



Puget Sound Regional Council

Growth Management Policy Board

Thursday, June 6, 2024 • 10:00 a.m. – 12:00 p.m.

Hybrid Meeting – PSRC Board Room: 1201 Third Avenue, Suite 500, Seattle, WA 98101

Watch or listen

- Watch the meeting live at <https://www.psrc.org/watch-meetings>
- 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 Third 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**
[Registration](#) 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 hculver@psrc.org by 8:00 a.m. the day of the meeting. Comments will be shared with board members.

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 Items (10:15)**
 - a. Approve Minutes of Growth Management Policy Board held May 2, 2024
6. **Discussion Item (10:20)**
 - a. Comprehensive Plan Review Work Plan and Approach – *Maggie Moore, PSRC*

7. Discussion Item (11:00)

- a. Housing Trends for Asian American and Pacific Islander Populations – *Carol Naito and Joanne Lin, PSRC*

8. Discussion Item (11:20)

- a. PSRC Equity Tracker – *Brian Lee and Mary Richards, PSRC*

9. Information Items

- a. GMPB Meeting Calendar 2024 Updated – ***Meeting added on July 18 – please mark your calendars***

10. Next Meeting: July 18, 2024 10:00 a.m. – 12:00 p.m.

Major Topics for July:

- Tree Equity Collaborative
- Tree Protection Ordinances
- Open Space Trends
- Transit Access

11. 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 <https://www.psrc.org/contact/language-assistance>.



Puget Sound Regional Council

MINUTES

Puget Sound Regional Council Growth Management Policy Board
Thursday, May 2, 2024
1201 3rd Ave., Ste 500, Seattle, WA 98101

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 10:00 a.m. by Councilmember Ed Prince, Chair.

COMMUNICATIONS AND PUBLIC COMMENT

There was no public comment.

CHAIR'S REPORT

Chair Prince reflected that he was glad to attend the May meeting after a couple of absences and thanked Vice Chair Dunn for running the meetings in his absence.

DIRECTOR'S REPORT

Growth Management Director Paul Inghram welcomed the board and gave a recap of a recent Toolbox learning session focused on youth engagement, made announcements about an upcoming Tree Equity Collaborative professional development workshop, PSRC's General Assembly registration, the updated GMPB meeting date for July and provided a brief overview of the May agenda items.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held April 4, 2024.

ACTION: It was moved and seconded (Dunn/M. Stuart) to adopt the Consent Agenda. The motion passed.

DISCUSSION ITEM: RACIALLY DISPARATE IMPACTS IN HOUSING

Snohomish County planner, Henry Jennings, shared with the board the history of Snohomish County's racially restrictive covenants and the work to identify them within the county. Using data from the University of Washington, Snohomish County has identified areas of racially restrictive covenants in numerous locations and has evaluated how the legacy of those covenants has contributed to different outcomes over time. Snohomish County is using this information to propose an inclusionary zoning code, add a suite of equity policies in its Land Use Element and to inform new plans, policies and procedures in its 2024 Comprehensive Plan Update. The board noted the importance of removing exclusive language from plans, encouraging inclusive zoning and acknowledging past wrongs.

DISCUSSION ITEM: TRANSFER OF DEVELOPMENT RIGHTS TECHNICAL ASSISTANCE OPPORTUNITY

Washington's Department of Commerce staff briefed the Growth Management Policy Board on opportunities to receive technical assistance to develop and update Transfer of Development Rights (TDR) programs and participate in Land Conservation and Local Infrastructure Programs (LCLIP). Through a grant from the National Estuary Program, Commerce will provide feasibility assistance and policy guidance for local governments to use these programs in the Puget Sound region. TDR is a market-based tool that supports the voluntary transfer of development rights to communities that would like to focus on new growth. LCLIP provides a financial incentive for cities to participate in TDR. LCLIP allows cities to receive a portion of future county property tax revenue from areas that receive development rights through TDR. Local jurisdictions will receive technical assistance from a consultant selected and managed by Commerce. Cities from King, Pierce or Snohomish counties will be selected based on the willingness to participate, potential to generate tax revenue through the two programs (TDR and LCLIP) and the market's capacity to absorb development credits. Paul Inghram offered to connect board members with Commerce regarding this opportunity and the board received clarification from Commerce on the importance of staff support for jurisdictions interested in making use of this assistance.

DISCUSSION ITEM: INDUSTRIAL LANDS ANALYSIS

The board received key findings from PSRC's draft regional Industrial Lands Analysis update. In 2022, PSRC staff began outreach to help identify trends in the region's industrial lands. Findings from the analysis fall into the categories of supply of industrial lands, positive drivers of demand, incompatible and undesired uses, impacts to communities, maintenance costs, workforce, transit investments and goods movement. The draft of the regional Industrial Lands Analysis is available on PSRC's website on the project's web page and the release of the final report is targeted for summer 2024.

**DISCUSSION ITEM: REGIONAL TRANSPORTATION PLAN (2026-2050)
DEVELOPMENT PROCESS**

The Growth Management Policy Board was briefed on the schedule and work program for the next long-range Regional Transportation Plan (RTP). This planning effort is being led by the Transportation Policy Board (TPB). Over the last three months, the TPB has been discussing key regional priorities and focus areas to guide the development of the next RTP. Over the coming months, PSRC staff will seek the public's input on RTP priorities and focus areas before bringing the results back to the TPB in the fall. Board members provided feedback on how the RTP can support VISION 2050 and the Regional Growth Strategy with interest expressed in addressing the linkage between transportation and land use, ensuring the plan is "human-centered". The RTP is scheduled for adoption in May 2026.

NEXT MEETING

The board will meet on Thursday, June 6, 2024, 10:00 a.m. – 12:00 p.m.

Topics include:

- Comprehensive Plan Review Framework
- Housing Trends for Asian American and Pacific Islander Populations
- PSRC Equity Tracker

ADJOURN

The meeting adjourned at 11:37 a.m.

ATTACHMENTS

- A. Attendance Roster - May 2, 2024

Growth Management Policy Board - May 2, 2024							
Voting Members			✓	Non-voting Members			✓
King County	2	CM Sarah Perry Vacant		Associate Members Alderwood Water and Wastewater District	1	COM Paul McIntyre John McClellan Alt	1
Seattle	2	CM Tammy Morales CM Maritza Rivera CM Tanya Woo, Alt	1 1	Thurston Regional Planning Council	1	COM Chris Stearns Marc Daily Alt	1
Bellevue	1	CM Janice Zahn CM Dave Hamilton, Alt	1	Public Agency Members Commerce	1	Dave Andersen Mark Barkley Alt	
Cities/Towns	3	MYR Traci Buxton, Des Moines CM Ed Prince, Renton - Chair CM Melissa Stuart, Redmond	1 1	Public Health Agencies PSRC Committees	1	Dr. Gib Morrow, Kitsap Public Health District Vacant	
		MYR Kelli Curtis, Alt - Kirkland CM Pam Stuart, Alt - Sammamish	1 1	Regional Staff Committee	1	Andrea Spencer Arun Sambataro, Alt	1
		CP Lindsey Walsh, Alt - Issaquah	1	Equity Advisory Committee	1	Shannon Turner Lisa Espinosa, Alt	1
Kitsap County	1	COM Katie Walters COM Christine Rolfes, Alt		Private/Civic Members-Business/Labor			
Bremerton	1	MYR Greg Wheeler CP Jennifer Chamberlin, Alt	1	Master Builders of King and Snohomish Counties	1	Jennifer Anderson Brian Holtzclaw	1
Cities/Towns	1	DM Jon Quitslund, Bainbridge Isl CM Ashley Mathews, Alt - Bainbridge Isl	1 1	Natural and Built Environments (exp.	1	Angela Rozmyn Robert Pantley Alt	1
Pierce County	1	CM Robyn Denson CM Paul Herrera, Alt		Vacant	1	Vacant Vacant Alt	
Tacoma	1	CM Joe Bushnell CM Sarah Rumbaugh, Alt	1	Private/Civic Members-Community/Environment Futurewise	1	Alex Brennan Tiernan Martin Alt	1
Cities & Towns	1	CM Nikki Bufford, Fircrest MYR Josh Penner, Alt - Orting	1	Housing Development Consortium - Seattle/King	1	Patience Malaba Jesse Simpson Alt	
Snohomish County	1	CM Megan Dunn - Vice Chair CM Sam Low, Alt	1	Vacant	1	Vacant Vacant Alt	
Everett	1	CM Scott Bader MYR Cassie Franklin, Alt	1				
Cities/Towns	1	CM Mike Dixon, Mukilteo MYR Pro Tem Bryan Wahl, Alt - Mntlake Terr.	1	Non Voting	12		7
Federally Recognized Tribes							
Muckleshoot Indian Tribe	1	Vacant					
Puyallup Tribe of Indians	1	Andrew Strobel Jennifer Keating Alt					
Suquamish Tribe	1	Rob Purser Alison O'Sullivan Alt					
Statutory Members							
Ports	1	COM Don Meyer, Tacoma COM Deanna Keller, Alt - Tacoma				Abbreviations	
WSDOT	1	Jeff Storrar JoAnn Schueler, Alt	1			CM Councilmember COM Commissioner CP Council President	
Voting	22	(Quorum = 11) Quorum Total	14			DM Deputy Mayor	



Puget Sound Regional Council

May 30, 2024

DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Comprehensive Plan Review Work Plan and Approach**

IN BRIEF

PSRC staff will brief the board and seek feedback on the process for reviewing and certifying 2024 comprehensive plan updates at the end of 2024 and into 2025. Staff aim to prepare the board for the large number of plans to be certified and answer any questions on the process for review and certification early.

DISCUSSION

Each of the region's 82 cities and towns and four counties are updating their local comprehensive plan to continue shaping their community and planning for growth. Comprehensive plans are 20-year plans for growth, intended to create a meaningful, community-driven vision for local communities, and to collectively plan to address interconnected regional issues. State law requires PSRC to review and certify local comprehensive plans.

Within the central Puget Sound region, local governments and PSRC have worked together to develop an overall process ([Adopted Policy and Plan Review Process](#)) for reviewing and certifying local, countywide, regional and transit agency policies and plans. PSRC reviews local comprehensive plans for consistency with [VISION 2050](#), the [Regional Transportation Plan](#) and aspects of the Growth Management Act.

With the adoption of VISION 2050, PSRC updated the [Plan Review Manual](#) to reflect updated regional policies and provide details on how plans and policies are reviewed and certified. The manual provides guidance and VISION Consistency Tools for aligning plans and policies with VISION 2050 and requirements in state law.

PSRC's review of plans takes place in two stages. PSRC staff review draft plans before adoption, which includes reviewing for consistency with the [VISION 2050 Consistency Tool](#), meeting with local staff and providing comments on areas for improvement. Once a plan is adopted, PSRC staff will review for consistency and provide a draft report with a certification recommendation, along with comments for future work. The Growth Management Board and Transportation Policy Board will make certification recommendations to the Executive Board. The Executive Board will make the final decision on certification for local comprehensive plans.

Certification is a key milestone for many communities, as it signals the completion of the periodic update process and makes them eligible for PSRC's federal transportation funds. PSRC works to provide communities with as much support as possible to help guide them to certification. However, the certification process sometimes raises thorny policy questions. This meeting's review of the certification process is to help ensure that the board is ready to address all aspects of certification later this year and into 2025.

At the June meeting, staff will provide the board with an update on the plan review process, highlight early findings from draft plans and discuss the certification process. The board will be encouraged to ask questions on the process for certification and share potential certification issues that may need to be addressed.

NEXT STEPS

PSRC staff continue to review and comment on draft comprehensive plans. Once the comprehensive plans have been adopted, the board will consider certification recommendations to the Executive Board. The board will be asked for any feedback on the proposed process.

For additional information, please contact Maggie Moore, Senior Planner, at mmoore@psrc.org or 206-464-6171.



Puget Sound Regional Council

May 30, 2024

DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Housing Trends for Asian American and Pacific Islander Populations**

IN BRIEF

At its June 6 meeting, the Growth Management Policy Board will be briefed on the [Equity Trend produced for Asian American & Pacific Islander \(AAPI\) Heritage Month](#). As directed by the [Regional Housing Strategy](#), PSRC staff have continued to monitor trends in the housing landscape as they affect communities across the region. This time, we dive deeper into the experiences of AAPI residents, exposing disparities in renter cost burden, homeownership rates and income across AAPI communities. The results will assist with strategy implementation and identifying gaps and opportunities for future work.

DISCUSSION

The Regional Housing Strategy is a playbook of regional and local actions to preserve, improve and expand housing stock in the region. The aim is to make a range of affordable, accessible, healthy and safe housing choices available to every resident and to promote fair and equal access to housing for all people.

The strategy calls for PSRC to track performance and outcomes over time and identify challenges or barriers in consultation with jurisdictions and other stakeholders. Performance measures support the housing goal in VISION 2050 to meet the region's housing and affordability needs.

As driven by board feedback, we dove deeper into the varying experiences that Asian communities in our region face when accessing housing that fits their needs.

Data Measures & Key Findings

The AAPI community is not a monolith. While Asians as a whole have a relatively low poverty rate and the highest median income across all racial groups, there is considerable variation based on ethnicity, country of origin and length of time in the United States. Lower-income Asian and Pacific Islander groups can experience housing barriers at levels similar to other less advantaged communities of color, with downstream implications for housing stability and avenues for building equity and generational wealth.

The Regional Housing Strategy calls for increasing housing access and affordability for all. Understanding the unique housing needs and challenges faced by our diverse communities is an essential step to meeting these goals.

NEXT STEPS

PSRC will update the board periodically on its Regional Housing Strategy monitoring efforts. More updates will be coming this fall, as we present the 2024 update to our housing monitoring work.

For more information, please contact Eric Clute, Associate Planner, at eclute@psrc.org.



Puget Sound Regional Council

May 30, 2024

DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **PSRC Equity Tracker**

IN BRIEF

PSRC staff will provide a briefing on the [Equity Tracker](#) project, a significant undertaking within the [Regional Equity Strategy](#), and present a demonstration of this resource.

DISCUSSION

PSRC is developing an Equity Tracker centered on VISION 2050. It uses data to help measure wellbeing for different communities in our region. This resource tracks progress on equity-related VISION 2050 goals and policies and helps hold PSRC and others accountable as we work toward a region where race no longer predicts life outcomes and people have improved choices and opportunities.

The Equity Tracker complements existing PSRC Data and Equity resources, which support agency work programs and help center equity in regional plans and strategies. As a pillar of the Data and Research component of the Regional Equity Strategy, the Equity Tracker helps elevate equity in agency work. Further, it enhances PSRC's ability to support members and stakeholders in pursuit of their own equity objectives.

PSRC is taking an iterative approach to develop the Equity Tracker and started with a bounded set of priorities for the initial version. Staff envision subsequent versions will include additional features and functionalities.

Co-creation with the Equity Advisory Committee

Staff have been engaging with members of the [Equity Advisory Committee](#) (EAC) about the Equity Tracker project since 2022. Staff and the committee met multiple times to

discuss key design elements, gather and review feedback from members on drafts and report on development progress.

The EAC is a cross-sector working group composed of residents as well as governmental and community-based organizations in the central Puget Sound region. This co-creation process helps center the product with an equity lens.

The board will hear an update on the Equity Tracker project and will have the opportunity to provide input on the project.

NEXT STEPS

The Equity Tracker site is publicly available and in the final testing phase of version one. PSRC staff will continue to make refinements, followed by updates and additions.

For additional information, please contact Brian H. Y. Lee, Ph.D., Program Manager for Data Solutions and Research, at blee@psrc.org, or Mary Richards, Associate Planner, at mrichards@psrc.org.

2024 PSRC Growth Management Policy Board Meetings

January						
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July Meeting Updated						

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No meeting in August						

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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>.