



Puget Sound Regional Council

Growth Management Policy Board

Thursday, November 7, 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 office](#).
- 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 outside of 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 offices.
- **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) – Council President 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 October 3, 2024

6. Discussion Item (10:20)

- a. 2024 Housing Monitoring Update: The State of the Region's Housing – *Eric Clute and David Dixon, PSRC*

7. Discussion Item (11:25)

a. Regional Safety Action Plan Development – *Gary Simonson, PSRC*

8. Discussion Item (11:45)

a. Transit-Oriented Development Events Recap – *Liz Underwood-Bultmann, PSRC*

9. Information Items

a. GMPB Meeting Calendar 2025

10. Next Meeting: New Meeting Date! January 16, 2025, 10:00 a.m. – 12:00 p.m.

Major Topics for January:

- Comprehensive Plan Certifications
- Regional Transportation Plan Scope
- Regional Transportation Safety Draft Plan

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

**Growth Management Policy Board
Thursday, October 3, 2024
1201 Third Avenue, Suite 500, Seattle, WA 98101**

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

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 10:04 a.m. by Mayor Traci Buxton as Chair Prince and Vice Chair Dunn were unavailable for the meeting.

COMMUNICATIONS AND PUBLIC COMMENT

There was no public comment.

CHAIR'S REPORT

Mayor Buxton welcomed the board members to the meeting.

DIRECTOR'S REPORT

Growth Management Director Paul Inghram welcomed the board and updated the board on the Smart Communities Award, a VISION 2050 Award, annual TOD events, tree protection guidance and gave a brief introduction of the agenda items.

CONSENT AGENDA

The consent agenda was postponed to later in the meeting to allow for a quorum.

DISCUSSION ITEM: 2024 COMPREHENSIVE PLAN REVIEW STATUS UPDATE

Principal Planner Liz Underwood-Bultmann updated the board on the status of comprehensive plan reviews. Fifty-five out of the 86 local jurisdictions have provided their draft local comprehensive plans for review and 48 comment letters have been sent. While some jurisdictions are expressing concern about meeting the December

deadline, this rate is ahead of where the region was for the 2015 update cycle. Highlights include community engagement techniques, addressing racially disparate impacts and barriers to affordable housing, rezoning to accommodate housing needs and climate work. Board members asked about meeting the requirements of current emission reductions in plans which Liz replied are already included in the checklist of items consistent with VISION 2050.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held September 5, 2024.

ACTION: It was moved and seconded (Mathews/Dixon) to adopt the Consent Agenda. The motion passed.

DISCUSSION ITEM: COLLABORATIVE PLANNING WITH TRIBES

Puyallup Tribe of Indians Planner and GMPB member Andrew Strobel shared information from the Tribe's comprehensive land use plan and suggestions for working with the Tribes. The Puyallup Tribe and other Tribes are interested in collaborating with jurisdictions on their comprehensive plans. Passed during the 2022 legislative session, HB 1717 facilitates Tribal participation in local planning under the Growth Management Act. Tribes typically want to collaborate on transportation, environmental, economic development and infrastructure planning. Andrew encouraged board members to consider their jurisdiction's approach to coordination with Tribes and share the Tribal coordination guidance document with their staff.

DISCUSSION ITEM: RECOMMENDATIONS TO THE 2025 STATE LEGISLATURE

PSRC's Government Relations and Communications Director Robin Koskey briefed the board on PSRC's recommendations to the 2025 Washington State Legislature. Mirroring the agency's 2024 recommendations to the state legislature, PSRC's proposed focus areas are: keep the region moving (transportation), increase housing choices and affordability (housing), significantly reduce greenhouse gas emissions (climate) and sustain a strong economy (economic development). The Executive Committee will finalize the recommendations based on board feedback and the Executive Board will review the priorities for adoption at their December meeting. The board provided feedback on recommendations concerning housing, emissions and road usage charges.

DISCUSSION ITEM: HOUSING RESEARCH CENTER CONCEPT

Director Koskey shared with the board about the need for a state research center dedicated to housing. PSRC currently provides housing data and information to help support local governments and the state legislature but there is no central location for housing research operating statewide. PSRC has been doing individual outreach to

housing advocates, state legislators, business leaders and developers to explore creating a housing research center in Washington state.

NEXT MEETING

The board will meet on Thursday, November 7, 2024, 10:00 a.m. – 12:00 p.m.

Topics include:

- 2024 Housing Monitoring Update
- Transportation Safety Update
- TOD Events

ADJOURN

The meeting adjourned at 11:30 a.m.

ATTACHMENTS

- A. Attendance Roster – October 3, 2024

Growth Management Policy Board - October 3, 2024					
Voting Members			✓	Non-voting Members	✓
King County	2	CM Sarah Perry		Associate Members	
		Vacant		Alderwood Water and Wastewater District	1
					COM Paul McIntyre
					John McClellan Alt
Seattle	2	CM Tammy Morales		Thurston Regional Planning Council	1
		CM Maritza Rivera	1		COM Chris Stearns
		CM Tanya Woo, Alt		Public Agency Members	Marc Daily Alt
Bellevue	1	CM Janice Zahn		Commerce	1
		CM Dave Hamilton, Alt			Dave Andersen
					Mark Barkley Alt
Cities/Towns	3	MYR Traci Buxton, Des Moines	1	Public Health Agencies	1
		CP Ed Prince, Renton - Chair			Dr. Gib Morrow, Kitsap Public Health District
		CM Melissa Stuart, Redmond	1	PSRC Committees	DIR Chantall Harmon Reed, Tac-Pierce Cnty Alt
		MYR Kelli Curtis, Alt - Kirkland	1	Regional Staff Committee	1
		CM Pam Stuart, Alt - Sammamish	1		Andrea Spencer
		CP Lindsey Walsh, Alt - Issaquah		Equity Advisory Committee	1
Kitsap County	1	COM Katie Walters	1		Shannon Turner
		COM Christine Rolfes, Alt		Private/Civic Members-Business/Labor	Lisa Espinosa, Alt
Bremerton	1	MYR Greg Wheeler	1	Master Builders of King and Snohomish Counties	1
		CP Jennifer Chamberlin, Alt			Jennifer Anderson
					Brian Holtzclaw
Cities/Towns	1	CM Jon Quitslund, Bainbridge Isl		Natural and Built Environments (exp. Individual)	1
		DM Ashley Mathews, Alt - Bainbridge Isl	1		Angela Rozmyn
					Robert Pantley Alt
Pierce County	1	CM Robyn Denson	1		1
		CM Paul Herrera, Alt			Charlotte Murry
					Vacant Alt
Tacoma	1	CM Joe Bushnell		Private/Civic Members-Community/Environment	
		CM Sarah Rumbaugh, Alt		Futurewise	1
					Alex Brennan
Cities & Towns	1	CM Nikki Bufford, Fircrest			1
		MYR Josh Penner, Alt - Orting		Housing Development Consortium - Seattle/King	1
					Patience Malaba
Snohomish County	1	CM Megan Dunn - Vice Chair		Emerald Alliance	1
		CM Sam Low, Alt			Jesse Simpson Alt
					1
Everett	1	CM Scott Bader	1		Tracy Stanton
		MYR Cassie Franklin, Alt			Vacant Alt
Cities/Towns	1	CM Mike Dixon, Mukilteo	1		
		MYR Pro Tem Bryan Wahl, Alt - Mntlake Terr.		Non Voting	12
					6
Federally Recognized Tribes					
Muckleshoot Indian Tribe	1	Vacant			
Puyallup Tribe of Indians	1	Andrew Strobel	1		
		Jennifer Keating Alt			
Suquamish Tribe	1	Rob Purser			
		Alison O'Sullivan Alt			
Statutory Members					
Ports	1	COM Don Meyer, Tacoma	1		
		COM Deanna Keller, Alt - Tacoma			Abbreviations
WSDOT	1	Jeff Storrar	1		CM Councilmember
		JoAnn Schueler, Alt			COM Commissioner
					CP Council President
Voting	22	(Quorum = 11) Quorum Total	13		DM Deputy Mayor



Puget Sound Regional Council

October 31, 2024

DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **2024 Housing Monitoring Update: The State of the Region's Housing**

IN BRIEF

At the November Growth Management Policy Board meeting, staff will provide an overview of the Regional Housing Strategy monitoring for 2024, including data and analysis on how the strategy is being implemented. The board will be asked for feedback on how this data can help inform the implementation of 2024 comprehensive plan updates, meet new state requirements, and support future monitoring of the Regional Housing Strategy.

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. PSRC has provided an update of housing data each fall since 2022 following the adoption of the Regional Housing Strategy.

The 2024 update shows that residents continue to struggle to access housing that is within their budget. The cost of ownership housing has risen at a higher rate than rental costs, though renters continue to be cost-burdened, particularly renters of color. Data show that the region has been catching up on building enough housing to support population growth, though multifamily permitting has been declining since the fourth

quarter of 2021, likely in response to elevated interest rates.

Recent changes to state law requiring jurisdictions to more explicitly address housing in their 2024 comprehensive plans are coming into effect. Cities and counties have worked through their comprehensive plan updates to add additional land use capacity to meet housing needs, proactively plan for all income segments and evaluate barriers to affordable housing in their 2024 updates. Adoption and implementation of these changes at the local level will be crucial to meeting the housing goals set in the Regional Housing Strategy.

NEXT STEPS

As stated in the Regional Housing Strategy, PSRC will provide an annual update on housing data monitoring efforts to the board. Looking ahead, some data measures may be updated more or less frequently based on data availability.

For additional information, please contact Eric Clute, Associate Planner, at eclute@psrc.org or David Dixon, Associate Planner, at ddixon@psrc.org.

ATTACHMENT

- A. 2024 Housing Monitoring Update Poster

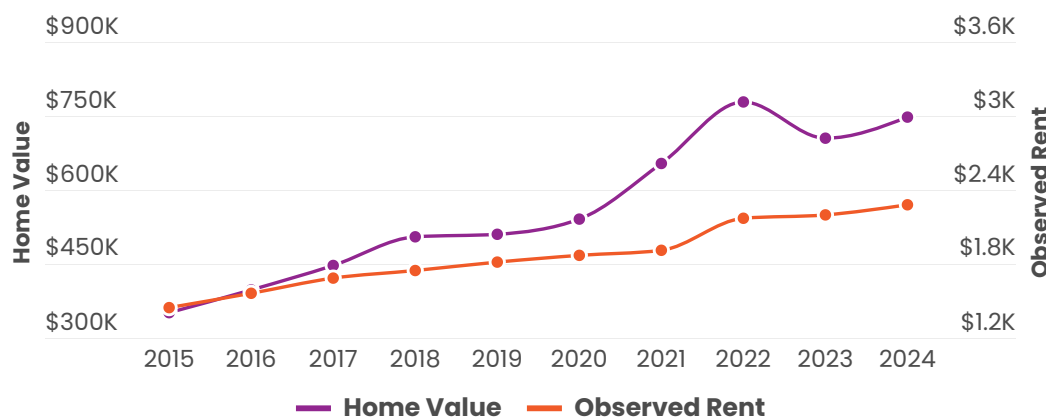
2024 Housing Monitoring Update

As part of the Regional Housing Strategy, PSRC continues to monitor changes in the housing landscape. PSRC will measure progress our member jurisdictions are making while they plan for more growth, finalize comprehensive plans, and update development regulations to promote more housing.

Housing Affordability

- ▶ Between high home prices and mortgage rates, purchasing a home is more expensive than ever
- ▶ In 2023, a household needed to earn at least \$167,000 per year to afford the median priced home
- ▶ Renter cost burden continues to worsen among low and even moderate-income households. Racial disparities continue to persist

Change in Home Values and Rents

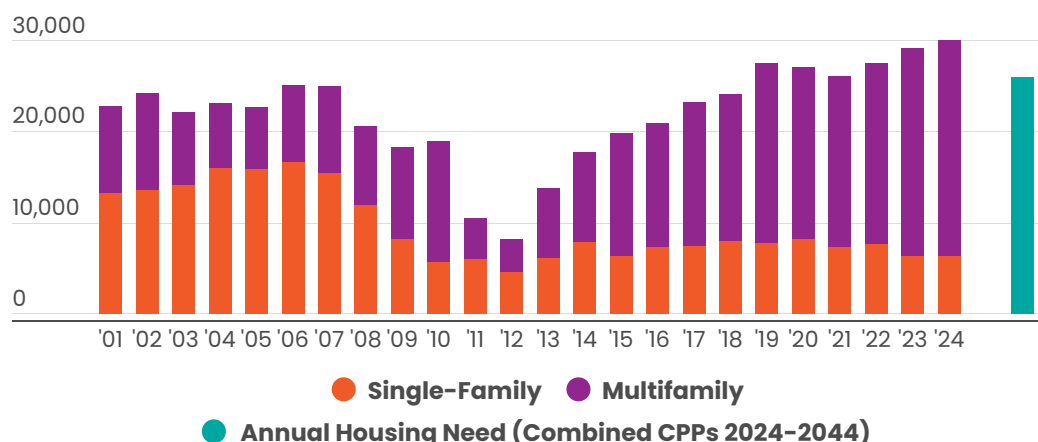


Source: Zillow, Zillow Home Value Index (ZHVI) and Zillow Observed Rent Index (ZORI). Values are from June of each year, with the exception of 2020, which is from May.

Housing Development

- ▶ The region has begun to address the housing shortage that developed over the last 15 years, but more is sorely needed
- ▶ Unfortunately, looking upstream, permitted multifamily units are on the decline
- ▶ 5000+ units of income-restricted units were constructed in 2022, a new high for the region

Annual Housing Production by Type

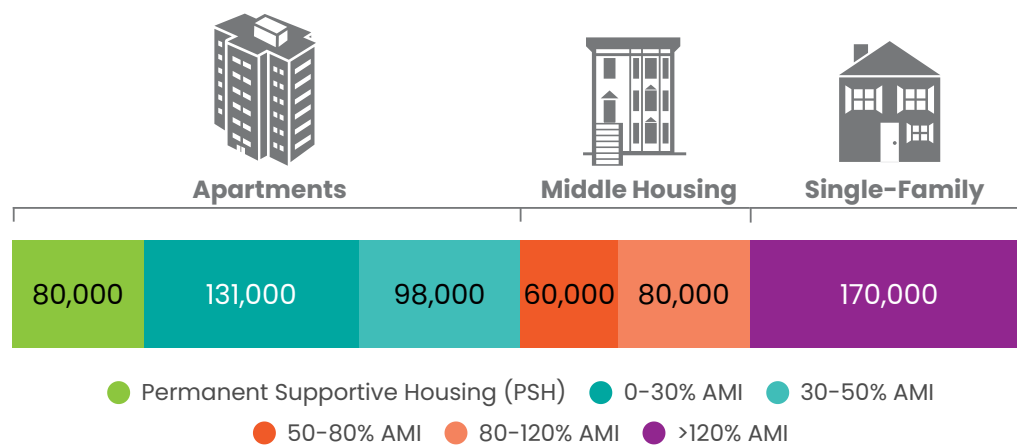


Source: PSRC calculations using: OFM, Postcensal Housing Unit Estimates 2000-2024, Intercensal Housing Estimates 2000-2020; 2000 Decennial Census, Table H30. Units in Structure

Planning for New Housing

- ▶ Good news is on the horizon! Jurisdictions are updating their comprehensive plans and development regulations to accommodate more housing
- ▶ In total, the region will need to accommodate 620,000 new units and 77,000 new shelter beds by 2044

Regional Housing Needs by Income Band



Source: Countywide Planning Policies: King, Kitsap, Pierce, Snohomish

What's Next?

- PSRC has resources to help jurisdictions identify and implement housing tools:

• [Housing Innovations Program \(HIP\)](#)



• [Housing Opportunities by Place \(HOP\)](#)



- PSRC will survey city staff for the [Housing Incentives and Tools Survey \(HITS\)](#) in 2025





Puget Sound Regional Council

October 31, 2024

DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Regional Safety Action Plan Development**

IN BRIEF

Work to develop PSRC's first Regional Safety Action Plan (RSAP) is continuing to advance, funded through the USDOT Safe Streets and Roads for All (SS4A) Grant Program. The Growth Management Policy Board received a briefing on the development of the plan in January 2024. At the November meeting, the board will have an opportunity to provide feedback on the key findings and emphasis areas from the data analysis, the preliminary menu of tools and strategies developed for the plan and next steps.

DISCUSSION

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

PSRC was awarded two planning grants through the USDOT Safe Streets and Roads for All (SS4A) program, newly established through the Bipartisan Infrastructure Law of 2021. Totalling nearly \$8 million, these grants are funding the development of a Regional Safety Action Plan, as well as subawards to 15 local jurisdictions in the region— large and small –to develop roadway safety action plans tailored to their local needs.

Responding to the feedback heard at the June 2023 Regional Safety Summit, as well as the components required by USDOT under the provisions of the SS4A planning grant, PSRC developed a draft scope of work for a Regional Safety Action Plan (RSAP, which

was shared with GMPB in January. Consultant teams were then brought on board to help develop the plan. During the first half of 2024, PSRC staff and the consultant team conducted a thorough data analysis and developed state of the practice and safety plan inventory documents. Throughout the summer and early fall, the project team has engaged in an array of public and stakeholder engagement activities, including tabling at events and facilitating four regional public meetings (one in each county).

In August 2024, PSRC launched the [RSAP Engagement Hub](#), which provides information to stakeholders and the general public on how they can participate in the development of the plan (including an online survey). The Hub also features key findings and a detailed [State of the Region Report](#) based on the data analysis, as well as an [interactive map of the region's high-injury network](#). This network highlights corridors across the region that have seen the highest concentrations of deaths and serious injuries in recent years.

At the November 7 meeting, PSRC staff will brief the board on the key findings and emphasis areas derived from the data analysis, the preliminary menu of tools and strategies being developed for the plan, a summary of what has been heard through the engagement process so far and next steps.

NEXT STEPS

The board will be informed when a draft plan is developed near the end of the year or early 2025. The plan is scheduled to be adopted in spring of 2025.

For additional information, please contact Gary Simonson, Senior Planner, at gsimonson@psrc.org or 206-971-3276.



Puget Sound Regional Council

October 31, 2024

DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Transit-Oriented Development Events Recap**

IN BRIEF

At its November meeting, the board will be presented with an update on this year's Transit-Oriented Development (TOD) event series.

DISCUSSION

In concert with the Regional TOD Committee, PSRC regularly holds a TOD event to explore best practices in transit-oriented development and the latest advances in development of the region's expanding transit system. PSRC holds TOD events at least every other year. This year, PSRC organized two webinars to highlight work to advance equitable TOD.

- **September 27: Transit-Oriented Communities.** The webinar's theme was focused on planning around transit to include human-centered considerations such as open space, arts and community activation with presentations from the city of Lynnwood, Boston's Metropolitan Area Planning Council and the U District Partnership. Annis Sengupta, Director of Arts and Culture at the Boston, Massachusetts Metropolitan Area Planning Council, shared [MAPC's Arts & Planning Toolkit](#) and how the agency was working with local governments to implement the toolkit. A [recording of the TOOLBOX session and presenter slides](#) can be found on PSRC's website.
- **November 1: Preventing Commercial Displacement.** The session focused on work to address commercial displacement in the face of neighborhood change with presentations from Grow America and the cities of Seattle, Redmond and Austin, Texas.

Staff will share highlights from the presentations and board members will be invited to share reactions or ideas for future events. Materials and recordings from the sessions will be available on the [TOOLBOX Series webpage](#).

NEXT STEPS

For additional information, please contact Liz Underwood-Bultmann, Principal Planner, at LUnderwood-Bultmann@psrc.org.

2025 PSRC Growth Management Policy Board Meetings

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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>.