

Growth Management Policy Board

Thursday, January 4, 2024 • 10:00 a.m. – 12:00 p.m.

All members remote

Watch or listen

- Watch the meeting live at <u>https://www.psrc.org/watch-meetings</u> (hyperlink)
- Listen by phone 1-888-475-4499, Meeting ID: 834 3848 5752, Passcode: 733446

Attend

- The public can attend meetings at PSRC's offices PSRC has moved!
 New location: 1201 3rd Avenue, Suite 500, Seattle, 98101
- PSRC staff will be available to provide floor access 30 minutes before the meeting's start time and up to 15 minutes after the meeting's start time.
- If you arrive after these times, please call 206-464-7090 for assistance.

Provide public comment

- Public comment must relate to an action or discussion item on the agenda. Each member of the public will have 2 minutes to speak.
- In-person

Public comment may be made in person at PSRC's office.

- Comment during the meeting by Zoom or phone: <u>Registration</u> is required and closes at 8:00 a.m., the day of the meeting. Late registrations will not be accepted.
- Written comments

Comments may be submitted via email to <u>hculver@psrc.org</u> by 8:00 a.m. 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

Public comment must relate to an action or discussion item on the agenda.

- 3. Report of the Chair
- 4. Director's Report

5. Consent Agenda - Action Item (10:15)

a. Approve Minutes of Growth Management Policy Board Meeting held November 2, 2023

6. Discussion Item (10:20)

a. Black Home Initiative - Marty Kooistra, Civic Commons

7. Discussion Item (10:50)

a. Covenant Homeownership Act – *Lisa DeBrock and Steve Walker, Washington State Housing Finance Commission*

8. Discussion Item (11:10)

a. 2024 Regional Transit-Oriented Development Committee Work Plan – *Liz Underwood-Bultmann, PSRC*

9. Discussion Item (11:30)

a. Regional Safety Plan Draft Scope of Work - Gary Simonson, PSRC

10. Information Item

a. Draft Supplemental Biennial Budget and Work Program (FY2024-2025)b. GMPB 2024 Meeting Calendar

11. Next Meeting: February 1, 2024, 10:00 a.m. – 12:00 p.m.

Hybrid Meeting at new office!

New location: 1201 3rd Avenue, Suite 500, Seattle, 98101

Major Topics for February:

- Equity Advisory Committee Update
- Regional Centers Monitoring Scope of Work

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 Heather Culver, e-mail hculver@psrc.org; or mail.

For language or ADA assistance at PSRC board meetings, please contact us at (206) 464-7090 at least 72 hours in advance of the meeting. For TTY-based telecommunications relay service dial 711.

العربية Arabic, 中文 | Chinese, Deutsch | German, Français | French, 한국어 | Korean, Русский | Russian, Español | Spanish, Tagalog, Tiếng việt | Vietnamese, visit <u>https://www.psrc.org/contact/language-assistance</u>.



MINUTES Growth Management Policy Board November 2, 2023 Hybrid Meeting

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

CALL TO ORDER

The meeting was called to order at 10:03 a.m. by Councilmember Megan Dunn, Vice-Chair.

COMMUNICATIONS AND PUBLIC COMMENT

There was no public comment.

CHAIR'S REPORT

Vice-Chair Dunn welcomed new board members from the Thurston Regional Planning Council, Commissioner Chris Stearns and Marc Daily.

Vice-Chair Dunn thanked departing and retiring representatives Helen Wheatley, Mayor Joe DePinto and Councilmember Phillippa Kassover for their work on the board.

DIRECTOR'S REPORT

Growth Management Director Paul Inghram gave updates on transportation project selection changes and the upcoming process, climate reduction grants, noted the departure of Laura Benjamin-LaPitz and gave office move updates.

CONSENT AGENDA

a. Approve Minutes of Growth Management Policy Board Meeting held October 5, 2023.

<u>ACTION</u>: It was moved and seconded (Wahl/Prince) to adopt the Consent Agenda. Motion passed.

2023 HOUSING MONITORING REPORT

PSRC Associate Planner Eric Clute provided an overview of the 2023 Housing Monitoring Report which included information on housing affordability challenges for both ownership and rentals, housing stock and needs and progress in Olympia on several housing bills. PSRC will provide a one-pager on the report in a follow-up email to the board. Eric received feedback from the board on the usefulness of the data in the report and the availability of specific tools provided by PSRC to help address issues brought up in the report.

INDUSTRIAL LANDS ANALYSIS UPDATE

PSRC Economic Development Program Manager Jason Thibedeau presented a regional Industrial Lands Analysis update which included a recap of stakeholder feedback, industrial lands inventory, industrial employment trends, demand for industrial spaces, the industrial work force and next steps. A final report and supplemental materials will be available in the first quarter of 2024.

REGIONAL CENTERS MONITORING

PSRC Senior Planner Maggie Moore updated the board on the regional centers work program. PSRC is currently preparing to define data needs and components of the 2025 monitoring and redesignation process. Maggie engaged the board on what they thought would be helpful to know about regional centers and what other data might be needed for successful monitoring and redesignation. Based on the board's feedback, staff will produce a scope of work for the centers monitoring process which will be brought back to the board in early 2024.

NEXT MEETING

The next GMPB board meeting is scheduled for January 4, 2024. Topics include:

- Regional Transit-Oriented Development Committee 2024 Work Plan
- Black Home Initiative

ADJOURN

The meeting adjourned at 12:00 p.m.

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

Kathryn Johnson, PSRC Piset Khuon, PSRC Paul Inghram, PSRC Maggie Moore, PSRC Liz Underwood-Bultmann, PSRC Eric Clute, PSRC Jason Thibedeau, PSRC Josh Brown, PSRC Nancy Buonanno-Grennan, PSRC Robin Koskey, PSRC Reid Shockey Thara Johnson, City of Bellevue

Attachments: November 2, 2023 GMPB Attendance Roster

GMPB November 2, 2023 Attendance Roster

Growth Managemen	t Po	licy Board - November 2, 2023					-
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King County	2	CM Joe McDermott		Associate Members Alderwood Water and	1	COM Paul McIntyre	_
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0	_	Old Assistant and a			4	COM Chris Stearns	_
Seattle	2	CM Andrew Lewis		Thurston Regional Planning	1	Marc Daily Alt	_
		CM Dan Strauss		Council		Marc Dany An	_
Della	-	CM Tammy Morales, Alt	1	Public Agency Members Commerce	4	Dave Andersen	
Bellevue	1	MYR Lynne Robinson	1	Commerce	1	Mark Barkley Alt	
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		CM Phillippa Kassover, Lake Forest Park	1	Regional Staff Committee	1	Andrea Spencer, Bremerton	1
		CM Ed Prince, Renton - Chair	1			Vacant	
		CM Melissa Stuart, Alt - Redmond	1	Private/Civic Members-Bus			
		CM Pam Stuart, Alt - Sammamish	1	Master Builders of King and	1	Jennifer Anderson	1
		CP Lindsey Walsh, Alt - Issaquah	1	Snohomish Counties			
Kitsap County	1	COM Katie Walters	1	Natural and Built	1	Angela Rozmyn	1
		COM Christine Rolfes, Alt		Environments		Robert Pantley Alt	
Bremerton	1	MYR Greg Wheeler	1	Seattle Children's Hospital	1	Hugh Ewart	
		CM Jeff Coughlin, Alt				Chris Ramirez Alt	1
Cities/Towns	1	CM Jon Quitslund, Bainbridge Isl	1	Private/Civic Members-Con	nmu	nity/Environment	
		CM Joe Deets, Bainbridge Isl, Alt		Futurewise		Alex Brennan	1
Pierce County	1	CM Robyn Denson				Tiernan Martin Alt	
· · · · · · · · · · · · · · · · · · ·		CM Paul Herrera, Alt		Housing Development	1	Patience Malaba	
Tacoma	1	CM Joe Bushnell	1	Consortium - Seattle/King	-	Jesse Simpson Alt	
labolita	·	CM Sarah Rumbaugh. Alt		Metro Parks Tacoma	1	Debbie Terwilleger	
Cities & Towns	1	CM Melodi Koenig, Orting	1		-		
	-	Mayor Josh Penner. Alt - Orting		Kitsap Public Health District	1	Dr. Gib Morrow, Kitsap Public Health District	1
Snohomish County	1	CM Megan Dunn - Vice Chair	1	· ·····	-	Vacant Alt	
	· ·	CM Sam Low. Alt - Snohomish County		Non Voting	11		6
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Indians	-	Jennifer Keating Alt					
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December 21, 2023

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: Black Home Initiative

IN BRIEF

The board will be briefed on the <u>Black Home Initiative</u> (BHI), a new regional effort that seeks to target the racial inequities in the housing market to increase homeownership among Black households. Elements of the Black Home Initiative may be valuable for consideration as communities update their comprehensive plans and work to address racially disparate impacts.

DISCUSSION

Forty-two percent of Black households in Washington state have zero net worth. The rate of homeownership for Black households is about half of that for white households. The city of Tacoma reports a loss of more than fifty percent of its Black homeowners in its central neighborhoods since 2007. The displacement of Black families and businesses not only scatters and breaks family connections, but it also ends legacy businesses, erases cultural identity, threatens economic livelihoods and reduces the opportunity of building the intergenerational wealth necessary for a down payment on a home. Homeownership plays a critical role in maintaining these vital elements of economic opportunity and prosperity.

Marty Kooistra, former Executive Director of the Housing Development Consortium of Seattle-King County and former Growth Management Policy Board member, is now at the Seattle Foundation's <u>Civic Commons</u> as Network Weaver of the Black Home Initiative. Marty will brief the board on BHI, the collective work of a network of nonprofits, private companies, philanthropy, governments and associations focused on increasing Black homeownership. BHI includes a <u>seven point plan</u> that addresses housing production, lending, purchasing and existing owners. Short-term goals include an effort to create opportunity for 1,500 new low- and moderate-income Black households to own a home in South Seattle, South King County, and North Pierce County within the next five years.

Marty will review the key elements of the BHI plan and seek board input on how cities and counties can best support housing ownership opportunities.

Next Steps

As part of the implementation of the Regional Housing Strategy, PSRC will continue to monitor housing ownership metrics and coordinate with the Black Home Initiative and Civic Commons. Staff will update the board on BHI work as it progresses.

For more information, contact Paul Inghram, Director of Growth Management, at pinghram@psrc.org.



December 21, 2023

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: Covenant Homeownership Act

IN BRIEF

The board will be briefed on the work of the state <u>Housing Finance Commission</u> to support access to home ownership and affordable housing, including the implementation of the Covenant Homeownership Act. The work of the Housing Finance Commission may be important for communities to identify as a strategy to address barriers to affordable housing.

DISCUSSION

The Housing Finance Commission is a publicly accountable, self-supporting organization dedicated to increasing housing access and affordability to the people of Washington state. It provides a key connection between affordable housing providers and housing finance tools.

Lisa DeBrock, the Commission's Division Director for Homeownership, will review with the board the Commission's work to support homeownership, which includes homebuyer education, connections to home loans and downpayment assistance. The Commission also conducts a land acquisition program to assist nonprofits in purchasing land for affordable housing. For multifamily housing, the Commission supports use the of 9% and 14% housing tax credits and financing for nonprofit housing. The Commission also provides information for lenders, investors, real estate professionals and instructors.

In the spring of 2023, the Washington State Legislature passed the Covenant Homeownership Act. This landmark legislation makes Washington the first state to address the role of government institutions in housing-related racial discrimination. To implement the Act, the Housing Finance Commission will oversee a research study that will be prepared by the <u>National Fair Housing Alliance (NFHA)</u>.

The term "covenant" refers to the racially restrictive clauses used in neighborhoods throughout the state to keep people out based on their race or religion. The Covenant Homeownership Act represents a new commitment to correct this injustice (and others such as redlining) and help families begin building wealth through homeownership.

The new law has two important parts:

1. **A research study** to investigate housing discrimination against marginalized communities in Washington State, what role government institutions have had in the discrimination, the impacts of the discrimination and potential remedies for the impacts.

2. **A new source of funding** for homebuyer assistance from a new \$100 document recording assessment on every real-estate transaction. These fees will be deposited into the Covenant Homeownership Account and fund the Special Purpose Credit Program, which will be designed and implemented based on the findings of the research study.

Next Steps

As communities address the housing requirements of the Growth Management Act, they may seek to identify the programs of the Housing Finance Commission. PSRC will continue to coordinate with the Commission and local jurisdictions during plan updates.

For more information, contact Paul Inghram, Director of Growth Management, at pinghram@psrc.org.



December 21, 2023

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: 2024 Regional Transit-Oriented Development Committee Work Plan

IN BRIEF

The <u>Regional Transit-Oriented Development Committee</u> (RTODC), an advisory committee to the Growth Management Policy Board, advances a broad, multi-stakeholder coalition to support equitable transit-oriented development and the region's adopted growth strategy. The board will hear an update on the committee's work in 2023 and its 2024 work plan.

DISCUSSION

The committee held four quarterly meetings and hosted a hybrid TOD event in 2023. Key efforts are listed below.

Provided direction on regional planning work:

- Guidance to Implement the Regional Growth Strategy
- Connecting People to Transit
- Regional Centers Monitoring
- TOD bill analysis

Learned from others about promising practices:

- Presentations on affordable housing, scaling up equitable development near transit and TOD in industrial areas
- Standing "Committee Round Robin" agenda item

Convened TOD stakeholders for information sharing and networking:

- Fall full-day hybrid event focused on downtown recovery
- Quarterly <u>Talkin' TOD newsletter</u>

2024 Work Plan

The committee discussed the 2024 work plan at its December 2023 meeting. The discussion focused on how to "put the committee to work" to support state, regional and local efforts such as the implementation of VISION 2050 and the major periodic update to comprehensive plans.

In addition to the topics and tasks identified in the draft 2024 work plan, previous committee feedback identified several principles for how meetings may be structured in the coming year.

- Put the committee to work each meeting to include work session
- Use breakout groups and Miro board, when possible, to increase engagement and interaction among members
- Structure discussions to call out different roles of committee members housing professionals, local staff, community-based organizations, etc.
- Ask additional committee members to facilitate discussions when appropriate

Board members will have an opportunity at their January meeting to provide feedback on the committee's work program.

NEXT STEPS

The committee will begin implementation of the work plan at its next meeting on March 15, 2024.

For more information, contact Liz Underwood-Bultmann at <u>LUnderwood-Bultmann@psrc.org</u>.

Attachment A: 2024 Regional TOD Committee Work Plan

MEETINGS & EVENTS

Торіс	Type of Agenda Item	Connection to PSRC/Outside Work	Notes
Connecting People to Transit	Work Session	Regional Transportation Plan Implementation	
Sound Transit Revolving Loan Fund	Information Sharing		
2024 State Legislative Session	Information Sharing	PSRC Legislative Agenda	
Transit Agency Long-Range Planning	Peer Networking		
June Committee Meeting: Commun	ity Engagement and Scaling u	p Equitable TOD	
Торіс	Type of Agenda Item	Connection to PSRC/Outside Work	Notes
Cultivating TOD champions, community engagement	Promising Practices		1-2 guest speakers Prioritize speakers from outside the region when possible
Regional Equity Strategy: Anti- Displacement + Equity Tracker	Information Sharing	VISION 2050 Implementation	
Committee Round Robin	Peer Networking		
September Committee Meeting: Mo	obility & Safety		1
Торіс	Type of Agenda Item	Connection to PSRC/Outside Work	Notes
2026 Regional Transportation Plan	Work Session	Regional Transportation Plan	
Regional Safety Plan	Information Sharing	Regional Transportation Plan Implementation	
TOD Event – Format TBD			
December Committee Meeting: Plan	nning for Growth Near Transi	:	
Торіс	Type of Agenda Item	Connection to PSRC/Outside Work	Notes
Regional Centers Monitoring	Work Session	Regional Centers Framework	
Strategies to Address Commercial Displacement	Promising Practices		1-2 guest speakers Prioritize speakers from outside the region when possible
Committee Round Robin	Peer Networking		· · · · ·
Committee Round Robin	Peer Networking		



January 4, 2024

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: Regional Safety Plan Draft Scope of Work

IN BRIEF

PSRC staff has developed a draft scope of work outline for a Regional Safety Action Plan, which is being developed through funding awarded by the USDOT Safe Streets and Roads for All (SS4A) Grant Program. The Growth Management Policy Board will be briefed on the scope of work and have an opportunity to provide feedback at the January 4, 2024 meeting.

DISCUSSION

The 2022 Regional Transportation Plan directs PSRC to develop a Regional Safety Plan, including actions, targets, and performance indicators. It also directs PSRC to seek resources for regional and local planning and projects and, going forward, to use the Regional Safety Plan to help inform future regional and local planning.

The Federal Bipartisan Infrastructure Law (BIL) adopted in 2021 established the new SS4A discretionary program with \$5 billion in appropriated funds over five years. In 2022, PSRC, in coordination with the Cities of Burien, Everett, Kent, Redmond, Tukwila, and Pierce County applied for and in February 2023 was awarded \$4.9 million for safety planning. PSRC is using its portion of grant funding to develop a Regional Safety Plan.

To better understand expectations and goals for the Regional Safety Plan, for the first time PSRC held a Regional Safety Summit on June 29, 2023. Approximately 140 participants gathered at the Seattle Convention Center to discuss transportation safety issues, challenges, and opportunities facing the region.

Feedback received from Summit attendees and other engagement efforts will inform the development of a comprehensive, data-driven Regional Safety Action Plan that will

follow a Safe System Approach for equitable and impactful progress on achieving the safety goals across our diverse four-county region.

Responding to these themes, as well as to Safety Plan components required by USDOT under the provisions of the SS4A planning grant, PSRC has developed a draft scope of work outline for a Regional Safety Action Plan with the following sections: Overview; Safety and Equity Analyses; Engagement and Collaboration; Strategies, Countermeasures and Actions; and Implementation and Next Steps. The full scope of work is included in Exhibit A.

NEXT STEPS

PSRC will work with a consultant team to advance the development of the Regional Safety Action Plan, with a target completion date by Q1 of 2025. There will be additional engagement and outreach opportunities throughout the process.

For more information, contact Gary Simonson at gsimonson@psrc.org

Attachments: Exhibit A – Regional Safety Plan Draft Scope of Work

EXHIBIT A – REGIONAL SAFETY PLAN DRAFT SCOPE OF WORK

Central Puget Sound Regional Safety Plan Draft Scope of Work

Executive Summary

Chapter 1. Overview

- Introduction: What is the Regional Safety Plan?
- Safe System Approach: Key Focus, Difference from Traditional Approach
- Identify Need for the Plan. Why is the plan important?
 - High-level trends: Crashes and Serious Injuries
 - Disproportionate Impacts
 - Estimates of Cost of Crashes to Society
 - Major Issues and Challenges
- Visions and Goals: State and Regional Commitment to Zero Deaths & Fatalities, Adopted Regional Goals
- Regional Safety Action Plan Purpose Call to Action
 - Summary of Local Safety Plan/Policy Inventory
 - Regional Culture of Safety
 - Regional vs. Local Safety Action Plans
 - Technical Assistance and Resources for Local Jurisdictions
- Oversight of Project. How was the Plan Developed?
- How is the Regional Safety Plan Structured?

Chapter 2. Safety and Equity Analyses. What and Where are the Regional Safety Issues?

• Problem Identification and Approach

- Area Covered/Scales of Analysis
- o Data Used
- Analysis Methods
- Common Problems High Level Takeaways
 - Fatal and Serious Injury Crashes
 - High Injury Network
 - Other Issues
- High Crash Locations (HCL)/High Injury Network (HIN) for All Users
 - Facility types
 - User groups pedestrians, bicyclists, transit, vehicles, freight
 - Community context neighborhood / land use characteristics
 - Demographics PSRC's 6 equity focus areas
 - Other correlations / analyses based on discovery
 - Review / analysis of associated factors
- Safe System Approach Regional Priority Emphasis Areas. What is the data telling us / what are the priority areas?
 - Physical / Community / Population Attributes
 - Infrastructure Issues
 - Human Factors
 - Other Issues

Chapter 3. Engagement and Collaboration

- PSRC Board and Committee discussions
- Public Engagement Activities
 - Public Workshops
 - Public Events Attended/Partnerships
 - Regional Survey

- Focus Groups
- Online Engagement
 - Online Open House
 - Social Media Engagement
- Key Additional Stakeholders on Roadway Safety
 - o EMS
 - Traffic Enforcement
 - Public Health
 - Vehicle Safety
 - Roadway/Infrastructure Engineers
 - \circ NHTSA
 - Other Safety Organizations
 - Others?

Chapter 4. Strategies, Countermeasures, and Actions

- Safety Actions and Strategies / Proven Countermeasures
- Proposed List of Actions, Strategies, and Countermeasures to Address Identified High Crash Corridors/Areas/Contextual Locations
- Regional Data Products/Resources and Uses
 - o Toolkits, regional to local scale

Chapter 5. Implementation and Next Steps

- Roles and Responsibilities of Regional Safety Stakeholders
- Call to action for development of local safety plans
- Call for analysis of regional policies and procedures
 - E.g., Updates to the RTP, project selection
- Pursuit of implementation funding
- Monitoring and Tracking



INFORMATION ITEM

January 4, 2024

Subject:	Draft Supplemental Biennial Budget and Work Program (FY2024-2025)
From:	Andrew Werfelmann, Budget Manager
То:	Growth Management Policy Board

IN BRIEF

At its January meeting, the Growth Management Policy Board will be given information on the Draft Supplemental Biennial Budget and Work Program FY2024-2025.

BACKGROUND

PSRC's Biennial Budget and Work Program was adopted in May 2023 and covers July 1, 2023 through June 30, 2025.

The proposed supplemental budget reflects revenues and expenditure of \$44,837,000, including approximately \$9.8 million in increased carryover grants from the previous biennium that have been added since adoption in May 2023. As a reminder, grants are awarded on a reimbursement basis and are earned only after completion of the work. A full draft budget is available online at <u>https://www.psrc.org/about/budget</u>.

Throughout the month of January, the draft supplemental budget information will be provided to the Executive Board, Economic Development Board, Growth Management Policy Board, Transportation Policy Board, and the Regional Staff Committee. PSRC staff will bring any comments received to the February 22nd meeting of the Operations Committee. In March the Operations Committee will be asked to recommend approval of the budget by the Executive Board and in April, the Executive Board will recommend the budget for adoption by the General Assembly to be held May 30, 2024.

For more information, please contact Andrew Werfelmann at (206) 971-3292, or <u>awerfelmann@psrc.org</u>.

2024 PSRC Growth Management Policy Board Meetings

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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.