Overview

- VISION 2050 Scoping
- Regional Growth Strategy
- Housing Affordability
- Next Steps
VISION 2050 Work Program

- **2017**: Early work
- **2018**: Scoping, research, planning
- **2019**: SEPA review, draft plan
- **2020**: Adoption
Scoping Report

• Focus areas:
  – Regional Growth Strategy – multiple board work sessions
  – Housing affordability
  – Climate change/resiliency
  – Social equity, displacement, and suburbanization of poverty

• Other policy issues:
  – Integrated approach, implementation, community health, transportation technology, annexation, environment and open space, recognition of Native American tribes
VISION 2020

Growth Strategy in 3 parts

• Identify and maintain UGA
• Support compact communities
• Focus growth in centers

Challenges

• Lack of detail
• Interjurisdictional consistency
Growth Strategy Objectives

- Protect natural environment & resource lands
- Focus growth within Urban Growth Areas, cities, and centers
- Keep rural areas rural
- Improve balance of jobs and housing across region
- Achieve growth pattern that is efficient to serve with infrastructure
- Minimize emissions that affect climate
- Tool to implement VISION 2040 policy objectives
Regional Geographies

Metropolitan Cities
- Seattle, Bellevue, Everett, Tacoma and Bremerton

Core Cities
- All other cities with Regional Growth Centers

Larger Cities
- More than 22,500 jobs & population

Small Cities
- Less than 22,500 jobs & population

Unincorporated Urban
- Unincorporated UGA

Rural & Resource
- Areas outside the Urban Growth Area
Performance Overall

Region - Population

% Share of Population

-10% 0% 10% 20% 30% 40% 50% 60%

Metro Core Larger Small UUGA Rural


Region - Employment

% Share of Employment

-10% 0% 10% 20% 30% 40% 50% 60% 70%

Metro Core Larger Small UUGA Rural

Performance – Metro Cities

Population growth has returned to other Metro cities, with recent growth more aligned with the Regional Growth Strategy.
Regional Geographies

Preliminary Concepts:

• Reaffirm focus on jurisdictions with designated regional centers

• Differentiate cities by existing and planned high-capacity transit
  – Includes light rail, bus rapid transit, commuter rail, ferry & streetcar

• Identify unincorporated urban areas with high-quality transit service

• Recognize Major Military Installations
Housing
Housing in VISION 2040

Policies address:

• Housing production that meets existing and future needs
• Emphasis on the location of housing
• Fair and equal access to housing
• Preserving and expanding housing affordability
• Incorporating quality and environmentally friendly design
• Healthy and safe home choices
The region has led the nation in annual housing cost increases for the past 5 years

Source: Zillow
Rents have increased by nearly 60% over the past 5 years

Source: Zillow
A growing number of households spend the majority of their income on housing

Cost Burdened Households

Source: ACS
What have we heard from stakeholders?

May 17 Peer Networking Work Session

- Housing is a regional issue
- Need for technical assistance, data, and monitoring
- Strategically leverage affordable housing opportunities in high growth areas, such as transit communities
What have we heard from stakeholders?

Regional TOD Advisory Committee

- Numeric affordability goals proportional with regional need
- Varied local conditions and barriers
- Develop actions to meet need
- Placemaking included in discussions on housing growth

Regionwide affordability needs

- 18% of HH – 50-80% AMI
- 12% of HH – 30-50% AMI
- 13% of HH – Less than 30% AMI
What have we heard from GMPB?

The Growth Management Policy Board expressed interest in:

- Promoting affordable housing as part of all new housing, especially near transit
- Recognizing all communities have a role in planning for affordable housing, long-term housing supply and a range of types
- Providing resources and technical assistance through PSRC to help communities plan for housing needs.
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Next Steps

- September GMPB – Extended meeting on Regional Growth Strategy
- Additional board meetings/topics in fall & winter
- November GMPB – Target to identify SEPA alternatives
- Summer 2019 – Target for draft plan
Thank you

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