

# StART

## MEETING SUMMARY

OCTOBER 25, 2023; 5:00 PM – 7:00 PM

VIA ZOOM VIDEOCONFERENCE

### Meeting Objectives:

- An overview of the Puget Sound Regional Council's Vision 2050 and Regional Housing Strategy and a summary of the net new housing needs for South King County by 2044.
- Federal Policy Working Group Update

I. Facilitator Welcome, Introduction and Meeting Agenda, Andrés Mantilla, Partner, BDS Planning & Urban Design; Lance Lyttle, StART/Chair/SEA Managing Director, POS

- Lance Lyttle welcomed everyone and provided speaker introductions for Paul Inghram and McCaela Daffern.
- The Steering Committee recommended that StART dedicate a meeting to housing and more specifically future housing and what needs to be built and retained in South King County to keep up with the growing region. The housing topic also relates well to the airport's upcoming Part 150 Study and the need to identify housing units in and outside the noise footprint.
- Lance also reported that the Steering Committee agreed to have StART's Aviation Noise Working Group take on the responsibilities of SEA Airport's forthcoming Part 150 Noise Study Technical Review Committee.

II. Puget Sound Regional Council's Vision 2050 and Regional Housing Strategy  
Paul Inghram, Growth Management Director, Puget Sound Regional Council (PSRC)

- Vision 2050 is a comprehensive plan for the region. The region expects 5.8 million people by 2050 and the plan lays out the regional strategy for providing a healthy environment, thriving communities, and a strong economy.
- Vision 2050 adopted in 2020 laid the groundwork for county planning policies and local comprehensive plan updates. Hopefully, all plan updates will be done by the end of 2024. PSRC works to align regional and local plans.

- PSRC's Regional Housing Strategy
  - Supply: Build more housing of different types
  - Stability: Provide opportunities for residents to live in housing that meets their needs
  - Subsidy: Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents
- Annual income needed to purchase a median priced home is at \$160,000 – highest ever in our region; median income is just above \$100,000; particularly hard for first time homebuyers. Gap between rental and purchase markets growing wider.
- Housing production is at a high. However, we've never made up for the lost gap after the housing crash. But with interest rates up, permitting has slowed down. Q: are current interest rates unusually high? May not be abnormal for interest rates historically but the current rates do have an impact on buyers and builders.
  - By 2050 – we need more than 800,000 regional housing units to keep up with growth. Consistent with growth over the last 50 years, King County alone will need 418,000 units.
  - Lower income housing planning is more challenging. Fewer options available. 34% of housing built is needed for those at 80% area median income.
- A lot of housing is needed across the region. Particularly challenging for StART communities with airport noise. Need to create housing near where people work, like the airport, and manage those impacts.

### III. Net New Housing Needs for South King County by 2044

McCaela Daffern, Regional Affordable Housing Implementation Manager, King County Department of Community and Human Services

- McCaela serves as lead staff to the King County Affordable Housing Committee, a Committee of the Growth Management Planning Council.
- Comprehensive Plans – Countywide Planning Policies (CPPs) include specific housing goals for each jurisdiction updated every 10 years. Next update to comprehensive plans is due at the end of 2024.
- Jurisdictional comprehensive plans must be consistent with CPPs, Multicounty Planning Policies, and the Growth Management Act. Substantively amended in 2021
- Amended again in 2023 *pending ratification*
  - Established countywide and jurisdictional permanent need by income level and emergency housing need
  - Jurisdictions must plan for and accommodate the need for all economic segments and emergency housing
  - Two policies added, requiring jurisdictions to adopt and implement

- policies/strategies that:
  - Improve the effectiveness of existing housing policies
  - Address gaps to meet the jurisdiction's housing need and eliminate racial and other housing access and choice disparities
- Establishes timebound accountability framework with external assessment and required action to adjust if shortfalls identified
- McCaela then broke down the housing needs by the year 2044 for the six Highline Forum cities by:
  - Adopted housing growth targets and the net new housing units needed
  - The percentage increase over the current housing supply
  - Net new permanent housing units needed by income level
  - And the net new emergency housing units/beds needed
- And all entities will need to coordinate with other jurisdictions, including the airport, to avoid and mitigate impacts, prevent encroachment of incompatible uses and leverage key regional assets.

#### IV. Federal Policy Working Group Activities.

Eric Schinfeld, Federal Government Relations Manager, POS

- Joint Port-Cities comment letter in response to the FAA Noise Policy Review has been submitted; Eric congratulated and thanked the working group for all their collaboration and feedback.
- FAA Reauthorization is still held up in the Senate over pilot training hour requirement controversy. Current FAA authorization expires on 12/31 unless an extension is passed.
- FAA has a new permanent administrator: Mike Whittaker. The agency has been without a permanent leader for a long time. He was confirmed 98-0 in the Senate.
- US Representative Mike Johnson has been elected Speaker of the House. His immediate focus will be on government funding, which currently expires on November 17<sup>th</sup>.

V. Public Comment – no public comment was made

#### VI. Wrap Up/Next Steps

- Next meeting is December 13, 2023

MEMBER	INTEREST REPRESENTED	PRESENT
ADOLFO BAILON	BURIEN - CITY	✓
AMY ARRINGTON	NORMANDY PARK - CITY	✓
BILL VADINO	FEDERAL WAY - CITY	✓
BOB LEONARD	DES MOINES - COMMUNITY REPRESENTATIVE	✓
BRANDON MILES	TUKWILA - CITY	-
BRYAN TOMICH	NORMANDY PARK - COMMUNITY REPRESENTATIVE	-
CARL COLE	SEATAC - CITY	✓
DAN YOURKOSKI (ALT)	NORMANDY PARK	-
DAVE BERGER	FEDERAL WAY - COMMUNITY REPRESENTATIVE	✓
DENISE LATHROP (ALT)	DES MOINES - CITY	✓
DIANA SMITH	BURIEN - COMMUNITY REPRESENTATIVE	-
ERIC SCHINFELD	PORT OF SEATTLE	✓
GARMON NEWSOM II (ALT)	BURIEN - CITY (ALT)	-
GRADY STONE	FAA (EX-OFFICIO)	-
JEFF HARBAUGH	BURIEN - COMMUNITY REPRESENTATIVE	✓
JUSTIN BIASSOU	FAA (EX-OFFICIO)	-
LANCE LYTTLE (CHAIR)	PORT OF SEATTLE - CHAIR	✓
KYLE MOORE	CITY OF SEATAC (ALT)	✓
MARCO MILANESE	PORT OF SEATTLE	✓
MICHAEL BRUGATO	FEDERAL WAY - COMMUNITY REPRESENTATIVE	✓
MICHAEL MATTHIAS	DES MOINES - CITY	-
MOIRA BRADSHAW	NORMANDY PARK - COMMUNITY REPRESENTATIVE	✓
PETER PHILIPS	DES MOINES - COMMUNITY REPRESENTATIVE	✓
PETER SCHILLING	TUKWILA - COMMUNITY REPRESENTATIVE	✓
RANDY FIERTZ (ALT)	ALASKA AIRLINES	-
ROBERT AKHTAR	SEATAC - COMMUNITY REPRESENTATIVE	✓
SARAH COX	PORT OF SEATTLE - CHAIR/ALT	✓
SCOTT INGHAM (ALT)	DELTA AIR LINES	✓
SCOTT KENNEDY	ALASKA AIRLINES	-
TOM FAGERSTROM	PORT OF SEATTLE	✓
LAUREL HUMPHREY	CITY OF TUKWILA (ALT)	✓
<b>NON-MEMBERS</b>	<b>INTEREST REPRESENTED</b>	
PARIS EDWARDS	PORT OF SEATTLE	✓
ANTHONY HEMSTAD	CITY OF DES MOINES	✓
CLARE GALLAGHER	PORT OF SEATTLE	✓
RYAN ZULAUF	FAA	✓
<b>PRESENTERS</b>		
PAUL INGRAM	PUGET SOUND REGIONAL COUNCIL	✓
MCCAELA DAFFERN	KC DEPT OF COMMUNITY & HUMAN SERVICES	✓
XOCHITL MAYKOVICH	KC DEPT OF COMMUNITY & HUMAN SERVICES	✓
<b>CONSULTANTS</b>		
ANDRES MANTILLA	BDS PLANNING & URBAN DESIGN	✓
CHERYL SWAB	BDS PLANNING & URBAN DESIGN	✓
VINCE MESTRE	CONSULTANT	-
<b>PUBLIC COMMENTS</b>		

NEXT MEETING: DECEMBER 13, 2023 - 5:00 PM - 7:00 PM

LOCATION: ZOOM VIDEOCONFERENCE