

REGIONAL HOUSING STRATEGY



Scope of Work · April 2020

Project Summary

A new housing action in [VISION 2050](#) (H-Action-1) directs PSRC to develop a regional housing strategy, including a regional housing needs assessment. The Regional Housing Strategy is intended to serve as a “playbook” of regional and local actions to move towards the region’s goal to preserve, improve, and expand its housing stock to provide a range of affordable, accessible, healthy, and safe housing choices to every resident and to promote fair and equal access to housing for all people.

Guiding Principles

This project will be guided by the following principles. The Regional Housing Strategy should:

- Support the Growth Management Act and VISION 2050
- Provide a coordinated, data informed, and ambitious framework to address current and future housing needs for all residents
- Recognize and support the different roles local jurisdictions, agencies, and partners play in preserving and expanding both affordable and market-rate housing
- Inform, complement and advance future housing planning actions at regional, countywide, and local levels
- Center equity and use a racial equity lens to assess disparities, engage residents, and minimize burdens to vulnerable communities

Background

Housing access and affordability are key policy areas in VISION 2050, the region’s long-range plan for growth. VISION 2050 presents an opportunity for the region to better assess and address housing needs and to develop a coordinated regional housing strategy.

How is housing addressed in VISION 2050? Housing and housing affordability were identified as top issues in VISION 2050 scoping. VISION 2050 carries forward the policy direction in

VISION 2040 to encourage housing production that meets current and future needs and place an emphasis on preserving and expanding housing affordability throughout the region. New and updated policies focus on addressing housing supply over the long term, incentivizing affordable housing near transit and other high opportunity areas to minimize residential displacement, and promoting jobs-housing balance.

VISION 2050 also includes an action to develop a regional housing strategy, including a regional housing needs assessment, and calls on local jurisdictions to conduct needs assessments and update local housing tools based on the findings.

H-Action-1— **Regional Housing Strategy:** PSRC, together with its member jurisdictions, state agencies, housing interest groups, housing professionals, advocacy and community groups, and other stakeholders will develop a comprehensive regional housing strategy to support the 2023-24 local comprehensive plan update. The housing strategy will provide the framework for regional housing assistance (see H-Action-2, below) and shall include the following components:

- A regional housing needs assessment to identify current and future housing needs to support the regional vision
- Strategies and best practices to promote and/or address: housing supply, the preservation and expansion of market rate and subsidized affordable housing, housing in centers and in proximity to transit, jobs-housing balance, and the development of moderate-density housing options
- Coordination with other regional and local housing efforts

What will the strategy include? The Regional Housing Strategy will seek to answer the following questions and include three key components:

- **Regional Housing Needs Assessment – What are gaps between current and projected housing needs and housing supply?** The needs assessment will analyze conditions, trends and gaps in the region’s housing stock and will demonstrate how local and subregional housing need and supply fit into the regional picture. This regional needs assessment will use the [PSRC Housing Element Guide](#) (2014) and the Department of Commerce’s [Guidance for Developing a Housing Needs Assessment](#) (2020) to guide the needs assessment work. This will help to ensure the regional needs assessment is consistent with future local need assessments and can act as a model of the Commerce guidance in action. In addition to looking at housing need from a cost and quantity perspective, the assessment will also analyze the location of housing growth trends and the Regional Growth Strategy, specifically housing in relationship to job growth. The findings of the needs assessment will inform the strategy.
- **Actions & Tools – How can the region address current and projected gaps in housing need and supply through coordinated action?** The tools and actions will help local jurisdictions better understand their roles in local and regional housing work, and what type of intervention is needed, where, and at what scale to address gaps identified in the needs assessment. Tools and actions will build on findings from the [Housing Incentives & Tools](#)

[Survey](#) and Regional Housing Needs Assessment and will be categorized based on those best suited for centers, in areas served by high-capacity transit, and for various types of markets/places using a new or revised version of the [People-Place Typology](#) used in the [Growing Transit Communities Strategy](#).

- **Implementation & Monitoring – How will we move from strategy to action? How do we measure success?** A schedule of regional and local programs and actions to implement the recommendations of the strategy and how to measure progress. This ties to H-Action-2: Housing Assistance Program. Additionally, a small set of metrics will be assessed on an annual basis to track progress towards implementation of VISION 2050.

What topics will the strategy address? H-Action-1 includes topics to be addressed in the strategy but is not an exhaustive list. As a VISION 2050 implementation action, the housing MPPs will drive the topics to be addressed. Topics will be address through the strategy components. Key topics to address in the strategy include:

- Providing housing supply and land use capacity that support the VISION 2050 Regional Growth Strategy
- Preserving market-rate and subsidized affordable housing
- Expanding market-rate and subsidized affordable housing
- Providing housing options that support equitable development in centers and near high-capacity transit
- Improving regional and subregional jobs-housing balance
- Expanding moderate-density (“missing middle”) housing options
- Reducing and mitigating residential displacement

What is the relationship to regional policy? This project builds on adopted regional policy in VISION 2050 and its local implementation through countywide planning policies and comprehensive plan updates. The project assumes the central tenets of VISION 2050’s housing policies and Regional Growth Strategy – to preserve, improve, and expand the region’s housing stock to provide a range of affordable, accessible, healthy, and safe housing choices, and that the region consists of difference geographies of varying scales – will carry forward into future plan and policy updates. The project recognizes that some locations near high-capacity transit, such as manufacturing/industrial centers, have different roles and may not support additional housing development. Some issues related to the housing strategy, such as access to jobs, commercial displacement, social equity, and growth targets, will be more fully addressed in other coordinated and complimentary VISION 2050 implementation projects. The project will develop a set or recommended actions and will be implemented through future plan updates and other regional and local housing work.

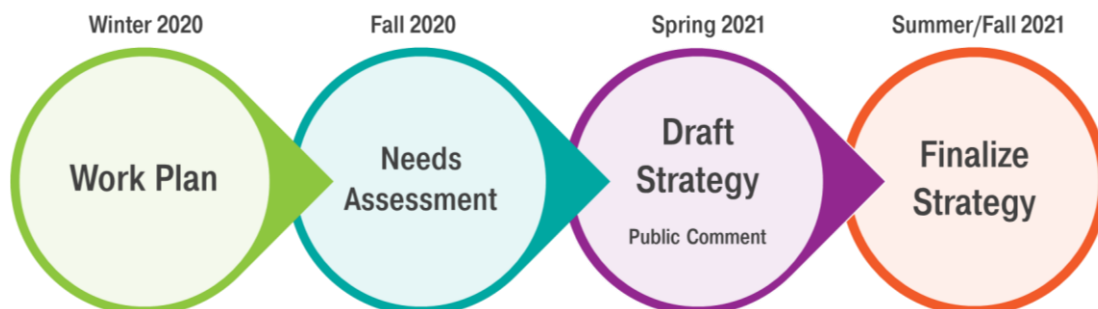
What is relationship to other regional and local housing work? The strategy will build on existing and forthcoming county, subregional and local housing work, such as HB 1923 funded action plans, and the work of the King County Affordable Housing Committee and Snohomish County Housing Affordability Response Team (HART). PSRC staff will continue to coordinate with local staff to ensure the strategy provides value at the regional and local level and minimizes duplication. The strategy will also support regional work including the Growing Transit Communities Strategy, and forthcoming Regional Equity Strategy, growth targets guidance, and Regional Centers Framework implementation.

Roles and Responsibilities

Early and ongoing engagement of a diverse group of housing stakeholders is a critical component of this work. The Growth Management Policy Board will lead this process. Staff will provide briefings every two to three months on key topics in the needs assessment and strategy for board input. The Regional Staff Committee, Regional TOD Advisory Committee, and Community Partners group will serve in an advisory role and receive briefings and be asked for input throughout the process. Additional stakeholders, including local staff, subregional housing groups, for-profit and non-profit housing developers, housing providers, real estate professionals, and funders, will be invited to participate in lunch and learn workshops and have the opportunity to provide feedback during the public comment period. The project will center equity in community involvement will include active and targeted engagement with historically marginalized communities. The Executive Board will hear regular briefings on this process and may consider adopting the strategy as warranted.

Process and Timeline

The strategy is anticipated to be finalized in 2021 so that it may help guide and support local comprehensive plan updates in 2024. The high-level schedule is outlined below.



Phase 1: Develop Work Plan and Intro to Housing

Winter 2020

- Task(s): Project kick off; Develop work plan
- Deliverable(s): Draft work plan

Spring/Summer 2020

- Task(s): Finalize work plan; Launch needs assessment; “Housing 101” resources to create common language around housing problems and solutions; Continue engaging boards/committee/stakeholders
- Deliverable(s): Finalized work plan, Housing 101 resources

Phase 2: Prepare Regional Needs Assessment

Fall 2020/Winter 2021

- Task(s): “Housing 101” discussions to create common language around housing problems and solutions; Needs assessment findings completed; Develop strategy based on findings and direction from Boards and Committees and stakeholders; Continue engaging boards/committee/stakeholders
- Deliverable(s): Regional Housing Needs Assessment; Stakeholder event

Phase 3: Draft Regional Housing Strategy

Summer 2021

- Task(s): Draft strategy public comment period; Continue engaging boards/committee/stakeholders
- Deliverable(s): Draft Regional Housing Strategy; Stakeholder event

Phase 4: Finalize Strategy

Fall 2021

- Task(s): Review public comments and revise strategy as needed; Finalize strategy; Outreach
- Deliverable(s): Finalized strategy; Outreach materials