



Puget Sound Regional Council

Growth Management Policy Board

Thursday, June 2, 2022 • 10:00 AM – 12:00 PM

Hybrid Meeting

The meeting will be streamed live over the Internet at www.psrc.org.

Attend, watch or listen

Members of the public can attend meetings at PSRC’s offices, watch the meeting live at <https://www.psrc.org/boards/watch-meetings>, or listen by phone 1-888-475-4499, Meeting ID: 873 3581 9632, Passcode: 576918.

PSRC’s office is open to the public for board meetings. PSRC will continue to monitor public health guidance from the Washington State Department of Health and Seattle-King County Public Health Officer. Should there be any major changes to guidance, this meeting may be held virtually only.

Provide public comment

PSRC’s boards value public comment. Members of the public may provide public comment in multiple ways:

- Written comments may be submitted via email to kmitchell@psrc.org by 8:00 am the day of the meeting. Comments will be emailed to board members. Comments received after that deadline will be provided to board members after the meeting.
- Public comment may be made via Zoom or by phone. **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. Register [here](#). You will have 2 minutes to address the board.
- Public comment may be made in person at PSRC’s office.

Public comments are public records and may be subject to disclosure pursuant to the Public Records Act, RCW Chapter [42.56](#). For further information regarding public comment, see our [website](#).

- 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 May 5, 2022
- 6. Discussion Item (10:20)**
 - a. Regional Housing Strategy Implementation -- *Paul Inghram and Laura Benjamin, PSRC*

- 7. Discussion Item (10:40)**
 - a. State Housing Support for Local Planning -- *Anne Fritzel, WA Dept. of Commerce*
- 8. Discussion Item (11:10)**
 - a. Subregional Housing Group Panel Presentation -- *Chris Collier, AHA Program Manager; Jason Gauthier, SSHA³P Manager; Lindsay Masters, ARCH Executive Director; Angela San Filippo, SKHHP Executive Manager*
- 9. Information Item**
 - a. June 15 Comprehensive Plan Update Overview Webinar Flyer
- 10. Information Item**
 - a. Save the Date: Joint Board Session on June 23, 2022
- 11. Next Meeting: July 7, 2022, 10:00 a.m. - 12:00 p.m.**

Major Topics for July:
Climate
Industrial Lands
- 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 Kristin Mitchell, e-mail kmitchell@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-center/language-assistance>.



Puget Sound Regional Council

MINUTES Growth Management Policy Board May 5, 2022 Hybrid Meeting

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

CALL TO ORDER

The meeting was called to order at 10:03 a.m. by Chair Prince.

COMMUNICATIONS AND PUBLIC COMMENT

John Worthington provided public comment on growth management and creating sustainable communities.

Marguerite Richard provided public comment on VISION 2050.

Alex Tsimerman provided public comment on VISION 2050.

CHAIR'S REPORT

Chair Prince announced that registration is now open for General Assembly scheduled for Thursday, May 26, and reminded the board about the save the date notice for the joint board workshop on racial equity scheduled for Thursday, June 23, from 10:30 a.m. – 12:00 p.m.

Chair Prince shared Director of Growth Management Paul Inghram and Washington State Department of Commerce's Dave Andersen were both unavailable for today's meeting and each of their agenda items would be postponed. Chair Prince introduced Executive Director Josh Brown for the Director's Report.

DIRECTOR'S REPORT

Executive Director Josh Brown announced the Executive Board unanimously recommended the Regional Transportation Plan, and it will be going to the General Assembly for final action. The General Assembly will be a hybrid meeting with limited number of seats in the PSRC boardroom. The expectation is most of the membership will join virtually. Mr. Brown also highlighted the upcoming joint board workshop on

implicit bias scheduled on June 23 at 10:30 a.m., following the Executive Board meeting.

Mr. Brown announced PSRC has a new member of the leadership team. Robin Koskey started as the new Government Relations and Communications Director. Mr. Brown shared that Ms. Koskey will help support PSRC's development of a legislative agenda to be adopted by the Executive Board.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held April 7, 2022

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

RECAP OF 2022 LEGISLATIVE SESSION

Presentation postponed.

REVIEW OF VISION 2050 IMPLEMENTATION ACTIONS

Presentation postponed.

THE 2024 COMPREHENSIVE PLAN UPDATE PROCESS AND PSRC SUPPORT AND CERTIFICATION

Principal Planner Liz Underwood-Bultmann and Senior Planner Maggie Moore presented on PSRC support for the comprehensive plan update process. Ms. Underwood-Bultmann reviewed resources available from PSRC to support plan development and certification. Ms. Moore reviewed the outreach program to local jurisdictions, including the upcoming Comprehensive Plan Workshop Series and new newsletter. A joint workshop with Commerce about the comprehensive plan updates is scheduled for June 15, 2022.

NEXT MEETING

Chair Prince announced the next board meeting is scheduled for June 2, 2022.

ADJOURN

The meeting adjourned at 10:56 a.m.

Attachments:
May 5, 2022, GMPB Attendance Roster

Growth Management Policy Board - May 5, 2022						
Voting Members			✓	Non-voting Members		
King County	2	CM Sarah Perry	1	Associate Members		
		CM Dave Uptegrove	1		Alderwood Water and Wastewater District	1 COM Paul McIntyre Dick McKinley Alt 1
Seattle	2	CM Andrew Lewis	1	Thurston Regional Planning Council	1 Helen Wheatley 1	
		CM Dan Strauss				MYR Joe DePinto, Yelm
		CM Tammy Morales Alt			Public Agency Members	
Bellevue	1	Mayor Lynne Robinson	1	Commerce	1 Dave Andersen	
		DM Jared Nieuwenhuis Alt				Mark Barkley Alt
Cities/Towns	3	DM Traci Buxton, Des Moines	1	PSRC Committees		
		CM Tola Marts, Issaquah Alt	1	Regional Staff Cmte.	1 Andrea Spencer, Bremerton 1	
		CM Ed Prince, Renton - Chair	1		Chip Vincent, Renton Alt	
		CP Jessica Forsythe, Redmond Alt		Private/Civic Members-Business/Labor		
		CM Phillippa Kassover, Lake Forest Park Alt		Master Builders of King and Snohomish Counties	1 Jennifer Anderson 1	
		MYR Mason Thompson, Bothell Alt				
Kitsap County	1	COM Ed Wolfe	1	Natural and Built Environments	1 Angela Rozmyn 1	
		COM Charlotte Garrido Alt				Robert Pantley Alt x
Bremerton	1	MYR Greg Wheeler	1	Seattle Children's	1 Edna Shim 1	
		CP Michael Goodnow Alt				Victoria Cleator Alt
Cities/Towns	1	CM Jon Quitslund, Bainbridge Isl	1	Private/Civic Members-Community/Environment		
		CM Joe Rosapepe, Port Orchard Alt		Futurewise	1 Alex Brennan	
Pierce County	1	CM Hans Zeiger			Tiernan Martin Alt	
		CM Ryan Mello Alt	1	Housing Development Consortium - Seattle/King Co.	1 Patience Malaba	
Tacoma	1	CM Joe Bushnell		Metro Parks Tacoma		
		CM Sarah Rumbaugh, Alt	1			Debbie Terwillegger
Cities & Towns	1	CM Ned Witting, Puyallup	1			
		MYR Joshua Penner, Orting Alt		Tacoma-Pierce County Health Department	1 Dr. Anthony Chen, Tacoma-Pierce County Health Department 1	
Snohomish County	1	CM Megan Dunn - Vice Chair	1		Dr. Gib Morrow, Kitsap Public Health District Alt	
		CM Jared Mead Alt		Non Voting	11 7	
Everett	1	CM Mary Fosse	1			
		MYR Cassie Franklin Alt				
Cities/Towns	1	MYR Pro Tem Brian Wahl, Mountlake Terrace	1			
		MYR Pro Tem Stephanie Vignal, Mill Creek 1st Alt	x			
		CM Erin Murray, Mountlake Terrace 2nd Alt	x			
Federally Recognized Tribes						
Muckleshoot Indian Tribe	1	Vacant				
Puyallup Tribe of Indians	1	Andrew Strobel	1			
		Jennifer Keating Alt				
Suquamish Tribe	1	Rob Purser			Abbreviations	
		Thomas Ostrom Alt			CM Councilmember	
Statutory Members						
Ports	1	COM Fred Felleman, Seatte			COM Commissioner	
		COM Don Meyer, Tacoma Alt 1			CP Council President	
					DM Deputy Mayor	
					MYR Mayor	
WSDOT	1	Robin Mayhew			1 = Member for Meeting	
		JoAnn Schueler, Alt 1			X = Alternate for Meeting	
		Azim Sheikh-Taheri, Alt 2	1			
Voting	22	(Quorum = 11) Quorum Total	18			

Attachment: May 5, 2022, GMPB Attendance Roster (3436 : May 5 GMPB Minutes)

GUESTS AND PSRC/STAFF PRESENT - All Attendees Remote
(As determined by staff.)

Laura Benjamin, PSRC
Josh Brown, PSRC
Carolyn Downs, PSRC
Courtney, Closed Captioner
Erika Harris, PSRC
Aaron Hallenberg, Pierce County
Kathryn Johnson, PSRC
Thara Johnson, City of Bellevue
Piset Khuon, PSRC
Kristin Mitchell, PSRC
Maggie Moore, PSRC
Marguerite Richard
Sheila Rogers, PSRC
Alex Tsimerman
Liz Underwood-Bultmann, PSRC
John Worthington



Puget Sound Regional Council

DISCUSSION ITEM

May 26, 2022

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Regional Housing Strategy Implementation**

IN BRIEF

PSRC's Executive Board adopted the Regional Housing Strategy in February 2022. Staff will provide the Growth Management Policy Board with an update on the strategy's implementation at its June 2 meeting and brief the board on work to support local plan updates.

DISCUSSION

The Executive Board adopted the Regional Housing Strategy in February 2022. 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 identifies roles for PSRC, cities, counties, and other stakeholders to implement the strategy, with a focus on providing resources and support for the 2024 local comprehensive plan update. 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. PSRC staff will provide the board with several updates of ongoing regional housing work.

Housing Trends

PSRC's Data team is tracking several housing measures to help better understand changing housing conditions, costs and affordability, such as, home values and rents, prices by housing type, and the demographics of home ownership and renter cost

burden. This work supports both periodic reporting and an annual review of housing that staff plan to present in the fall. Staff expect to share with the board some preliminary data that will be used for a Trends post on housing in June.

Housing Type Analysis

PSRC contracted with Brightpath Consultants and Weber Thompson Architects to explore the development costs of different housing forms, including middle housing, accessory dwelling units, multifamily housing, and the use of affordable housing incentives. The work also includes graphic illustrations and photos of housing types. Their work should conclude in the next few weeks and PSRC will be providing the analysis to help review housing options. Staff may be able to share some preliminary results at the board meeting.

Place Typology for Housing Strategies

During the development of the Regional Housing Strategy, board members and stakeholders underscored that “everyone has a role to play” and that “no two communities are alike.” At the local level, places vary in their needs for housing investments and interventions. A place typology is a way to identify actions based on local conditions such as size, housing needs, market conditions, demographics, growth expectations, and staff capacity.

The Regional Housing Strategy includes an implementation step for PSRC to develop a local housing typology to identify the strategies, tools, and actions that have the most potential to make an impact in different types of places. Staff have reviewed typologies from peer agencies, including MORPC Regional Housing Strategy, Housing NOLA, and Metro Atlanta Housing Strategy, and PSRC’s Growing Transit Communities People + Place Typology. Data used to construct the draft strategy borrows from the Displacement Risk Mapping and Opportunity Mapping. The development of the strategy also considers interviews in early 2022 with staff from ARCH, City of Everett, City of Fife, City of Lynnwood, and King County, and feedback from the Regional Staff Committee in April. The draft typology will identify potential tools and action from the Regional Housing Strategy and Housing Innovations Program (HIP) for each type of place. More information about the place typology will be available this summer.

Local Implementation Survey

PSRC fielded a [survey of local jurisdictions](#) in 2019 to better understand what housing tools were being developed and which were most effective in developing housing. Of the fifty jurisdictions that participated, over two-thirds had put in place at least one incentive to promote housing development and/or affordability and 30 had adopted density bonuses. Since 2019, many jurisdictions have completed Housing Actions Plans and are assessing their scope of housing work for their comprehensive plan updates. PSRC is working to field an update to the survey that will ask what additional housing work jurisdictions have completed since 2019 and what is planned for near-term

implementation. The goal is to have results available this fall.

Public Opinion Survey

PSRC staff is in the beginning steps of working with a consultant to field a public opinion survey about housing that will likely be conducted this summer with the hope of having results this fall.

Technical Assistance

With many jurisdictions launching into their 2024 comprehensive plan updates, PSRC is partnering with the state Department of Commerce and the Municipal Research and Services Center (MRSC) to provide guidance, data, and support for the plan updates.

A general plan update workshop is scheduled for June 15 that is aimed at providing planning staff with an overview of the plan update process and Growth Management Act requirements. The agencies plan to provide a deep dive on housing at a later workshop, potentially in September, and PSRC is working on an update to its housing element guidance. PSRC, Commerce, and MRSC will be regularly coordinating with counties and countywide planning groups to provide housing information about technical assistance during the update cycle.

NEXT STEPS

PSRC is planning to provide an annual review of housing trends and implementation to the board this fall. For more information on PSRC's housing work program, contact Laura Benjamin LBenjamin@psrc.org or Paul Inghram at PInghram@psrc.org.



Puget Sound Regional Council

DISCUSSION ITEM

May 26, 2022

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **State Housing Support for Local Planning**

IN BRIEF

At the Growth Management Policy Board meeting on June 2, Anne Fritzel, Housing Programs Manager for the Washington State Department of Commerce's Growth Management Services Division, will provide the board with an overview of the state's work to support local planning for housing.

DISCUSSION

In 2021, the Washington State Legislature changed the way communities are required to plan for housing. [House Bill 1220](#) amended the Growth Management Act to instruct local governments to "plan and accommodate" for housing affordable to all income levels. This significantly strengthens the previous housing goal. The bill also added new expectations for quantifying and planning for housing need, identifying policies and regulations that result in racially disparate outcomes in housing, and planning for permanent supportive housing, among other key changes.

At the June meeting, Ms. Fritzel will provide an overview of the Department of Commerce's housing work program, including guidance, planning grants that will be available for local jurisdictions, and work to implement HB 1220. More information on the Department of Commerce's work to support housing is available [online](#). Information about Commerce's Growth Management Grants is also available [online](#).

The board will have an opportunity to ask questions about new and ongoing housing work at the state level.

NEXT STEPS

PSRC coordinates with Commerce regularly on housing work and is working with Commerce to provide local assistance during the comprehensive plan update cycle. For more information, contact Anne Fritzel, Washington State Department of Commerce Growth Management Services, at Anne.Fritzel@commerce.wa.gov, or Paul Inghram, PSRC, at PInghram@psrc.org.



Puget Sound Regional Council

DISCUSSION ITEM

May 26, 2022

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Subregional Housing Group Panel Presentation**

IN BRIEF

At the Growth Management Policy Board meeting on June 2, staff from subregional housing groups in the region will provide the board with an overview of their respective group's work and discuss upcoming opportunities and challenges for cross-jurisdictional coordination.

DISCUSSION

The [Regional Housing Strategy](#) strives to engage all 86 jurisdictions in the central Puget Sound region to address housing in a more coordinated and collaborative way, while also recognizing local circumstances. Cities and counties must be strategic in allocating funding, resources, and organizational capacity to take on planning projects in addition to the required 2024 plan update, such as new rezones and code amendments.

Recognizing that individual cities have limited capacity, most communities in the region have been forming or participating in subregional housing agencies, such as [A Regional Coalition for Housing \(ARCH\)](#) and [South King Housing and Homelessness Partnership \(SKHHP\)](#) in King County, the [Alliance for Housing Affordability \(AHA\)](#) in Snohomish County, and [South Sound Housing Affordability Partners \(SSHA³P\)](#) in Pierce County. Although some of these organizations are new and have limited staffing, they may be critical to the implementation of the Regional Housing Strategy in their ability to coordinate work across multiple jurisdictions. Coordination at the subregional level has also proven effective for state and federal advocacy work and for engaging with major employers and other private sector stakeholders.

At the June meeting, staff from subregional housing groups will provide an overview of their respective subregional organizations followed by a facilitated discussion.

The panel includes:

- Jason Gauthier, SSHA³P Manager
- Chris Collier, AHA Program Manager
- Angela San Filippo, SKHHP Executive Manager
- Lindsay Masters, ARCH Executive Director

The board will have an opportunity to ask the panel about their work, including opportunities and challenges for subregional housing work.

NEXT STEPS

PSRC coordinates regularly with subregional housing groups. For more information, contact Laura Benjamin, PSRC, at LBenjamin@psrc.org.



PASSPORT TO 2044: Comprehensive Plan Workshop Series

REGISTER NOW!

Comprehensive Plan Update Overview



Wednesday, June 15, 2022
9:30 a.m. – 12:00 p.m.



Online via Zoom
[» Webinar registration page](#)

Join us for an online workshop on the comprehensive plan periodic updates. Highlights of the event include:

Welcoming Remarks

Deputy Mayor Traci Buxton,
City of Des Moines

WA State Department of Commerce

GMA and Funding

Puget Sound Regional Council

VISION and Certification

Municipal Research and Services Center

Resources and Events

Breakout Sessions

This is the first in a series of workshops that will include deeper dives in specific topic areas throughout the year. Stay tuned for more information on upcoming sessions exploring housing, climate change, and other topics in detail. Sign up to be on the list for information on upcoming events and resources [here](#).

Questions? Contact Maggie Moore at mmoore@psrc.org



The primary audience for this workshop are the planners, consultants, and staff most involved with comprehensive planning, but elected officials, planning commissioners, and others with a role in the upcoming comprehensive plan updates are also welcome to attend.



Communication: June 15 Comprehensive Plan Update Overview Webinar Flyer (Information Item)



JOINT BOARD SESSION ON IMPLICIT BIAS

Thursday, June 23, 2022

10:30 a.m. – 12:00 p.m.

Hybrid Meeting



Puget Sound Regional Council

Communication: Save the Date: Joint Board Session on June 23, 2022 (Information Item)