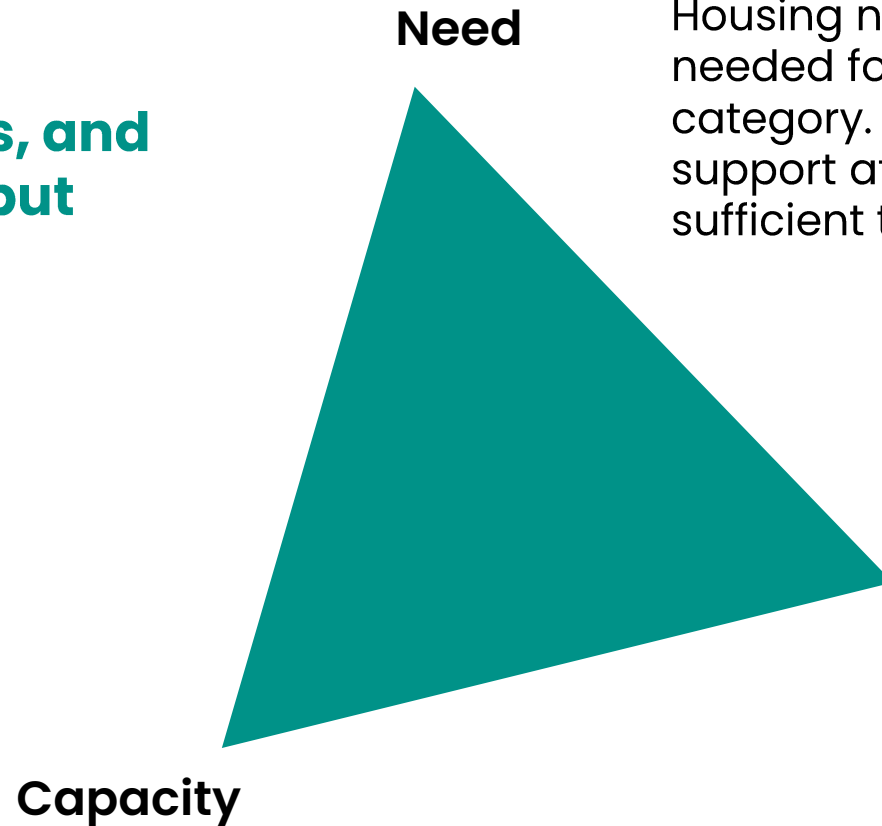
- PSRC review limited to comprehensive plans – not zoning, development regulation, funding, or construction
- Focused review of housing elements in 2015/16
 - Housing Element Guide
 - Detailed housing comments
 - Review of overall housing growth targets
- Board direction to integrate updated state law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



Housing Need, Target & Capacity

Housing need, targets, and capacity are related but independent factors

Capacity is the total amount of housing that could be built under the zoning code. Capacity should be at least enough to accommodate both the target and the need.



Housing need is the amount of housing needed for each household income category. The zoning capacity of zones that support affordable housing types must be sufficient to accommodate the need.

Target

Housing growth targets are the overall 20-year growth expectations. Infrastructure and investments should be aimed to align with growth targets.

Housing Need, Target & Capacity

What does VISION 2050 say?

- Coordinated planning for the distribution of regional growth is important
- A comprehensive plan needs to demonstrate substantial consistency with the adopted countywide growth targets
- Additional capacity may be needed to achieve adopted growth targets and accommodate housing at lower income bands
- May require revisiting capacity but doesn't necessarily mean the total amount of growth should change

The plan should:

Implement the Regional Growth Strategy	Page/Policy Reference
✓ Incorporate housing and employment targets (MPP-RGS-1-2)	
✓ Use land use assumptions substantially consistent with countywide growth targets (RCW 36.70A.070, WAC 365-196-430, VISION 2050 Regional Growth Strategy)	
✓ Demonstrate sufficient zoned development capacity to accommodate targets (RCW 36.70A.115)	
✓ Use consistent land use assumptions throughout plan (RCW 36.70A.070, WAC 365-196-430) ¹	

Note: see [Growth Target Guidance](#) for additional information.

Population, Employment, and Housing Growth

(add information from local plan and insert/delete rows as needed, based on regional centers or county regional geographies)

	Adopted Growth Target*	Land Use Assumptions for Travel Demand Modeling (numbers/notes, as applicable)	Zoned Development Capacity (can be greater than target)	Page Reference
County or citywide**				
Population				
Employment				
Housing				
Centers (as applicable)				
Population				
Employment				
Housing				

¹ The Transportation Element must be based on the land use assumptions in the Comprehensive Plan - A problem sometimes encountered in the certification of transportation-related provisions in local comprehensive plans is the use of different planning assumptions in the transportation element from the land use element. Comprehensive plans are to be internally consistent, which means that the same land use assumptions must be used for planning for housing, transportation, and other provisions in the plan.



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Thank you.