

RESOLUTION NO. 955

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE
ADOPTING THE UNIVERSITY PLACE HOUSING ACTION TOOLKIT TO ENCOURAGE
CONSTRUCTION OF ADDITIONAL AFFORDABLE AND MARKET RATE HOUSING IN
A GREATER VARIETY OF HOUSING TYPES AND AT PRICES THAT ARE
ACCESSIBLE TO A GREATER VARIETY OF INCOMES, INCLUDING STRATEGIES
AIMED AT THE FOR-PROFIT SINGLE-FAMILY HOME MARKET**

WHEREAS, the South Puget Sound region is facing a housing crisis, due to a shortage of supply in general of affordable housing; and

WHEREAS, rising housing costs are making housing less affordable, displacing those who can no longer afford rents and putting a higher cost burden on those in need above and below the median area income levels; and

WHEREAS, the Growth Management Act (RCW 36.70A) requires the City to review and if needed update its Comprehensive Plan by June 2024, including a housing element that ensures the vitality and character of established residential neighborhoods that:

(a) includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;

(b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;

(c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and

(d) makes adequate provisions for existing and projected needs of all economic segments of the community; and

WHEREAS, during the 2019 State Legislative Session the Washington State Department of Commerce received \$5 million to provide grant funds to local governments for activities to increase residential building capacity, streamline development, or develop a Housing Action Plan (HAP); and

WHEREAS, to take advantage of available funds for the required Comprehensive Plan update the City applied for and received a no-match grant to develop a HAP, to inform the City of the existing housing inventory and future housing needs and develop actions to encourage construction of additional affordable and market rate housing in a greater variety of housing types; and

WHEREAS, upon receiving the State grant, the City developed a Housing Action Toolkit (HAT) in accordance with House Bill 1923 (2019) which authorized the grant; and

WHEREAS, the HAT includes a review of existing City goals and policies regarding housing, an inventory of existing housing, a projection of future housing needs, and a set of strategies and actions which could be taken to address housing needs; and

WHEREAS, the City conducted an extensive public outreach program including a webpage with over 800 pageviews, social media posts on Facebook and Twitter, several articles in the City's bi-monthly electronic *Headlines* newsletter, a postcard mailed to 19,914 addresses in two zip codes and a FlashVote Survey generating more than 300 responses; and

WHEREAS, because of the outreach effort, the City received over 150 written comments which are

included as an appendix to the Toolkit, and

WHEREAS, the City circulated a SEPA checklist on May 5, 2021 and issued a Determination of Nonsignificance on June 2, 2021, including notice in the Tacoma News Tribune; and

WHEREAS, the City conducted two public meetings with area stakeholders and subject matter experts, two meetings before the Planning Commission, and two study sessions with the City Council before considering the Toolkit's adoption during a third meeting; and

WHEREAS, after reviewing the Toolkit, the City Council finds it to be consistent with the goals, objectives and policies of the Comprehensive Plan, in the best interests of the citizens and property owners of the City, and it will enhance the public health, safety, comfort, convenience, or general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AS FOLLOWS:

Section 1. University Place Housing Action Toolkit Adopted. The University Place Housing Action Toolkit in substantially the form attached as Exhibit A is hereby adopted.

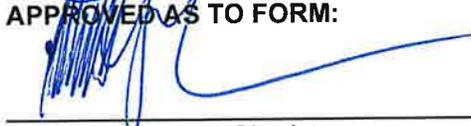
Section 2. Effective Date. This Resolution shall be effective immediately upon adoption by the City Council.

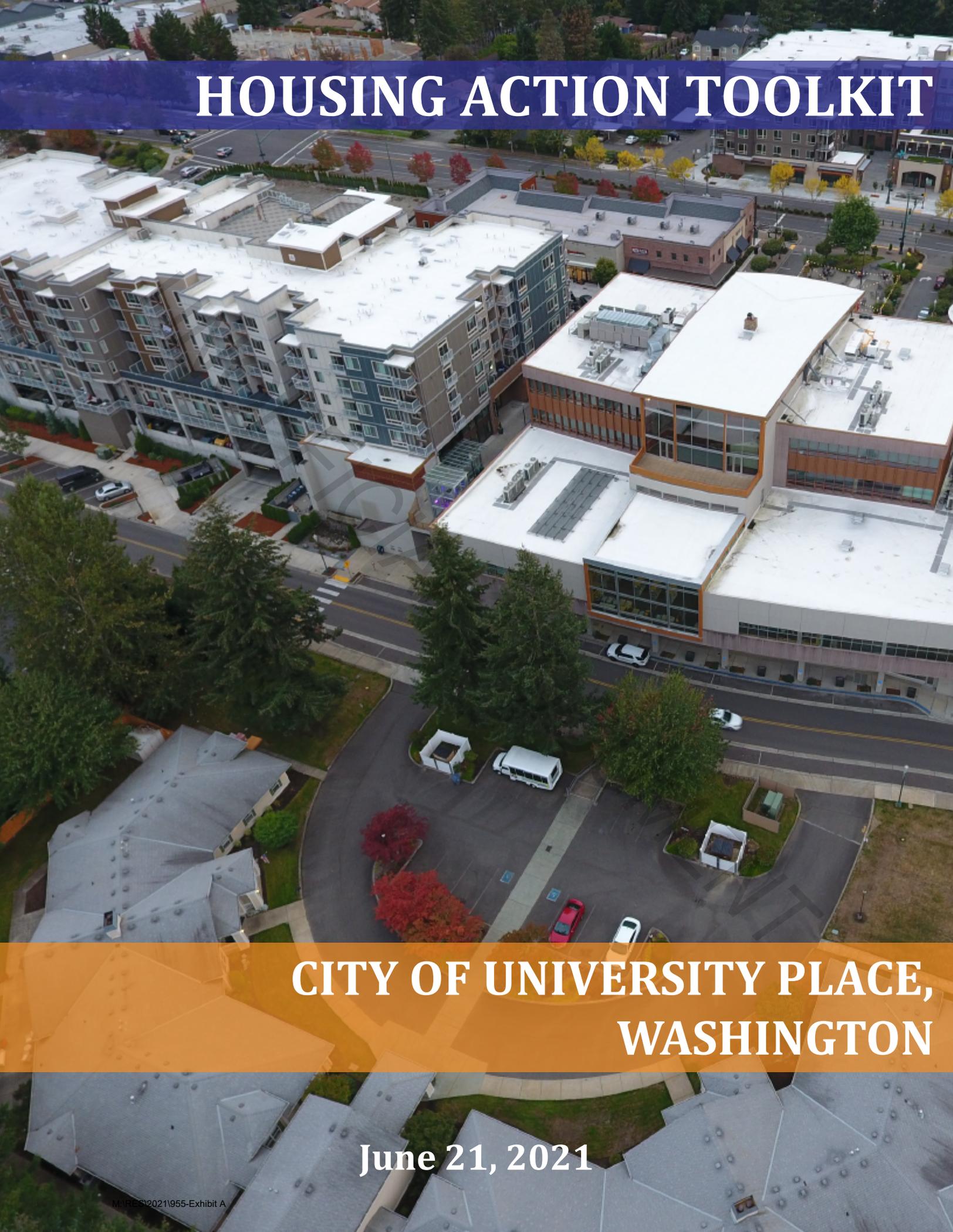
ADOPTED BY THE CITY COUNCIL ON JUNE 21, 2021.


Caroline Belleci, Mayor

ATTEST:


Emelita J. Genetia, City Clerk

APPROVED AS TO FORM:

Matthew S. Kaser, City Attorney



HOUSING ACTION TOOLKIT

CITY OF UNIVERSITY PLACE, WASHINGTON

June 21, 2021

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B. ACKNOWLEDGEMENTS

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Brian Schmid	Pierce County Human Services
Duane Wakan	Pierce Transit

CONSULTANT TEAM

LDC Inc.
ECONorthwest

CITY DELIBERATIVE BODIES

University Place Planning Commission
University Place City Council



C. EXECUTIVE SUMMARY



There is a housing affordability crisis impacting the State of Washington. Between 2000-2015 alone, the State underproduced housing by approximately 225,000 units¹. As the four-county region (Pierce, King, Snohomish, and Kitsap) grows by 1.8 million people by 2050, action must be taken. The development of strategies to increase the supply of housing for all income levels, while maintaining the character of each community, is a key step to solving this problem.

Recognizing the need to focus on housing, the Washington State Legislature passed House Bill (HB) 1923 during the 2019 legislative session. The Bill provided grant funds to develop a Housing Action Plan (HAP).

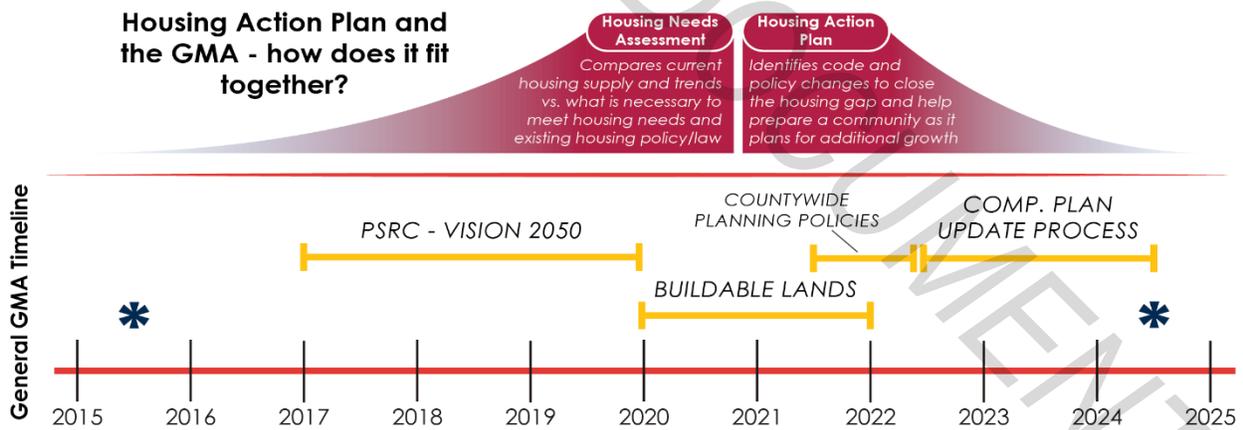
The City of University Place applied for a grant from the State to develop a HAP. The resulting Housing Action Toolkit,

which meets the criteria in HB 1923 for a Housing Action Plan, gives the City the opportunity to understand the existing and future housing needs for its community through the development of a [Housing Needs Assessment](#) (HNA) and to develop strategies to make sure those needs are met through the Toolkit.

The timing for this project is ideal. University Place will be updating its Growth Management Act (GMA) Comprehensive Plan by June 2024. The update requires the City to make a variety of housing types available for all economic segments of the community. In addition, the Comprehensive Plan outlines how population growth will be accommodated out to 2044.

This early action to focus on the housing needs of University Place and to develop strategies to address these issues is a valuable exercise.

Figure 1. HAP and GMA Timeline



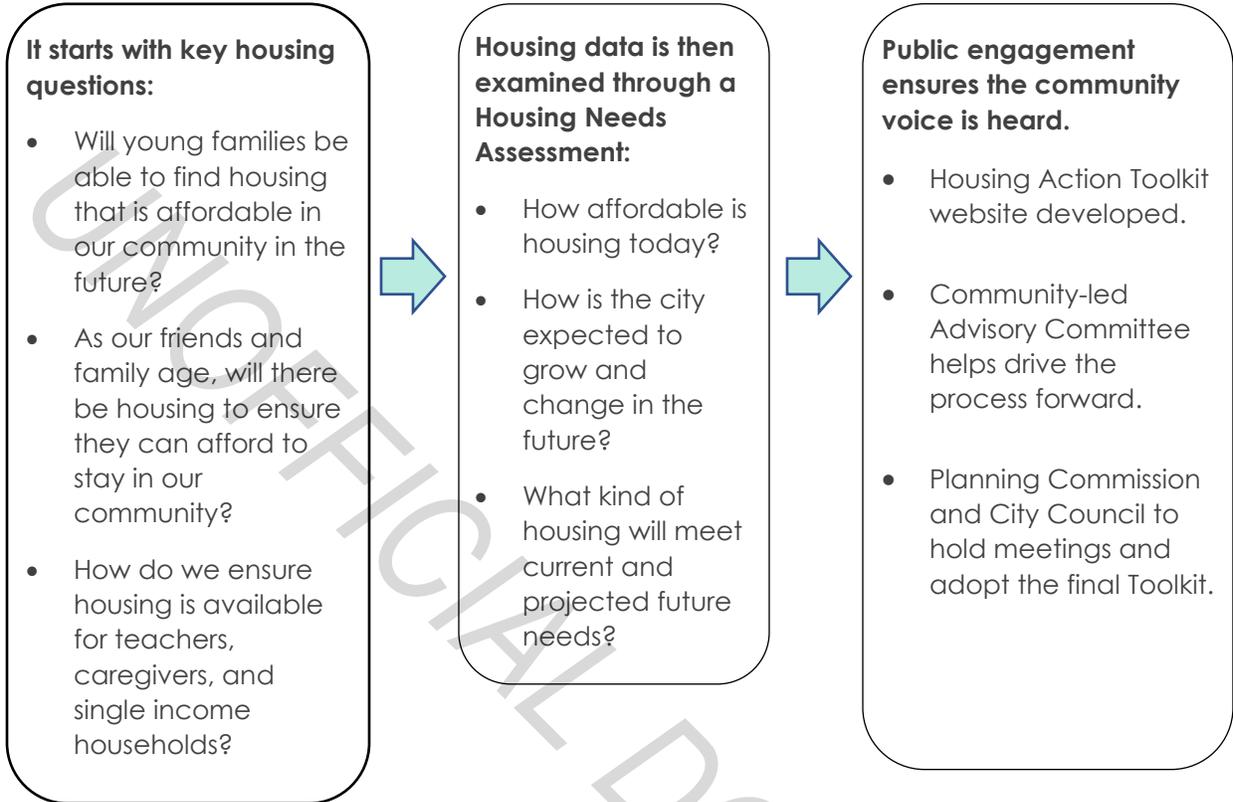
* Comprehensive Plan update deadlines

Note: ESHB 2342 was passed during the 2020 Legislative Session. It extended the time period between required updates from eight to nine years for this cycle.

¹ Up for Growth 2020. Housing Underproduction in Washington www.upforgrowth.org/sites/default/files/2020-01/HousingUnderproductionInWashingtonState2020-01-10.pdf

01/HousingUnderproductionInWashingtonState2020-01-10.pdf

THE ROADMAP TO HOUSING AFFORDABILITY – HOW A HOUSING ACTION PLAN WORKS



Based upon the steps above, the Housing Action Toolkit (HAT) then outlines a variety of proactive strategies and actions University Place could take to help address the current and future housing needs within the city.

D. INTRODUCTION

UNOFFICIAL DOCUMENT



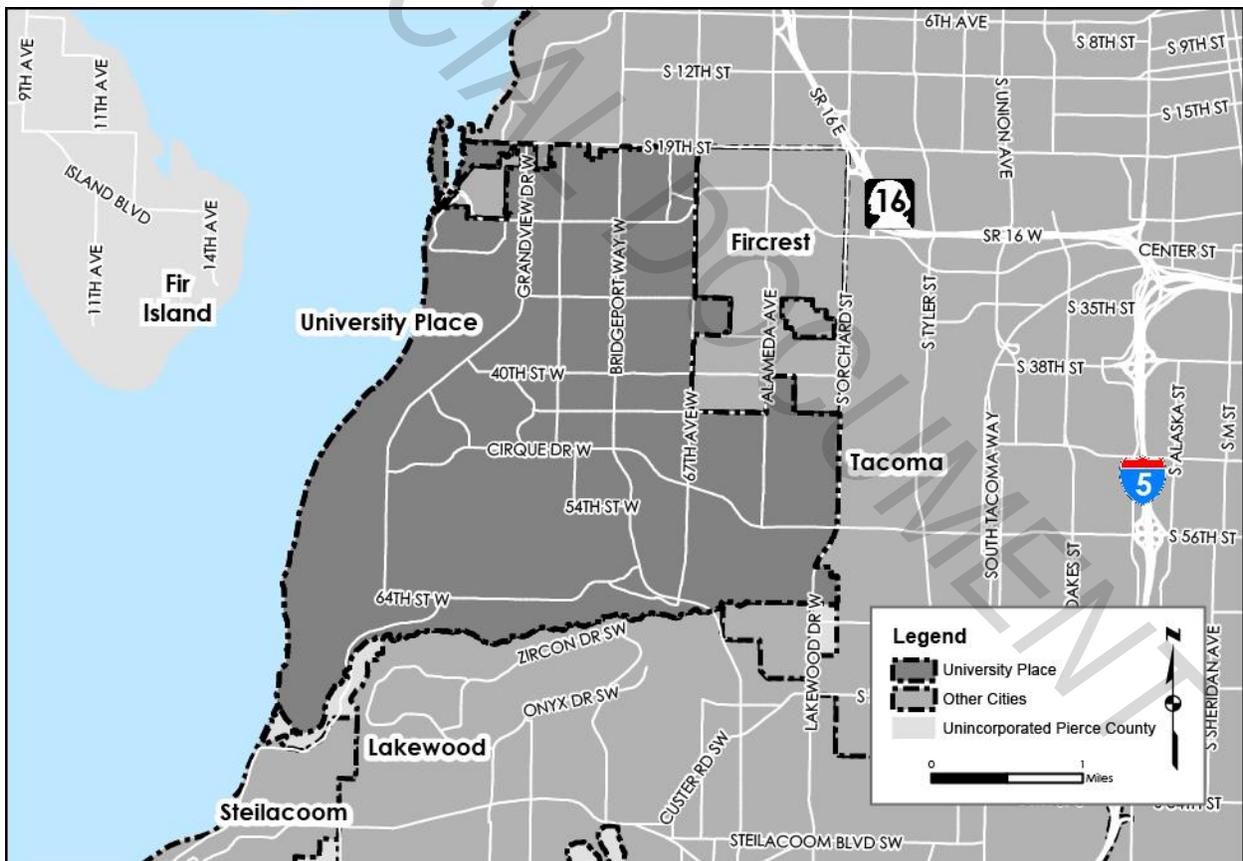
INTRODUCTION

Community Profile

University Place is a city in Pierce County bordering Lakewood, Steilacoom, Fircrest, Tacoma, and the eastern shore of Puget Sound. As of April 2020, the Washington State Office of Financial Management (OFM) estimated University Place's population at 33,310. The city's population has grown modestly since 2000, when the population was 29,933.

The average age of the city's population is older than it was in 2000. Around 21 percent of the population in the 2014-2018 American Community Survey (ACS) estimate was over the age of 62, compared to 14 percent in 2000. Similarly, the percent of households with children under 18 years old dropped from 35 percent in 2000 to 29 percent in 2014/18. The percent of households with individuals 65 years and over nearly doubled, from 20 percent in 2000 to 38 percent in 2014/18.

Figure 2. Vicinity Map



Project Overview

The City of University Place proudly presents this Housing Action Toolkit (HAT). The development of this Toolkit has engaged the community in an important conversation about housing. Key questions in this conversation include:

- Will young professionals beginning their careers be able to afford to buy a home in our community when they are ready?
- Some members of our community, like single parent families, choose to live in apartments. Do we have enough apartments at prices that meet this need?
- Essential workers, like caregivers, are vital to our community. How can we ensure we have housing in our community that essential workers can afford?
- How will we meet the needs of adults in our community who are in their working years now when their income changes after retirement?
- As our friends and family age how can we ensure they can afford to stay in our community?

To begin to answer these important questions, housing data were analyzed and developed into a Housing Needs Assessment (HNA). The HNA summary in [Chapter E](#) and full assessment located in [Appendix 1](#) provide important insights on issues such as:

- How affordable is housing today?

- How is the community expected to grow in the future?
- What kind of housing is necessary to meet current and future needs?

“What about affordable housing? [...] I love it here and don’t want to move, but may have to if prices continue to skyrocket. Find a solution!”

- Quote from University Place resident via Flash Vote Survey

The intersection between key housing issues identified by the community and data highlighting current and future housing needs leads to the development of a Housing Action Toolkit. [Chapter F](#) outlines strategies and actions to ensure the city offers the right supply of housing to meet future demand for all income levels. Housing strategies are focused on important topics such as:

- Increasing the variety of housing types
- Housing incentives/ displacement strategies
- Reducing the costs and timelines for development

The actions identified within the HAT are code and policy changes focused on implementing the strategies listed above. A suite of options has been identified for the City to consider moving forward. Pros and cons for adopting certain code changes and

the identification of other jurisdictions who have considered similar changes make this a user-friendly document.

House Bill (HB) 1923

In 2019, the legislature passed [HB 1923](#) to assist cities in developing a Housing Action Plan (HAP) that will encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes. University Place has taken the opportunity to develop this Housing Action Toolkit, which meets the requirements outlined in HB 1923.

The Washington State Department of Commerce ("Commerce") deadline for adoption is June 30, 2021. Figure 3 summarizes the requirements for a HAP. Local planning goals have been balanced with requirements to ensure

the strategies and actions are tailored to the City.

Toolkit Impact on Prices

Housing affordability (or lack thereof) is a big issue in our region. There are lots of reasons why housing has become so expensive, and cities can only address certain aspects. While University Place could reduce fees for certain housing types, modify zoning in certain areas to allow for higher density housing, or provide more options for senior housing, it does not control factors like labor shortages or the cost of lumber.

This Toolkit is a piece of a larger puzzle that aims to help address important housing issues in our region. If each city in our region takes the steps that University Place is taking through this Toolkit, it will have a positive overall impact on housing affordability issues in our region.

Figure 3. HB 1923 Requirements

House Bill 1923 requirements for a Housing Action Plan

- Quantify existing and projected housing needs for all income levels, including extremely low-income households
- Develop strategies to increase the supply of housing, and variety of housing types
- Analyze population and employment trends, with documentation of projections
- Consider strategies to minimize displacement of low-income residents resulting from redevelopment
- Review and evaluate the current housing policies
- Provide for participation and input from community members, community groups, local builders, local realtors, nonprofit housing advocates, and local religious groups
- Include a schedule of programs and actions to implement the recommendations of the housing action plan

GOALS AND OBJECTIVES

Goals

The primary goal of this Housing Action Toolkit is to **encourage the development of a greater diversity of housing types in University Place**. The Toolkit accomplishes this goal by identifying high-level objectives.

Objectives

- Identify code and policy changes that will work when implemented.
- Assist in closing housing gap.
- Identify pros and cons for each action identified to assist the City and decision makers as actions are evaluated.
- Provide options on how best to utilize tax incentives to encourage certain housing types.
- Encourage continued community engagement on housing issues, including through the Citizen Development Group, Parks Commission, and Public Safety Commission.
- Review impact of recently adopted form-based code on various housing types.
- Focus on code and policy options that limit changes to existing single family detached neighborhoods.
- Options to increase senior housing
- Code changes that will get housing to market faster without compromising any environmental standards.
- Options to provide additional workforce or attainable housing including townhomes and cottage housing or accessory dwelling units (ADUs).

TOOLKIT ELEMENTS

The goals and objectives are implemented through the development of this Toolkit. The two primary pieces are the Housing Needs Assessment and the Housing Action Toolkit.

Each element was guided by development and implementation of a **Project Charter** and a **Public Participation Plan**.

Housing Needs Assessment (HNA) – High Level Findings

University Place is a desirable place to live, offering a high quality of life, proximity to nearby job centers, and natural amenities. As the region has grown, the competition for a limited supply of housing has also grown.

- Housing costs have escalated. This is especially difficult for households earning below the median income.
- A focus on providing lower-cost rentals and increased moderate to middle-income priced homes is essential.
- The senior population (65+) has grown significantly. Promoting housing types that allow seniors to stay in the community is vital.
- Providing a variety of housing types is crucial. This includes single family homes, accessory dwelling units,

duplexes, townhomes, triplexes, and cottage housing.

The need to provide housing that people can afford is real and growing. The Housing Action Toolkit, described below, provides a range of options to address these issues.

Housing Action Toolkit (HAT) – high level approach

The Housing Action Toolkit (HAT) pairs the HNA findings with community goals to bring forward an identifiable set of actions the City can consider in the future. The HAT is organized in the following sections:

- Review of the City's existing housing policies
- Development of strategies to address the communities' housing goals
- Actions to implement each of housing strategy

The strategies in the HAT are:

- Increasing the variety of housing types
- Housing incentives/ displacement strategies
- Reducing the costs and timelines for development

Each subsequent action identified is outlined to:

- Highlight the strategy or strategies this action addresses
- The pros/cons of taking the action
- Outline areas of code that could be modified
- Highlight jurisdictions that have already taken this action

Overall, the HAT provides a suite of options for the city to consider moving forward.



PUBLIC PARTICIPATION

Advisory Committee Guidance

This Housing Action Toolkit was developed with a wide range of public engagement. The City relied on close consultation with an Advisory Committee, who helped to shape the issues, focus, and vision of the Toolkit and pointed the way to identification of strategies and actions. The project team held two meetings with the Committee.

Wide-Ranging Public Outreach and Engagement

The project also engaged the public through a MySidewalk page, where draft documents and project documents were all available to the public.

The City of University Place conducted a Flash Vote Survey and engaged 318 total participants (a response rate of more than 60 percent). This survey queried residents on their perceptions of housing cost, how the City should plan to accommodate growth, the best options for housing as residents age in the community, the acceptability of “missing middle” housing options, and any other comments about housing in the city.

The City also mailed 19,914 postcards to residents in spring 2021. These postcards, shown below, invited residents to view draft materials and submit comments. Flash Vote results and full comments can be found in [Appendix 8](#) of this Toolkit.

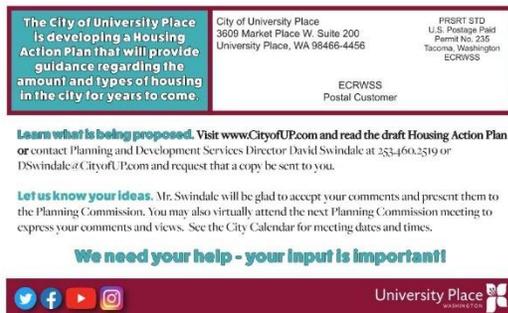


Figure 4. City Postcard

Resident Quotes from Flash Vote Survey

“I agree we need to develop new housing and mixed housing and economics in UP. Our neighborhoods are too divided.”

“In order to keep our city a desirable place to live, we should focus on making those existing options better, not adding more.”

“We need more senior housing options. Senior apartments close to shopping.”

“In the past year, University Place has become unaffordable for many.”

“Utilization of duplex or small central community (8 or less) is the best solution.”

“Please maintain residential character of most neighborhoods.”

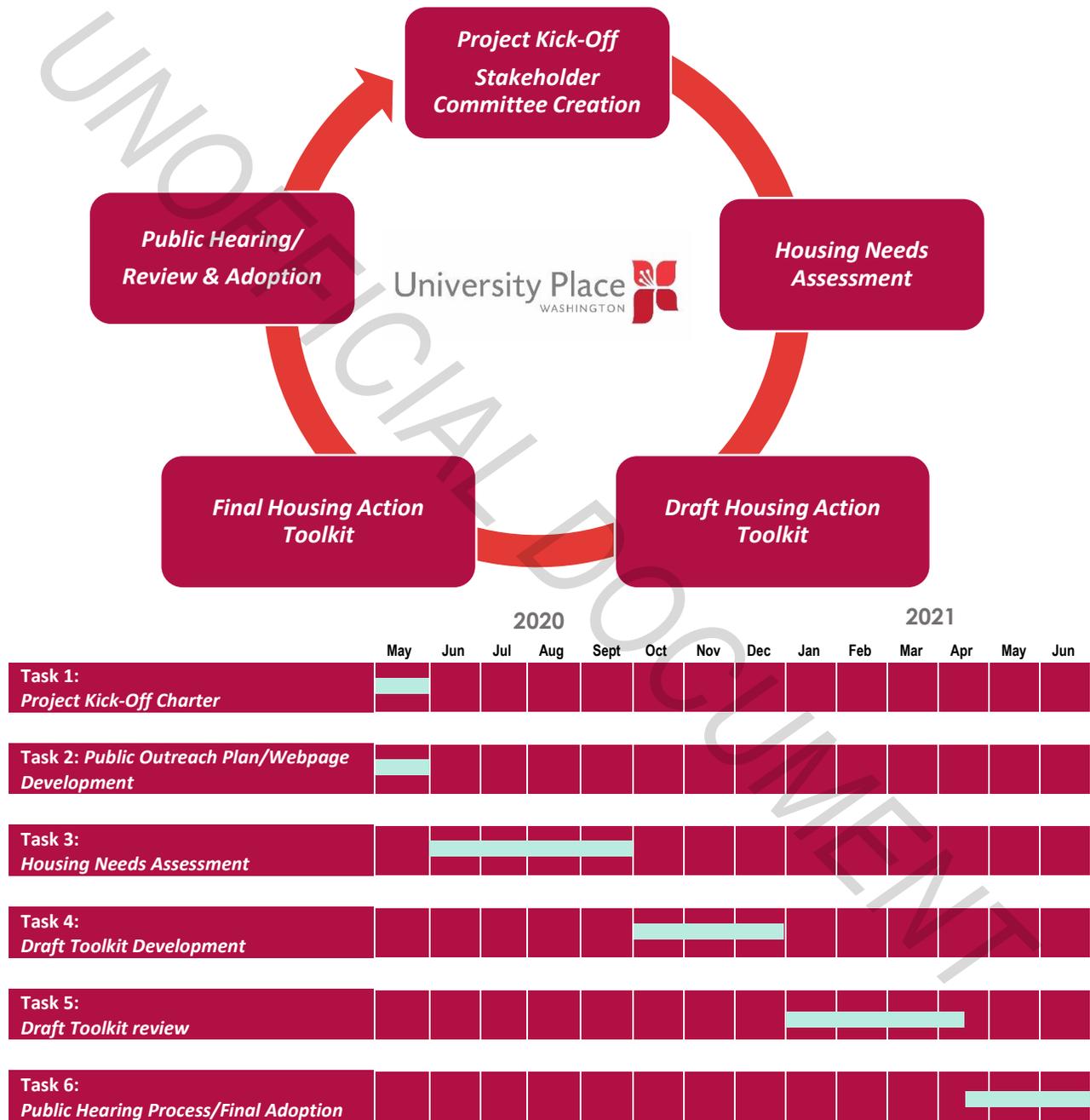
“Duplexes can be added to single family neighborhoods but no larger than duplexes.”

Figure 5. Quotes from Flash Survey

PROJECT TIMELINE

The Commerce deadline for adoption of a Housing Action Plan is June 30, 2021. The following process and schedule were followed to ensure state requirements and project goals were met for University Place's Housing Action Toolkit.

Figure 6. Timeline and Process Graphic



E. HOUSING NEEDS ASSESSMENT



HOUSING NEEDS ASSESSMENT

This section contains an introduction to and summary of the Housing Needs Assessment. The full HNA can be found in [Appendix I](#).

Introduction

Alongside other cities in the Puget Sound region, the City of University Place's population has grown, and this growth is expected to continue. Serving as an important suburb to Tacoma, University Place is an attractive place to reside, offering a family-friendly atmosphere, well-regarded school district, a mixture of shopping areas and vibrant town center, many appealing parks, and access along the Puget Sound waterfront. This small city has flourished and as such, is expected to need more housing to accommodate diverse needs over the course of the next few decades.

A key initial step to address housing challenges is to analyze the best available data that helps accurately define the range of unmet housing needs including the depth of housing affordability needs. This analysis answers questions about the availability of different housing, who lives and works in the city, and what range of housing is needed to meet pent up demand into the future. Assessment of housing needs is an important exercise since housing needs tend to continually evolve based on changes in the broader economy, local demographics, and regulatory environment. Capturing an updated snapshot of the housing landscape helps communities recalibrate their

approach to adapt to the challenges ahead.

University Place's growth, like other communities in the region, over the years has led to affordable housing shortages and a limited diversity in the range of housing options available for growing population sectors such as seniors, low-to-middle-income households, and young households which are newly forming. The Pierce County Countywide Planning Policies encourages local municipalities to increase the availability of housing affordable to all economic segments of the population, encourage the preservation of the existing affordable housing stock, and necessitates that they assess their achievement in meeting the housing needs to accommodate their 20-year population allocation by analyzing available data.²

Analyzing housing is complex since it represents a bundle of services that people are willing or able to pay for, including shelter and proximity to other attractions (job, shopping, recreation); amenities (type and quality of home fixtures and appliances, landscaping, views); and access to public services (quality of schools, parks, etc.). It is difficult for households to maximize all these services and minimize costs; as a result, households make tradeoffs and sacrifices between needed services and what they can afford. The following section helps frame the broader context associated with key housing trends possibly influential to University Place.

² Countywide Planning Policies for Pierce County, Washington. Effective November 13, 2018.

Broader Demographic and Housing Market Trends

Several demographic changes and housing market trends have emerged since the mid-20th century that have influenced housing demand. These trends help explain forces shifting the housing landscape that are beyond the local purview.

- Nuclear family households, the predominant type of household of the mid-20th Century, shrank from 40% in 1970 to 20% in 2018 while in contrast, the share of single-person households increased from 15% in 1970 to 28% in 2018.³ Households with single persons living alone have become the most prevalent household type, which could result in smaller household sizes and increased housing unit demand.
- Around one-third of Americans between 18 and 34 are now living in their parent's homes and their housing demand could be delayed.³ The rate of homeownership is rising slightly at a national level since 2018, and this rebound reflects increased homeownership rates among younger households.⁴
- America is aging, and the number of U.S. seniors will continue to grow over the next twenty years. National estimates suggest that around 22% of Americans will be over 65 years by 2050. Seniors are projected to outnumber children for the first time ever by 2035. The

³ Sources: AARP (2018) Making Room for a Changing America, U.S. Census Bureau Annual Social and Economic Supplements 1950 and 1970, 2015 U.S. Census ACS, PSRC Draft 2050 Forecast of People and Jobs.

COVID-19 and Associated Housing Repercussions

Another factor affecting housing is the COVID-19 pandemic. Since its emergence, the pandemic has slowed the production of housing in many regions and due to growing remote work practices, commuting rates have diminished and housing preferences are shifting. An analysis by the Global Workplace Analytics estimates that up to one-third of the workforce could be working from home multiple days per week by 2021¹. In addition, the supply of for-sale homes is very tight and low in comparison to previous decades and this combined with record low mortgage rates, prices could spur price increases².

In addition, the pandemic has impacted the ability to pay for housing and rents consistently which will likely exacerbate housing availability and stability. Lost or reduced employment income due to COVID-19 has exacerbated rental affordability and homeownership security issues and intensified housing cost burden especially for low-income households and those not gaining CARES Act support or other forms of relief².

These types of trends should be monitored as conditions and communities adjust and recover. Much of the analysis of housing needs was based on data produced before the COVID-19 pandemic.

1. <https://kidder.com/trend-articles/smart-technology-pandemic-drive-accelerated-data-center-expansion/>
2. Joint Center for Housing Studies of Harvard University, the State of the Nation's Housing 2020. https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_The_State_of_the_Nations_Housing_2020_Report_Revised_120720.pdf

⁴ Joint Center for Housing Studies of Harvard University, the State of the Nation's Housing 2020, https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_The_State_of_the_Nations_Housing_2020_Report_Revised_120720.pdf

aging Baby Boomer generation (born 1946 to 1964) could result in greater demand for assisted living housing and smaller housing for those wishing to downsize.⁴

- Nationwide, the Hispanic/Latino population is predicted to be the fastest growing sector over the next few decades. The growing diversity of American households will have a large impact on the domestic housing markets. Over the coming decade, minorities will make up a larger share of young households and constitute an important source of demand.⁴
- The need for affordable housing has expanded. In 2017, around one-third of American households spent more than 30% of their income on housing. Low-income households face an especially dire hurdle to afford housing. With such a large share of households exceeding the traditional standards for affordability, policymakers are focusing efforts on the severely cost burdened. Among those earning less than \$15,000, more than 70% of households paid more than half of their income on housing.⁵

Housing Underproduction is Driving Affordability Issues

Another factor crucial for estimating housing needs is the trends associated with population growth. The growth in the Puget Sound region has been

intense, with the region welcoming one million new people since 2000 (total of 4.3 million residents) and a forecast pointing to a similar population surge up until 2040.⁶ The effects of this regional growth have diffused into local areas in the region including University Place and will put more pressure on an already limited housing supply. As shown in Figure 5, University Place's population has increased by almost 10% since 2000 to include almost 33,000 persons by 2018. As growth continues, housing affordability increasingly will become a concern for people wishing to live and remain in the area.

The counties in the Puget Sound region have not produced enough housing to keep up with new household formation over the 2010-2017 period. In fact, Pierce County has only produced 0.64 housing units to households from 2010 to 2017 which is much lower than the goal to produce 1.10 housing units per household needed to accommodate vacancy, demolition, obsolescence, and second homes or vacation homes.⁷

Ultimately, the region has not been able to supply enough housing to meet rising demand. This imbalance is the product of numerous forces, including supply constraints such as restrictive land use policies governing development, lengthy entitlement processes, or increased construction costs. There are also powerful demand-side constraints, including investment buyer competition and rising home prices reducing middle-income households' buying power for housing. It is important to recognize that

⁵ Joint Center for Housing Studies of Harvard University, 2018: <https://www.jchs.harvard.edu/blog/more-than-a-third-of-american-households-were-cost-burdened-last-year>

⁶ Puget Sound Regional Council (PSRC). 2017. Land Use Vision Dataset. Retrieved from: <https://www.psrc.org/projections-cities-and-other-places>.

⁷ Sources: Up for Growth Research on Housing Underproduction in Washington State, ECONorthwest analysis of data come from U.S. Census Bureau, Washington Office of Financial Management (OFM) and Moody's Analytics.

housing markets operate regionally; housing prices and availability in one location may influence housing demand in another area in the same region. Seattle's strong economic growth and housing underproduction has led to rising prices there, forcing many households to decide whether to stay put and face increasing cost

burdens, or try to find lower cost housing in other parts of the region and beyond.⁸ Thus, regional trends have strong implications for Pierce County and its cities, which have relatively cheaper housing compared to the other areas of the Puget Sound, and sit close to the economic engine of Seattle.

Figure 7. Population Growth, University Place and Pierce County, 2000-2018

Geography	2000	2018	Difference	Percent Change
City of University Place	29,933	32,907	2,974	9.9%
Pierce County	700,820	859,840	159,020	22.7%

Sources: U.S. Census, 2000 Census, Table P012, 2014-2018 American Community Survey (ACS) 5-Year Estimates.

The following Housing Needs Assessment summarizes information about the factors that likely will affect residential development in University Place over the next 20 years, including local housing market dynamics, demographic and housing trends, workforce profile, population projections, and an estimated housing gap that should be filled to meet future housing needs up until 2040. This section focuses on the specific housing needs for University Place and is intended to provide a synthesis of more detailed results (full HNA provided in [Appendix 1](#)).

University Place Housing Needs Assessment Results Summary

University Place Housing Gap and Housing Production Target

The results of the HNA show that around 8,373 housing units will be needed in University Place by 2040, as the city's

population is forecasted to grow from 33,000 persons in 2018 to over 48,000 persons by 2040, an increase of 43%.⁹ Currently, the city "outperforms" the county in household to housing unit production, meaning there is no aggregate underproduction in the city.

However, in order to keep up with population growth and the associated need for 8,373 housing units by 2040, 419 new housing units per year from 2020-2040 will need to be added in the city, as opposed to the 85 new housing units the city has seen per year on average since 2010.¹⁰ In other words, four times more housing units per year would be needed than has been built between 2010 and 2019 in order to prevent housing underproduction. The population forecast for University Place, provided by the Puget Sound Regional Council, was factored into estimating the future housing needs or housing gap

⁸ Nationally, the cost of construction materials is increasing, and this trend has been unfolding even before COVID-19. In addition, there has been a persistent shortage of construction workers across the nation. Source: Joint Center

for Housing Studies of Harvard University, the State of the Nation's Housing 2020.

⁹ OFM, 2019, and PSRC forecasts.

¹⁰ OFM, PSRC Land Use Vision, 2017, City of University Place Comprehensive Plan (effective 2015).

between 2020 to 2040. Consequently, if PSRC's forecast is above actual growth, the estimated number of housing units needed by 2040 should be recalibrated.¹¹ Overall, this housing gap assessment points to a need for robust housing growth for the City of University Place.

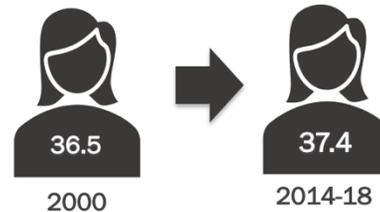
Findings: In addition to supporting steady housing growth, University Place should develop strategies to more equitably meet diverse housing needs, such as the need to plan for housing for a range of income levels. Two scenarios were developed to inform discussions on what range of household incomes should be pursued when setting new targets to bridge the gap in housing. Scenario 1 is the status quo reflecting existing housing production trends with no new action. In contrast, Scenario 2 emphasizes the City's responsibility to provide a fair share of housing distributed to a range of different income levels of residents, based on county level averages.

Each scenario has its benefits, differences, and trade-offs that should be considered. This analysis found that the City of University Place is mostly already delivering their fair share of housing affordability levels under the status quo scenario, in comparison to the Pierce County averages based on the most recent breakdown of household income levels (2014-18, ACS Survey, U.S. Census). However, this analysis is based on the current supply and does not take into account the emerging housing demand shifting our understanding of what range of housing

is needed. Housing demand trends are explained in more detail in the following sections and these should be considered when setting new targets.

University Place Households are Mostly Families without Children, and the Population is Aging

MEDIAN AGE INCREASED



Comparisons: Pierce increased to 36.4 and Washington state increased to 37.6 years.

Several demographic trends including household size, race/ethnicity, incomes, and tenure are important to examine to evaluate housing demand and identify emerging trends and variations in what people need for their families and households. Housing demand is determined by the preferences for different types of housing (e.g., apartment), and the ability to find that housing in a housing market. Preferences for housing are related to demographic characteristics and changes, in addition to personal preferences. The ability to find housing is based on income, housing costs, and housing availability.

Household sizes in University Place are quite similar to that of Pierce County, which averages 2.64 persons per household, in comparison to the 2.53 persons per household in University Place.¹² As shown in Figure 6, the

¹¹ The housing gap estimate does not factor in the availability of buildable lands capable of accommodating housing development. A lower housing forecast for 2040

would likely reduce the estimated number of housing units needed by 2040.

¹² Source: U.S. Census Bureau, 2014-2018 ACS 5-year Estimates. Note: A family household is one in which the

dominant household compositions for University Place are families without children (37%) and non-families (34%); Pierce County represents very similar percentages for family composition.¹³ It is likely that a growing senior population has contributed to the smaller number of families with children in University Place. However, University Place still has a fair amount of families with children (29% of total households) that should be recognized.

Since housing needs change over a person's lifetime, it is important to track shifts among age cohorts to anticipate expected demand. In comparison to Pierce County, University Place has a higher share of individuals aged 65 years or older and experienced a larger growth in this age group between 2000 and 2018 (5% growth for University Place vs. 3% growth for Pierce County, Figure 7 offers more detail).¹⁴ University Place's population likely will continue to age since population projections for Pierce County show an increased share of persons over age 65 years at 21% of the total population in 2040 (OFM projections).¹⁵

The city has a slightly lower share of individuals under age 18 and between

35 to 44 years than the county, suggesting that the city's population is trending toward seniors with fewer families with children. However, the city's largest age cohort is still individuals under 18 years (23% of total), so there still is a fairly large number of children and families. This confirms the assertion that University Place is a family-friendly place to reside.

Finding: The housing action plan should include strategies to address the increased housing needs for seniors. Homeownership rates tend to increase as age increases and older people are more likely to live in single-person households which tend to be smaller in size. The aging of the Baby Boomer generation (born 1946 to 1964) could also generate greater demand for housing offering living assistance, multigenerational accommodations, universal design features, and opportunities for residents to age-in-place or age elsewhere in their communities. Overall, these trends indicate high demand for "missing middle" housing (e.g., ADUs, townhomes, triplexes, duplexes, quad homes, and cottages) which allows more seniors and couples to downsize and remain in their community.¹⁶

residents are related to at least one other person in the household by birth, marriage, or adoption. Non-family households include young people living alone, unmarried couples, and unrelated house mates.

¹³ Note: Household includes family households with and without children, family households with children, and non-family households. Non-family households may include unrelated persons living together or persons living alone. A household is simply all the people living in one housing unit whether or not related as a family.

¹⁴ Sources: U.S. Census Bureau, 2000 Decennial Census and 2014-2018 ACS 5-year Estimates.

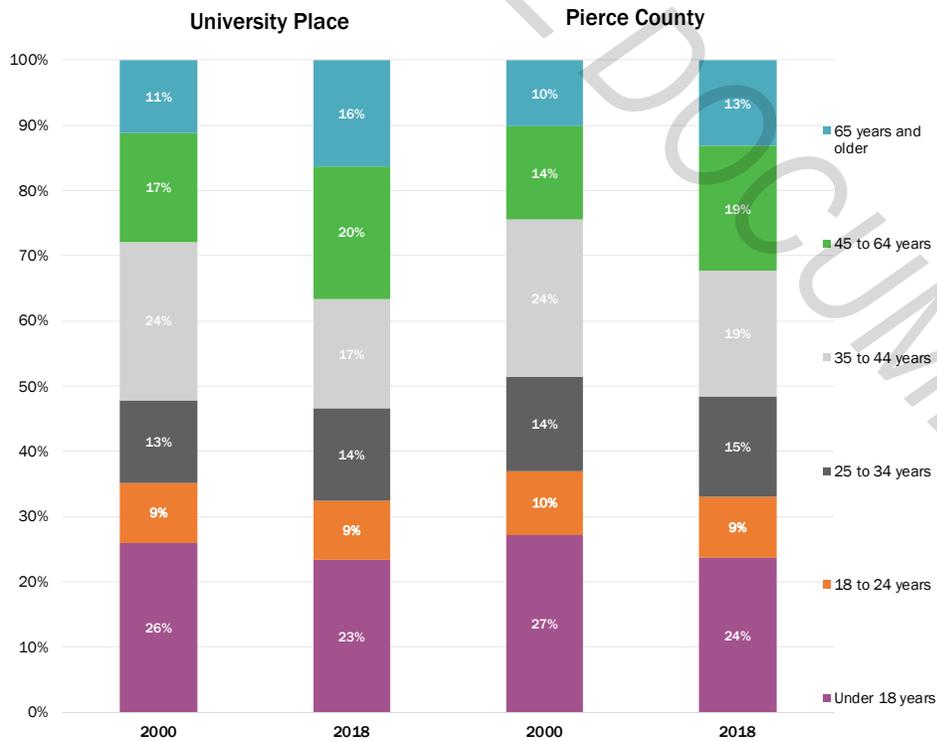
¹⁵ Population projections by age group were only available at the county level. University Place's 2014-18 population over age 65 years is 16% of the total population.

¹⁶ "Missing middle" housing referred generally herein as middle housing primarily includes single-family attached housing with two or more units (duplexes, triplexes, quad homes, townhomes, courtyard cottages, accessory dwelling units, etc.) or other housing bridging a gap between single family and more intense multifamily housing.

Figure 8. Household Family Composition



Figure 9. Population Growth and Age



Sources: U.S. Census Bureau, 2000 Decennial Census and 2014-2018 ACS 5-year Estimates.

University Place Communities Have Become Increasingly Diverse

Consistent with national and county trends, University Place has become more diverse since 2000. The share of people of color increased in University Place by 9% from 2000 to 2018 (from a total of 26% to 35%); this increase mirrors closely population changes in Pierce County. Specifically, households with two or more races increased from 5 to 9% by 2018, Hispanic or Latino households increased from 4 to 7% over the same timeframe.¹⁷

Hispanic and Latino households compared to non-Hispanic households tend to have a larger household size, younger Hispanic and Latino households on average have higher homeownership rates and have lower than average incomes. Households for Hispanic and Latino immigrants are more likely to include multiple generations, requiring more space than smaller household sizes. Older Asians and Hispanics are more likely than whites or blacks to live in multigenerational households. As Hispanic and Latino households integrate over generations, household size typically decreases, and their housing needs become similar to housing needs for all households. Households for Hispanic and Latino immigrants are more likely to include multiple generations and demand lower-cost renting and ownership opportunities.¹⁸

¹⁷ Sources: U.S. Census Bureau, 2000 Decennial Census and 2014-2018 ACS 5-year Estimates.

¹⁸ Source: Herbert, Christopher and Hrabchak Molinsky (2015). Meeting the Housing Needs of an Aging Population. <https://shelterforce.org/2015/05/30/meeting-the-housing-needs-of-an-aging-population/>. Note: As of 2017, Hispanic/Latinx households were generally larger in size than

Findings: Strategies should focus on providing lower-cost rentals, smaller housing sizes, and increased moderate to middle-income priced homes with home ownership opportunities and multigenerational accommodations. Generally, strategies supporting the development of more diverse housing options for small and large multigenerational households, priced to be affordable for low to middle household incomes should be supported.

University Place Has Fewer Jobs and High Commuting Rates

Understanding the workforce profile and commuting trends of University Place will help plan for housing needs of the city's workers. Factors such as job sector growth and commuting patterns may have implications for how many people are able to both live and work within the city. If such factors indicate many people are commuting into the city for work, it could be possible that the city does not have enough housing to accommodate its workforce or enough housing that matches their needs and affordability levels.

The number of jobs in University Place has increased by 17% from 2001 to 2018, with the highest increases in job growth being in the health care and social assistance, professional, scientific, and technical services, and retail trade employment sectors.¹⁹ These high growth sectors' estimated median earnings in 2018 are at or below 100%

non-Hispanic/Latinx families (U.S. Census Bureau. 2017. Current Population Survey (CPS). Retrieved from: www.census.gov/programs-surveys/cps.html).

¹⁹ PSRC Covered Employment Estimates, 2008 5-year and 2018 ACS 5-year data for the median wages, and ECONorthwest Calculations.

AMI, suggesting an increased demand for middle and moderate-income housing.²⁰

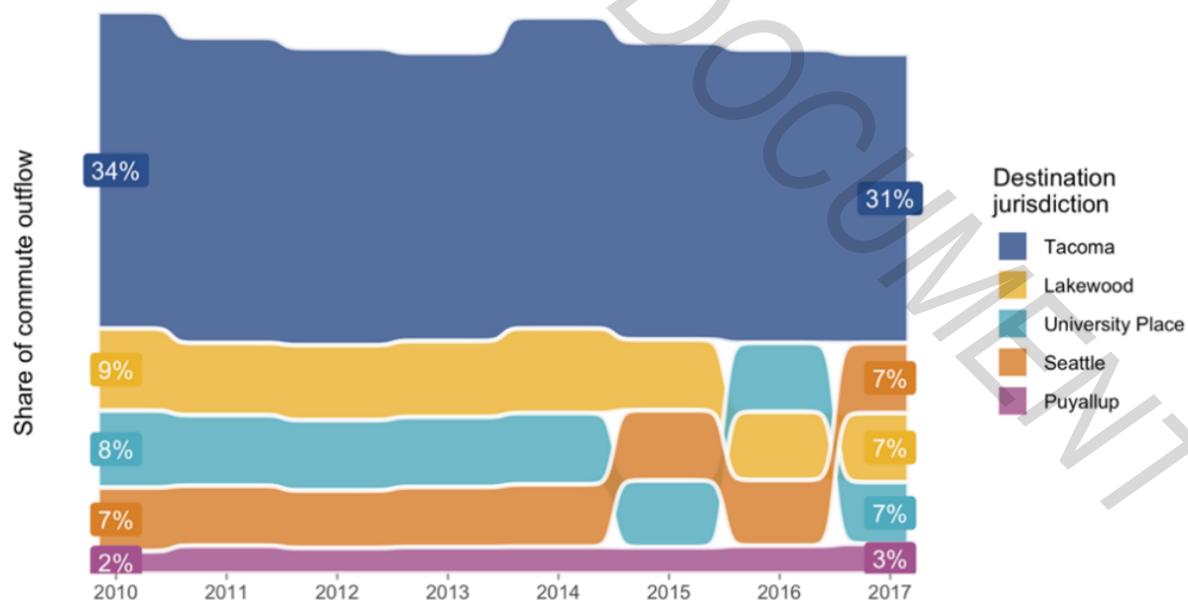
Though University Place has seen an increase in jobs, the city still had a low amount of jobs to begin with and has an imbalanced job to housing ratio. In comparison to Pierce County's job to housing ratio of 0.9, University Place has a ratio of 0.5, reflecting the city's higher availability of homes over jobs. A job to housing ratio between 0.75 to 2 would suggest more balance between jobs and housing that supports a reduction in vehicle miles traveled to work.

This lack of adequate available jobs may explain why only 7% of the residents in University Place also work in the city. In comparison, cities such as Federal Way, Tacoma, and Seattle

have much higher percentages of residents both living and working within the city rather than commuting to other cities. For example, 36% of Olympia residents live and work in their city, as do 30% of Tacoma residents.

Figure 8, below, shows the top five workplace destinations or urban areas for University Place residents to commute to from 2010 to 2017. In University Place, around 31% of residents commute to nearby Tacoma, while another 24% commute to city destinations south of Seattle. Commuting elsewhere outside of the city is common for University Place residents, particularly if the destination is in or south of Seattle – this finding is not surprising, given the tendency for traffic gridlock extending north of Seattle.

Figure 10. Top 5 Workplace Destinations for University Place Residents, 2010 to 2017



Sources: Employer Household Dynamics, US Census, 2017, PSRC Covered Employment Estimates

²⁰ The Pierce County (Tacoma, WA HUD Metro) AMI for 2020 (based on a family of four) is \$87,322 per year. The Pierce County AMI for 2018 (based on a family of four) is \$74,600. The 2018 median earnings per year were as follows: health

care and social assistance, \$52,350; professional, scientific, and technical services, \$56,786; and retail trade, \$44,440 (US Census, 2014-2018 5-Year ACS Estimates)

Easy access to neighboring urban centers has contributed to University Place serving mostly as a bedroom community. ECONorthwest analyzed employment access for those traveling by public transit and personal vehicles and found that over ten times more jobs are accessible within 45 minutes (523,391 jobs) driving distance as opposed to taking public transit for 45 minutes during the same time at 8 AM in the morning midweek (45,528 jobs). However, future public transit improvements could change these commuting trends. The orange area shown in Figure 9 (next page) extending north and east in University Place could

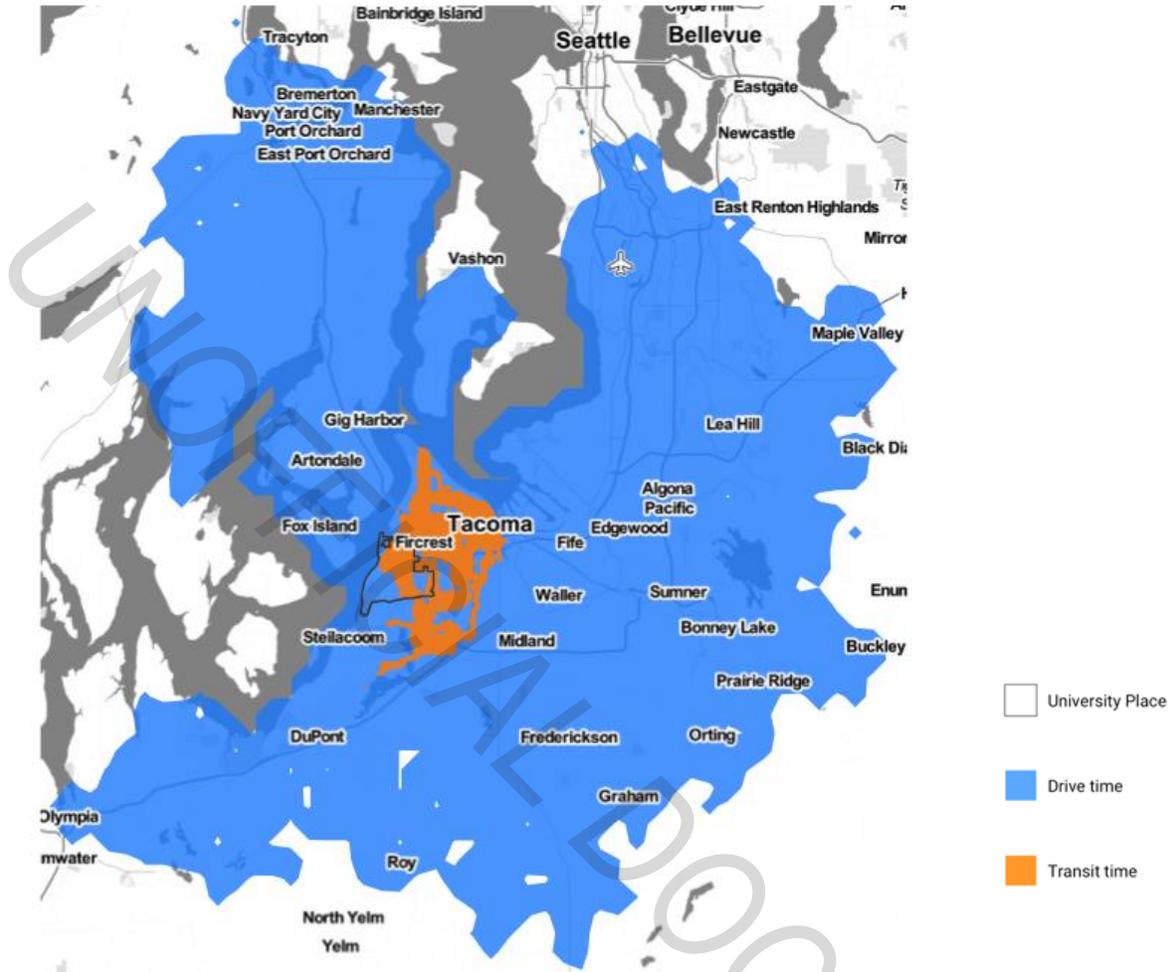
be analyzed for potential opportunities for transit-oriented development particularly near the planned extension of the Link train (light rail) route along South 19th Street. A light rail route along with several stations along South 19th Street would connect travelers to the Tacoma Community College.²¹ Transit oriented development, ideally including mixed-income housing integrating broader affordable housing options, should be considered in these transit-friendly areas particularly considering the attraction among younger households to live near Tacoma and the community college.



²¹ Sound Transit, Tacoma Community College Link Extension project map and summary:

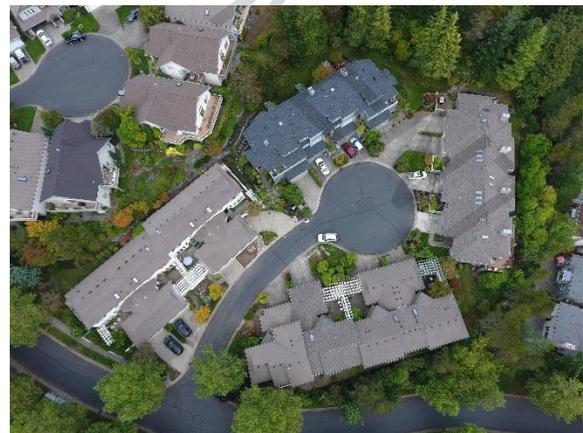
<https://www.soundtransit.org/system-expansion/tcc-tacoma-link-extension>

Figure 11. Access to Employment in University Place



Sources: PSRC (jobs), ECONorthwest Calculations. The transit travel sheds originated from every transit stop within the City of University Place, while the driving travel sheds originated from the center of all block groups.

Findings: The analysis shows a modest increase in demand for housing priced for middle and moderate-income levels due to shifts in the local workforce. The denser transit-friendly urban areas especially those areas in close proximity with planned Link rail and the associated stations should be analyzed for potential transit-oriented development opportunities.

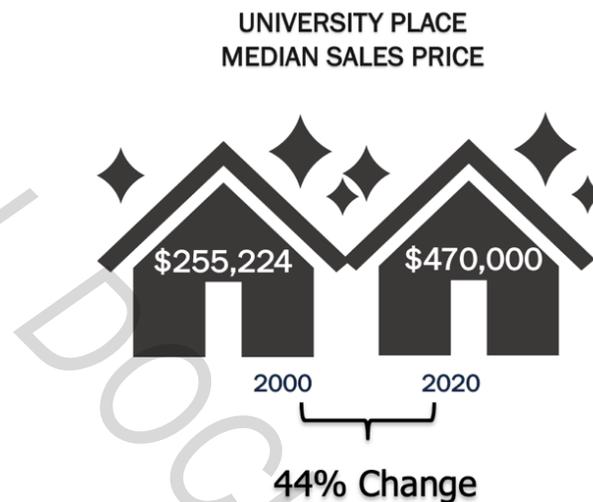


Housing Prices Rise When the Market Does not Produce Enough Housing to Meet Demand

Homeownership in University Place is increasingly becoming out of reach for many households due to the city's high median home sales prices, which increased by 44% between 2000 and 2020. Housing sales have escalated particularly since 2015. As of mid-2020, the average median home sale price in University place is estimated to be around \$470,000, which is slightly higher than what a household earning 120% AMI can afford. Consequently, this implies that the current median home sales price is primarily affordable to high-income households, at a rate above what most University Place residents can afford, since 69% are estimated as earning less than 100% AMI.²² The share of owner-occupied units has remained steady at about 58% from 2000 to 2018 but this share of owner-occupied units could shift downwards if home prices continue to accelerate above what people can afford to pay for a home.

Average rental rates for 2-bedroom apartments have been rising too, especially since 2015. By 2019, the average rental rate in University Place was \$1,235 per month, a rate rising above the area median income (100% AMI).²³ During this same time period (2015 to 2019), the supply of available

rentals decreased below the standard 5% vacancy rate indicating an inadequate supply of rental housing to satisfy demand. Comparing household incomes to rent increases shows average rent increases far outpacing median household incomes increases from 2010 to 2018 (median household incomes are estimated as increasing by 8%, as opposed to rents increasing by around 22%).²⁴ This implies that rent increases are accelerating beyond increases in median household income levels, signifying intensifying hardship for renter households.



Overall these findings of rising housing costs indicate that the demand for housing (both for sale and for rent) is exceeding the supply of new housing. Accelerating the production of new housing units (for sale and for rent) at a

²² This is based on the 2020 Pierce County area median income (AMI, Tacoma, WA HUD Metro) rate for a family of four. AMI breakdown are estimates based on income bins from the 2014-2018 ACS 5-Year Survey, U.S. Census Bureau. Sources: Median home sales prices is from the Pierce County Assessments Department, 2020 and the AMI household income breakdown is based on the 2014-18 ACS 5-Year Survey, U.S. Census Bureau data.

²³ Sources: CoStar and HUD (MF 2-Bed affordability data, assumes an AMI rate for a family of two).

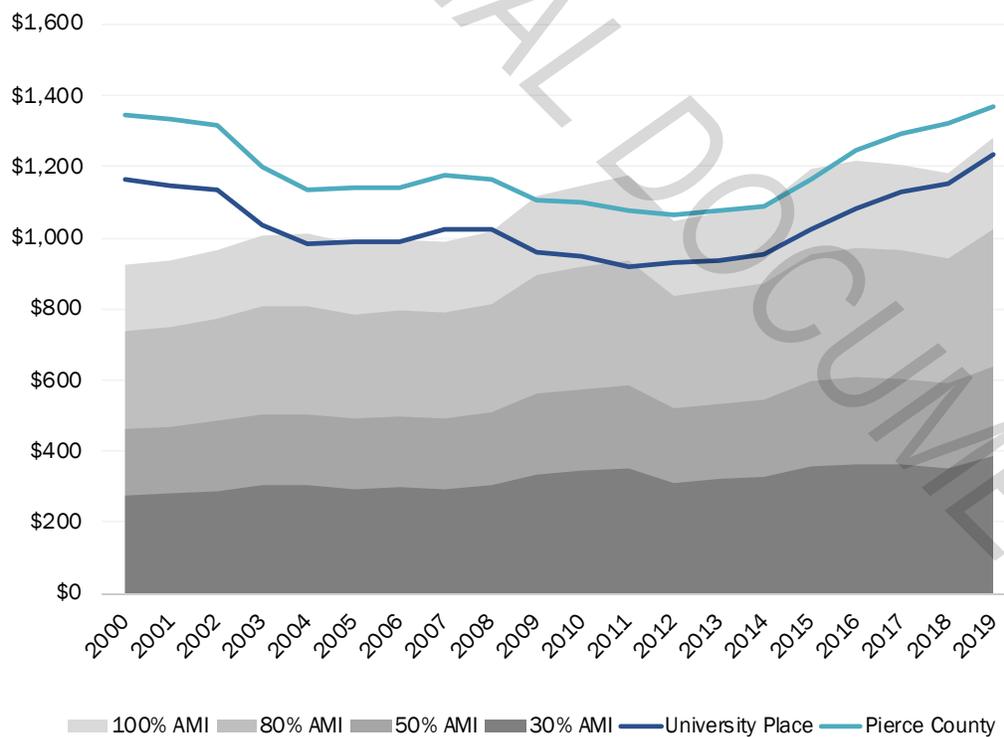
²⁴ Sources: The rental rates and vacancy rates are based on CoStar data (2020) and the median household incomes are based on the 2014-2018 ACS 5-Year Survey, U.S. Census Bureau and the 2010 Decennial Census. Vacancy rate standard: Hagen, Daniel A. and Julia L. Hansen. "Rental Housing and the Natural Vacancy Rate." *Journal of Real Estate Research*, April 2010. Pages 413-434. Note: Values are in 2019 inflation-adjusted dollars. The average rent values were provided for 2-bedroom apartments since this type of rental serves as a proxy due to the larger number of observations in comparison to other types of rentals.

faster rate will help alleviate the shortage.

Another noteworthy trend is the widening divergence in household income levels in parallel with intensifying income inequality. Over half of the renters in University Place earn less than \$50,000 and almost half of the homeowners in University Place earn above \$100,000 per year in 2014-18. University Place's poverty rate has increased above the county and state rates to 10% (2014-18), and the Gini Index (an index that measures income disparity in a population) increased from 2010 to 2017.²⁵ Collectively, this signifies

widening income inequality and demonstrates the need to develop housing strategies balancing the diverse housing needs of renters and owners, and different income brackets. Income is strongly related to the type of housing a household chooses (e.g., townhome, or stand-alone single-family home) as well as household tenure (e.g., rent or own) and homeownership rates increase as income increases. University Place has a fairly even split of owners and renters with 57% owning homes and 43% renting their housing (2014-18 ACS). The strain of increased housing costs and rent, has been felt by both owners and renters in University Place.

Figure 12. 2-Bedroom Apartment Average Rent in Comparison to the Area Median Income, University Place and Pierce County, 2010 to 2019



Sources: CoStar and HUD (MF 2-Bed affordability data, assumes an AMI rate for a family of 2, NOT a family of 4)

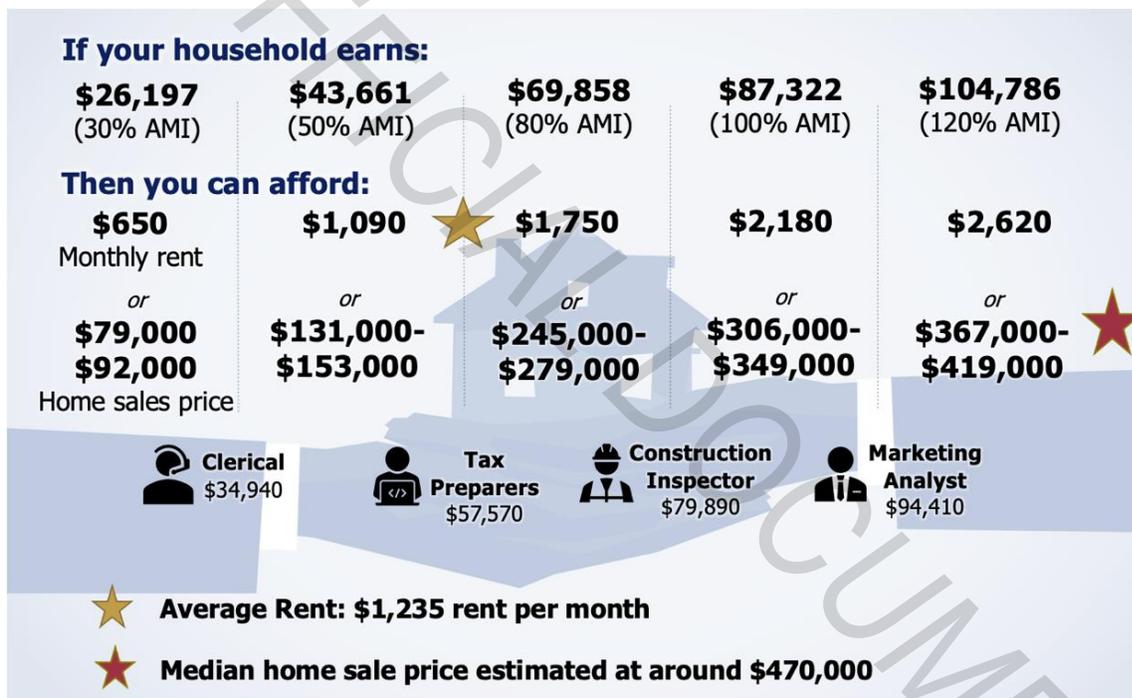
²⁵ The Gini Index rate increased from 0.41 to 0.45 between 2010 and 2017. Sources: U.S. Census Bureau, 2000

Decennial Census and 2014-2018 ACS 5-year Estimates, and South Sound Alliance. Inflation adjusted to 2018 values.

Findings: Where feasible, additional home ownership opportunities should be afforded for households earning between 80 and 120% AMI (moderate to middle-income households). Housing serving this income bracket tends to be middle housing. Demand is mounting for middle housing mostly due to aging baby boomers, young households forming, and the growing workforce. As a result, strategies should be developed

to support middle housing production in University Place. University Place renters tend to include households at the moderate to low-income level and the rising costs of housing has disproportionate impacts for homes priced at these levels. Consequently, additional production of apartments, middle housing, and subsidized (rent-restricted) housing should be supported.

Figure 13. Household Income and Housing Affordability



Sources: Pierce County Assessments Department (2020), CoStar (2020), Occupational Employment Statistics (2019), and ECONorthwest calculations. Average rent and median homes sales prices are for 2020. Pierce County (Tacoma, WA HUD Metro) AMI for 2020 based on a family of four.

Housing Stock is Aging and Lacks Diversity

An analysis of historical development trends in University Place has provided insights into how the local housing market functions in the context of the broader region. Most of the housing stock in University Place was built prior to 1990 (75%) and since then, housing

construction has slowed down over the last decade, even after the housing crash (Pierce County Assessor data, 2020). The oldest housing is mostly single-family detached housing clustered mostly along the western edge of University Place along the waterfront. Newer housing built after 2000 extends into the outermost eastern edges of the city. As described in Figures 12 and 13,

the newer housing tends to include single-family attached housing and multifamily housing while older housing

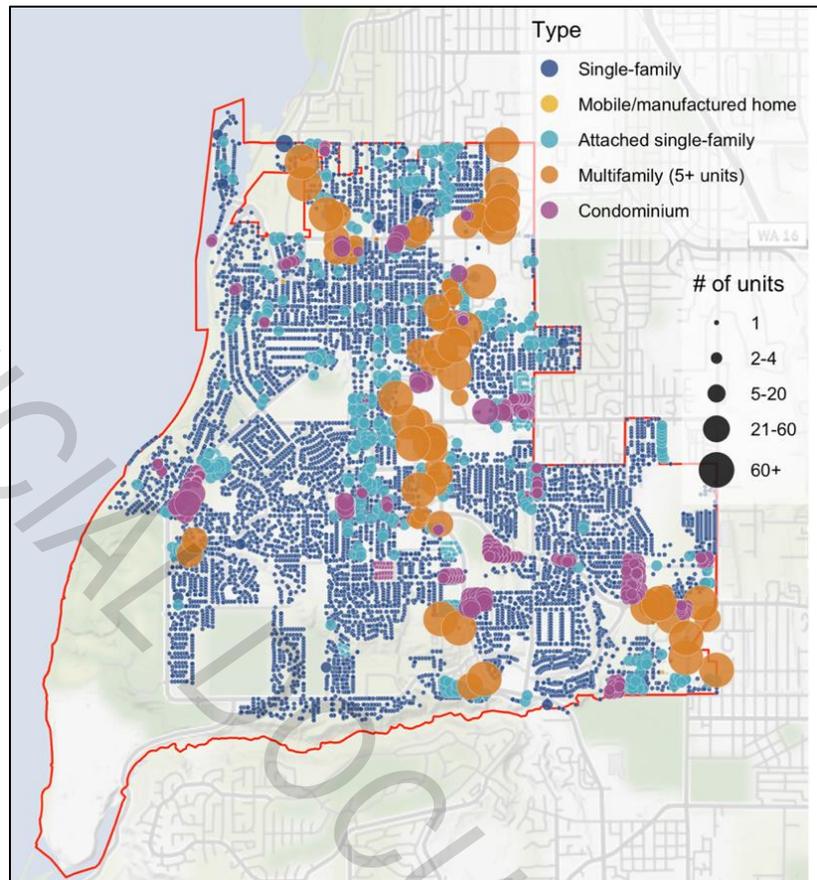
tends to include single-family detached housing, condominiums, and manufactured homes.

Historically, University Place's housing stock has lacked a healthy mix of diverse housing types comprised of different sizes, shapes, and affordability. The housing stock is mostly composed of single-family detached housing (52% of total) and multifamily housing such as apartments (31%) with smaller shares of condominiums (9%), single-family attached housing (8%) and manufactured homes (less than 1%) (Pierce County Assessor data, 2020).

As a consequence of development regulation updates, construction of multifamily housing picked up the pace since 2010, adding approximately 408 new units to the local housing market and this trend is expected to continue with the addition of an 80-unit multifamily development, currently undergoing construction. In addition, 36 new townhome units are currently being built which will help diversify the housing stock.

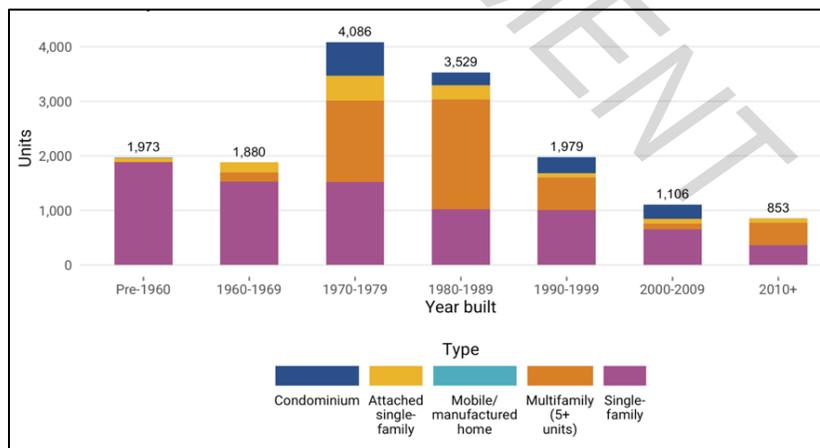
Missing middle housing or single-family attached housing units including two or more units helps to

Figure 14. Housing Types and Density



Source: Pierce County Assessor's Department, 2020

Figure 15. Housing Units Built by Decade



Source: Pierce County Assessor's Department, as of mid-2020

bridge a gap between single family and more intense multifamily housing. Examples: duplexes, triplexes, quad homes, multiplexes, accessory dwelling units, town homes, backyard homes, and row homes. In theory, these space-efficient housing units can be more affordable than other units because they are smaller and more energy efficient and they use less land resources. Generally, this type of housing can be built at a lower cost per unit than single-family detached housing. However, their affordability is not guaranteed. Providing middle housing expands opportunities for housing types that may be lower cost than single family detached housing and these units can be well-integrated into existing neighborhoods.

Findings: The low supplies of single-family attached housing such as town homes and quad homes and multifamily housing should be addressed to provide broader housing options for the community. In addition, demand is expected to increase for single-family attached housing mostly due to aging baby boomers.

The older housing stock in University Place could increase the risk of housing displacement particularly if this housing is serving lower income households. Displacement occurs when a household is forced to relocate. This tends to occur as a result of changes in the housing market, either because their housing is being redeveloped or undergoing major renovations, or due to their housing costs increasing faster than they can afford. Displacement can be physical (redeveloped areas or housing with substantial remodels), economic (increase in rents), or cultural (loss of culturally-relevant businesses and

institutions). Displacement risk is heightened for cost-burdened renters, low-income households, minorities, and households who are more likely to experience housing discrimination. Displacement tends to occur in areas with older housing, with access to transit, less expensive land, and land opportunities conducive to large developments. An analysis identifying gradations of displacement risk should be completed to help address displacement concerns. Changing the zoning to allow more intense development/densities can increase the chances that current residents in the affected neighborhood will be physically displaced to make way for redevelopment. Consequently, displacement risk should be assessed before major rezones to help develop safeguards and avoid or minimize impacts.

Cost Burden Disproportionately Affects Lower-Income and Renter Households

The city's high rent and home sales prices have resulted in cost burden for a large portion of its residents and this can put a strain on households, leaving little income left for other necessary life expenses such as healthcare and transportation. The U.S. Department of Housing and Urban Development (HUD) guidelines indicate that a household is cost burdened when they pay more than 30% of their gross household income for housing and severely cost burdened when they pay more than 50% of their gross household income for housing. Of the city's renters, 47% are cost burdened, and 19% are severely

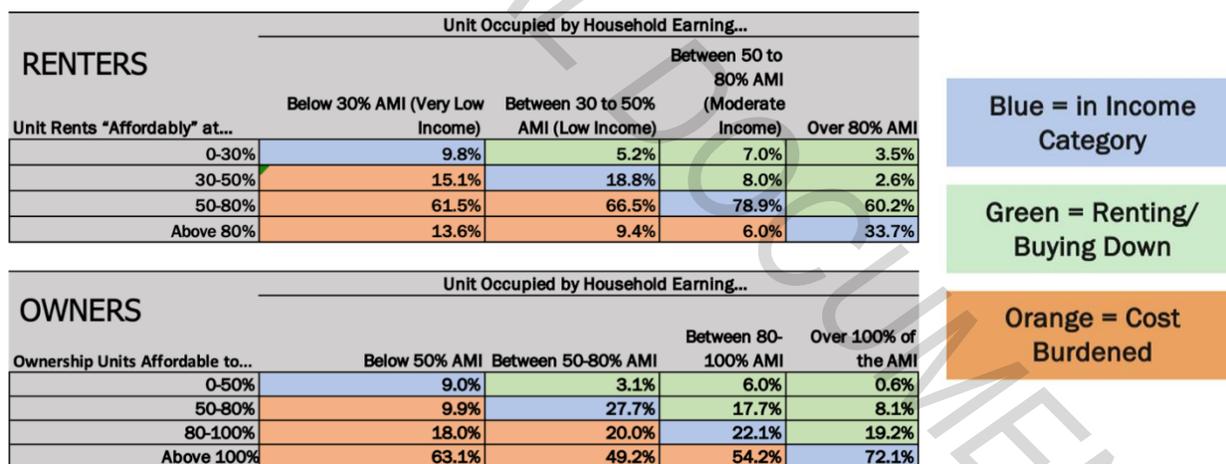
cost burdened.²⁶ While the percentage of cost burdened renters in University Place is similar to that of Pierce County, the city has fewer cost burdened homeowners (27%) than the county (36%).

Cost burden is not distributed evenly across the city's population. Sixty-eight percent of those residents over the age of 65 and 52% of those under age 24 are cost burdened. In addition to seniors and young adults, low-income households are disproportionately cost burdened. Among renters who earn below 30% AMI, 91% are cost burdened, and among those earning 30-50% AMI, 75% are cost burdened.²⁷

Part of the disproportionate impact of cost burden on lower-income

households can be explained by the fact that 66% of higher income households in University Place are "renting down"²⁸ (shown in the unit occupied by household earning over 80% AMI in Figure 14). This trend could be due to an undersupply of units at their affordability level or due to other reasons, such as a desire to spend less money on housing expenses. The occupation of lower income units by higher income households diminishes the supply of units available to low to moderate- income households. Consequently, housing planners tend to focus on augmenting the supply of housing at the lower-income spectrums since these households are unable to rent places above what they can pay for with their income.

Figure 16. Renter and Owner Unit Occupation by Household Income



²⁶ Source: U.S. Census Bureau, 2014-2018 ACS 5-Year Estimates. Notes: Cost burdening for owner-occupied households is not terribly common because mortgage lenders typically ensure that a household can pay its debt obligations before signing off on a loan. However, cost burdening can occur when a household secures a mortgage and then sees its income decline. Cost burden does not consider accumulated wealth and assets. Comparison: In 2017, one-third of American households spent more than 30% of their income on housing.

²⁷ CHAS (5 year 2013-2017). Notes: AMI – HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. Very Low Income: 0 to 30%, Low Income: 30-50%, Moderate Income: 50-80%. It is important to note that households with incomes over 100% of AMI are less burdened overall since their larger income will go farther to cover non-housing expenses such as healthcare.

²⁸ One is renting down when they are occupying housing that is below their affordability level.

When transportation costs are included, low-income households are spending too much on these necessities. According to the Center for Neighborhood Technology's Housing and Transportation Index, the average household earning 80% AMI spends 52% of their income on housing and transportation costs which is a rate much above the affordable threshold of 45 percent. This further exemplifies affordability challenges for low to moderate household incomes. Thus, the new housing units needed by 2040 should be developed in areas that are well-served by transit, and are in close proximity to schools, job centers, and other amenities to limit the impact of transportation costs on household budgets.

University Place does support the production of rent-restricted housing that provides very low to moderate-income housing units. About 332 low-income housing units have been built to date in University place, which are funded through low-income housing tax credits, bonds, and subsidization.²⁹ In total, there are 424 senior and special needs units in University Place. There is only one nursing home with 120 units and three assisted living facilities.³⁰

Findings: New housing units needed by 2040 should be developed in areas that are well-served by transit, and are in close proximity to schools, job centers,

and other amenities to limit the impact of transportation costs on household budgets. In addition, University Place will need to continue boosting production of low and moderate-income (80% AMI or lower) housing rentals and ownership opportunities and should continue to support overall housing production to increase the supply of housing and lower the tendency for upper income households to rent or buy down.

The approaches for increasing low-income housing likely is more complicated due to the need for some sort of direct assistance. Low-income housing is nearly impossible to build through the private market without public agency support and assistance programs, particularly in urban areas with high land and construction costs (such as the Puget Sound region). Consequently, strategies tend to focus on leveraging partnerships and the use of available local, state, and federal subsidies to build affordable housing, along with preserving affordable housing through efforts such as housing rehabilitation programs.

[Appendix 1](#) provides additional detail on the housing needs findings and background on the results referenced in this section.

²⁹ Washington State Housing and Finance Commission, 2020. Pierce County Housing Authority, US Housing and Urban

Development, USDA Rural Development Program, and PolicyMap.

³⁰ Department of Health and Human Services.

What is Affordable Housing?

The term affordable housing refers to a household's ability to find housing within its financial means. The typical standard used to determine housing affordability is that a household should pay no more than 30% of the gross household income for housing, including payments and interest or rent, utilities, and insurance. Another indicator for measuring and tracking housing affordability concerns is housing cost burden. The US Housing and Urban Development (HUD) guidelines indicate that a household is cost-burdened when they pay more than 30% of their gross household income for housing and severely cost-burdened when they pay more than 50% of their gross household income for housing (rent or mortgage, plus utilities).

Median Income Level

When examining household income levels, the Area Median Income (AMI) and Median Family Income (MFI) are helpful benchmarks for understanding what different households can afford to pay for housing expenses. Since housing needs vary by family size and costs vary by region, HUD produces a median income limit for different family sizes and regions on an annual basis. These benchmarks help determine eligibility for HUD housing programs and support the tracking of different housing needs for a range of household incomes.

The median income value (100%) primarily used for this analysis is an annual income of \$87,322 for a family of four which is the Pierce County rate for 2020. Below 30% of AMI is extremely low income (under \$26,197), 30-50% of AMI is very low income (\$26,197-\$43,661), 50-80% of AMI is low income (\$43,661-\$69,858), 80-100% of AMI is moderate income (\$69,858-\$87,322), 100 to 120% of AMI is middle income (\$87,322-\$104,786), and above 120% AMI is high income (above \$104,786). Income levels tend to vary throughout a lifetime and homeownership rates tend to increase as income increases.

Source: HUD, 2020. Pierce County and Tacoma, WA HUD Metro FMR area, FY Income limits Documentation.



F. HOUSING ACTION TOOLKIT



HOUSING ACTION TOOLKIT INTRODUCTION

Overview

Our region has and will continue to face great challenges as we grow. This includes the ability to provide affordable housing. Housing element requirements under the Growth Management Act (GMA) outline requirements to "...ensure the vitality and character of established residential neighborhoods...". This includes provisions for protections of housing "...for existing and projected needs of all economic segments of the community" ([RCW 36.70A.070\(2\)](#)). At the same time, cities are growing, and redevelopment pressures will continue to occur. As redevelopment occurs, the key is focusing on policies and regulations that minimize displacement and preserve affordable housing options. These are difficult planning challenges, and it takes a proactive approach to meet these challenges head on.

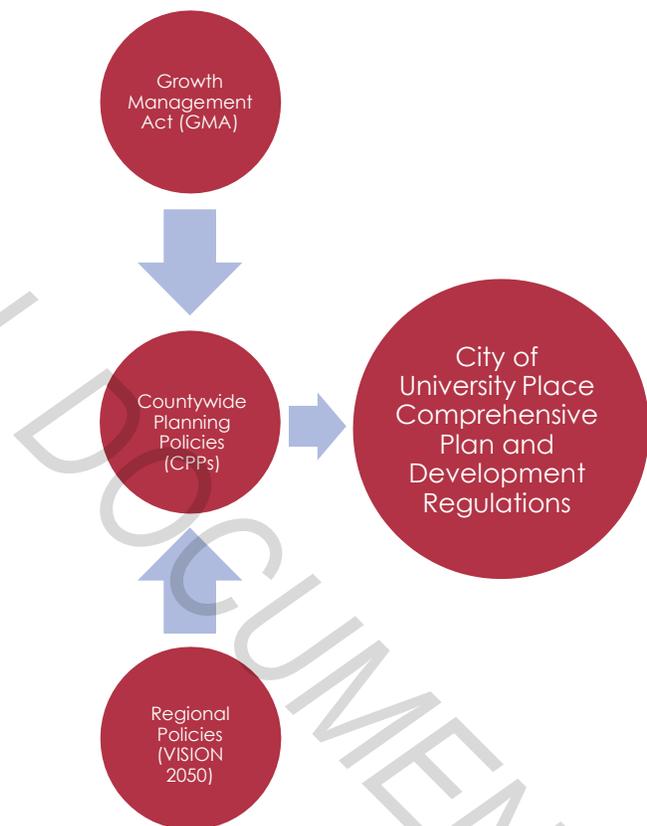
In addition, University Place faces some unique challenges and opportunities based on its housing stock and demographics. This Housing Action Toolkit presents analysis, strategies, and a range of actions to consider.

Connection to Comprehensive Plan Process

University Place will update its Comprehensive Plan no later than June of 2024. As part of that process, they will be planning for growth out to 2044. The amount of growth the City decides to plan for is linked to the types of actions necessary to meet housing goals. The more growth expected, the more

creative the City must be in order to accommodate that growth. The elements and objectives of the Housing Action Toolkit will help support the implementation of growth and housing strategies as the City moves forward.

Planning is a balance between state and regional requirements and substantial local deference afforded to a city so it can plan in a way that is best for the community.



While broad housing requirements are outlined within the Growth Management Act ([RCW 36.70A.070\(2\)](#)), policies are also developed at the regional and countywide levels. The Puget Sound Regional Council (PSRC) is a regional body that develops policies around transportation, economic development, and growth (including

housing). The Pierce County Regional Council then develops Countywide Planning Policies (CPPs), which help ensure Pierce County and the cities within the county coordinate on growth issues. The policies contained in the CPPs are further refined as the City completes its Comprehensive Plan update. The HAT provides an opportunity to proactively look at housing issues and identify possible solutions that can be implemented as this planning takes place.

Upcoming challenges as University Place plans for growth

One of the greatest challenges the City must address as part of the comprehensive plan update is the amount of population that it is expected to plan for.

While University Place has only grown by approximately 2,000 people between 2010 and 2020, regional planning processes are focusing a tremendous amount of growth in the city over the coming decades. Under the recently adopted Vision 2050, University Place is designated as a Core city in Pierce County along with Lakewood, Puyallup, and a portion of Auburn. Under Vision, the the Core cities are expected to plan for and accommodate 23 percent of the growth that will occur in Pierce County. This translates to roughly 85,000 new people.

If University Place plans for a third of that growth, it would result in the need to accommodate roughly 28,000 new residents between 2017 and 2050. Alternatively, a fair-share approach based on percentage of overall core city population would result in the city accommodating 22.8% of the 85,000

new core city residents. This regional goal would mean three to more than four times the yearly growth the city experienced between 2010 and 2020.

While the City is focused on retaining single family detached housing in existing neighborhoods, it will be a challenge to do so while also planning and focusing on such a steep increase in people moving to the city. To retain the character of the city and meet regional goals, a proactive focus on how to meet these goals must continue to occur. Adopting a form based code was a great step, and this Toolkit outlines additional strategies and actions that will assist the City.

Long-Term Impacts of COVID-19 on Housing

The ongoing COVID-19 pandemic and the associated health and economic consequences continue to affect everyone in the Puget Sound region and around the world. While the full story of the effects of COVID-19 on housing is still being written, several important trends may emerge or intensify in coming years.

First, for many of those whose employment can occur remotely, physical proximity to the workplace is a less important factor when choosing a place to live. Factors including access to parks, great schools, and being closer to family, may increase in importance.

Second, the demand for new housing continues to outstrip supply, leading to further upward pressure on prices. Labor and material shortages continue to make building housing expensive, and the locational decisions discussed above are leading to more households

with continued employment looking to change their housing situation.

Third, continued high unemployment in the hardest-hit economic sectors may lead to a wave of evictions, with serious consequences for those households unable to afford their housing coupled with a spike in vacancies and continued financial stress for landlords and housing providers. Stagnant or falling rents may help some, but certainly not all, households facing loss of income or medical expenses as a result of the pandemic.

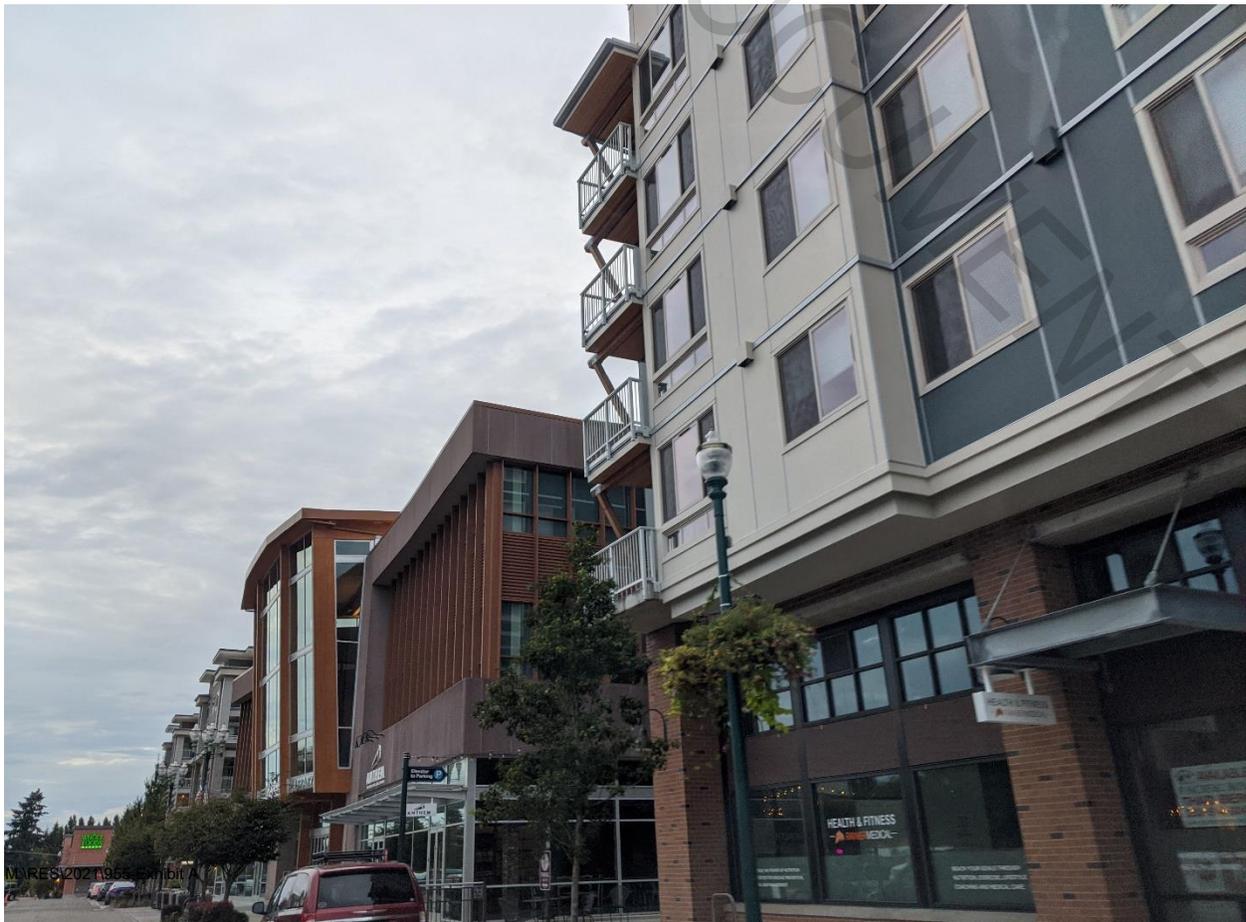
Housing Policy Analysis and Current Policy Conditions

University Place has a comprehensive plan that provides policy support for its municipal code and implements the policies of the [Puget Sound Regional Council](#) (PSRC) and the Pierce County [Countywide Planning Policies](#) (CPPs).

Appendix [3](#) contains an analysis of University Place's policies that relate to housing.

Broadly speaking, the City should consider additions and revisions to its policies that support future actions in line with what is provided in this Toolkit and to successfully implement updated policies in [Vision 2050](#) (approved October 29, 2020). Such policy additions should strengthen and support the actions recommended here, including (but not limited to) strengthening policy support for more diverse housing options, developing code and policies that mitigate the risk of displacement, and placing equity front and center when crafting future housing code and policy.

This can be accomplished while also protecting the character of the City of University Place.



Housing Types Considered

SINGLE-FAMILY HOUSING

HB 1923 specifically calls for the development of policies and strategies to increase the availability of single-family homes that are affordable to a wider range of households. This could include both detached and attached single-family dwellings. The HAT presents strategies and actions that can increase the availability and affordability of single-family homes, including various forms of single-family attached as well as single-family detached units.



MISSING MIDDLE HOUSING

“Missing middle” housing refers to a range of housing types including duplexes, triplexes, fourplexes, townhomes, and courtyard apartments built with wood frame construction. These housing types offer more affordable options for buyers and renters and more efficiently utilize land often dedicated to single family detached homes. “Missing” refers to the fact that these more affordable types are not being built fast enough to keep up with demand. “Middle” refers to their position on a spectrum between single-family detached homes and mid- to

high-rise apartment buildings. The Toolkit includes actions that address various facets of this form of housing. This includes potential changes to zoning to allow such development in more places, as well as updates to parking requirements and road standards to reduce development costs.



ACCESSORY DWELLING UNITS

Accessory Dwelling Units, or ADUs, are small housing units attached to or separate from and accessory to a single-family home. These smaller dwellings, sometimes envisioned as homes for older parents or other relatives, hold promise as a way of providing basic, affordable accommodations for households that do not need much space while potentially providing a source of rental income for homeowners. Jurisdictions region-wide, including University Place,



have permitted changes to their land use regulations to allow or further encourage ADUs as a way of addressing the housing affordability issue. Various actions are detailed in the Toolkit that could help further incentivize and remove barriers to construction of ADUs.

SENIOR HOUSING

Assisted living facilities, retirement communities, adult family homes, and other forms of senior housing will be increasingly needed as the populations across our region and in the city age. ADUs and missing middle housing can also play an important role in providing housing options for seniors that are affordable. Providing these housing options allow current residents the ability to age in place.



Strategies

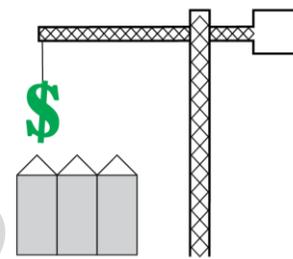
All actions proposed in this Housing Action Toolkit can be categorized by their implementation of one of the strategies as outlined below. Each strategy is assigned its own icon, which are incorporated into the following action writeups according to which strategy or strategies each action implements.

STRATEGY 1: INCREASE THE VARIETY OF HOUSING TYPES



The City can make progress on this strategy through several actions, including changes to the zoning code to make various types of housing more widely allowed and demonstration programs for fee reductions. This includes senior housing, ADUs, and so-called Missing Middle housing.

STRATEGY 2: INCENTIVIZE HOUSING AND MITIGATE DISPLACEMENT



The City has expressed interest in increasing incentives for preserving existing rental housing and creating new rent-restricted and market rate rental housing. The HNA demonstrates that additional rental housing, particularly for low- to moderate-income households, is needed to reduce housing cost burden.

Incentives for rental housing can include the Multi-Family Tax Exemption (MFTE), waiving mitigation fees, and demonstration programs to reduce displacement and rehabilitate existing housing stock. Other actions might include public-private partnerships with neighborhood associations, interlocal agreements, and working with landlords to bring down the cost of upkeep.

STRATEGY 3:
REDUCE
DEVELOPMENT
COSTS AND
TIMELINES



The cost of developing new housing, regardless of type, includes

labor and materials, the costs of permitting (including impact and mitigation fees), and the time and cost of permit processes. Several actions included in this Toolkit address the elements of this calculation most within the City's control, namely permit efficiency, fees, and time and process required to approve development.



HIGH-LEVEL FINDINGS FROM UNIVERSITY PLACE HOUSING NEEDS ASSESSMENT

University Place is a highly desirable places to live, offering a high quality of life, and a prime location nearby flourishing urban centers (such as Tacoma), along the beautiful Puget Sound waterfront. The continued growth in University Place and in the broader Puget Sound region has intensified competition for a limited supply of housing and this is expected to continue into the future. Overall, the need for affordable housing is substantial and growing and should be addressed with robust action that broadens housing choices and better meets all needs.

- To keep up with the Puget Sound Regional Council forecasted city population growth up to 2040, University Place will need to build much more housing per year at a faster rate than has been built in the past decade.
- Housing costs (sales and rentals) have escalated in University Place, and housing ownership in particular is becoming more out of reach especially for households earning below the median annual income in Pierce County. Median housing sales prices are rising faster than household incomes, making homeownership increasingly out of reach for low to middle-income households wishing to reside in University Place. Housing strategies can support entry-level homeownership housing particularly associated with the needs of the Joint Base Lewis McChord communities.
- The population is aging in University Place. The senior population (65+) has grown significantly, and high growth will continue with the aging of the Baby Boomer generation. This generates greater demand for smaller housing options and housing offering living assistance or age-restricted housing, age-in-place amenities, and multigenerational housing accommodations.
- Housing needs are not one-size-fits-all and instead should be thought as a menu of different options with sufficient variety for different household incomes and sizes, life stages of people, and community location needs. The lack of housing meeting diverse needs has a compounding effect on the housing problem. University Place needs to support increased production at as many market segments as possible. The supply issues are most acute for low to middle-income households looking to own and rent and smaller sized housing options. Housing options could be broadened by continuing to accelerate apartment production (rentals). The low availability of vacant developable land necessitates higher density housing. Apartment rents are somewhat affordable but the low rental vacancy rates for 2-bedroom apartments and rising rents are early signs of pent-up demand. Overall trends indicate high demand for “missing middle” market-rate housing (e.g., townhomes, triplexes, duplexes, quad homes, and cottages) which allows more seniors and couples to downsize and remain in their community.
- The increasingly older, more-affordable housing stock in University Place will be more prone to redevelopment which could increase the risk of displacement particularly for low to moderate-income families in areas where housing prices are rising. Consequently, gradations of displacement risk should be tracked, and affordable housing preservation and rehabilitation strategies should be targeted in these areas.

KEY FINDINGS AND RECOMMENDATIONS

Housing Policy Analysis

LDC and ECO NW completed an in-depth analysis of University Place's housing policies in September 2020. This analysis can be found in [Appendix 3](#) of this Toolkit. Housing-related policies in the City of University Place Comprehensive Plan can be found in the Housing and Land Use elements and do a great job of implementing state housing requirements along with regional and countywide planning policies. As the City moves ahead with implementing actions identified within the Housing Action Toolkit, the following general areas of focus should guide policy development:

- Develop recommendations for updated or new policies that support actions that the City may want to take in the future. This could be policies to support multi-family tax exemptions (MFTE), the form-based code approach recently adopted by the City, or a variety of other topics for which the City could use policy support.
- Ensure, as much as possible, that revised policies, currently being developed and adopted at the regional and countywide level, are considered as recommendations are being made within the HAP. This will give the City a running head start as the 2024 – 2044 Comprehensive Plan process moves forward.

Moving forward, the City could consider additional direct policy support related to actions taken in the future. As an example, if the City chooses to begin developing a program to repair and maintain its existing stock of aging single-family homes per Policy HS1B, it could consider expanding this to cover rental properties as well and should add policy language to support this. If the City chooses to prioritize targeted improvements to its sewer system where capacity to develop infill housing is limited, this could find policy support in a revised HS1D. Additionally, if the City chooses to create a new residential zone focused on missing middle housing, it should consider adding policy support in the Land Use and Housing elements. For example, the City could revise Policy LU7I to add more detail on the types of housing that would be emphasized in such a zone. In the Housing Element, the City should consider adding a new policy or revising Policy HS2B to reflect the intent and dimensional standards of the new district.

Lastly, the City will be updating its comprehensive plan by June 2024. Part of this process will include a review to ensure City policies are consistent with State Law, and regional (PSRC Vision 2050) and countywide planning policies (CPPs). As the CPPs are updated in 2021, the City could consider adding more policy support and guidance on how to achieve affordable housing-related CPP goals (for example, HS3E references CPP requirements to achieve a minimum of 25 percent of the 2030 growth target in affordable housing; this may need to be updated, and further guidance could help ensure this occurs). Recent changes to regional policies have focused on issues such as equity and displacement. These new and updated policies align well with many of the actions identified within this Toolkit. A future update of policies to provide an equity lens

on development and displacement minimization as redevelopment occurs will ensure future actions meet the City's housing goals.

Housing Strategies

The following three strategies represent collections of actions that address a particular housing issue in a targeted way. The specific actions that fall under each strategy are listed below the strategies.

Strategy 1, Increasing the variety of housing types

- [Review of form-based code impacts on housing variety](#)
- [Review mixed-use zones for residential opportunities](#)
- [Review use matrix for all housing types and opportunities](#)
- [Strengthen land use definitions to provide better guidance on missing middle and affordable housing](#)
- [Explore development of an R-3 zone to emphasize missing middle housing](#)
- [Improve small-lot development standards](#)
- [Update ADU regulations to remove barriers to use](#)
- [Review bulk regulations](#)
- [Review parking standards](#)

Strategy 2, Housing incentives and displacement strategies

- [MFTE program](#)
- [Fee waivers or reductions for affordable housing](#)
- [Fast-track permit process for certain permit types](#)
- [Establish property maintenance and monitoring program](#)
- [Regional Affordable Housing Consortium funding](#)

Strategy 3, Reduce development costs and timelines

- [Raise short plats from 4 to 9 units](#)
- [Raise SEPA exemption levels for minor new construction](#)
- [Allow administrative approval of final plats](#)
- [SEPA exemptions for infill development](#)

Figure 17: Action Schedule and Summary Table

Action	Strategy	Target Group	Area of Applicability	Scale of Potential Impact	Timeline
Review form-based code impacts on housing variety	Increase the variety of housing types	Renters/owners Builders	RGC	Increase housing options in the RGC	Complete / Ongoing
Review mixed-use zones for residential opportunities	Increase the variety of housing types	Renters/owners Builders	RGC and Commercial zones outside of the RGC	RGC and commercial zones	Complete/ 1-2 years
Strengthen land use definitions to provide better guidance on missing middle and affordable housing	Increase the variety of housing types	Owners/Renters Builders	RGC and Residential zones	City wide	Comprehensive Plan update
Explore development of an R-3 zone to provide missing middle housing	Increase the variety of housing types	Owners/Renters Builders	Areas adjacent to the RGC	Moderate	Comprehensive Plan update
Reivew use matrix for all housing types	Increase the variety of housing types	Owners/renters Builders	City wide	City wide	Comprehensive plan update
Improve small-lot development standards	Increase the variety of housing types	Builders	Residential zones	Residential zones	Comprehensive plan update
Improve ADU regulations to remove barriers to use	Increase the variety of housing types	Owners Seniors	Residential zones	Low	1-2 years

Review bulk regulations for opportunities to provide flexibility	Increase the variety of housing types	Owners	All zones	Moderate	Comprehensive Plan update
Review parking standards	Increase the variety of housing types	Commercial Properties	Commercial zones	Low	1-2 years
Use MFTE program to incentivize affordable workforce housing	Housing incentives and displacement strategies	Multi-family Townhomes	RGC	Moderate	Ongoing
Fee waivers or reductions for affordable housing	Housing incentives and displacement strategies	Builders	All zones	City wide	Comprehensive Plan update
Fast-track permit process for certain permit types	Housing incentives and displacement strategies	Builders	All zones	City wide	Comprehensive Plan update
Establish property maintenance and monitoring	Housing incentives and displacement strategies	Owners Renters	All zones	City wide	Comprehensive Plan update
Affordable Housing Consortium Funding	Housing incentives and displacement strategies	Owners Renters Builders	RGC	RGC	Comprehensive Plan update
Raise short plat threshold from 4 to 9 units	Reduce development costs and timelines	Builders	Residential zones	Residential	1-2 years
Raise SEPA exemption levels	Reduce development costs and timelines	Builders	All zones	City wide	1-2 years
Allow administrative	Reduce development	Builders	Residential zones	Residential zones	1-2 years

approvals of final plats	costs and timelines				
Further SEPA exemptions for infill development	Reduce development costs and timelines	Builders	RGC	RGC	1-2 years

UNOFFICIAL DOCUMENT

HOUSING ACTIONS



What is it?

The City of University Place recently passed an ordinance establishing a form-based code in its Regional Growth Center. A thorough review of how to understand the form-based code's potential impact on housing variety can be found in [Appendix 2](#). A form-based code can help address housing affordability by removing density caps and providing use and site flexibility if bulk regulations and design standards are met.

What can the City do?

- The City should evaluate implementation of the form-based code to see whether it is helping create a wider variety of housing types at prices that help alleviate the need for more affordable housing.
- Update definitions to better match the building form guidelines (consistent with recommendations in the "Strengthen Land Use Definitions" action).
- Recognize fourplex or quad-plex development type and treat it as single-family attached rather than multifamily (consistent with missing middle action recommendation for other areas of the city)
- Discretionary review of the building design should be structured to be predictable and consistent (with smaller-scale projects having an easier review process in general).
- Code should be updated with visual aids like photographs, illustrations, or sketches to assist in FBC implementation.
- The City could consider establishing a housing ombudsperson role (could be existing staff person) to provide guidance and coordination on implementing FBC in light of affordable housing production and rehabilitation.

What have other communities done?

Other jurisdictions in the region that have adopted form-based codes include:

[Bothell](#) • [Clark County](#) • [Lacey](#)

What are some potential benefits and drawbacks of this action?

Benefits	Drawbacks
<ul style="list-style-type: none"> • Passing FBC is already a win. Monitoring its implementation and keeping potential improvements on file will help better focus the new code • Changes to land use definitions have benefits across sections of code 	<ul style="list-style-type: none"> • Impact of FBC on affordability and choice may not be evident for some time • FBC affects relatively small area of the city so overall impacts may be limited



What is it?

The City currently has three mixed use zones – Mixed Use (MU), Mixed Use – Office (MU-O), and Mixed Use – Maritime (MU-M). All three allow residential uses at various densities. MU and MU-O are similar in terms of the types of residential uses allowed, while MU-O allows generally higher densities (60 dwelling units per acre base and 65 with affordable housing, versus 45 base and 50 with affordable component in the MU zone).

What can the City do?

The three mixed-use districts are fairly permissive when it comes to uses allowed. All three provide density bonuses for including an affordable housing component. One big opportunity for the City in its mixed-use zones is to

eliminate or condition the requirement that multifamily dwellings only be allowed in conjunction with other permitted commercial uses. Given the unpredictable future of ground-level retail, allowing multifamily dwellings on their own does not tie provision of housing to the market forces of storefront retail (although design standards could ensure ground-floor uses could be converted in the future should the market bear it). One way the City could do this is by adding the mixed-use zones to the Form-Based Code (it currently only covers the Regional Growth Center). This would eliminate the commercial use requirement and density caps. If blanket allowance of independent multifamily is considered too lax, the City could perhaps consider allowing multifamily as a sole use if it does not front major arterials or commercial corridors to ensure those high-visibility areas are reserved for commercial uses. This action also benefits from the recommendation to shore up land use definitions in City code.

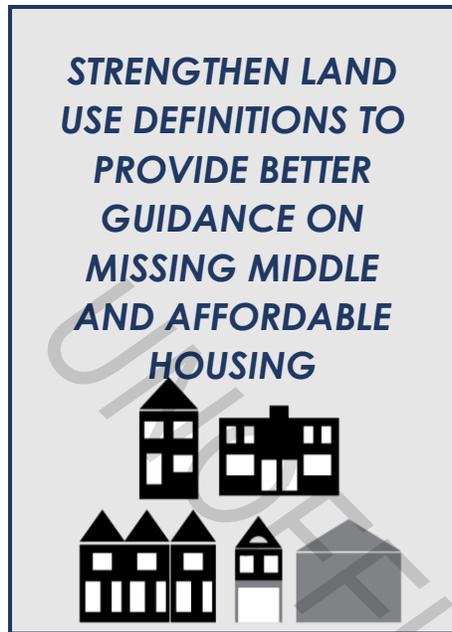
What have other communities done?

Other jurisdictions in the region that have incorporated residential uses independent of commercial uses in mixed-use zones include:

[Shoreline](#) • [Redmond](#) • [Bellingham](#)

What are some potential benefits and drawbacks of this action?

Benefits	Drawbacks
<ul style="list-style-type: none"> • If implemented as described, could decouple housing demand from demand for retail commercial space and result in some developments occurring that might not ever break ground otherwise • Adopting form-based code for mixed-use zones would ensure continuity of regulatory approach across additional land, perhaps improving form-based code implementation as well 	<ul style="list-style-type: none"> • Could be controversial for neighbors of the zone and for business owners • Relatively limited area covered by mixed-use zones limits the scope of change from this action



What is it?

[University Place Municipal Code 19.10](#) contains definitions of terms used within the zoning code. These definitions provide specificity to support implementation of the code's regulations. Adding or revising definitions can bolster support within code for the City's housing goals and policies.

What can the City do?

Several of the other actions discussed in this Housing Action Toolkit could be strengthened by adding and revising various definitions. For example, [UPMC 19.25.040](#) contains a description of single-family attached uses that identifies them as primarily townhouses and rowhouses. There are no definitions for cottage housing, triplexes, fourplexes, or other small-scale attached housing. The City could consider broadening this definition such as,

“‘Attached single-family’ means a structure containing more than two dwelling units, generally one or two stories in height. All units have ground floor access and are joined to one another only by party walls. Examples are townhouses, triplexes, and fourplexes.” ([Pierce County Code Chapter 18.25](#)). Alternately, the City could choose to define separate categories of missing middle housing separately. For example, [Snohomish County](#) defines single-family attached dwellings specifically as a two-unit zero lot line development and townhouses as a separate type of use. Tacoma defines duplexes, triplexes, and townhouses separately and specifically allows adaptive reuse of single-family detached dwellings as duplexes and triplexes. Regardless of the specific form the definition takes, these types of “missing middle” housing will be key to a potential R-3 zone, and defining this use category will help clarify what is allowed in the zones. The City should also consider adding definitions for affordable housing in compliance with how the term is defined in its comprehensive plan. This will better define what is needed to get a density bonus in the mixed-use zones. Note that the City will need to make sure that uses like townhouses, triplexes, fourplexes, and cottages are permitted to be built to ensure this action has the desired effects.

What have other communities done?

Other jurisdictions have robust definitions for missing-middle residential uses, including: [Bothell](#) • [Kent](#) • [Tacoma](#)

What are some potential benefits and drawbacks of this action?

Benefits	Drawbacks
<ul style="list-style-type: none"> • Codifying missing middle housing types (including allowing adaptive reuse of single-family structures) can help legitimize them in the rest of code • Necessary change to enable sufficient construction of “missing middle” housing types 	<ul style="list-style-type: none"> • Adding more definitions could complicate compliance and/or invite loopholes • Not likely to result in any meaningful unit production or affordability improvement unless adequate land for these uses is provided and the code provides adequate areas for each housing type



What is it?

The City currently has two single-family zones (R-1 and R-2) and two multifamily zones (MF-L and MF-H). R-2 has a base density of six dwelling units per acre with up to 9 units per acre through the small lot development code. Even at 9 units per acre, single family detached housing would typically be built. The next zone up, MF-L, has a base density of 35 dwelling units per acre. If University Place wishes to create opportunities to build missing middle housing, including townhomes, triplexes, fourplexes, and more, a new zoning designation should be considered.

What can the City do?

The City should consider adding an R-3 zone to its zoning code. This zone would emphasize densities somewhere

between six and 35 dwelling units per acre and uses that emphasize duplexes, triplexes, fourplexes, townhomes (including unit-lot subdivisions), courtyard apartments, and other small-scale “missing middle” housing. To best target missing middle housing, a density range of 11 to 20 dwelling units per acre would be the ideal range for this zone. This would require modification of [19.20.020](#), [19.20.030](#), [19.25](#), [19.45](#), and any other code sections where zones are delineated or regulated. The City already permits unit lot subdivisions, but encouraging townhomes may also require revisions to Title 21 and its street standards. In particular, townhomes are often developed on small urban lots using private access tracts. The City currently allows private roads only for four or fewer lots, which many townhome projects will exceed.

What have other communities done?

Other jurisdictions have adopted zoning codes with zones that emphasize small-scale multifamily and attached single-family development, including: [Snohomish County \(access to unit lot subdivisions\)](#) • [Auburn](#) • [Kent](#) • [Tacoma](#)

What are some potential benefits and drawbacks of this action?

Benefits	Drawbacks
<ul style="list-style-type: none"> • Most comprehensive way to encode missing middle housing into UPMC • Could have big impact on housing variety and affordability within the areas zoned R-3 (and could possibly ease price pressure on units in other zones) • Could be in areas that would still protect most existing single family detached neighborhoods. 	<ul style="list-style-type: none"> • Designing and regulating a new zone represents a large work program and may take several years to bear fruit • Unclear which areas in which existing zones would be good candidates for designation as R-3 • Requires modifying other sections of code to make it work optimally (lots of moving parts)



What is it?

The City’s use tables, located in [UPMC 19.25.110](#), specify which uses, and which levels of specific zones, are permitted at varying levels of scrutiny, in each of the City’s zoning districts. These tables are important because they establish a link between theoretically allowing a particular form of housing and ensuring that enough of that housing can actually be built. The City’s use tables are in very good shape overall, but there are a couple of changes that could help provide more affordable single-family and missing-middle options.

What can the City do?

The City could consider adding specificity to its uses to better accommodate the uses being targeted in this HAP.

For example, currently the use tables group all multifamily development together under one category that is subject to the City’s [small lot and multifamily design standards](#). This includes any development with three or more joined dwelling units or two or more single-family detached homes or duplexes on a single lot. This definition would include virtually all forms of missing middle housing other than unit-lot subdivided townhomes. Since missing middle housing by definition is at most only incrementally different from (and often indistinguishable from) the massing and lot coverage of larger single-family homes, this may warrant including desired forms of missing middle housing, including triplexes, fourplexes, and cottage apartments, as a separate use category from general multifamily and specifying that such uses would not be subject to the multifamily design standards. The City should also consider allowing 2nd-level single-family attached housing in the R-2 zone (as well as in a potential R-3 zone), as the limit of two attached single-family homes per structure in level 1 is likely cost prohibitive. Since much of the land zoned R-2 in the city is located on or near critical areas associated with the Leach Creek watershed, allowing attached townhomes via use table may allow R-2 land with critical areas to be developed closer to zoned capacity than would be possible with single-family detached homes.

What have other communities done?

Other jurisdictions have adopted zoning codes with zones that emphasize small-scale multifamily and attached single-family development, including: [Auburn](#) • [Kent](#) • [Tacoma](#)

What are some potential benefits and drawbacks of this action?

Benefits	Drawbacks
<ul style="list-style-type: none"> • Would complement the development of an R-3 zone • Would allow missing middle housing to be built in wider swath of the city • Could be in areas that would still protect most existing single family detached neighborhoods. 	<ul style="list-style-type: none"> • Removing some types of small-scale multifamily from design standard requirements could be controversial • Requires modifying other sections of code (likely including an R-3 zone) to make it work optimally



What is it?

University Place has design and planning standards for small-lot residential development ([UPMC 19.53](#)). These standards in theory allow a 50 percent increase in allowed units per acre if the design and planning standards in 19.53 are met. In practice, however, no developments have taken advantage of this due to the stringent standards and physical limitations of small lots given current demand for larger single-family homes.

What can the City do?

The City could consider several changes to the small-lot development standards that would remove barriers to their use. The following are a few ideas that could encourage use of the existing regulations.

- First, the City could change the requirement that no more than one third of a development's units be attached units if the overall site density didn't exceed the maximum allowed in code (50 percent might provide a greater incentive to use this code).
- The City could also adopt a small-lot roadway standard that offers a narrower right-of-way (perhaps with on-street parking on only one side) to provide more area and thus more flexibility for siting units.
- Additionally, the City could alter its open space standards for small-lot development in the form of providing a fee in lieu option in place of pocket park development, reducing the square footage per unit required from 350 to 200, or increasing the site threshold at which pocket parks or central greens must be provided. (Currently, small-lot developments with more than 10 net developable acres must provide a minimum 1/2-acre park or central open space area.)
- The City could increase the maximum dwelling size or FAR and specifying a maximum rather than minimum lot width. This could help address the concern that the design standards for small-lot development result in homes that are too small to be worth the cost of building the development.

What have other communities done?

Other jurisdictions have adopted provisions like those recommended above, including: [Marysville \(reduced footprint PRD street\)](#) • [Snohomish County \(200 sq ft per unit open space\)](#)

What are some potential benefits and drawbacks of this action?

Benefits	Drawbacks
<ul style="list-style-type: none"> • Could provide needed flexibility for more affordable forms of single-family detached housing • Specifying maximum rather than minimum lot dimensions and increasing dwelling size and/or FAR limits could address concerns by the City that the homes outlined are not in demand 	<ul style="list-style-type: none"> • Market dynamics limiting demand for small single-family homes may be stronger than any code-based remedies the City can offer • Multiple changes to this code section would likely be needed to make a measurable dent in the demand for this housing type



What is it?

The City defines regulations for Accessory Dwelling Units, including where they can be built as well as dimensional and occupancy restrictions, in [UPMC 19.70.010](#).

What can the City do?

Overall, the City's ADU regulations are reasonable and avoid many of the pitfalls of other communities' codes. That said, there are a couple changes the City could consider making to remove barriers to use:

- Eliminate the requirement that the owner must occupy either the primary home or the ADU at all times as well as the affidavit requirement
- Increase the maximum size from 800 square feet (600 for a detached ADU within the reduced setbacks for

accessory structures) or provide the alternative of 800 square feet or 50 percent of the total square footage of the primary home, whichever is greater

- Create an exception to the 18' height limit for detached ADUs – as currently written, this code discourage ADUs above an existing detached garage (because it would be taller than 18') that otherwise complies (small-lot development standards already allow garages with ADUs atop to be 21 feet tall so this model already exists in code)
- Increase the maximum lot coverage percentage in residential zones (or allow ADUs an exemption) if stormwater requirements are met – for smaller lots, adding an ADU could easily exceed the lot coverage
- Provide menu of pre-designed, customizable ADU templates to potential applicants to ensure a proposed ADU would meet all design requirements
- Allow more than one ADU on a lot if dimensional requirements can be met (City could consider requiring one additional parking space if a second ADU is located on site if this is controversial)

Because there are so many potential ways to modify the code, the City should consider conducting a survey of potential ADU builders to better discern what, if any, barriers are constraining them from building ADUs on their lots.

What have other communities done?

Other jurisdictions have adopted provisions like those recommended above, including: [Seattle](#) (ADU menu of templates) • [Vancouver](#) (40 percent of total square footage, no ownership required) • [Enumclaw](#) (no limit on lot size, 50% livable area)

What are some potential benefits and drawbacks of this action?

Benefits	Drawbacks
<ul style="list-style-type: none"> • ADUs provide an affordable housing option for both young workers and older adults, hitting two key demographics in one • Many options exist for tweaking existing code to make it function better 	<ul style="list-style-type: none"> • Permitting uses does not ensure the housing is created • Depending on zoning allowed, easing regulations may be unpopular with some residents.



What is it?

The City regulates density and dimension in [UPMC 19.45](#). These provisions often determine whether a project makes financial sense by defining the buildable envelope.

What can the City do?

The City’s bulk regulations overall are clear and reasonable. Some changes to this section could help provide flexibility for more a wider variety of housing:

- Reduce minimum lot widths and potentially minimum lot sizes in R-1 and R-2 (this could be an option if the City wishes to de-emphasize its small lot development standards)
- Allow smaller front setbacks on non-arterial streets (perhaps the 19’ or the length of a legal driveway, or as small as 10 or 15 feet if the lot is served by an alley)
- Increase maximum lot coverage, particularly in multifamily and mixed-use zones

What are some potential benefits and drawbacks of this action?

Benefits	Drawbacks
<ul style="list-style-type: none"> • Could be effective if City wishes to de-emphasize its small-lot standards • Increasing maximum lot coverage could have sizeable impact 	<ul style="list-style-type: none"> • May be necessary but not sufficient to increase housing options



What is it?

University Place regulates off-street parking requirements for uses in [UPMC 19.60](#).

What can the City do?

To further incentivize development of townhouses and other missing middle housing, the City could consider changing the guest parking requirements for single-family attached units to 1.5 per units with one guest spot per a certain number of units and/ removing the guest parking requirement for small-lot single-family detached. The City

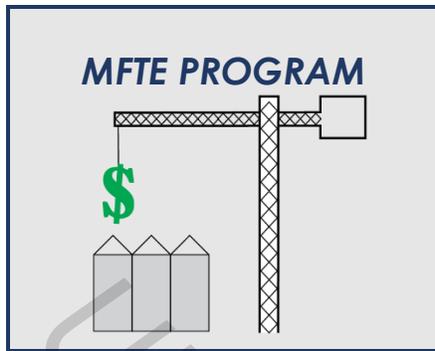
could also consider eliminating the requirement for off-street parking in the regional center or anywhere subject to the form-based code. This would give developers the option of providing more transit-friendly development in the Town Center.

What have other communities done?

Other jurisdictions have adopted provisions like those recommended above, including: [Olympia](#) • [Redmond](#) • [Shoreline](#)

What are some potential benefits and drawbacks of this action?

Benefits	Drawbacks
<ul style="list-style-type: none"> • Parking reform is very cost-effective • Lines up well with emphasis on transit in the Town Center 	<ul style="list-style-type: none"> • Parking reform can be controversial • Town Center piece might require reform of price of parking as well



What is it?

Adopted in 2013, the City of University Place offers Multifamily Property Tax Exemption (MFTE) incentives for up to eight years. Eligibility is limited to projects located in the Town Center zone and including at least 10 units of newly constructed multifamily housing or rehabilitated/converted vacant, underutilized, or substandard buildings. The development can be mixed-use but half of the space should be used for permanent residential occupancy. In the case of rehabilitation of existing buildings, the

exemption does not apply to the value of improvements added prior to the completed MFTE application. The current program does not require any affordable housing units in exchange for the tax incentives. Tenant displacement is prohibited for redevelopment projects and relocation is required for rehabilitation projects displacing existing tenants. The state legislature's Joint Legislative Audit & Review Committee (JLARC) reports that around 170 market-rate housing units have been developed to date as a result of University Place's MFTE program which is around 24 units on average per year for the last seven years.³¹

What can the City do?

The City should consider updating their MFTE program to better support affordable housing production and boost overall housing development which in turn, will help make greater progress towards meeting housing production targets. Program variations should be researched and weighed against costs (foregone property tax revenue for the duration of the program) and benefits (such as affordable housing production) and examined for feasibility and potential repercussions. It is important to thoroughly evaluate—and constantly refine—the incentives to ensure they are priced according to the market and achieve intended outcomes. Program updates to consider:

- Evaluate MFTE tax exemption and housing unit affordability program variations to test out what incentive duration would support affordable housing production and overall housing production. The City could offer the 12-year tax exemption option for property owners committed to renting at least 20% of these units to low- and moderate-income households (less than 100% AMI, as required by state law). To encourage program use, the City should consider whether to offer additional incentives like impact fee reductions for the affordable housing units or parking requirement reductions. There is no harm (other than foregone tax revenue) in offering this program option since it is voluntary. If the City decided to require affordable housing for its 8-year option, the affordable housing requirements should be calibrated to complement the 12-year option.³²
- Expand the eligible area for the program beyond the Town Center to other high density residential areas like the Mixed Use zones. State law allows the program to be used in a "residential targeted area" - meaning an area within an urban center or urban growth area that has been designated by the governing authority. This also includes a residential

³¹ Sources: [Chapter 4.80 of the University Place municipal code](#), [JLARC \(Joint Legislative Audit & Review Committee\)](#)

³² A 2018 study, prepared by Leland Consulting Group, examined 8 alternative scenarios (townhomes, garden apartments, Main Street mixed use urban garden apartments, wrap, and mid-rise/podium) to test out tax exemption options for the City of University Place. Key findings: reduced parking (0.7 spaces for each residential unit) improved residential feasibility particularly for the Main Street apartments and the parking reduction and tax exemption made all residential prototypes feasible except for podium.

targeted area or a compact mixed-use district where urban residents may obtain a variety of products and services, located in an area with adequate public facilities such as transit. The City could analyze and evaluate possible scenarios.³³

- The City could evaluate whether other forms of qualified housing with over four units such as quadplexes would help augment the supply of middle housing and whether they want to limit program usage to only projects producing a certain number of total units (currently it is limited to projects with over 10 dwelling units). Seattle recently made updates to their MFTE program to expand eligibility to all new multifamily construction with over four units, regardless of location.
- The City should consider whether providing a “development agreement” option, wherein a city identifies general performance requirements, and a developer chooses from a menu of corresponding incentives would be helpful for encouraging more program participation.

Program variations could be further analyzed to inform recommendations through detailed cost-of-construction analysis, or by garnering input from housing developers and current planners, or cost-benefit analysis, or through best practice research.

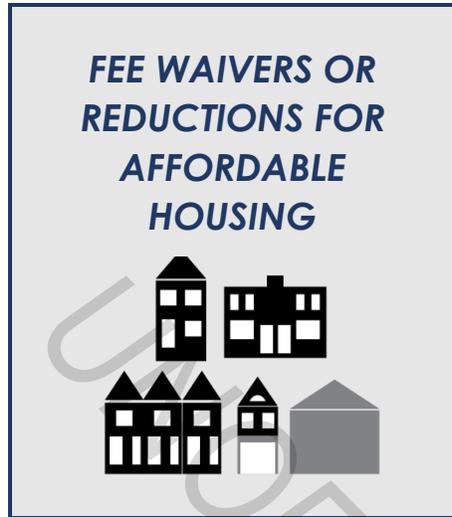
What have other communities done?

Examples of cities with MFTE programs: [Port Orchard](#) • Burien • Redmond • Tacoma • Kirkland • [Seattle](#) • [Chapter 84.14 RCW](#) provides MFTE guidance for Washington State

What are some potential benefits and drawbacks of this action?

Benefits	Drawbacks
<ul style="list-style-type: none"> • These incentives can balance out the financial impacts associated with building affordable housing, if required, and can positively impact development feasibility. • Has opportunity to create new affordable units, especially in “high-opportunity areas” with good schools, jobs, and amenities. • Can be designed to lead to mixed-income projects; helps avoid economic and racial segregation. 	<ul style="list-style-type: none"> • City must weigh the temporary loss of tax revenue against benefits. • May provide insufficient incentive to lead to increased housing affordability unless paired with other tools.

³³ The City of Port Orchard recently adopted a MFTE program being applied to residential targeted areas outside of the center mostly including mixed-use or multifamily development. They provide three different program types. Type 1 includes the 12-year exemption and focuses on affordable housing with transit access. Eligibility for type 1 requires 20% of all units be rented 10% below fair market rent for 12 years and they tier these requirements to promote larger housing unit sizes (reduced AMI). Types 2 and 3 targets redevelopment projects (such as underutilized/abandoned buildings) and mixed-use development with structured parking for the 8-year tax exemption (does not require affordable housing). Source: [City of Port Orchard Code Chapter 3.48, Multifamily Property Tax Exemption](#).



What is it?

Incentives should be explored to reduce the cost of developing affordable housing and single-family attached housing (also referred to as “missing middle” housing) in a way that would help boost production. Fees that make it expensive to build more housing choices create financial barriers to new home construction, which can result in fewer projects moving forward. Impact fee reductions or waivers should be explored along with incentive zoning (i.e., density bonuses or current use assessments).

What can the City do?

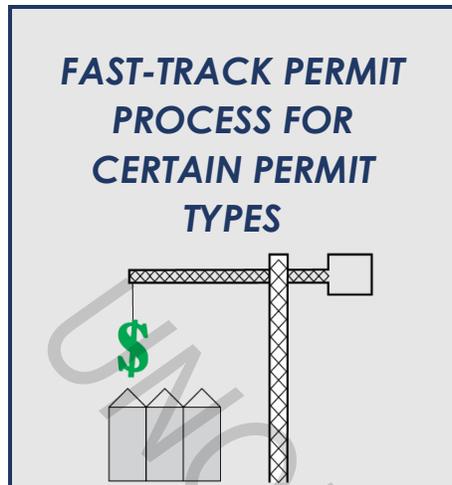
Impact fee exemptions, reductions, and deferrals should be considered to help reduce upfront fees and encourage certain housing types. For example, some

communities exempt Accessory Dwelling Units from certain impact fees, which University Place does not do. The City should assess variations for how to reduce impact fees (such as transportation) to determine potential revenue impacts and weigh the loss of this revenue against potential benefits such as new investment in targeted areas. (For example, if the City chooses to reduce parking requirements for some uses in some locations, perhaps impact fees associated with development in those areas could be reduced as well.) An impact fee rate study could be conducted to help inform recommendations. In theory, impact fees should be designed to include costs proportionate to the benefit that new growth and development will receive from improved and expanded public services.

What have other communities done?

Examples of cities that have used this approach include: Olympia • Mercer Island • Shoreline • Woodinville • Bonney Lake

Benefits	Drawbacks
<ul style="list-style-type: none"> • Has the potential to reduce development costs by tens of thousands of dollars for missing middle housing • Fees could be reduced on a gradient rather than simply eliminated to target particular forms of housing 	<ul style="list-style-type: none"> • Deprives City and other taxing authorities of potential revenue to offset infrastructure costs



What is it?

The length of time it takes to obtain permits for construction can add to the cost of housing. While City review of development permits is crucial to ensuring development is safe, high-quality, and integrated with infrastructure appropriately, improvements to the ways the City processes permits of different types can reduce the time it takes to get badly needed housing to market.

What can the City do?

While the City already prides itself on providing an efficient permit process, a program to fast-track certain permit types that City is focused on could be advantageous.

For example, providing a formalized pathway for applicants to submit preliminary land use applications and civil construction plans simultaneously could potentially reduce total review time and puts the responsibility on the applicant in case the land use review changes the project in ways that impact the construction design.

The City could consider creating a demonstration program for housing types it is trying to encourage. Certain housing types – ADUs, senior housing, attached single family, for example – could move to the front of the queue for review or the applicant could pay for outside consultants (retained by the City) to complete reviews to not burden City staff. A limited term demonstration program would allow the City time to track program metrics such as time saved for applicants and permits issued under the program.

Focusing on certain permit types could result in a review bottleneck. However, undertaking additional permit processes at the same time could help. For example, a reform of the time it takes a project to make it through the permit process could be coupled with raising the SEPA exemption threshold for minor new construction, creating a SEPA exemption for infill housing.

What have other communities done?

Other jurisdictions have adopted provisions like those recommended above, including: [Whatcom County](#) (emphasizes green building) • [Vancouver](#) (infill) • [Kent](#) (joint public meetings) • [Shoreline](#) (simplified permit review timeline for less complex applications)

Benefits	Drawbacks
<ul style="list-style-type: none"> • "Time is money" – could help induce applicants to include needed features and housing types if weeks to months can be shaved off review times • In some cases, puts responsibility on applicant rather than City 	<ul style="list-style-type: none"> • Requires investment of staff time and resources to design and implement a good program • Small-scale demonstration program would take time to show results and then scale up (won't necessarily see benefit quickly)



What is it?

Incentives promoting rental housing maintenance helps to keep housing in good repair, can have a stabilizing effect on the broader community, and can prevent displacement. There is a wide range of potential actions, on a spectrum from regulatory measures to community outreach and incentive funding, that the City can consider. The City's Comprehensive Plan already supports participation in programs to repair and maintain its aging stock of small single-family homes. Expanding this initiative to include existing affordable rental units would help preserve naturally occurring affordable housing.

What can the City do?

- Collect key data to create a housing preservation inventory. This could help prevent the loss of "at-risk" properties and set up the City to purchase targeted properties when the owners are ready to sell or to offer low-cost rehabilitation loans and financing of repairs in exchange for affordability covenants.
- Increase investments to purchase and preserve affordable properties particularly at risk of displacement. This could also involve partnership opportunities with nonprofit organizations and housing agencies. Of particular interest to the City could be rent-restricted units that are nearing the end of their affordable term.
- Reach out to local housing providers to support the rehabilitation of regulated affordable properties with large capital needs or failed inspections. This could also involve partnering with Pierce County and neighboring cities through an interlocal agreement and/or a nonprofit to create a rehabilitation, repair, and weatherization program.
- Consider setting up a volunteer committee of business owners, landlords, and residents to do community outreach and promote contests; waiving or reducing applicable City permit fees for building improvements that address identified capital needs or inspection failures for affordable housing; and establishing a dedicated pot of money (perhaps sourced from a percentage of code violation fines) to help landlords abate potential maintenance-related code violations before they are reported.

What have other communities done?

Other jurisdictions have adopted provisions like those recommended above, including: [Tukwila](#) • Tacoma • Burien • [Kent](#)

Benefits	Drawbacks
<ul style="list-style-type: none"> • Improves quality of life for people living in rehabilitated units • Providing volunteer opportunities and financial incentives would build goodwill • Reduces displacement • Can improve the stability of neighborhoods • Renovating existing stock would be more cost-effective than building new affordable housing 	<ul style="list-style-type: none"> • Some of these require lots of staff time and resources • Some items would require funding, grants, and partner support, increasing complexity • Not guaranteed to increase the housing supply or add to total affordable units • Abatement program dollars would require yearly general fund funding



What is it?

University Place is considering pooling its funding to contribute to a regional affordable housing consortium that will seek to acquire or construct and manage affordable housing assets and programs. Referred to as the South Sound Housing Affordability Partners (SSHAP), this organization includes varied jurisdictions in Pierce County such as the Cities of Tacoma, Fife, Auburn, Sumner, Puyallup, and Gig Harbor; Pierce County; and the Puyallup Tribe. [SSHAP](#), the newly formed organization is currently collecting information on funding sources and best practices, gaining recommendations from legislative authorities, and working out an interlocal agreement.

Interlocal Agreement: SSHAP members will likely enter into an interlocal agreement and will share staff to administer

SSHAP efforts on behalf of the collaborative. The activities would range from coordinated education, data gathering, convening of developers, producing joint advocacy positions, technical assistance, legislation advocacy, pilot programs, and housing strategy plan development and support.

Finances: Each member government will contribute a modest amount of funding to pay for staff, administrative costs, etc. The amount will depend on the number of staff and number of participating members, but they estimate shares ranging from around \$1,500 to \$95,000 per year. The members eventually would like SSHAP to establish and manage a capital fund for the purposes of supporting the building and preservation of more affordable housing. Funds would be gathered from a range of sources including but not limited to participating jurisdictions, state or federal funds, and philanthropy.

What can the City do?

The City should participate in the SSHAP since they would gain many benefits including support towards meeting housing needs and gaining more affordable housing overall. SSHAP is poised to work with a broad range of partners efficiently to gain regional transit-oriented development project support and boost affordable housing development and preservation. SSHAP could develop a shared application process that allows affordable housing developers to apply for multiple sources of funding within a single application process. They could efficiently provide educational resources and materials translated in other languages as a part of this process.³⁴ In addition, SSHAP could help the City administer its MFTE program, coordinate use of sales tax revenue (1406), and keep an inventory of affordable housing units in the area along with a dashboard tracking housing targets and goal achievement. The City could use their 1406 funds to pay for the SSHAP administrative member dues. Eventually, the City could support the establishment of a locally generated fund such as a trust fund which could collect funds as they become available (no set requirement) like ARCH and use these funds across the county.³⁵ In addition, SSHAP should explore whether they can gain more state/federal funds like ARCH (such

³⁴ Source: <https://www.localhousingolutions.org/act/housing-policy-library/regional-collaboration-to-support-the-development-of-affordable-housing-in-resource-rich-areas-overview/regional-collaboration-to-support-the-development-of-affordable-housing-in-resource-rich-areas/>

³⁵ A potential risk with not having a set amount to contribute to the housing trust fund is the possibility of competing for limited funds with member organizations contributing much less than the City.

as Community Development Block Grant (CDBG) funding). With a larger pot of funding and the commitment of many local leaders, regional trust funds may be better positioned to leverage private resources and direct spending to areas where the need is the greatest or prioritized. SSHAP should explore options for interjurisdictional cooperation for programs which work best at a regional scale such as a home repair and weatherization program. A key advantage of joining SSHAP, would be in the ability to pool resources efficiently to amplify resources and promote progress.

What have other communities done?

A Regional Coalition for Housing (ARCH): is a partnership between King County and East King County cities who have joined to increase the supply of housing for low- and moderate-income households in the region. ARCH has around seven full-time staff members assisting member governments in developing housing policies, strategies, programs, and development regulations. They also coordinate the cities' financial support to groups creating affordable housing; administer Inclusionary Zoning and MFTE programs, and assist people looking for affordable rental and ownership housing. ARCH's member governments have supported a wide range of housing serving families, seniors, and persons with special needs or in homeless situations. East King County cities voluntarily contribute funding to a Housing Trust Fund (no set amount required), which ARCH, administers to financially support groups creating or preserving affordable housing. ARCH holds an annual competitive application round for HTF resources (prioritizing units up to 50% AMI), in coordination with the State (DOC, HFC) and King County. ARCH strives to create 100 low-income affordable housing units on an annual basis. Since 1993, the ARCH Housing Trust Fund has funded over 3,645 beds/units (almost \$63M) and they have facilitated the use of surplus land for affordable housing.³⁶ Capital funds used for the construction of affordable housing totaled \$1 million during the last biennium (2019-2020 funds). ARCH gains funds (indirectly in some cases) from a wide variety of sources such as CDBG funds.³⁷ Each member pays membership dues priced at around \$2 per capita annually (for example, a city with 30,000 persons would pay \$60,000 per year) and these funds tend to be drawn from their general fund, CDBG, or in-lieu fees (Inclusionary Zoning). Although ARCH helps monitor performance associated with affordable housing production and other associated metrics, they are not able to coordinate a consistent regional housing strategy since each member has autonomy in how they address affordable housing needs.



The Village at Overlake Station located nearby Microsoft's main campus in Redmond is a transit-oriented development providing 308 low- and moderate-income rental housing, a daycare center, and a transit center. Residents have free bus passes and parking spots for Flex Car, a ride-sharing program. The ARCH Housing Trust was a key funding agency for this project. This project won an award of excellence from the National Association of Housing and Redevelopment Officials.

***Other similar nearby programs:** The South King Housing and Homelessness Partners ([SKHHP](#)) was recently formed through an interlocal agreement to share resources to preserve and increase access to affordable housing. The Housing Consortium of Everett and Snohomish County ([HCESC](#)) was incorporated in 2002 to help address affordable housing issues in partnership with nonprofit housing developers and service providers.

³⁶ Source: <https://www.archhousing.org/developers/docs/ARCHTrustFundList%20Master%20Thru%20Current.pdf>

³⁷ Source: <http://www.archhousing.org/developers/other-funding-options.html>

What are some potential benefits and drawbacks of this action?

Benefits	Drawbacks
<ul style="list-style-type: none"> • Pooling funds and resources, increases overall availability. The level of funding received can be leveraged with other sources of funds, and overall operating costs are lower. • Expands the housing and location options available to where they are most needed and provide the greatest benefits. • Gain lessons learned and information sharing between jurisdictions. 	<ul style="list-style-type: none"> • The City loses some local control of the dollars in terms of where they are spent. • Coordinating with multiple jurisdictions with different contexts and more elected officials with limited terms can be more time-consuming and challenging. This could require ongoing education and extra communication effort. • The regional organization could need to reconcile program differences to operate efficiently.



What is it?

Short subdivisions, or short plats, differ from full subdivisions in the number of units within the proposed development and the procedural path to approval and recording required for each. In 2002, [SB 5832](#) allowed jurisdictions to process applications for land divisions of nine or fewer lots as short subdivisions (previously the limit was four lots).

Currently, University Place [21.10.010](#) defines a short subdivision as nine total lots, tracts, parcels, sites, or subdivisions with a maximum of 4 residential lots.

What can the City do?

The City can adopt a higher threshold of up to nine residential lots. This could help reduce the procedural and time barriers to small residential developments, especially unit-lot townhomes on small infill sites.

What have other communities done?

Other jurisdictions have adopted provisions like those recommended above, including: [Bonney Lake](#) • [Auburn](#) • [Snohomish County](#)

Benefits	Drawbacks
<ul style="list-style-type: none"> • Uncomplicated and little effort required to implement • Would be most beneficial for developing missing middle housing • Could positively reinforce the fortunes of a potential R-3 zone 	<ul style="list-style-type: none"> • Could provoke public backlash from neighborhood or environmental groups (short subdivisions are one of the SEPA categorical exemptions under WAC 197-11-800) • Does not address affordability (except indirectly as a function of time and complexity of permitting process)



What is it?

The Department of Ecology updated State Environmental Policy Act (SEPA) rules in 2012/13. The updated rules, contained within [WAC 197-11-800\(1\)](#), grant local governments the ability to increase SEPA categorical exemptions for certain minor new construction activities. This includes SEPA exemptions for single and multi-family development, commercial buildings, and filling and grading activities. These are often referred to as “flexible thresholds” because each jurisdiction can adopt standards within a range that meets their needs.

What can the City do?

Currently, University Place Municipal Code [17.40.045](#) has adopted 10 multifamily units within a structure as exempt, higher than the minimum allowed, but the higher thresholds provided for in 2012/13 (up to 60 multifamily units in incorporated communities planning under the GMA, not limited to all in one building) could be considered. The City could also reevaluate whether 250 cubic yards is the appropriate grading threshold for its site development exemption.

What have other communities done?

Other jurisdictions have adopted provisions like those recommended above, including: Des Moines • Everett • Kent • Lynnwood • Marysville • Mountlake Terrace • Mukilteo

Benefits	Drawbacks
<ul style="list-style-type: none"> • Reduce permit timelines and costs • Eliminate duplicative processes • Encourage urban development 	<ul style="list-style-type: none"> • Perception that environmental protections may be reduced • Perception that notification of specific projects would be reduced if underlying permit does not require public notice



What is it?

Unlike preliminary subdivision review, which must go through a public notice and hearing process, final plats must be approved if they conform to the conditions of the preliminary plat approval and follow all state and local laws. [RCW 58.17.100](#) grants cities the ability to delegate review of final plats to an established commission or agency. University Place Municipal Code [21.25.050](#) currently requires City Council approval of final plats in accordance with the relevant RCW and Title 21 of UPMC. This adds additional time when trying to record a final plat.

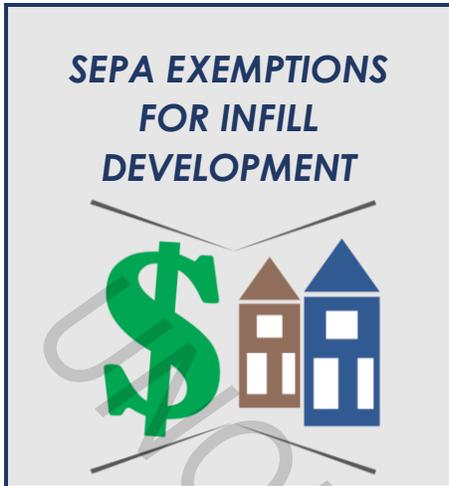
What can the City do?

While the process for reviewing preliminary plats includes notice and a hearing with the University Place Hearing Examiner, the City could adopt administrative approval of final plats. Delegation of final plat approval to the Planning and Development Services Department is covered under state law and would reduce the timeframe to receive final plat approval.

What have other communities done?

Other jurisdictions have adopted provisions like those recommended above, including: [Auburn](#) • [Snohomish County](#) • [Lynnwood](#)

Benefits	Drawbacks
<ul style="list-style-type: none"> • Better matches City procedure with state law requirements (i.e., final plat is a ministerial decision) • Provides more predictable timeline and procedure for applicants and staff • Reduces permitting timelines and costs to customers. 	<ul style="list-style-type: none"> • Unlikely to result in large increase in production of any housing • Likely only to affect affordability in a small margin of cases



What is it?

During the 2019-2020 legislative session, the legislature passed [HB 2673](#). The Bill allows cities a local option to allow higher SEPA exemptions for projects that implement the density and intensity of uses planned for in the Comprehensive Plan. The legislation allows for SEPA exemptions for residential, mixed-use, and commercial development up to 65,000 square feet.

What can the City do?

Adopting increased SEPA exemptions, particularly within the Town Center and higher density residential zones, could reduce duplicative permit processes while maintaining environmental protections outlines within

current City, state, and federal regulations. It is also a way to encourage urban infill that the City has already planned for.

What have other communities done?

Other jurisdictions have adopted provisions like those recommended above, including: Bothell • Shoreline • Lynnwood

Benefits	Drawbacks
<ul style="list-style-type: none"> • Reduce permit timelines and costs • Eliminate duplicative processes • Encourage urban development planned for within the Comprehensive Plan 	<ul style="list-style-type: none"> • Requires previous/future EIS on comprehensive plan • Perception that environmental protections may be reduced • Perception that notification/options to appeal projects could be reduced

I. APPENDICES



APPENDIX 1: FULL HOUSING NEEDS ASSESSMENT

UNOFFICIAL DOCUMENT

CITY OF UNIVERSITY PLACE HOUSING NEEDS ASSESSMENT RESULTS

UPDATED JANUARY 2021



Prepared for:



Prepared by:



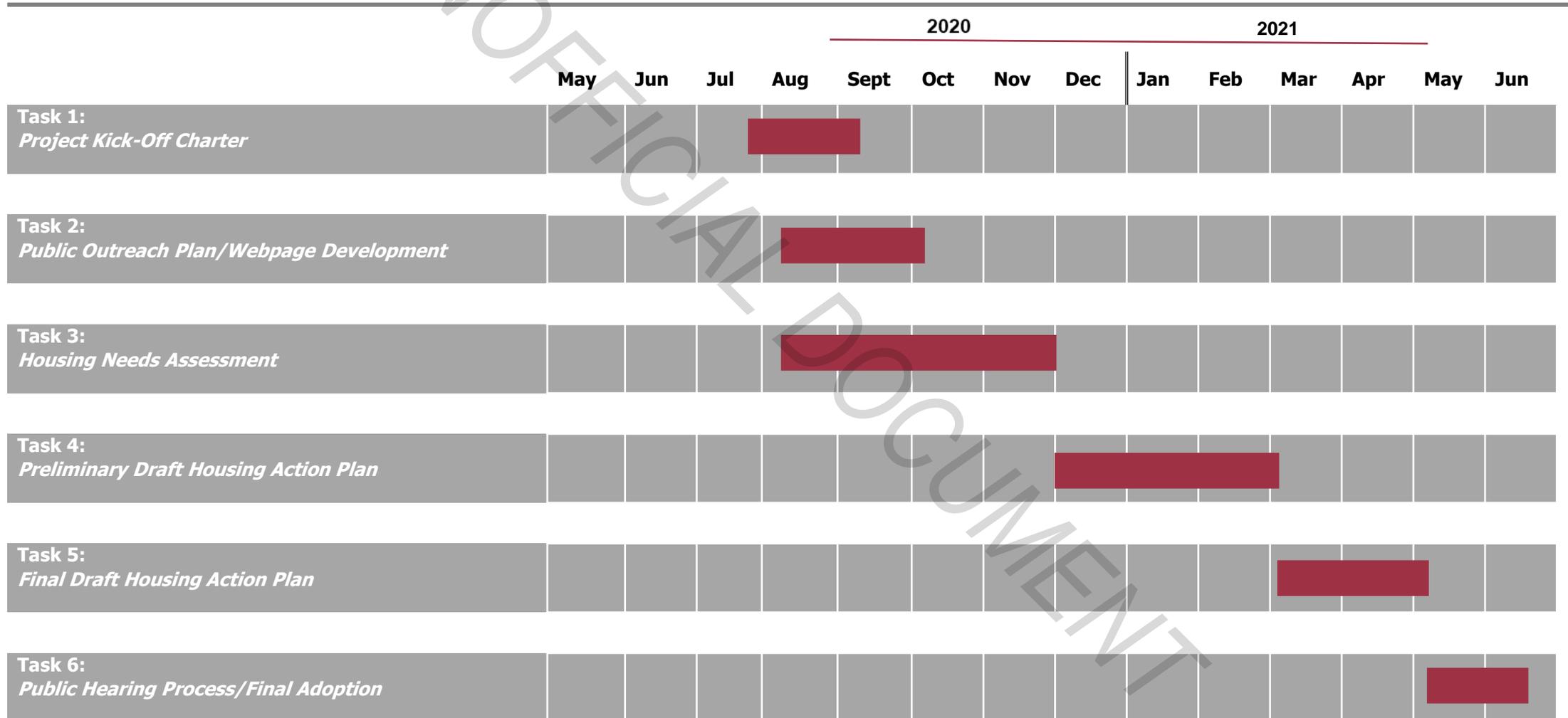
Surveying
Engineering
Planning

Outline

- Background
- Housing Needs Assessment Results
 - Community Profile
 - Workforce
 - Housing Market
 - Housing Affordability
 - Housing Demand and Gaps
- Findings Summary and Next Steps



High level project schedule



Housing Needs Assessment

1. Inventory of existing conditions

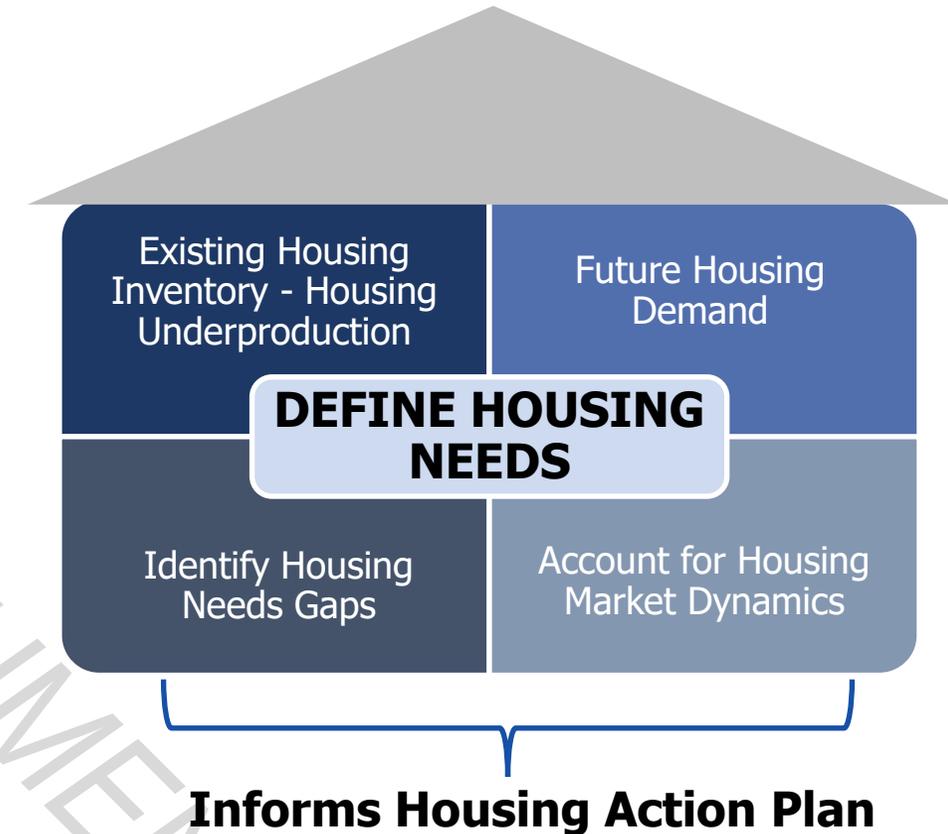
- Assess community, workforce, affordable housing, cost burden, and housing production trends for all socioeconomic segments of the community.

2. Housing demand

- Forecast housing demand into the future, typically for the next 20 years.

3. Identify housing needs and gaps

- Combine underproduction + demand -> Housing Needs. Evaluate unmet needs and gaps in housing to inform strategies.



1. Community Profile

2. Workforce

3. Housing Market

4. Housing Affordability

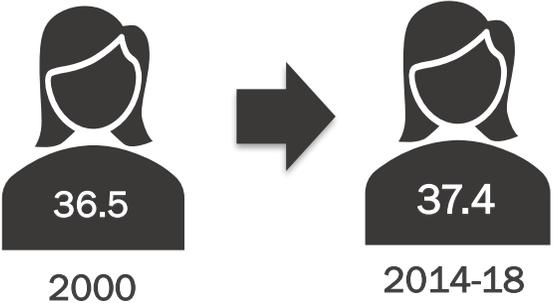
5. Housing Demand & Gaps



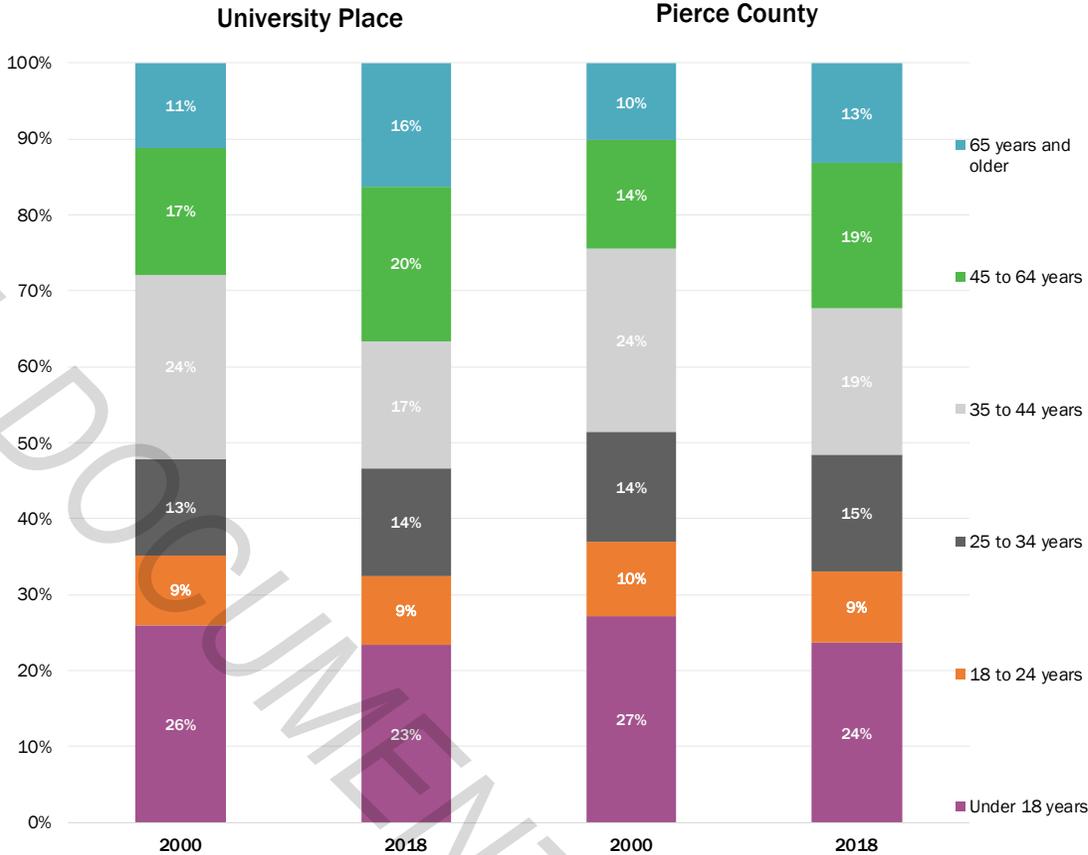
Moderate population growth since 2000, population aging

- Like the Puget Sound region and Pierce County, University Place grew. Population increased by ~10% since 2000 to include a total of **32,907 University Place residents** by 2014-18.
- Age groups older than 45 years increased while younger age groups below 44 mostly decreased.

MEDIAN AGE INCREASED



Comparisons: Pierce increased to 36.4 and Washington state increased to 37.6 years.



University Place has become more diverse since 2000

Similar to Pierce County, University Place saw increases in 2+ races (5 to 9%) and Hispanic/Latino (4 to 7%)

2000 data		
Race/Ethnicity	University Place	Pierce County
White	74%	76%
Asian	7%	5%
Black or African American	9%	7%
Some Other Race Alone	1%	2%
Two or More Races	5%	4%
Hispanic or Latino, Any Race	4%	6%
Total	100%	100%

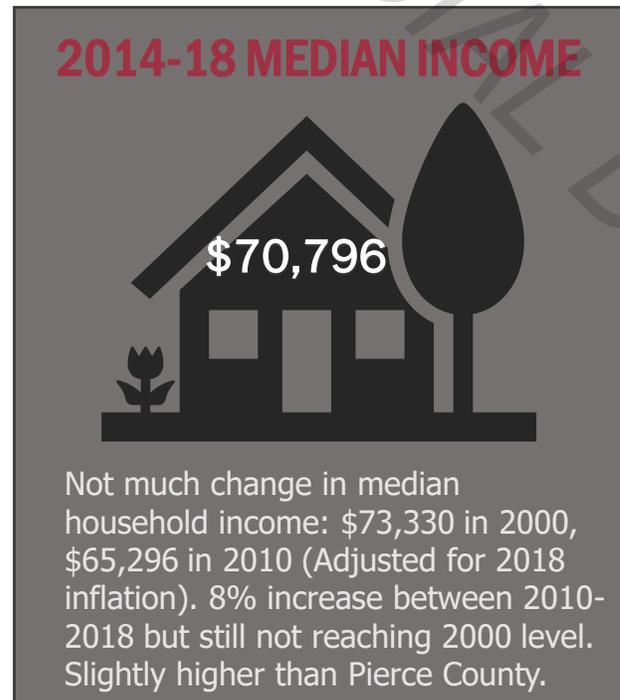


2014-2018 data		
Race/Ethnicity	University Place	Pierce County
White	65%	67%
Asian	11%	6%
Black or African American	7%	6%
Some Other Race Alone	1%	3%
Two or More Races	9%	7%
Hispanic or Latino, Any Race	7%	11%
Total	100%	100%

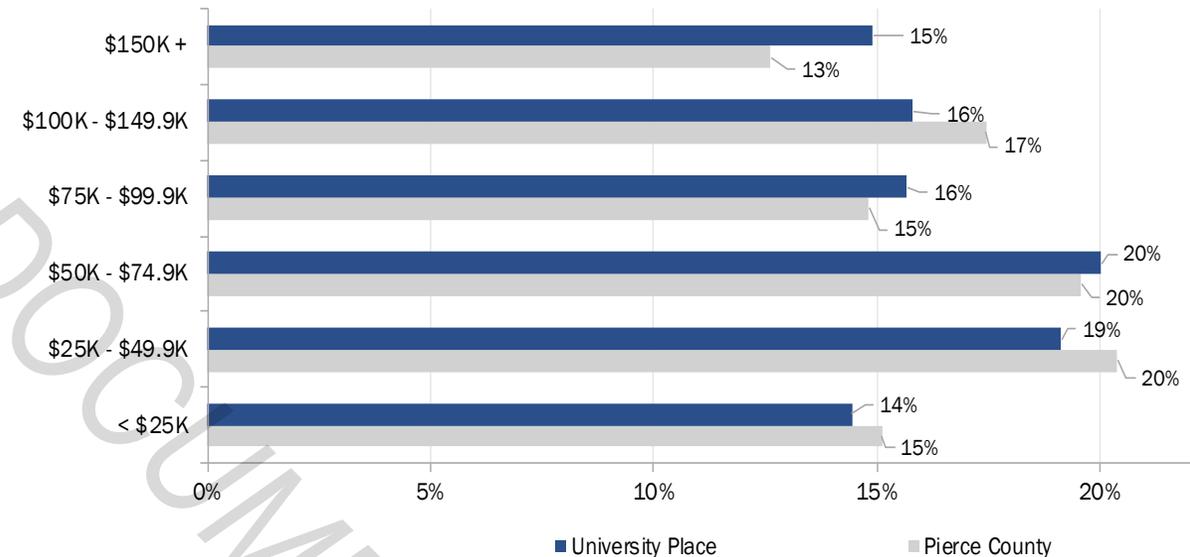
Household did not change much since 2000 but income inequality increased

University Place is a middle-to high-income suburb of Tacoma with ~47% of households earning \$75,000 or more per year.

However, University Place's poverty rate for 2014-18 was 10% which is slightly higher than Pierce County's rate of 8.5% and WA state's rate of 9.8%. Also the city's Gini Index showed increased income inequality of 0.41 to 0.45 from 2010-2017.



Household Income Shares, 2014-18

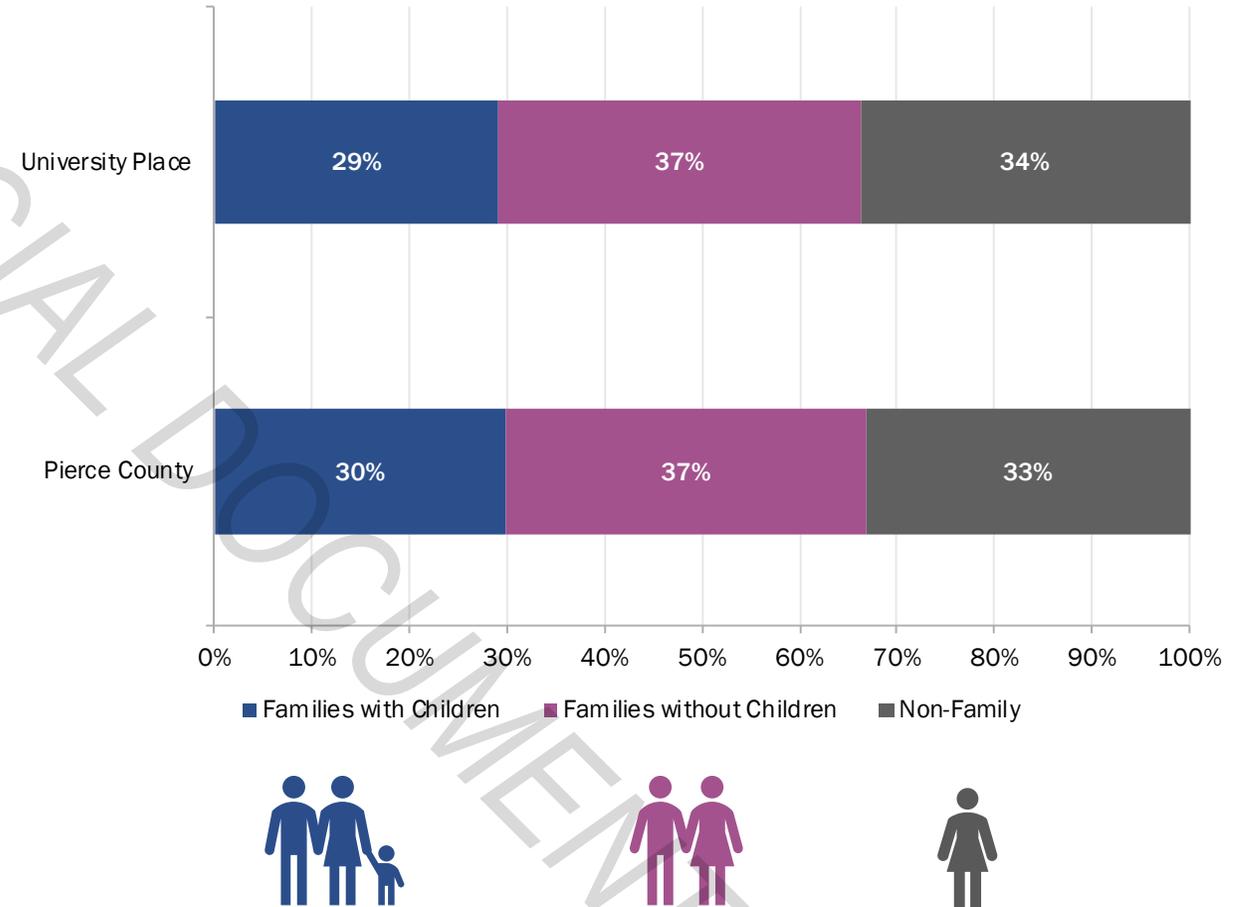


University Place has diverse households

University Place mostly has family households without children which is likely associated with the growing senior population. However there are a fair amount of non-family households and families with children.

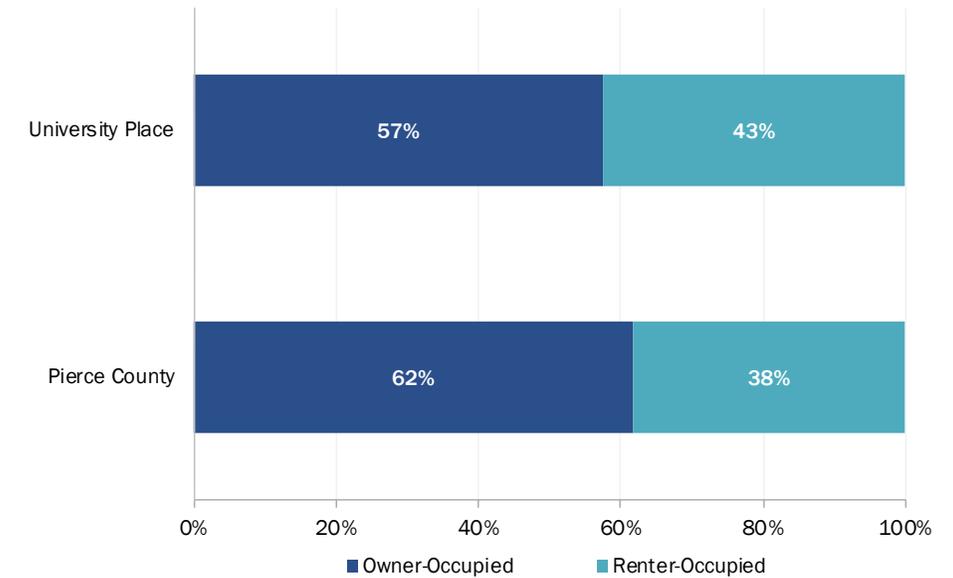
2014-18 AVERAGE:
2.53
PERSONS PER HOUSEHOLD

**Pierce County slightly higher
With 2.65 persons per household*



Household Tenure

- Pretty even split of owners and renters in University Place - slightly more owners than renters but this share of owners is less than the county share of home-owners.
- Over half of University Place renters earn less than \$50,000 and almost half of home-owners earn above \$100,000 per year in 2014-18



University Place, Tenure and Household Income, 2014-2018

Household Income	Renter %	Owner %
< \$25K	23.2%	7.9%
\$25K - \$49.9K	28.8%	11.9%
\$50K - \$74.9K	25.5%	16.0%
\$75K - \$99.9K	13.5%	17.3%
\$100K - \$149.9K	6.6%	22.6%
\$150K +	2.3%	24.2%
	100.0%	100.0%

**Broader National Trend: Demand shift from renting to owning. After years of decline, the national homeownership rate increased from a 50-year low of 63% in 2016 to 64% in 2018. The largest increase came from the age group from 25 to 39. Trends suggest homeownership among householders aged 65 and older have remained strong.*

1. Community Profile

2. Workforce

3. Housing Market

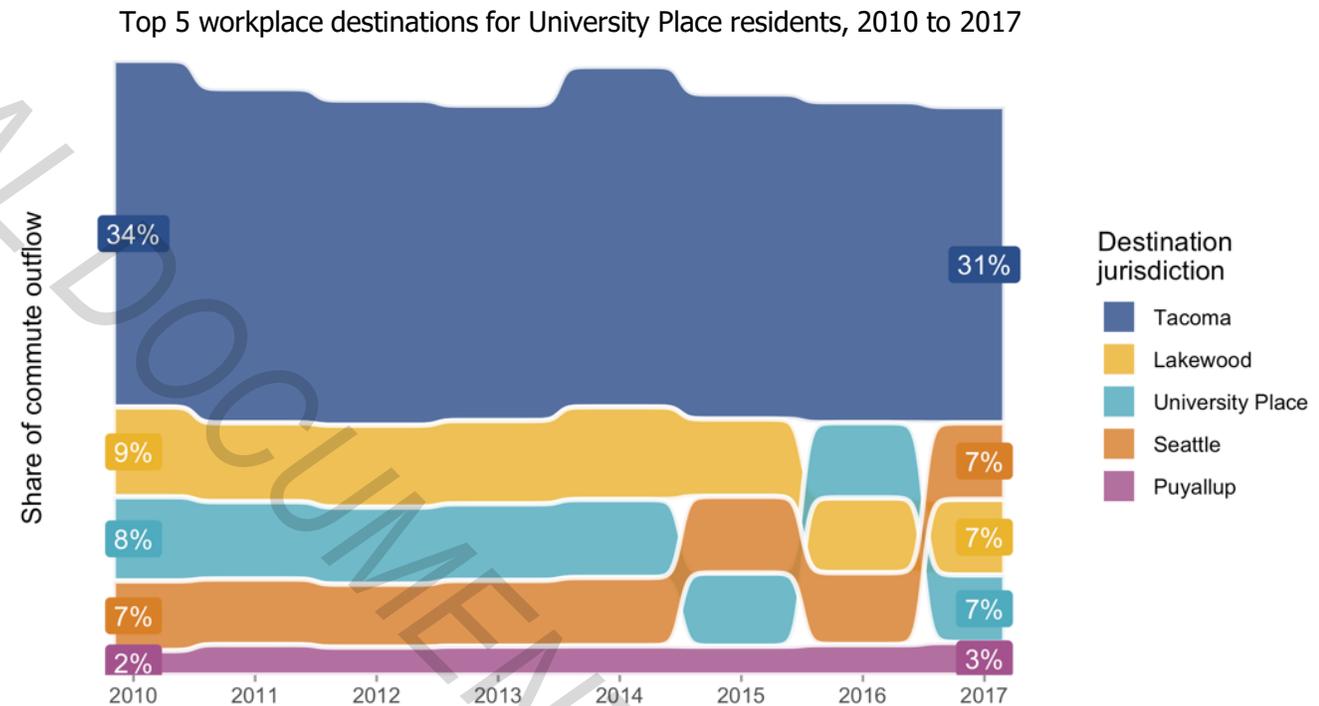
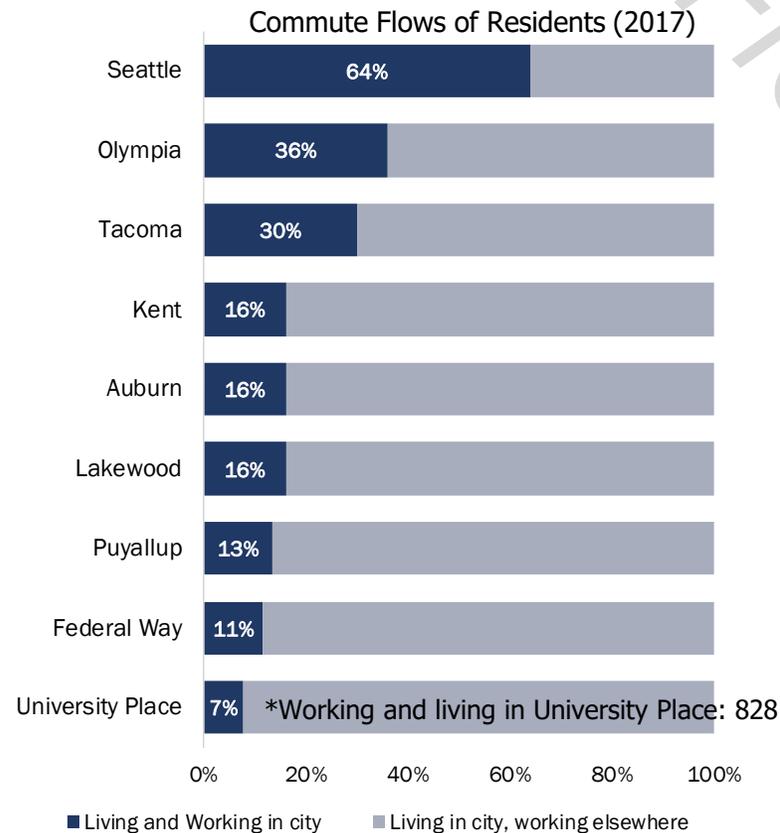
4. Housing Affordability

5. Housing Demand & Gaps



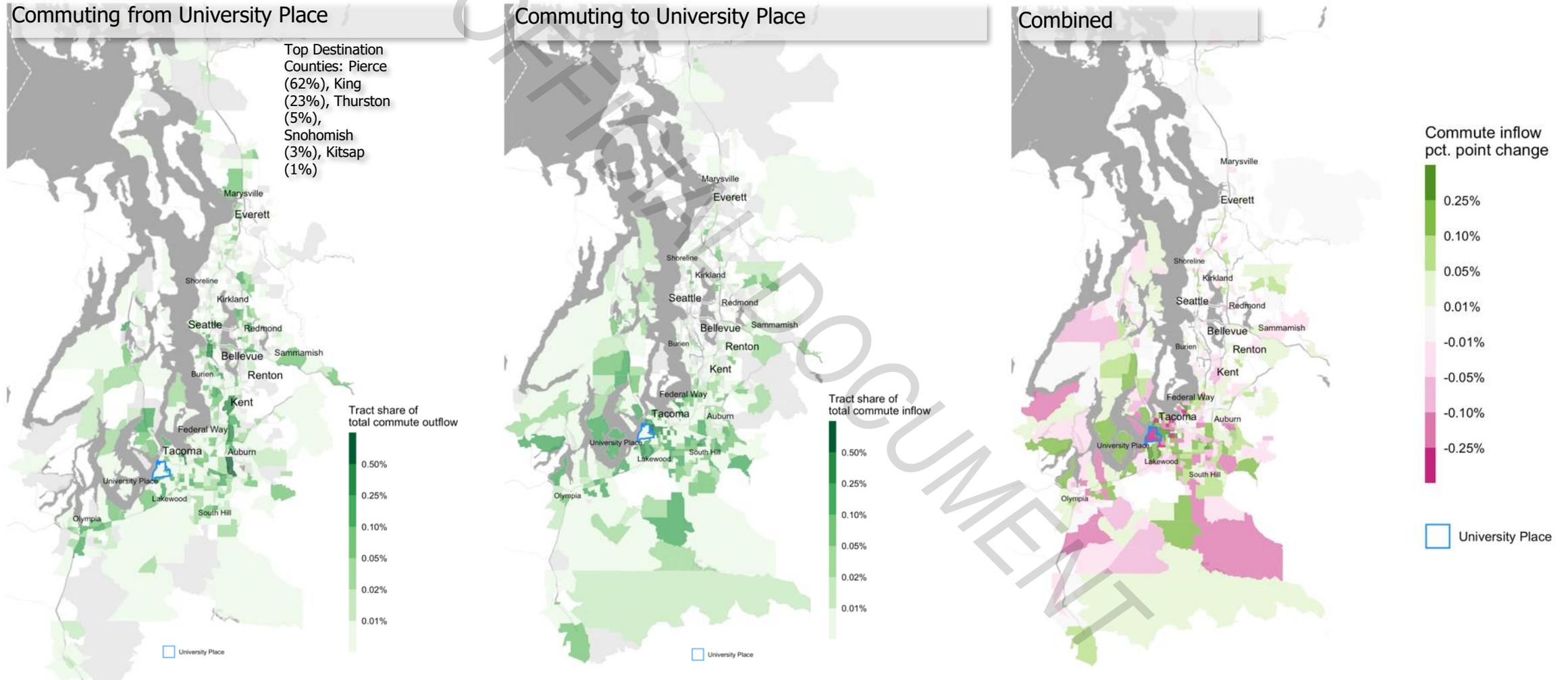
University Place has high commuting

- Only 7% of University Place residents work in University Place (more of a bedroom community).
- 31% (largest share) of the city's residents commute to Tacoma, most commute to destinations south of Seattle



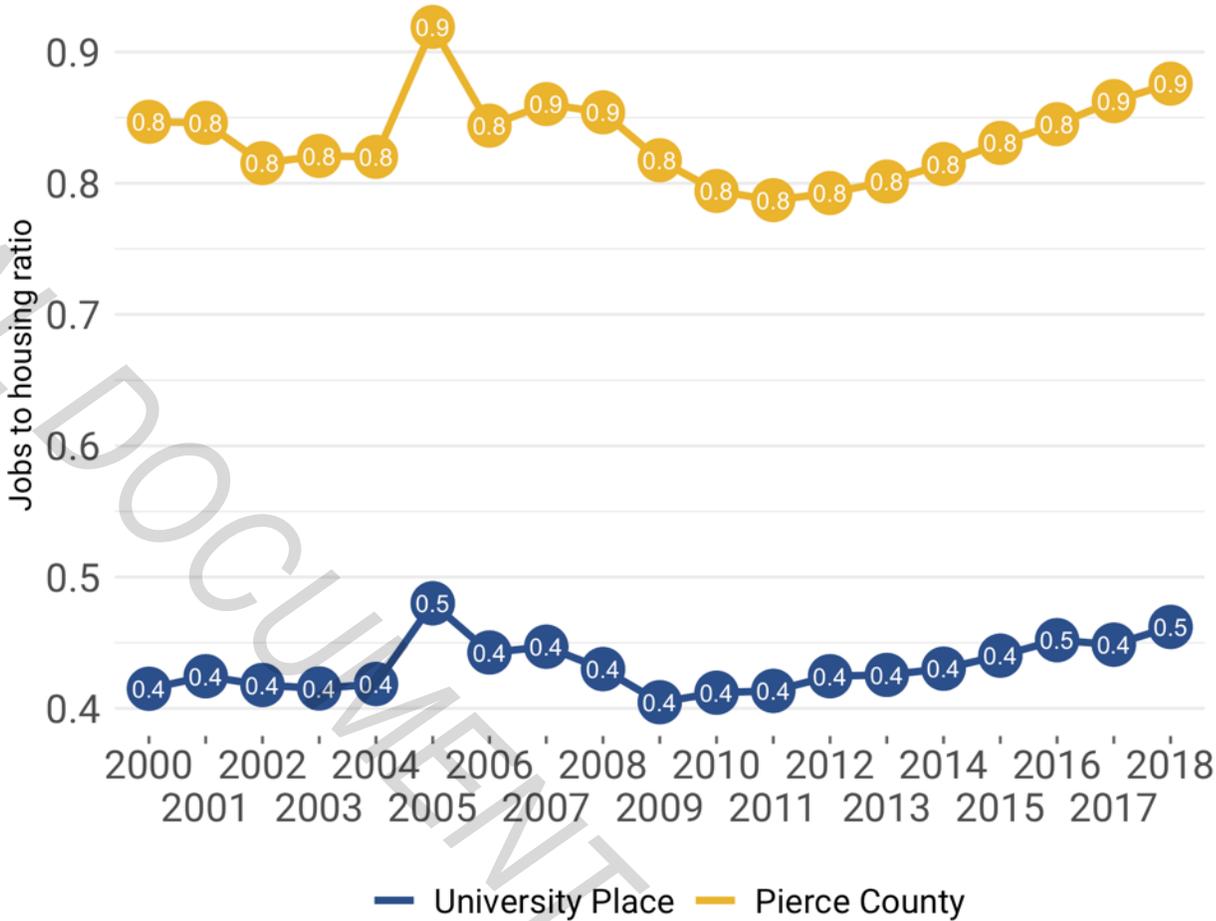
- Commuting into University Place, living elsewhere: 4,672
- Living in University Place, commuting elsewhere: 11,768

Commute inflow and outflow



University Place has more homes than jobs

- City's jobs/housing ratio is imbalanced, tilted lower due to the lack of locally available jobs. Jobs to housing ratio: 0.5 for University Place and 0.9 for Pierce County (2018).
- The jobs to housing ratio has remained low since 2000. A ratio between 0.75 to 2 would be more balanced for helping to reduce vehicle miles traveled.



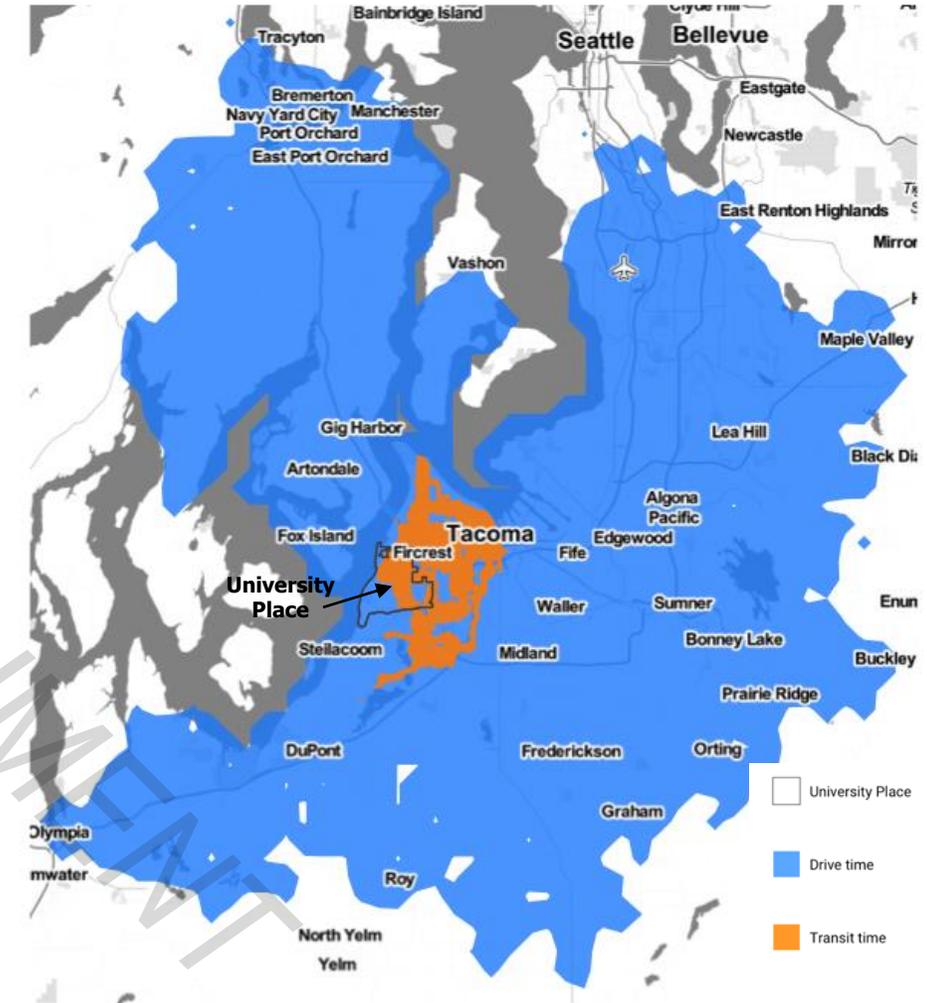
University Place access to employment

Access to Employment: University Place
Transit and drive time of 45 mins, departing at 8:00AM, midweek

The map shows travel sheds for those traveling via public transit (orange) and automobiles (blue).

- This analysis demonstrates how a large majority of jobs are more accessible by driving an automobile rather than taking public transit.
- In total, 523,391 jobs are within a 45-minute drive from the city while fewer jobs, estimated at 45,528, are located within the 45-minute transit shed.
- University has a huge number of jobs within a 45-minute driving distance and many people can commute to locations across the Tacoma Narrows Bridge.

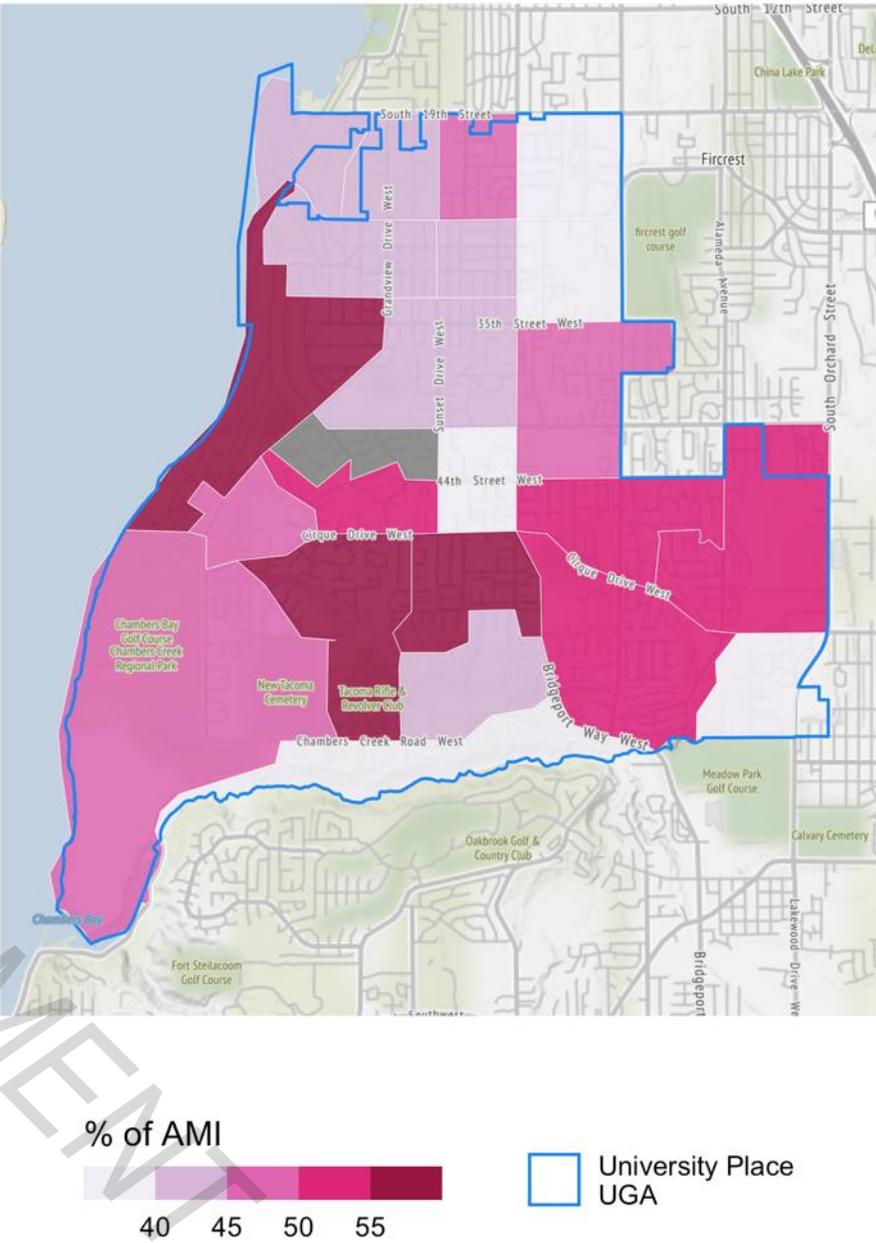
Findings: The denser urban areas within the small orange area could be analyzed for potential opportunities for transit-oriented development. Mapping out commute sheds can be useful for estimating the extent of the regional housing market since most employed home buyers and renters tend to search for units with their commute in mind.



Housing cost burden combined with transportation costs

City	Housing + Transportation (100% AMI)	Breakdown		Lower Income Households	
		Housing	Transportation	H+T (80% AMI or less)	Percent Difference
					between 100% AMI and 80% AMI or less
Bellevue	55	36	18	65	18%
Seattle	46	30	16	54	17%
Vancouver	46	24	21	53	15%
Auburn	45	25	20	52	16%
Burien	44	25	19	52	18%
University Place	44	26	19	52	18%
Bremerton	42	22	20	49	17%
Tacoma	41	23	18	48	17%
Lakewood	39	21	18	45	15%

Background: The H+T Index calculates, through a series of statistical models, the transportation and housing costs for the "regional typical" and "regional moderate" household; "typical" meaning a household earning the regional AMI with the regional average number of commuting workers and persons per household, and "moderate" meaning a household earning 80% of AMI (but having the same number of workers and persons per household). Cost burdened is defined as paying over 45% of household income on housing and transportation.



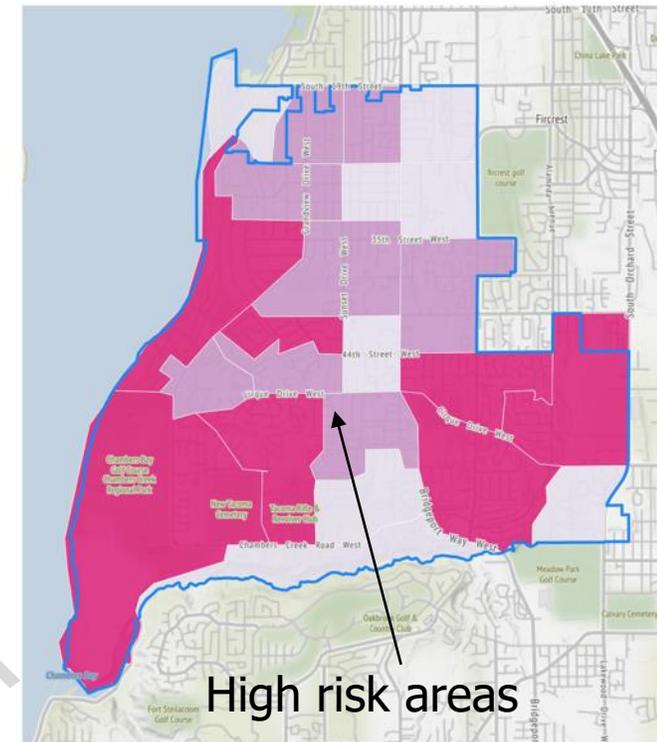
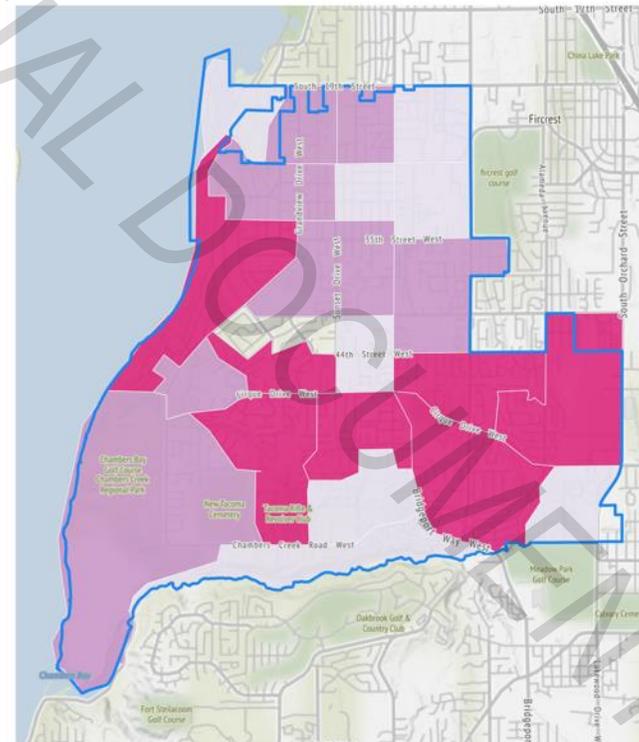
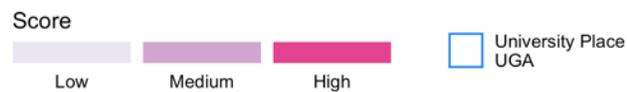
Housing cost burden combined with transportation costs results discussion

Comparing median household income in comparison to H+T scores, shows areas with high H+T scores and low to median incomes – household incomes with greater risk

Housing & transportation and median household income
University Place

Housing + Transportation Costs

Median Income



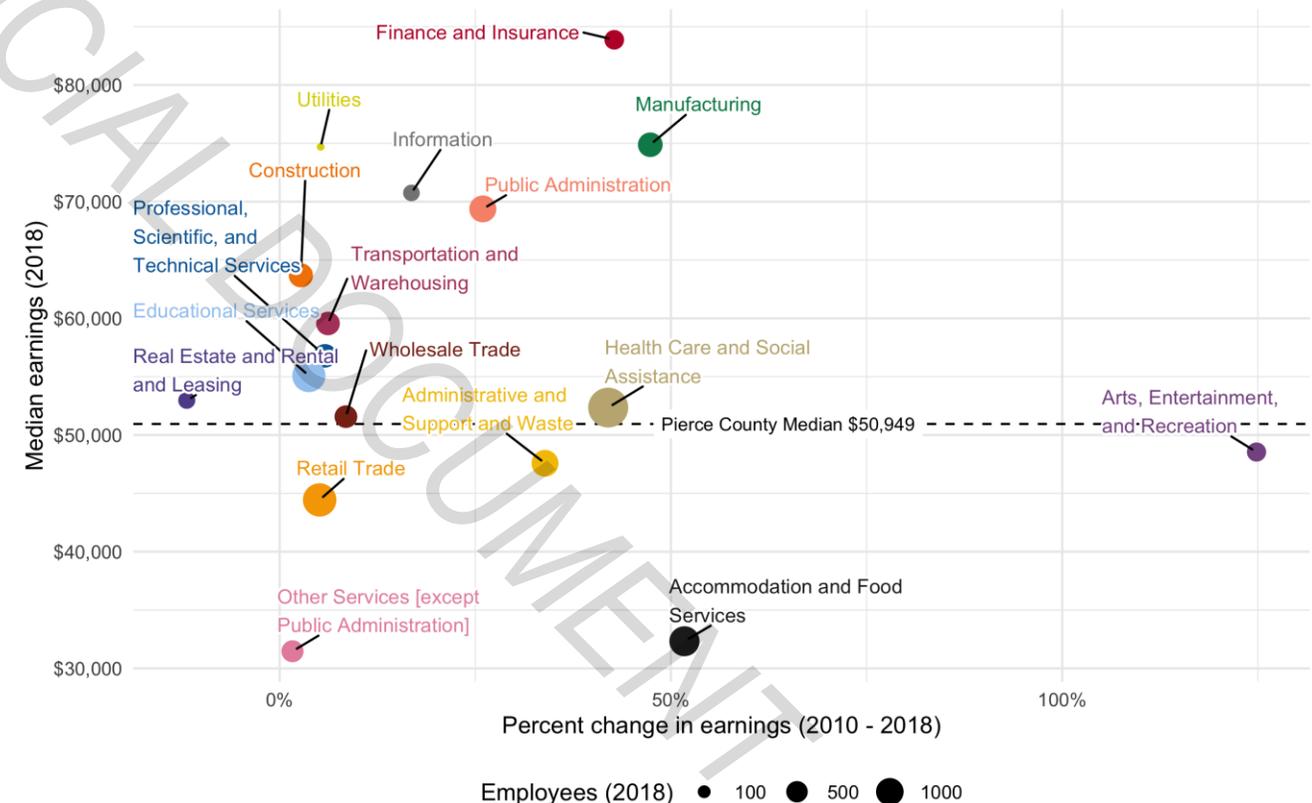
Growth in jobs from 2001 to 2018

For people *working* in University Place...

- In total, 6,529 people are a part of the city's workforce as of 2018. Overall jobs grew by 17% from 2001 to 2018.
- Largest share works in: 1) health care and social assistance sectors (20% of total), 2) educational services (16%), 3) retail trade (15% of total), and 4) accommodation and food services sectors (10% of total).
- Removing small job sectors (below 4% of total), the employment sectors experiencing high increases in job growth between 2001-2018 were:
 - Health care and social assistance (74% increase),
 - Professional, scientific, and technical services sectors (70% increase), and
 - Retail trade (28%).

For people *living* in University Place...

Change in median earnings by industry for University Place residents, 2010-2018



Background table (jobs, wages, access)

University Place Employment										
Industry	Number of Jobs (2018)	Percent of Total 2018	Percent Change in Jobs from 2001-2018	Median Pay 2018	Median Pay 2010	Percent Change in Earnings (2010-2018)	Jobs within 45-minute Driveshed	Percent of Regional Total (Car)	Jobs within 45-minute Transitshed	Percent of Regional Total (Transit)
NAICS sector 11 (Agriculture, Forestry, Fishing and Hunting)	-	-	-100%	NA	\$ 108,750	NA	984	13%	16	0%
NAICS sector 21 (Mining, Quarrying, and Oil and Gas Extraction)	-	-	-100%	NA	NA	NA	358	40%	-	0%
NAICS sector 22 (Utilities)	-	-	0%	\$ 74,696	\$ 70,978	5.2%	1,324	17%	49	1%
NAICS sector 23 (Construction)	417	6.39%	114%	\$ 63,684	\$ 62,004	2.7%	37,425	32%	1,324	1%
NAICS sector 31-33 (Manufacturing)	54	0.83%	-47%	\$ 74,875	\$ 50,811	47.4%	49,604	27%	797	0%
NAICS sector 42 (Wholesale Trade)	104	1.59%	-5%	\$ 51,573	\$ 47,548	8.5%	34,627	38%	685	1%
NAICS sector 44-45 (Retail Trade)	1,005	15.39%	28%	\$ 44,440	\$ 42,280	5.1%	70,981	30%	4,663	2%
NAICS sector 48-49 (Transportation and Warehousing)	96	1.47%	380%	\$ 59,556	\$ 56,092	6.2%	41,160	51%	462	1%
NAICS sector 51 (Information)	32	0.49%	-54%	\$ 70,743	\$ 60,547	16.8%	5,874	5%	442	0%
NAICS sector 52 (Finance and Insurance)	208	3.19%	-9%	\$ 83,869	\$ 58,750	42.8%	12,384	20%	2,484	4%
NAICS sector 53 (Real Estate and Rental and Leasing)	112	1.72%	-32%	\$ 52,969	\$ 60,104	-11.9%	9,580	26%	859	2%
NAICS sector 54 (Professional, Scientific, and Technical Services)	279	4.27%	70%	\$ 56,786	\$ 53,676	5.8%	16,830	11%	1,790	1%
NAICS sector 55 (Management of Companies and Enterprises)	18	0.28%	1800%	NA	\$ 24,464	NA	5,278	14%	116	0%
NAICS sector 56 (Administrative and Support and Waste)	161	2.47%	-45%	\$ 47,577	\$ 35,530	33.9%	32,360	30%	2,619	2%
NAICS sector 61 (Educational Services)	1,066	16.33%	8%	\$ 55,085	\$ 53,105	3.7%	44,509	28%	3,596	2%
NAICS sector 62 (Health Care and Social Assistance)	1,296	19.85%	74%	\$ 52,350	\$ 36,871	42.0%	69,455	29%	13,578	6%
NAICS sector 71 (Arts, Entertainment, and Recreation)	266	4.07%	18%	\$ 48,542	\$ 21,591	124.8%	10,437	25%	1,032	2%
NAICS sector 72 (Accommodation and Food Services)	674	10.32%	-6%	\$ 32,328	\$ 21,307	51.7%	43,084	29%	3,860	3%
NAICS sector 81 (Other Services [except Public Administration])	276	4.23%	-29%	\$ 31,471	\$ 30,963	1.6%	16,770	26%	1,589	2%
NAICS sector 92 (Public Administration)	465	7.12%	19%	\$ 69,375	\$ 55,078	26.0%	20,367	24%	5,568	6%
Total	6,529	100.00%					523,391		45,528	

Note: Median earnings was sourced from ACS 2018 5-year estimates at the tract level, joined to jurisdictional boundaries and summarized as the median for each industry by jurisdiction. Several estimates are missing, likely due to insufficient numbers of employees within that industry/jurisdiction pair.

Sources: US Census LODDES database, 2017 and ACS 5 Year Survey 2014-2018; ECONorthwest Calculations.

1. Community Profile

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4. Housing Affordability

5. Housing Demand & Gaps



Limited Mix of Housing

Lack of housing diversity limits opportunities for rental housing and the variety available for ownership

Single Family Detached



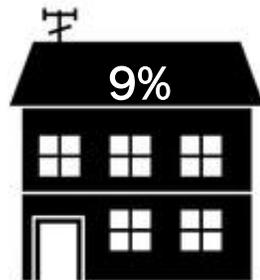
Multifamily (Apartments)



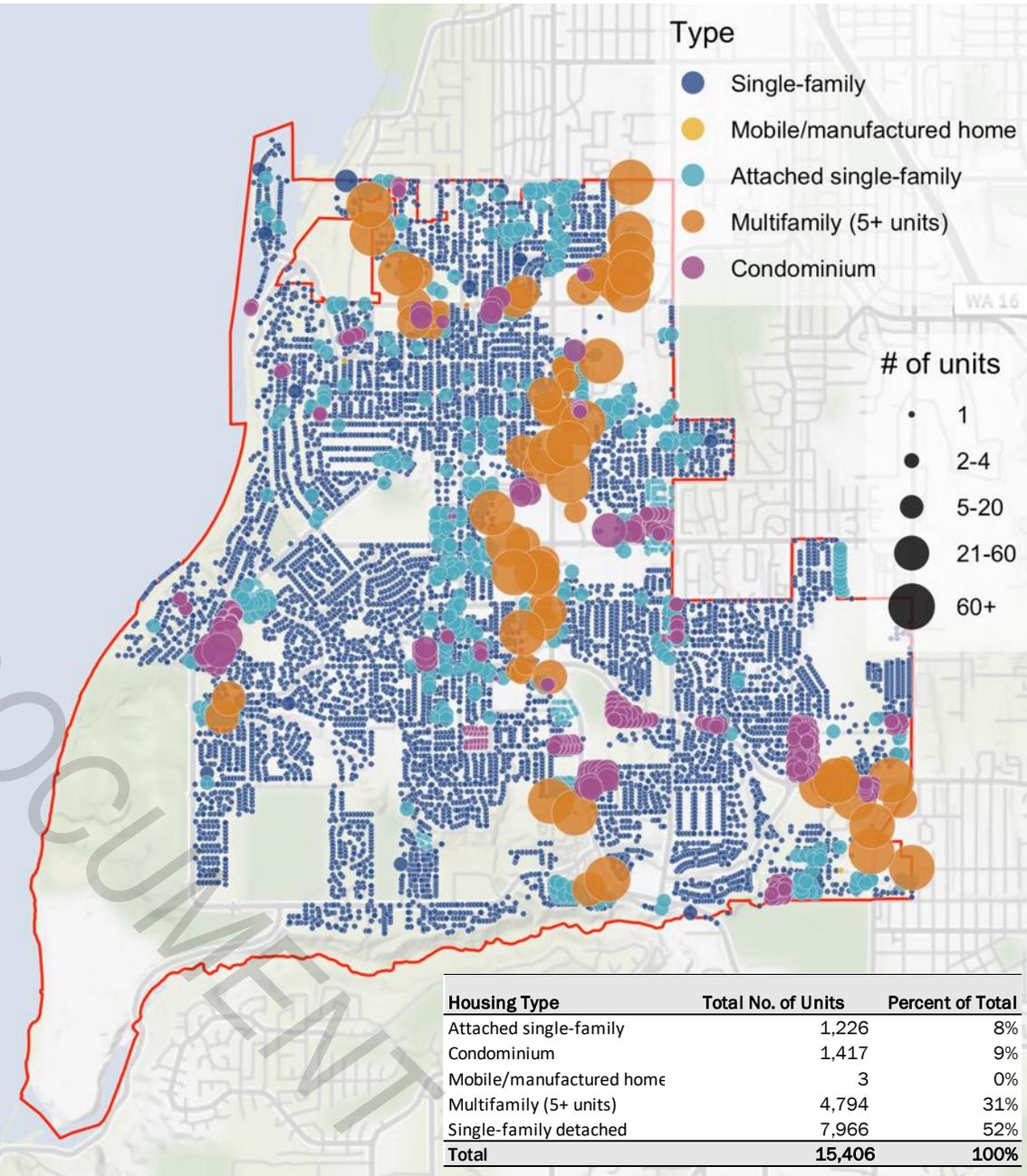
Single Family Attached



Condominiums



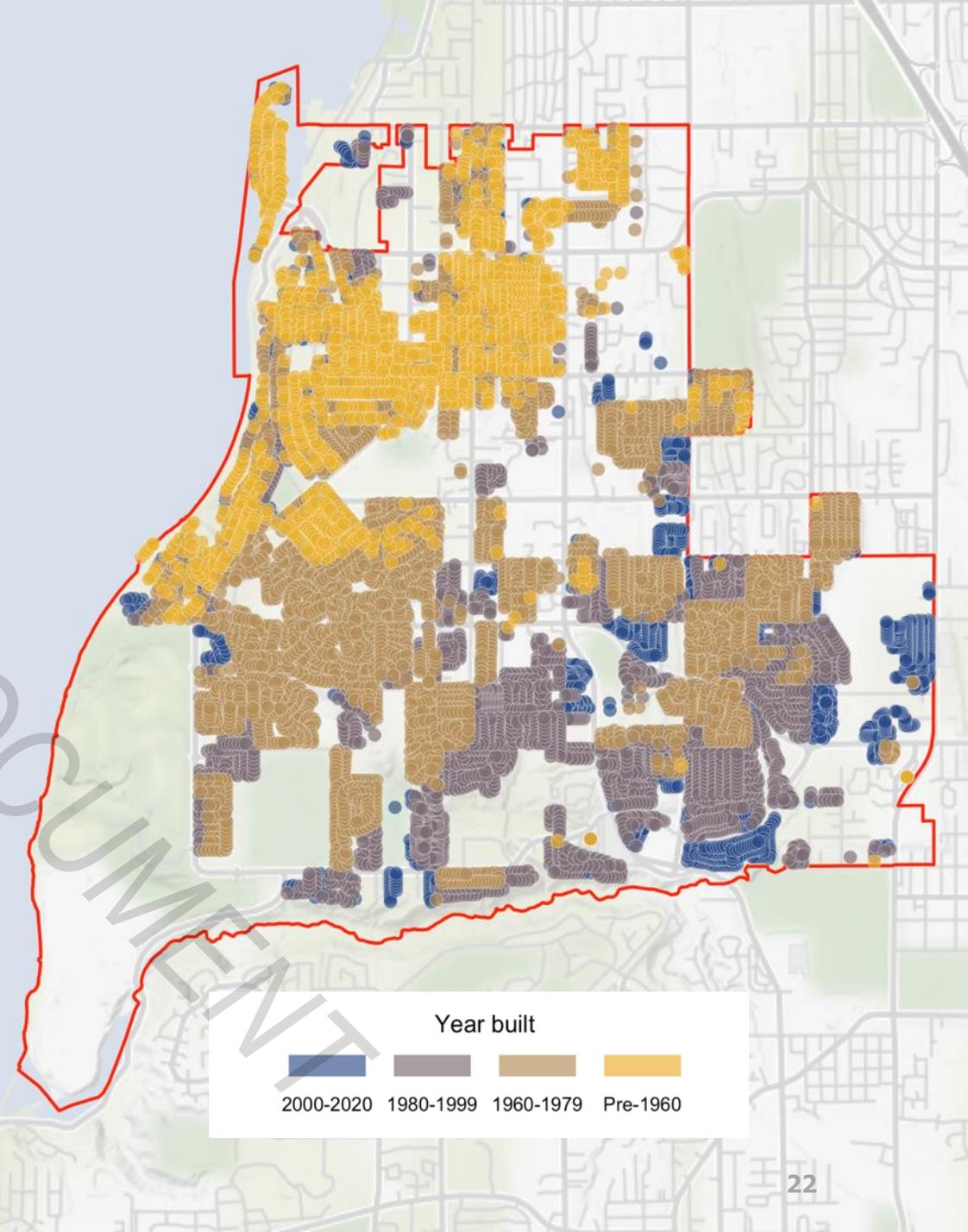
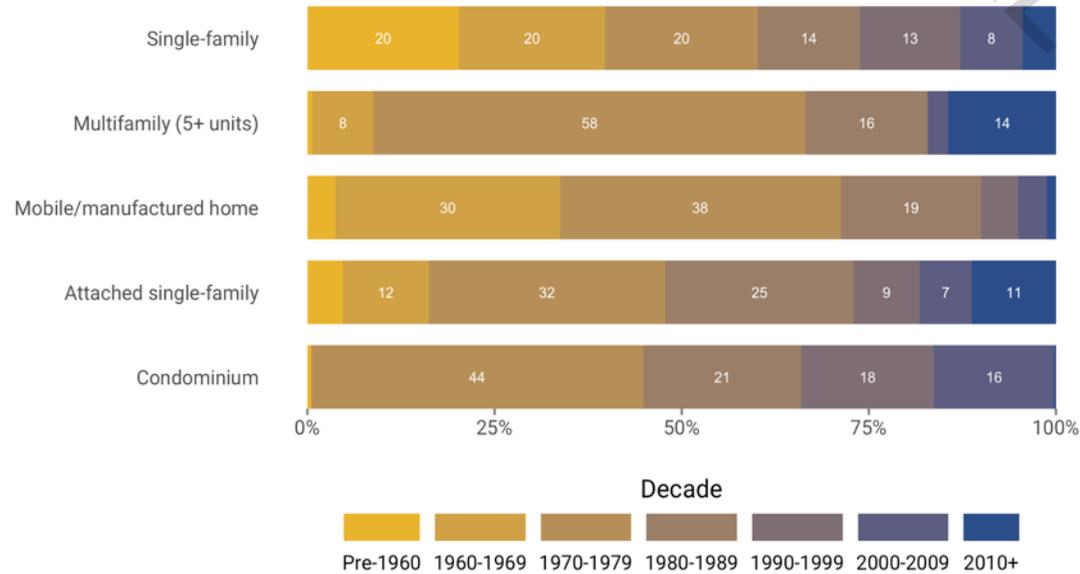
Mobile Home/Manufactured



*Single-family attached typically includes duplexes, triplexes, quad homes, townhomes, etc. Source: Pierce County Assessor's Department, 2020.

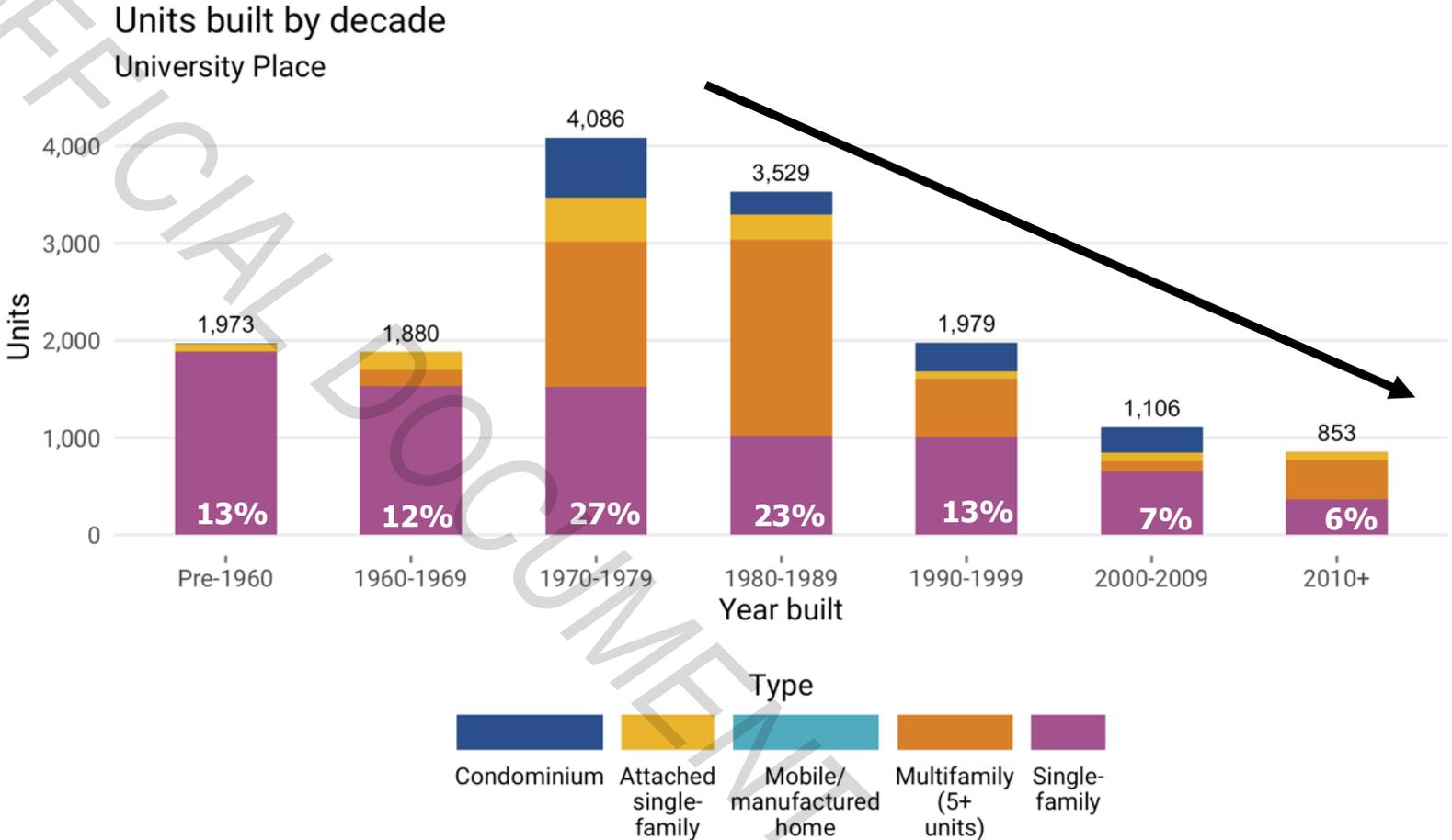
Age of housing

Oldest housing (single family detached) clustered towards the west, mid aged located in the center, and newer housing located towards eastern edges



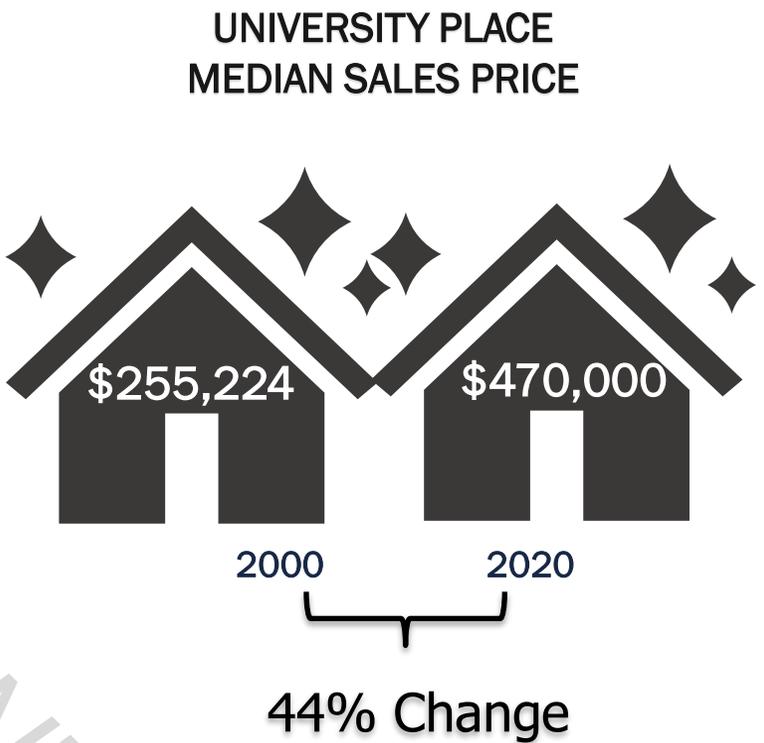
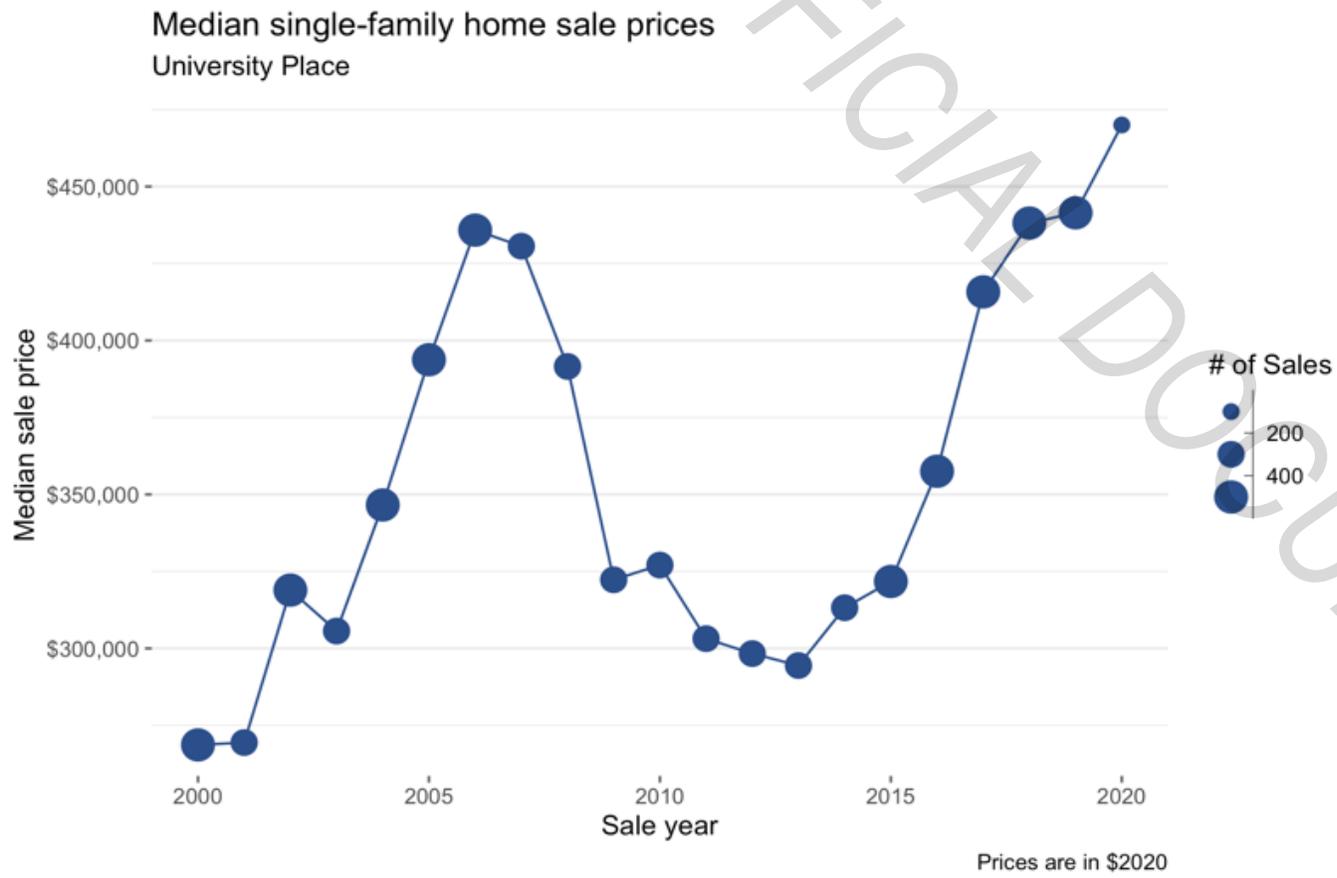
Most of the housing stock was built before 1990

- About half of the housing stock was built between 1970 and 1990.
- Most housing built before 1990 (75%) – housing is getting older
- Housing construction has slowed over the last decade, even after the housing crash



Median housing sales prices increased above median household incomes

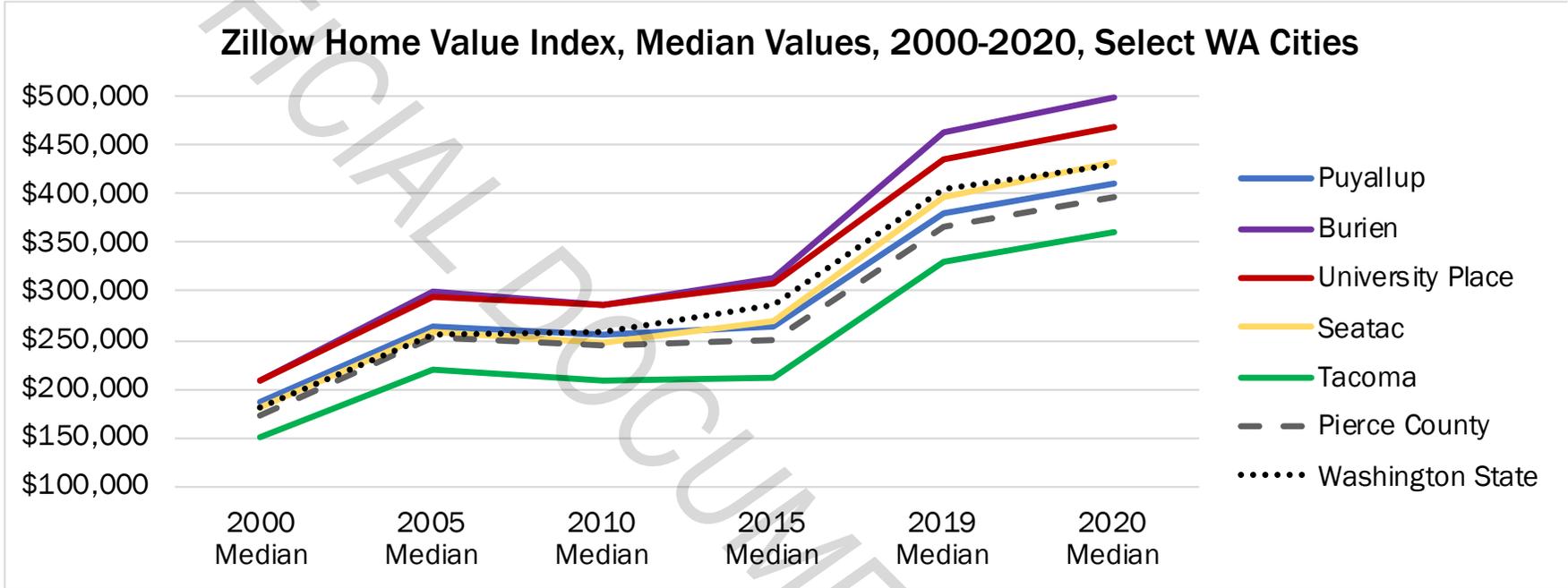
Home ownership is increasingly becoming out of reach



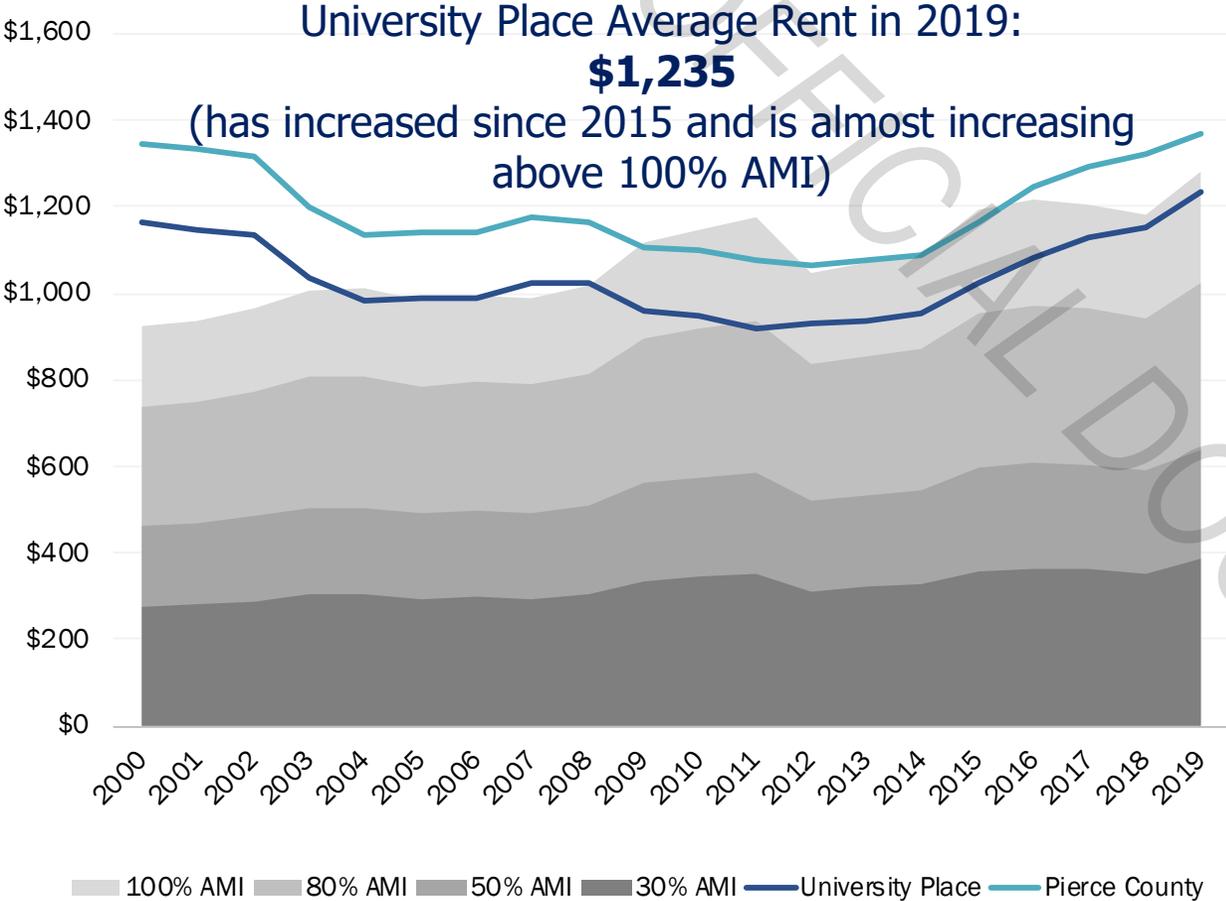
Zillow Home Value Index \$479,233 (2020)
*Similar increase as Pierce County (51%)

University Place home values compared to other cities, the county, and state

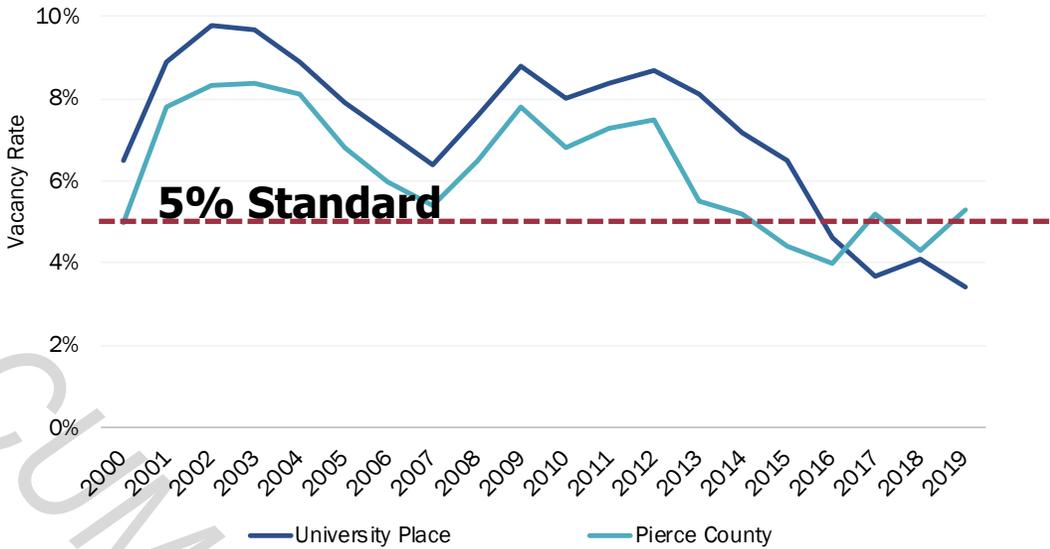
Over the last two decades, median home values have more than doubled in University Place. This rate of increase is similar to many other cities in the Puget Sound region and state.



Trends show signs of increasing demand and low supply for rentals



University Place vacancy rates trending down below 5% standard since 2016



- Housing market assessments often use 5% as a standard vacancy rate since it implies a balance between housing supply and demand.
- Low vacancy rates may indicate a limited housing supply with inadequate production to satisfy demand.

Sources : CoStar (MF historical rent data) and HUD (MF 2-Bed affordability data, assumes an AMI rate for a family of 2 NOT a family of 4)., * Hagen, Daniel A. and Julia L. Hansen. "Rental Housing and the Natural Vacancy Rate." Journal of Real Estate Research, April 2010. Pages 413-434. Note: Two-bedroom rents for 2020 include the average of Q1 and Q2.

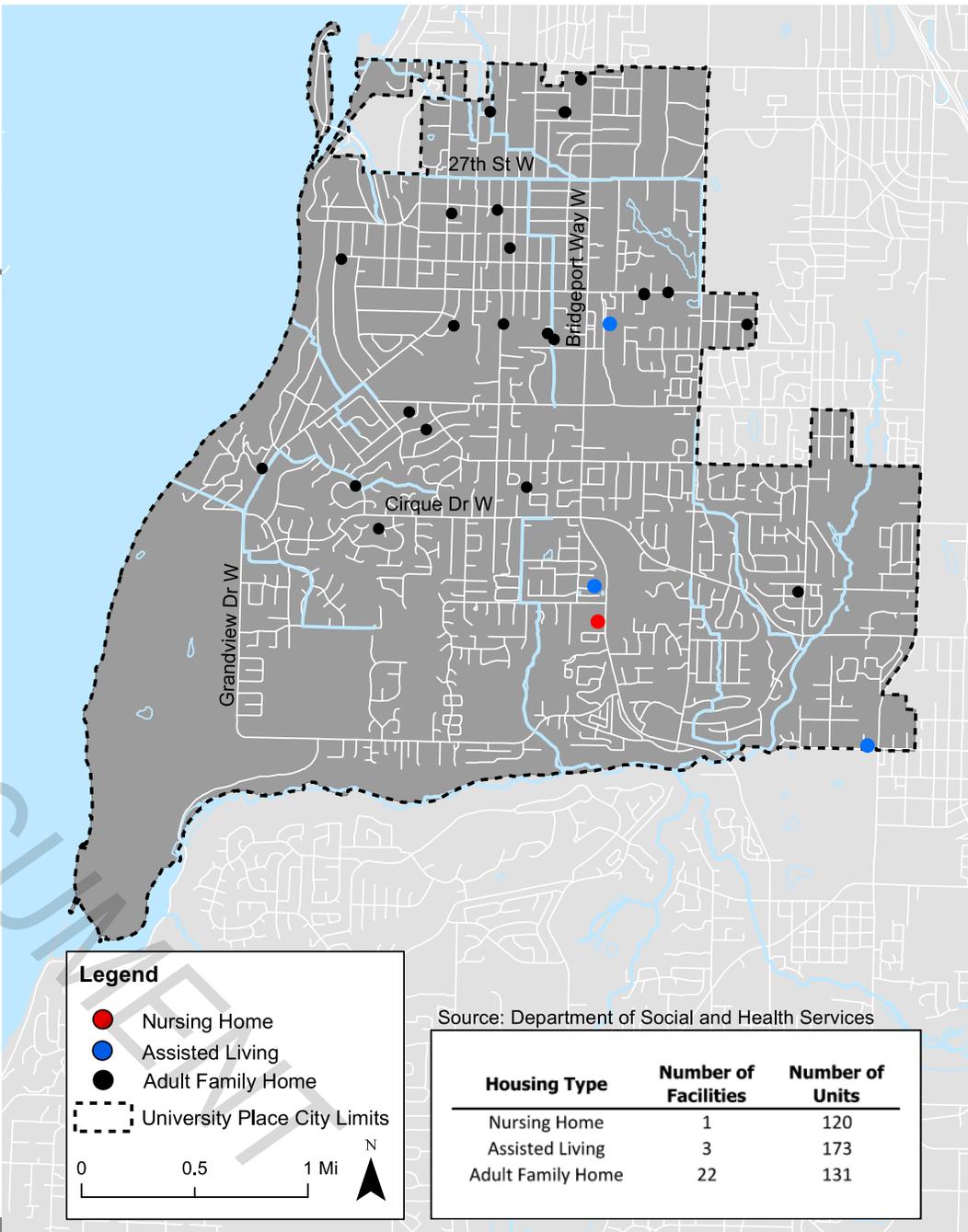
Over the last decade, increase in apartment development but low overall housing production

- **Around 85 new housing units built per year since 2010**
- Since 2010, three new apartment complexes were built, adding 408 units (MFTE adopted in 2013, provided incentives for apartment construction, zoning changes increased residential densities in key areas)
- New construction since 2010 has mostly consisted of single-family detached housing and apartments



Senior, special needs housing

- 424 total units in University Place.
- There is only one nursing home in University Place with 120 units; however, there are 3 assisted living facilities.



Details behind senior, special needs housing

- **Nursing homes** provide 24-hour supervised nursing care, personal care, therapy, nutrition management, organized activities, social services, room, board and laundry.
- **An assisted living facility (ALF)** provides room and board and help with activities of daily living. Some ALFs provide limited nursing services; others may specialize in serving people with mental health problems, developmental disabilities, or dementia (Alzheimer's disease). RCW 18-20-020(2). Some Assisted Living Facilities provide Assisted Living through a contract with the Department of Social and Health Services. Specific services are provided in a contracted assisted living facility.
- **Adult family homes** are regular neighborhood homes where staff assumes responsibility for the safety and well-being of an adult. A room, meals, laundry, supervision and varying levels of assistance with care are provided. Some provide occasional nursing care and/or specialized care for people with mental health issues, developmental disabilities or dementia. The home can have two to six residents and is licensed by the state.

Name	Units
University Place Rehabilitation Center	120
Bridgeport Place	77
Hearthside Manor	36
The Cottages at University Place	60
1st Legacy Senior Care Home LLC	6
Bernadette Jones AFH LLC	6
Cordial Palace Adult Family Home LLC	5
Emerald Park AFH	6
Grace Joy AFH	6
Grandview Adult Family Home	4
Haven of Peace Adult Family Home LLC	6
Kims Adult Family Home	6
Living Life Care Home at University Place	6
Living Life Care Home on Willow Lane	6
Mamas Delight Home Care LLC	6
Nurse Lavinia's Care Home LLC	5
Ocean Breeze Care Home	5
River Rock Adult Family Home LLC	6
RiverRock Canyon Adult Family Home	6
RiverRock Terrace Adult Family Home	6
Sound View Care Center	6
Stillwater Adult Family Home	4
Valleyedge Care Home LLC	6
Villa Cynthia LLC	6
Whispering Hope	6
Woodland Adult Family Home	6
Young at Heart AFH 2	6

1. Community Profile

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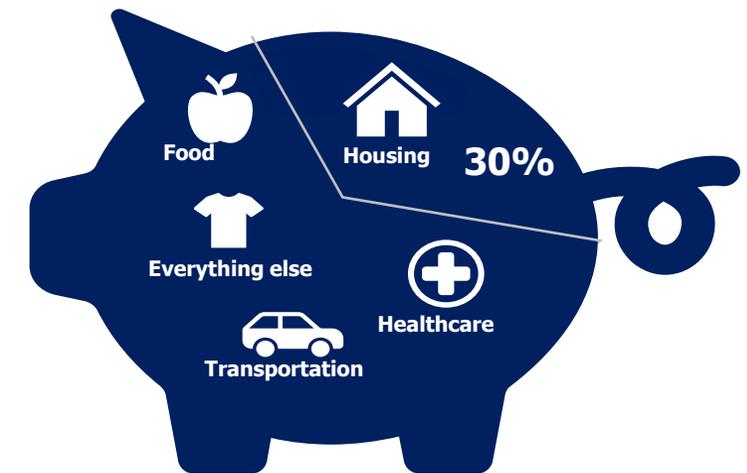
5. Housing Demand & Gaps



What is affordable housing?

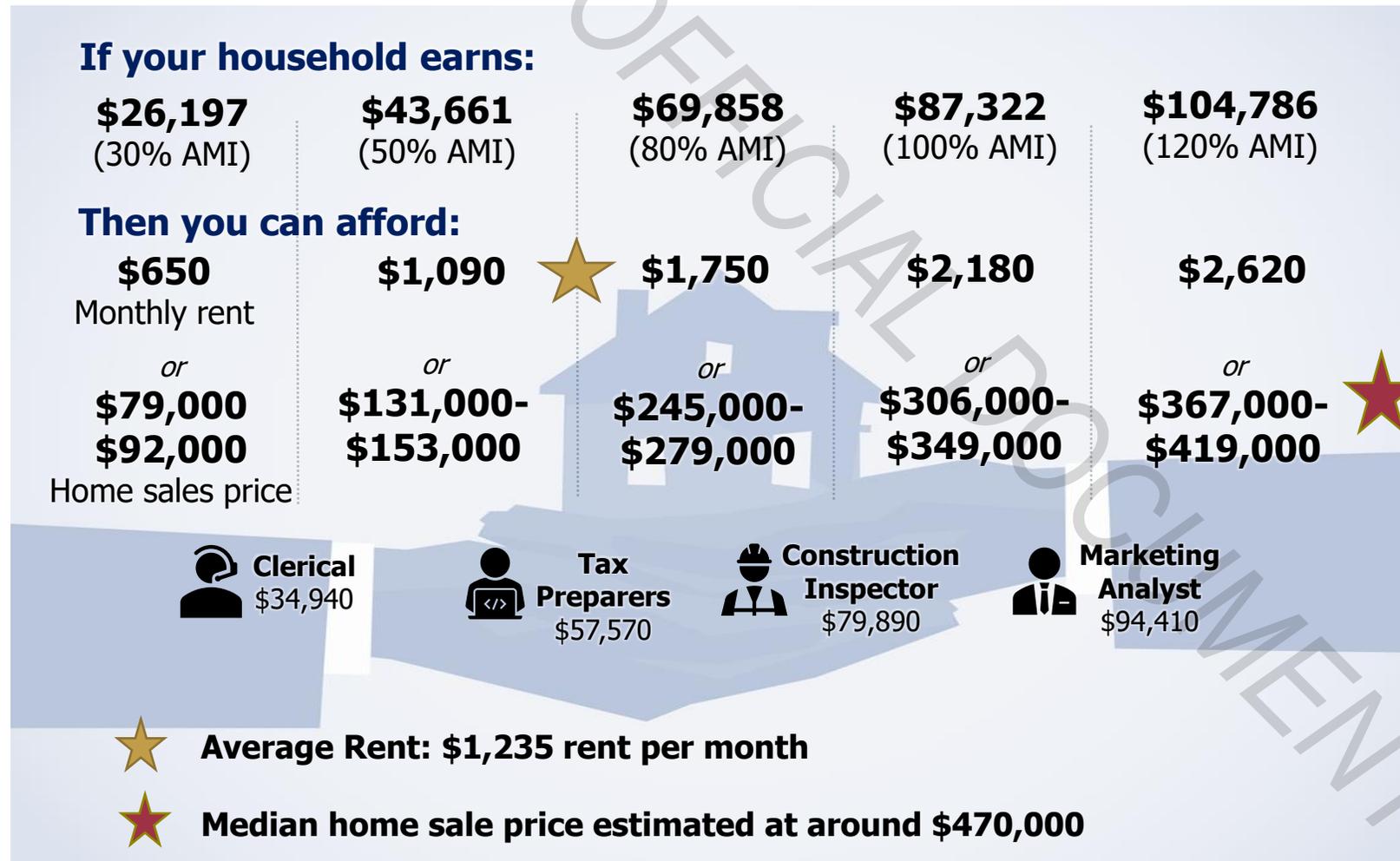
- The term affordable housing refers to a household's ability to find housing within its financial means. The typical standard used to determine housing affordability is that a household should pay no more than 30% of the gross household income for housing.
- HUD guidelines indicate that a household is cost burdened when they pay more than 30% of their gross household income for housing and severely cost burdened when they pay more than 50%.
- When examining household income levels, the Area Median Income (AMI) is a measure helpful for understanding what different households can afford to pay for housing expenses. This analysis primarily uses the Pierce County (or Tacoma, WA HUD Metro Fair Market Rent area) AMI rate of \$87,322 for a family of four (2020). AMI rates are adjusted in a few sections to match the housing such as by using the AMI rate for a family of 2 in the apartment rent analysis.

What is Affordable Housing?



A home is **affordable** when the total housing costs (rent or home payment/dues + utilities) do not exceed **30% of the gross household income**.

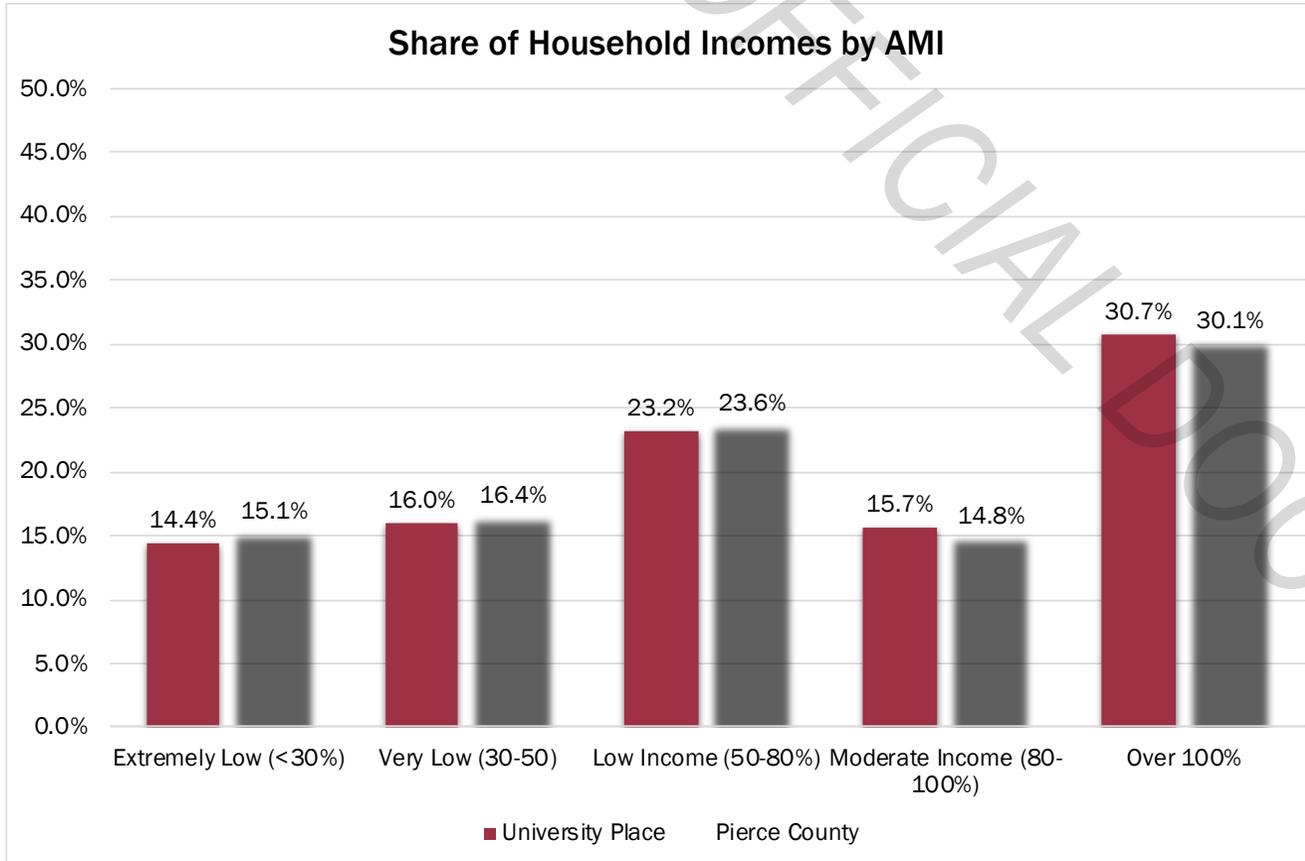
How financially attainable is housing in University Place?



Due to high median home sales prices, homeownership is increasingly becoming out of reach for many households.

Rentals on average are affordable to those earning a little more than 50% AMI. However, the supply of available rentals has become low (based on 2- bedroom apartment vacancy rates).

University Place Household Incomes



University Place has a very similar household income range as Pierce County

Income Categories Key:

- Extremely Low (<30%, less than \$26,197)
- Very Low (30-50%, between \$26,197 & \$43,661)
- Low Income (50-80%, between \$43,661 & \$69,858)
- Moderate Income (80-100%, between \$69,858 & \$87,322)
- Over 100% is over \$87,322

*AMI breakdown are estimates based on income bins from 2014-2018: ACS 5-Year. The household income categories are based on the Bonney Lake categories. The AMI or Median Family Income (MFI) rates are for Pierce County, 2020 (Tacoma Metro) for a family of four, HUD.

Housing cost burden tends to impact renters and old and young

UNIVERSITY PLACE, 2014-18

RENTERS

Cost Burdened
47%

Severely Burdened
19%

HOMEOWNERS

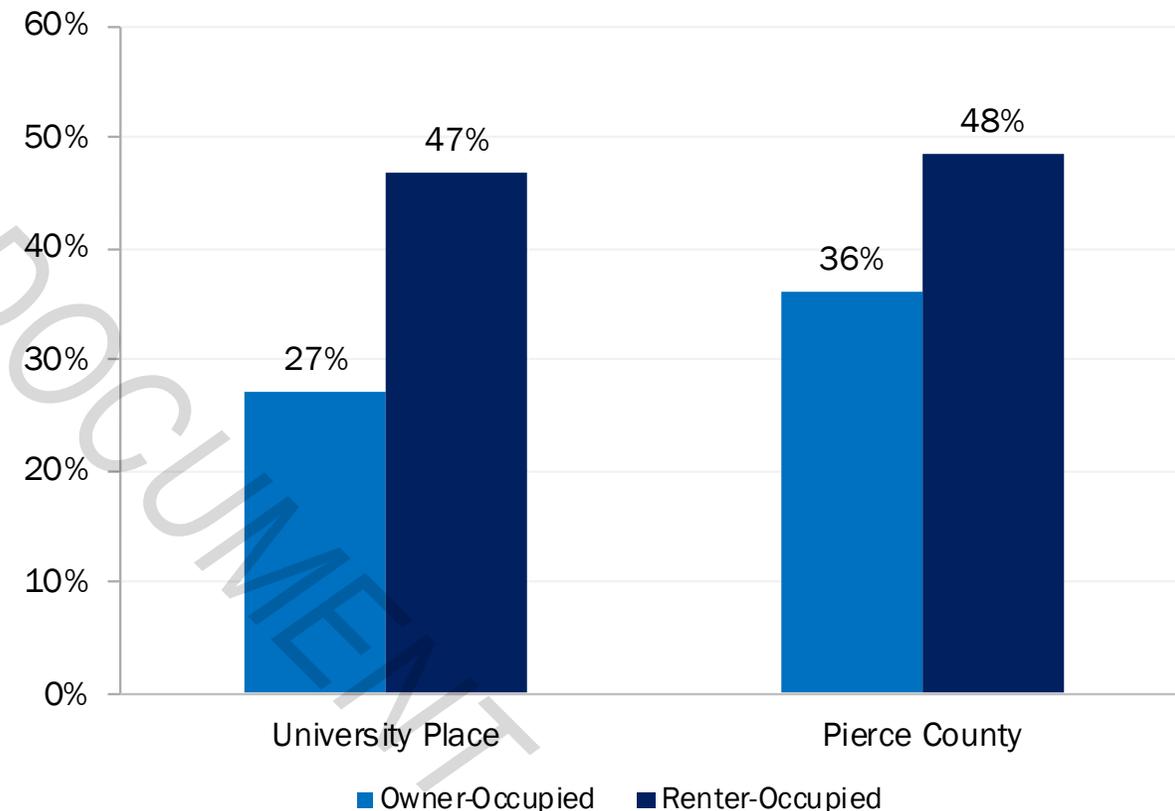
Cost Burdened
27%

Severely Burdened
10%



- Almost half of renters are paying more than they can afford for housing
- Older/younger tend to be cost burdened: 68% over 65 and 52% under 24

Cost-Burdened Households



Housing cost burden: housing affordability mismatch, lower income more impacted

Most renters cost burdened below 30% AMI (~91%) and 30-50% AMI (75%). Most owners below 50% AMI cost burdened too. In addition, higher income households are renting down likely due to an undersupply of units at higher affordability levels. These higher income households occupying lower income units are diminishing the supply available to lower income households.

RENTERS	Unit Occupied by Household Earning...			
	Below 30% AMI (Very Low Income)	Between 30 to 50% AMI (Low Income)	Between 50 to 80% AMI (Moderate Income)	Over 80% AMI
Unit Rents "Affordably" at...				
0-30%	9.8%	5.2%	7.0%	3.5%
30-50%	15.1%	18.8%	8.0%	2.6%
50-80%	61.5%	66.5%	78.9%	60.2%
Above 80%	13.6%	9.4%	6.0%	33.7%

*66% renting down for households earning over 80% AMI

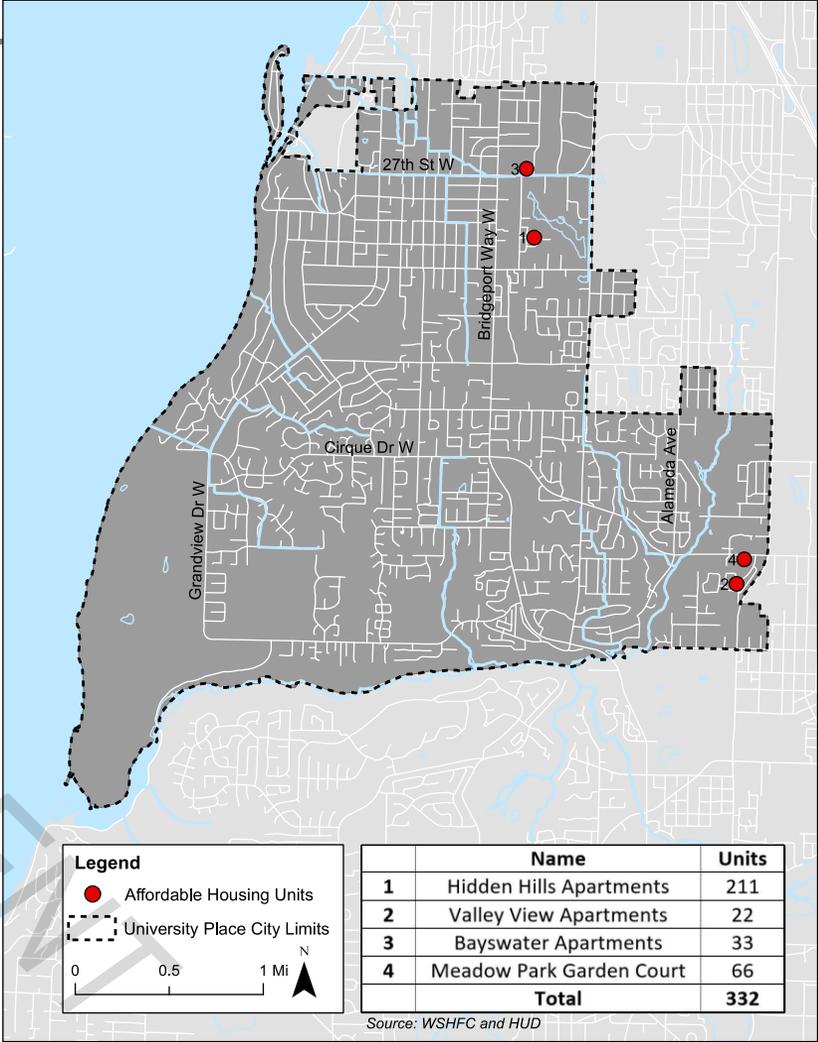
OWNERS	Unit Occupied by Household Earning...			
	Below 50% AMI	Between 50-80% AMI	Between 80-100% AMI	Over 100% of the AMI
Ownership Units Affordable to...				
0-50%	9.0%	3.1%	6.0%	0.6%
50-80%	9.9%	27.7%	17.7%	8.1%
80-100%	18.0%	20.0%	22.1%	19.2%
Above 100%	63.1%	49.2%	54.2%	72.1%

- Blue = in Income Category
- Green = Renting/ Buying Down
- Orange = Cost Burdened

Rent-restricted low-income housing in University Place

University Place Affordable Housing

Name	Number of Low-Income Units (60% AMI or lower)	Type	Managed by
Hidden Hills Apartments	211	Low Income Housing Tax Credit	Hearthstone Housing Foundation
Valley View Apartments	22	Bond (80/20 Bonds)	Cardiac Study Center, Inc.
Bayswater Apartments	33	Low Income Housing Tax Credit	BaysWater Group, LLC
Meadow Park Garden Court	66	Subsidized (Project-Based Section 8 contract with HUD)	
Total	332		



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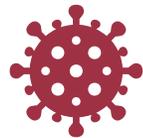


Housing demand trends

Housing demand is determined by the *preferences* for different types of housing (e.g., apartment), and the *ability to find* that housing in a housing market. Preferences for housing are related to demographic characteristics and changes, in addition to personal preferences. The ability to find housing is based on income, housing costs, and housing availability.

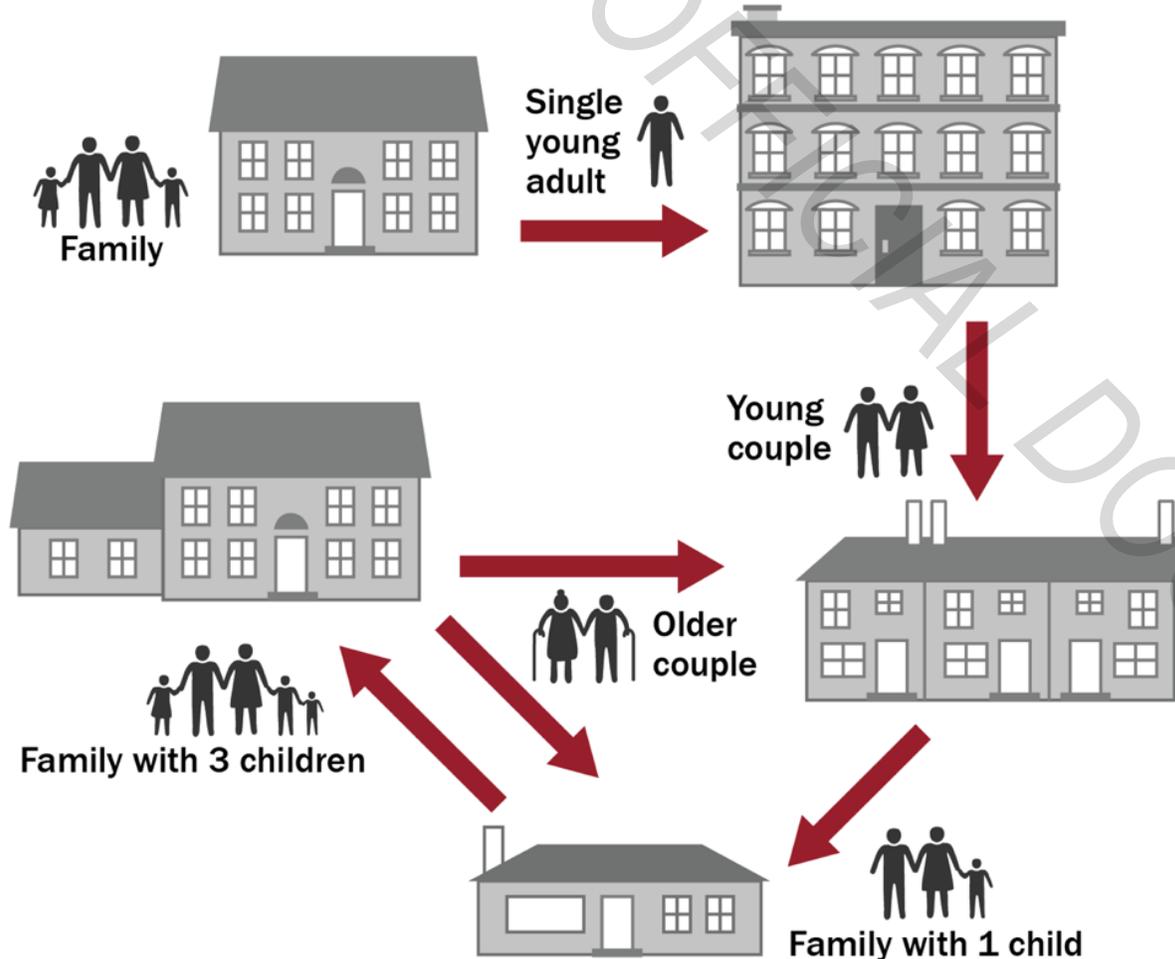
Key trends impacting demand:

- *Baby Boomers.* The housing market will be affected by continued aging of the Baby Boomers, between 50 and 70 in 2019. Their housing choices will affect housing preference and homeownership rates and will require age-in-place support and developing more low-income housing, multigenerational housing, smaller walkable housing, or age-restricted retirement communities.
- *Diversity.* Nationwide, the Hispanic/Latino population is predicted to be the fastest growing ethnic group over the next few decades and these households tend to include multiple generations, requiring more housing space. Over the coming decade, minorities will make up a larger share of young households and constitute an important source of demand for both lower-cost rental housing, multigenerational housing, and homeownership opportunities.
- Demand associated with the nearby Joint Base Lewis-McChord (JBLM)



The COVID-19 pandemic has affected the production of housing in many regions and the ability of households to pay for housing consistently. This will likely exacerbate housing availability and stability. Due to growing remote work practices, commuting rates have diminished and housing preferences are shifting.

Housing needs change by life stage



As people go through different life stages their needs for household size tends to change.

- Homeownership rates increase as income and age increases.
- Renters are much more likely to choose multifamily housing than single-family housing.
- Income is a strong determinant of homeownership and housing-type choice for all age categories.

High population growth forecasted

- Pierce County population aging: 21% of total population will be 65+ by 2040 (adding around 5,000 more persons 65+ by 2040)
- High growth forecasted for University Place, adding around 8,901 persons by 2035 and 15,026 new persons by 2040

Population Projections by Age Group, Pierce County, 2020 – 2040

Age Group	2020	2040	Change
Under 20	26%	24%	-2.3%
20 - 34	20%	18%	-1.7%
35 - 49	19%	18%	-1.1%
50 - 64	19%	18%	-0.9%
65 or Older	15%	21%	6.0%
Total	100%	100%	

Household Population Projections for University Place, PSRC

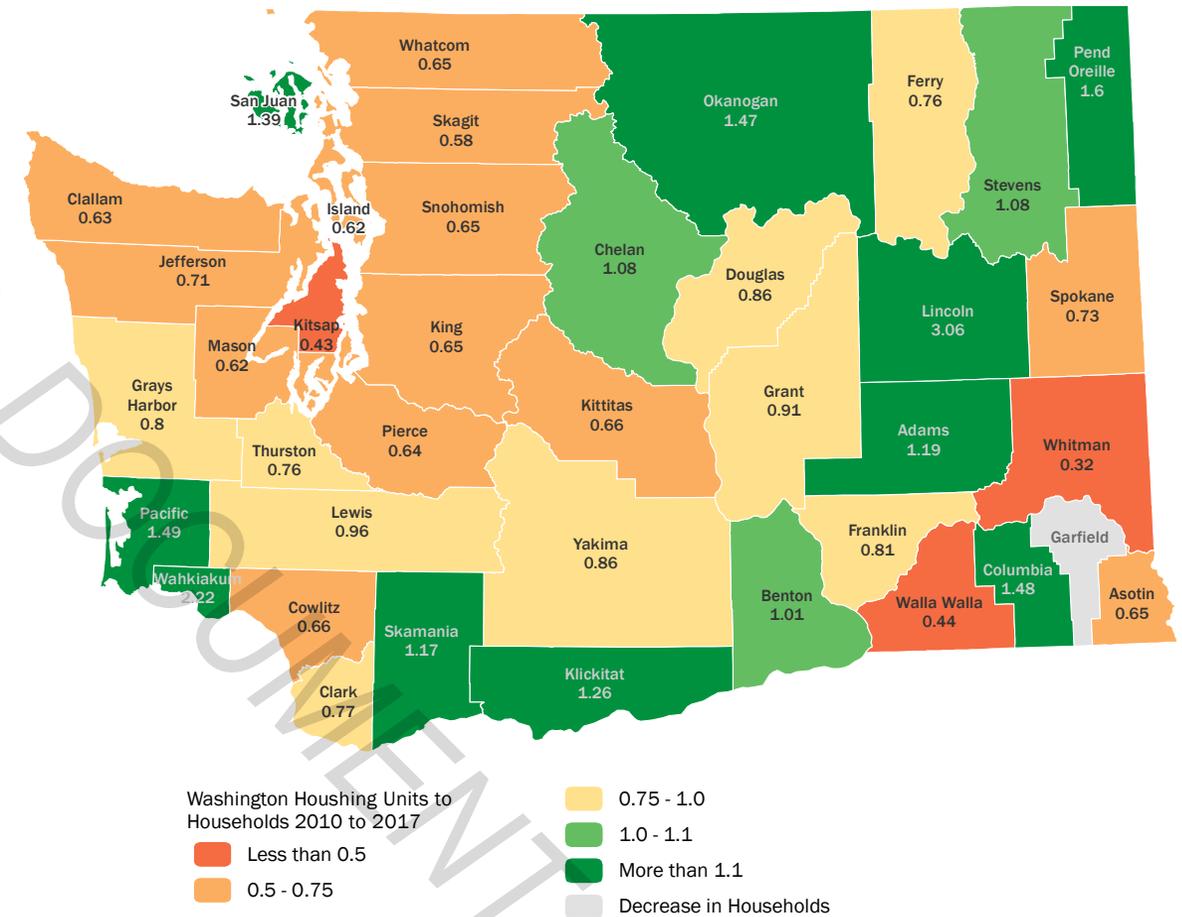
Jurisdiction	Total Household Population 2020	Total Household Population 2035	Total Household Population 2040	Growth % Change from 2020 to 2035	Growth % Change from 2020 to 2040
University Place	34,010	42,911	48,818	26.17%	43.54%

**Projections expected to be updated in late 2020 or early 2021 in coordination with the Pierce County population target setting process.*

Housing underproduction in Washington State

The Puget Sound counties have not produced enough housing to keep up with new household formation over the 2010-2017 time period.

In fact, Pierce County has only produced 0.64 housing units to households from 2010 to 2017 which is much lower than the goal to produce 1.10 housing units for each household. Extra housing units are needed to accommodate vacancy, demolition, obsolescence and second homes or vacation homes. Ultimately, the region has not been able to supply enough housing to meet rising demand. This imbalance is the product of numerous forces, including supply restraints such as restrictive land use policies governing development, lengthy entitlement processes, or increased construction costs, and increased demand for housing such as investment buyer competition and rising home prices reducing middle-income households' buying power for housing.



Housing gap: large number of housing units needed

City Ratio of Housing Units to Households	Pierce County Ratio of Housing Units to Households	Underproduction (2010 decade)	Future Housing Need between 2020 to 2040	Total Units
1.14	1.08	0	8,373	8,373

- City has “out-performed” County in household-housing unit production, therefore no aggregate “under-production” (scarcities can persist in some market segments).
- High growth population forecast, adding ~15,026 new persons by 2040 which is a 43% increase (currently almost 33,000 persons in University Place as of 2014-18).
- Population aging, less people per household, which means more housing units are needed. University Place’s regional growth center (27th Street Business District, Northeast Mixed-Use District, and Town Center) was established to accommodate housing growth.

Housing units built per year should increase

- Around 85 new housing units built per year since 2010
- Around 419 new housing units need to be built year from 2020-2040 to build a total of 8,373 new housing units
- This means over 4 times more housing units would need to be built per year than has been built between 2010 and 2019
- Existing total housing units are ~14,264 and with new gap: around 22,637 total housing units by 2040.
- Comparisons:
 - Residential growth capacity in City Comprehensive Plan: 7,307 new housing units by 2035, overall total of 21,107 housing units
 - PSRC Household Forecast: 22,536 total households by 2040



Housing Gap Scenarios

City has similar proportions of housing incomes as Pierce County; thus, the City is mostly already delivering their “fair share” of housing affordability levels – only a few adjustments bolded in the table.

*In addition, should focus on adding more housing at lower cost points (50% AMI or lower) since there is a great amount of cost burdening at lower income levels.

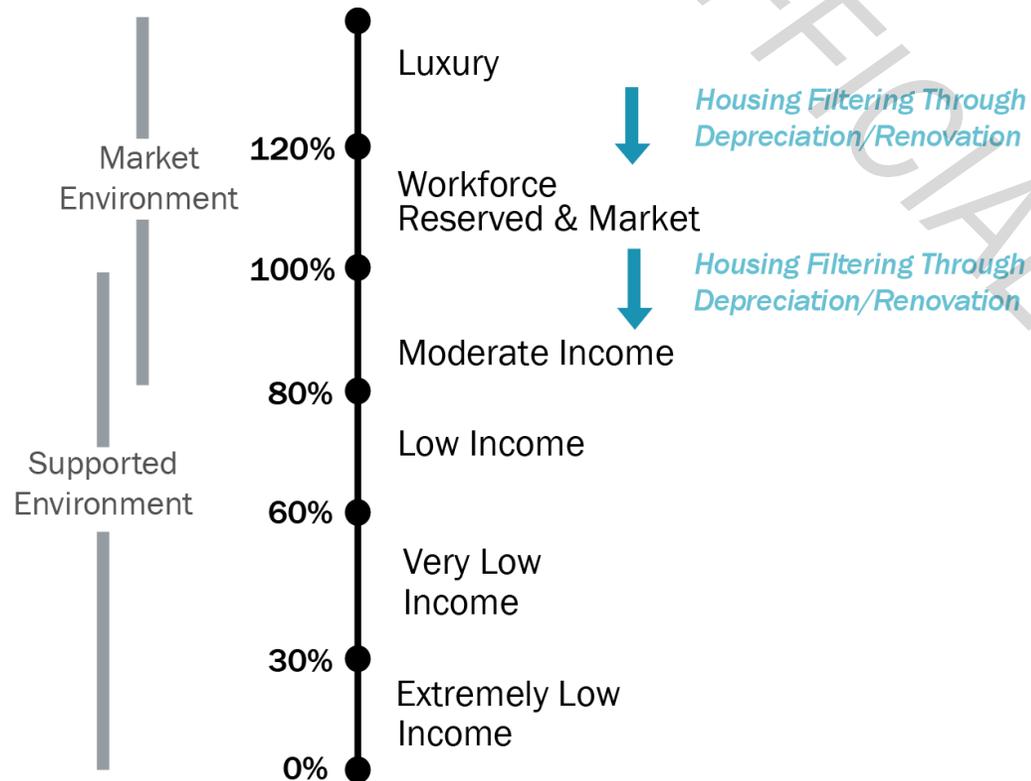
Income Category	Housing Gap Scenario 1) University Place Status Quo	Housing Gap Scenario 2) University Place Fair Share (Pierce County averages)	Percentages for Scenario 1	Percentages for Scenario 2
Extremely Low (<30%)	1,210	1,267	14.4%	15.1%
Very Low (30-50)	1,337	1,372	16.0%	16.4%
Low Income (50-80%)	1,945	1,977	23.2%	23.6%
Moderate Income (80-100%)	1,312	1,243	15.7%	14.8%
Over 100%	2,573	2,519	30.7%	30.1%
<i>Total</i>	<i>8,378</i>	<i>8,378</i>	<i>100%</i>	<i>100%</i>

Summary of Key Findings

- **Housing Production** should drastically increase for the city
- **Broaden Housing Options** by continuing to accelerate apartment production (rentals) and “missing middle” development (rentals and ownership). The low availability of vacant developable land necessitates higher density housing. Apartment rents are somewhat affordable but the low rental vacancy rates for 2-bedroom apartments and rising rents are early signs of pent-up demand.
- **Rising Demand** for aging baby boomers – seniors expected to be the fastest growing cohort. They tend to prefer smaller-sized, lower-maintenance, affordable homes and assisted or age-restricted housing. Other demand: increased diversity, growth in workforce, and nearby JBLM.
- Need to support the production of more **affordable housing including moderate and middle-income options**. Median housing sales prices rising faster than household incomes, making homeownership increasingly out of reach for those wishing to reside in University Place. Need to support entry-level homeownership housing (JBLM).
- Need to **add more housing at lower cost points (50% AMI or lower)** since most households are cost burdened at lower income levels.

Housing strategies vary by affordability

The market environment mainly supports production of moderate-income or above

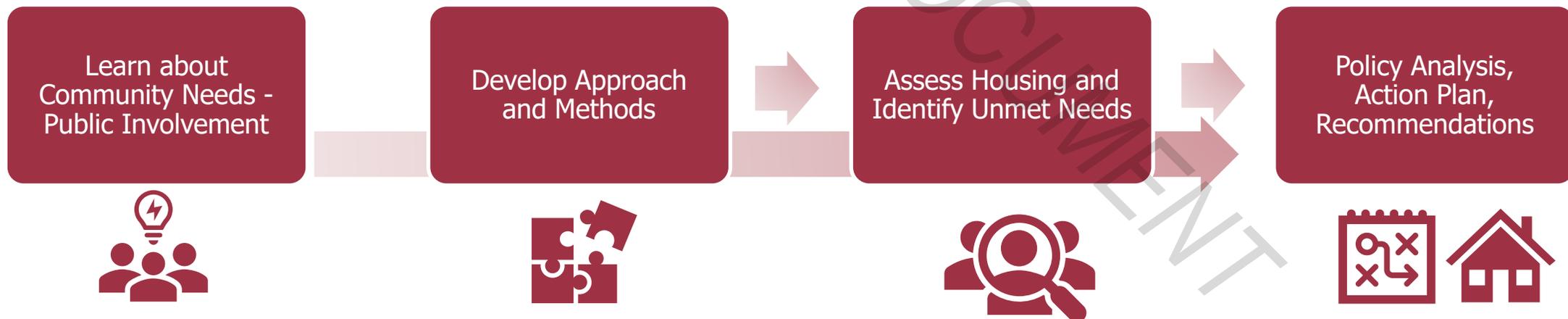


HUD Fair Market Rent by Housing Type, 2018

AMI	Studio Affordability at AMI Bin	One Bedroom Affordability at AMI Bin	Two Bedroom Affordability at AMI Bin
30%	\$392	\$420	\$504
50%	\$652	\$700	\$840
80%	\$1,044	\$1,120	\$1,342
100%	\$1,306	\$1,398	\$1,678

Next steps

- Finalize Housing Needs Assessment
- Ongoing public outreach
- Housing Action Plan



Housing Needs Assessment Contacts

ECONorthwest, with contributions from LDC, prepared the Housing Needs Assessment results for the City of University Place. We thank those who helped develop the University Place Housing Needs Assessment.

City of University Place Contacts

- David Swindale, DSwindale@cityofup.com
- Mariza Craig, MCraig@cityofup.com
- Kevin Briske, KBriske@cityofup.com



Consultant Team Contacts for the Housing Needs Assessment

- ECONorthwest (Housing Needs Assessment Lead): Morgan Shook, shook@econw.com; Jennifer Cannon, cannon@econw.com
- LDC (Prime Project Consultant): Clay White, cwhite@ldccorp.com; Ian Faulds, ifaulds@ldccorp.com

APPENDIX 2: OVERVIEW OF PLANNING TOOLS

AFFORDABLE HOUSING FUNDING SOURCES

This section describes the main state, local, and federal affordable housing funding sources available to developers looking to construct affordable housing properties in the City of University Place. This section focuses solely on funding sources, not indirect financing sources that provide financial benefits to affordable housing projects via reduced costs. Many of the funding sources could be allocated by federal government but are administered by state and local housing finance agencies. Funding sources are described and information on what the City can do, and the associated benefits and drawbacks are integrated into the text.

Washington State Funding Sources

As shown below, the Washington State Housing Finance Commission offers several funding programs to build multifamily affordable housing.

- **The Low-Income Housing Tax Credit (LIHTC)** program is the largest source of funding established for affordable housing and is an indirect subsidy (in the form of a reduced federal income tax liability) for private companies to invest in affordable housing. This program is administered by state and local housing finance agencies in accordance with U.S. Treasury Department stipulations. Generally, LIHTC recipients receive the credit over one decade and in exchange, the housing units must be kept affordable for at least three decades (states can stipulate a longer period). In Washington State, the Housing and Finance Commission provides two types of LIHTC programs: the 9% tax credit and the 4% bond tax credit program. Large renovation projects tend to use the 9% option while smaller preservation and acquisition-rehab projects tend to take advantage of the 4% option.
 - The 9% tax credit program is more valuable, but limited, and is awarded competitively through annual funding applications.³⁸ Drawbacks include the competitive nature and the complex application process (can take several months) and reporting requirements.
 - The 4% bond tax credit program is less valuable for project financing, but the program is not always competitive. This option is available if more than half the project is financed with tax-exempt Multifamily Bonds. Any project that is able to make the funding program work can access the tax credits up to a certain bond cap across the state. These programs typically fund housing units that are affordable to households earning below 60% of AMI. Although the 4% bond tax credit program tends to not be competitive, there could be competition for the bonds during certain years when demand exceeds availability.³⁹

³⁸ Source: Washington State Housing and Finance Commission, <https://www.wshfc.org/mhcf/9percent/index.htm>.

³⁹ Sources: Washington State Housing and Finance Commission, <https://www.wshfc.org/mhcf/4percent/index.htm> and Local Housing Solutions: <https://www.localhousingsolutions.org/fund/federal-funding-for-affordable-housing/>.

- **The 80/20 Private Activity Bond** program can fund construction and development costs for eligible affordable housing projects (e.g., multifamily rental housing, limited equity cooperative, assisted living, single room occupancy housing). The interest on the funding is tax exempt (also known as private activity bonds), thereby reducing total development costs and increasing project feasibility. This program typically funds housing units that are affordable to households earning below 60% AMI. In return for this incentive, the developer must set aside a certain percentage of units for low-income residents.⁴⁰
- **Non-Profit Housing Bonds** can assist 501(c)(3) nonprofits in financing numerous housing developments. These funds are more flexible than other types of financing programs. Nonprofit bonds cannot be combined with the LIHTC program incentives, but they can be used to finance a broader range of eligible activities and facilities (such as emergency shelters for the homeless).⁴¹
- **The Land Acquisition Program** assists qualified nonprofits and developers with purchasing land for affordable housing development (rental or homeownership). This loan helps developers buy land and then gives them the necessary time to build financing for building the housing.

The Washington State Department of Commerce offers three additional funding programs for developing affordable housing.

- **The Washington State Housing Trust Fund** (HTF) provides loans and grants to affordable housing projects through annual competitive applications. This program typically funds housing units that are affordable to households earning below 80% of AMI.⁴² Recently at the end of 2020, the DOC announced that \$85.3M of funding will be granted/loaned from the state's HTF, with an additional \$11.7M provided through HUD's HOME and National HTF programs (both federal but managed by the DOC). This funding amount sets a new annual record of investment by the state HTF.⁴³ This funding will be allocated to 30 projects and will help provide an estimated 1,404 multifamily rental units/beds, 121 homes for first-time homebuyers, 86 units of modular housing, and 74 units in cottage-style communities. The DOC will post a call for applications for the 2021-23 biennial funds soon in 2021 at: <https://www.commerce.wa.gov/building-infrastructure/housing/housing-trust-fund/applying-to-the-housing-trust-fund/>
- **The Housing Preservation Program** provides funding for affordable housing rehabilitation, preservation, and capital improvement needs. It is only available for projects that have previously received Housing Trust Funds.⁴⁴

⁴⁰ Source: Washington State Housing and Finance Commission, <https://www.wshfc.org/mhcf/BondsOnly8020/index.htm>.

⁴¹ Source: Washington State Housing and Finance Commission, <https://www.wshfc.org/mhcf/nph/index.htm>.

⁴² Source: Washington State Department of Commerce Housing Trust Fund, <https://www.commerce.wa.gov/building-infrastructure/housing/housing-trust-fund/>

⁴³ Source: <https://www.commerce.wa.gov/news-releases/commerce-invests-record-97-million-in-affordable-housing-projects-serving-thousands-of-people-statewide/>

⁴⁴ Source: Washington State Department of Commerce Housing Preservation Program, <https://www.commerce.wa.gov/building-infrastructure/housing/housing-preservation-program/>

- **The HOME Program** is a federal block grant program funded through the U.S. Department of Housing and Urban Development (HUD) used to preserve and build rental housing affordable to low-income households. The Washington State Department of Commerce runs the HOME Rental Development program for Washington State HOME Investment Partnerships Program (HOME). This program offers funding for the preservation and development of affordable rental housing to non-profit organizations, public housing authorities, and local and tribal governments. HOME Funds typically build units that are affordable to households earning below 50% of AMI. Action plans are developed every spring to describe how the state will allocate funds for the next year. Participating jurisdictions must set aside at least 15% of their HOME funds for housing that is developed, sponsored, or owned by Community Housing Development Organizations.⁴⁵
 - **Pros:** Supports affordable housing preservation and construction. Action plans help provide focus on what to expect.
 - **Cons:** Tends to limit income eligibility requirements for very low-income households and requires 15% set-aside of funds for specific Community Housing Development Organizations which are not necessarily established in every city since it requires a certification process. Funding can be competitive and inconsistent varying annually.

Federal Government Funding Sources

The U.S. Department of Housing and Urban Development (HUD) offers several different programs for developing affordable housing. Select programs are described below.

- Since 1974, HUD has provided Community Development Block Grants (CDBG) for the improvement of the economic, social and physical environment and quality of life for low- and moderate-income residents. Generally, these grants can address a wide range of community development needs including infrastructure improvements, housing rehab loans and grants as well as other benefits targeted to low- and moderate-income persons. A competitive process is typically used to allocate grants for individual projects and the amount of federal funding for CDBG has diminished over the past few years.
- The HUD Section 108 Loan Guarantee Program is one mechanism available for CDBG (block grant) recipients to increase the capacity to assist with economic development, housing, public financing, and infrastructure projects by enabling a community to borrow up to five times its annual CDBG allocation. Communities can use these loans to either finance projects or to start loan funds to finance multiple projects over several years. The program has flexible repayment terms and is often layered with other sources of financing such as LIHTC. Pierce County has been allocated approximately \$3M in CDBG awards for fiscal year 2020, and they have \$14.5M available in borrowing authority.⁴⁶

⁴⁵ Sources: Washington State Department of Commerce HOME Rental Development Program, <https://www.commerce.wa.gov/building-infrastructure/housing/housing-trust-fund/home-program/>.

⁴⁶ HUD Section 108 Loan Guarantee Program: https://www.hud.gov/program_offices/comm_planning/section108

- HUD also provides two Section 8 funding programs that assist with rent payment. The Section 8 funding programs do not provide financial support to build affordable housing; rather, they provide support for households earning up to 80% of the AMI by paying the rent balance above 30% of the household income. HUD has a tenant-based Section 8 rental housing assistance offered primarily through the Housing Choice Voucher program. The voucher program is administered by the Pierce County Housing Authority. Voucher holders gain a rental subsidy that can be used at any eligible rental housing. Consequently, this incentive moves with the eligible household rather than being tied to an affordable housing development. The other Section 8 program is a project-based voucher program providing a subsidy to specific housing units providing consistent affordability. At least 40% of the units must be reserved for extremely low-income households (30% AMI or lower). Since the assistance is connected to the housing unit, this program can help create or preserve affordable housing in high-cost, gentrifying areas.
- Another HUD program supporting affordable housing rehabilitation is the Choice Neighborhoods grant program. This program is the successor to the HOPE VI program. This program funds the redevelopment, rehabilitation, and new construction associated with severely distressed public housing and privately-owned HUD-assisted properties. A neighborhood revitalization plan (referred to as a Transformation Plan) describing the project goals and how it will address community problems and increase opportunities for the residents and the surrounding neighborhood is required.⁴⁷

Local Funding Sources

A property tax levy (RCW 84.52.105) – allows jurisdictions to place an additional tax up to \$0.50 per thousand dollars assessed for up to ten years. Funds must go toward financing affordable housing for households earning below 50% MFI.

A sales tax levy (RCW 82.14.530) – allows jurisdictions to place a sales tax up to 0.1 percent. At least 60 percent of funds must go toward constructing affordable housing, mental/behavioral health-related facilities, or funding the operations and maintenance costs of affordable housing and facilities where housing-related programs are provided. At least 40 percent of funds must go toward mental / behavioral health treatment programs and services or housing-related services. The City of University Place adopted this sales tax levy at the 0.0073% sales tax credit level last year. The City began collecting funds in July 2020 and had collected \$7,731.27 through end of October (November and December data not available at time of draft publication of this Toolkit).

A real estate excise tax (REET) (RCW 82.46.035) – allows a portion of city REET funds to be used for affordable housing projects and the planning, acquisition, rehabilitation, repair, replacement, construction, or improvement of facilities for people experiencing homelessness. These projects must be listed in the City's capital facilities plan.

Pierce County Community Development Block Grants (CDBG) – Pierce County receives CDBG funding from the U.S. Department of Housing and Urban Development (HUD). CDBG funds can be used in a variety of ways, including the funding of low-income

⁴⁷ Source: Local Housing Solutions, <https://www.localhousingolutions.org/fund/federal-funding-for-affordable-housing/>.

housing development and social services to improve the living conditions of homes within the Pierce County Consortium (along with several other cities, the City of University Place is listed as being a part of this consortium). Pierce County has established a Citizens Advisory Board to help implement and advise the county on the use of CDBG funding. The CDBG public facilities Notice of Funding Availability typically is published in the fall for contracts that commence during the following summer.⁴⁸

Pierce County Downpayment Assistance Loan Program – Pierce County has established a down payment assistance program which includes a second mortgage loan program that combines with the Home Advantage or Opportunity first mortgage loan programs. This program is for qualified borrowers purchasing within the Pierce County limits, outside of the Tacoma, Lakewood, Bonney Lake, Auburn, and Pacific city limits. Residents in the City of University Place could be eligible for this program. This program allows up to \$24,900 in down payment assistance with payments deferred for 30 years, at 3 percent simple interest.⁴⁹

Federal Government Designated Geographic Areas for Affordable Housing Support

Developing a regulated affordable housing property can be a complex and difficult process. Different funding sources may have different priorities, and the costs of land and development can be prohibitive. To help alleviate some of these difficulties, the federal government has designated certain geographic areas to receive higher priority or more funding for regulated affordable housing development. These include Qualified Census Tracts, Difficult to Develop Areas, and Opportunity Zones, each described below.

Qualified Census Tracts

HUD defines a Qualified Census Tract (QCT) as a Census Tract with “50 percent of households with incomes below 60 percent of the Area Median Gross Income (AMGI)” or one where the poverty rate exceeds 25 percent.⁵⁰ Affordable housing developments in QCTs that apply for LIHTC funding receive a boost in the amount of tax credits they can receive. The City of University Place does not have any QCTs.

Difficult Development Areas

HUD defines a Difficult Development Areas (DDA) as “areas with high land, construction and utility costs relative to the area median income” and uses HUD Fair Market Rents, income limits, 2010 census, and 5-year American Community Survey (ACS) data as determinants. DDA properties using the Low-Income Housing Tax Credit (LIHTC) program can receive a 30 percent basis boost in qualified costs, increasing tax credits and resulting in greater investment equity in a project. The City of University Place does not include any DDAs.

Opportunity Zones

⁴⁸ Pierce County Community Development Block Grant Program. 2020. <https://www.co.pierce.wa.us/4853/Community-Development-Block-Grant-Program>

⁴⁹ Washington State Housing and Finance Commission. 2020. Pierce County Downpayment Assistance Loan Program. <https://www.wshfc.org/buyers/Pierce.htm>

⁵⁰ HUD. 2020. “Qualified Census Tracts and Difficult Development Areas.” www.huduser.gov/portal/datasets/qct.html

In addition, the 2017 federal Tax Cuts and Jobs Act created the Opportunity Zone program which is designed to incentivize investment in low-income communities by providing tax benefits. Opportunity Zones are Census Tracts where the poverty rate exceeds 20 percent.⁵¹ While there are no specific funding boosts for affordable housing projects developed in Opportunity Zones, the tax incentives make other types of multifamily development more feasible. The City of University Place does not include any Opportunity Zones.

City of University Place Rent-Restricted Low-Income Housing

Name	Number of Low-Income Units (60% AMI or lower)	Type	Managed by
Hidden Hills Apartments	211	Low Income Housing Tax Credit	Hearthstone Housing Foundation
Valley View Apartments	22	Bond (80/20 Bonds)	Cardiac Study Center, Inc.
Bayswater Apartments	33	Low Income Housing Tax Credit	BaysWater Group, LLC
Meadow Park Garden Court	66	Subsidized (Project-Based Section 8 contract with HUD)	
Total	332		

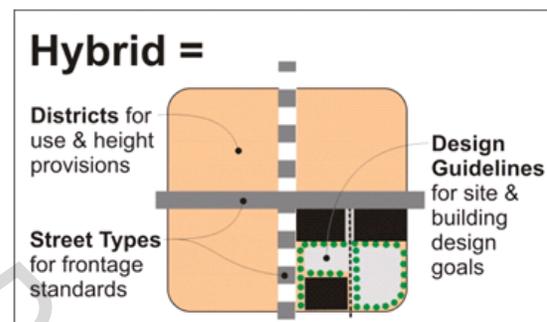
Data Sources: Washington State Housing and Finance Commission, 2020. Data Searches: Pierce County Housing Authority, HUD, USDA Rural Development Program, and PolicyMap.

⁵¹ Washington State Department of Commerce. 2020. "Opportunity Zones-An Incentive to Invest in Lower-Income Areas." <https://www.commerce.wa.gov/growing-the-economy/opportunity-zones/>

HOUSING NEEDS AND FORM-BASED CODE

This section provides considerations for University Place's newly adopted Form-Based Code (FBC) and FBC tips supportive of bridging the gap in housing needs. The Department of Commerce (DOC) defines "Form-based code" as a land development regulation that uses physical form, rather than separation of use, as the organizing element for the code. Essentially, FBC is an alternative to conventional zoning to help regulate development to achieve a specific physical form. FBCs tend to include requirements on the location and form of buildings along street frontages and on the design of streets and sidewalks. FBC tends to include more detailed design standards and regulations, thus it tends to be applied to a subarea of a jurisdiction. Although the permitted use lists tend to be minimal, most cities tend not to eliminate them entirely. Transects describing the gradual transitions from high urbanized areas to low intensity more rural areas are also typically used in FBC.⁵²

The DOC affordable housing planning resource page offers a list of Washington local governments implementing FBCs and as described in the graphic from MRSC, most of these jurisdictions opted for a hybrid version of FBC and design guidelines focused for a sub-area of the total jurisdictional area such as a downtown, urban/town center, highway overlay, or mixed-use district.⁵³ The University Place FBC uses a hybrid approach as well, and this FBC includes a section outlining uses by zones that are prohibited, exempt, conditional, permitted, administrative or requiring design review (Chapter 19.25) and a section that stipulates the density and dimension or form standards (Chapter 19.45).



A hybrid approach can combine traditional zoning, form-based street frontage standards, and design guidelines.

The University Place FBC includes many features supportive towards addressing housing needs. The FBC provides more flexibility and greater housing densities and building heights, particularly for the multifamily and mixed-use zones and for certain types of targeted development such as small lot development. These regulatory features will be key for increasing housing production.

A few considerations associated with promoting the overarching aims of HB 1923 grants, such as the goal to diversify the housing options and target resources to less advantaged households are outlined on the following page.

⁵² Source: <http://mrsc.org/Home/Explore-Topics/Planning/Development-Types-and-Land-Uses/Form-Based-Codes.aspx>

⁵³ Sources: https://www.ezview.wa.gov/site/alias_1976/37672/form-based_code.aspx and <http://mrsc.org/Home/Stay-Informed/MRSC-Insight/Archives/A-Hybrid-Approach-to-Form-Based-Codes-in-the-North.aspx>

Potential Considerations to Improve the FBC to Address Housing Needs:

- Housing diversity could be better supported by promoting middle housing types, which are often referred to as single-family attached housing or multiplex housing. This could be supported by clearly clarifying differences and by ensuring all the definitions are consistent. The definitions in zoning/use sections are not always consistent with the descriptions/definitions associated with the building/construction types in the building form guidelines (Section 19.54.060 Building types and standards). For example, in the Definitions Section (19.10), multifamily is defined as being a structure containing three or more dwelling units joined to one another and this definition could include triplex and quadplex homes which are types of housing that are typically considered single-family attached. While in contrast, single-family attached housing defined in the Uses and Zone Section (19.25) generally refers to a building containing two or more dwelling units that occupy space from the ground to the roof, in a separate lot which could include a triplex, or townhome.
- There are other types of housing that are not clearly addressed or defined such as a quadplex or fourplex.⁵⁴ This is a single-family attached development is around two stories high including four stacked dwelling units, two on the ground floor and two above, with shared or individual entries from the street, that is designed to resemble a medium-sized single-family detached home. Clearly recognizing this development type and treating it as single-family attached rather than multifamily could promote a small and versatile form of middle housing that would fit well within the fabric of a neighborhood. Other middle housing development types to ensure are supported include cottage housing development, generally consisting of small single-family units clustered around a common area, and courtyard apartments, including a one to three story detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around courtyard(s).
- Accessory Dwelling Units (ADUs) are another type of housing type to support housing diversity. Updates to the Code section describing ADU restrictions (Code Section 19.70.010) could be modified to encourage more ADU development by allowing two ADUs per lot (one detached and attached) and by adding other amendments such as a larger minimum building footprint size and by allowing the same building height as the primary home.
- The FBC includes development standard incentives to encourage affordable housing (up to 80% AMI). For example, density bonuses are available for projects in the MU-M and MF-L zones (base of 30 dwelling units (du)/acre up to 40 du/acre), MU (base of 60 du/acre up to 65 du/acre), and MF-H (base of 55 du/acre up to 60 du/acre) and height increases are available for a few zones (MU-U and MU-C) with some component of affordable housing. These incentives should be evaluated to determine whether they are being used to produce more affordable housing particularly for less advantaged households. Additional

⁵⁴ Source: <https://missingmiddlehousing.com/types/fourplex>

incentives should be considered in other areas to encourage more affordable housing development such as reduced parking space reductions in transit-oriented development areas or reduced impact fees for affordable housing.

Tips to Support Housing Needs:

- Housing developers including non-profits and faith-based organizations typically involved with building affordable housing should be consulted to identify policy barriers in University Place that are preventing affordable housing development. In general, City staff could convene property and business owners, affordable housing providers, faith-based organizations, and design professionals to help provide technical advisory review and identify opportunities for improvement.
- The discretionary review of the building design should be structured to be predictable and consistent for the applicant and smaller-scale projects should have an easier design review. A stream-lined review process can help reduce the overall cost of development which can support construction of more housing which tends to be affordable to a broader range of household incomes.
- The Code should be updated to make it simple and user-friendly such as by including examples for how to apply the regulations and develop targeted housing types (such as ADUs), visual aids (such as photographs, illustrations, or sketches), pop-up key boxes, improved searching functions, and clear and consistent definitions.
- The City could establish a housing ombudsperson role (could be an existing staff member) that would provide front-counter guidance and coordination through the permitting for affordable housing development and rehabilitation projects and general guidance on how to interpret the FBC. This planner can help applicants navigate the complexities associated with the process of land development and building construction permitting.

APPENDIX 3: HOUSING POLICY ANALYSIS

CITY OF UNIVERSITY PLACE HOUSING ACTION TOOLKIT

POLICY REVIEW SUMMARY



SEPTEMBER 21, 2020



UNOFFICIAL DOCUMENT

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Housing Policy Review Memo



To: City of University Place

From: Clay White - LDC, Inc.

Date: September 21, 2020

Re: Housing planning and policy review for the University Place Housing Action Toolkit

Overview

The LDC Inc. and ECONorthwest team have completed a review of key housing requirements, policies, and studies that impact the City of University Place. This review was completed as an initial step as we develop the City of University Place Housing Action Toolkit (HAT). As we prepare the HAT, the content of this memorandum will ensure there is a strong policy connection to code actions that may be taken by the City in the future.

Attached to this memorandum you find the following appendix materials:

- Appendix A – City of University Place Housing Policy summary
- Appendix B – Countywide Planning Policy Housing summary
- Appendix C – Vision 2050 Draft Regional Housing Policy summary
- Appendix D – Growth Management Act (GMA) Housing Requirement summary
- Appendix E – Review of key studies and plans summary
- Appendix F – Review of key studies and plans memorandum

For Appendices A – E, we have created tables to pull out key housing requirements, policies, and information from the additional planning studies provided by the City. Each table includes a crosswalk to highlight the relationship between key housing requirements, policies, study goals and information to various housing types the City is required to plan for.

The appendix materials not only outline where there is current support for various housing types but also provides a foundation as we explore additional housing policies the City may want to develop in the future to help support suggested actions within the HAP.

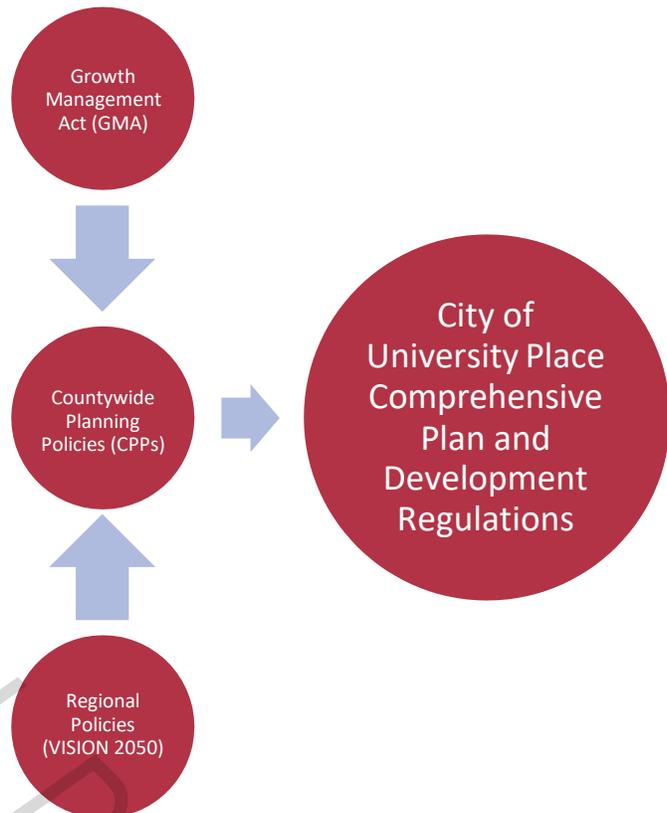
Regional policy changes – Connection to 2024 City Comprehensive Plan Update

A Housing Action Plan (HAP) can provide an early set of ideas and actions that the City may consider prior to or in concert with its upcoming Comprehensive Plan update. For the Plan update, housing will be a key area of focus as the City plans for growth to 2044.

Washington State has a complex policy structure that balances a bottom-up planning approach with state and regional requirements. Regional and countywide planning policies are currently being updated at this time. As we develop the draft HAT this winter, we should have a better idea of what new policies are being developed or adopted. This will help ensure the recommendations within the HAP are consistent with broader policies at the regional and countywide level.

Appendix C contains a review of housing policies contained within the Draft Vision 2050 Plan, which is being developed by the Puget Sound Regional Council (PSRC). The adoption of revised policies has been delayed due to COVID-19, but it is expected that Vision 2050 will be adopted by the end of 2020. We have provided the draft VISION 2050 housing policies in a track change format, so it is easy to understand the policies that are likely to change over the coming months.

Countywide Planning Policies will be revised by December 31, 2021. Commonly referred to as CPPs, this set of policies helps ensure there is coordination between a county and the cities within a county as growth is planned for. CPPs are required to be consistent with and implement both the housing requirements under the Growth Management Act (GMA) and regional policies that are soon to be adopted under Vision 2050. The policies outlined within Appendix B are likely to change over the coming months. We will want to make sure any policy or regulation changes are consistent with these policy updates



Summary Conclusions

Housing policies contained within the City of University Place Comprehensive Plan do a great job of implementing state housing requirements along with regional and countywide planning policies. As the HAP project moves forward, we should focus on two areas:

- 1) Develop recommendations for updated or new policies that support actions that City may want to take in the future. This could be policies to support multi-family tax exemptions (MFTE), the form-based code approach currently being considered by the City, or a variety of other housing topics the City could use policy support for going forward.
- 2) Ensure, as much as possible, that revised policies, currently being developed and adopted at the regional and countywide level, are considered as recommendations are being made within the HAT. This will give the City a running head start as the 2024 – 2044 Comprehensive Plan process moves forward.

If you have any questions or would like additional information, please let me know.

Appendix A – Comprehensive Plan Policy Summary Spreadsheet

See attached exhibit.

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Appendix A													
Comprehensive Plan Housing Policy Summary													
City of University Place													
Policy Info													
Element	Sub-Element	Policy #	Policy Text	Single Family Housing	Duplex	Townhomes	Multi-Family	Accessory Dwelling Units	Affordable Housing	Senior Housing /Special Needs	Cottage	Other	
Land Use Element	Growth Management	LU1E	Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.									X	
	Residential Land Use	LU7A	Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the City, including low- and moderate-density single family neighborhoods and moderately high-density residential neighborhoods.	X	X	X	X						
		LU7B	Designate allowed residential densities and housing types to provide for a housing stock that includes a range of choices to meet all economic segments and household types, including those with special needs related to age, health or disability – while taking into account existing development patterns, community values, proximity to facilities and services, and protection of the natural environment.						X	X			
		LU7D	Promote compatibility of innovative housing with the character of surrounding single-family residences. Pay particular attention when such housing is located in the R1 Residential zone. Achieve this through techniques, such as: Requiring that innovative housing maintains the character and quality of single family homes; Ensuring that new residences do not appear oversized for their lot size; Ensuring that the height, bulk and design of new residences do not overwhelm existing adjacent residences through the application of floor area ratio standards and other bulk regulations; and Maintaining adequate separation between new residential structures to avoid overcrowding.	X		X		X				X	X
		LU7H	Support greater residential density and building height in the Regional Growth Center (Town Center, 27th Street Business, and Northeast Mixed Use districts) to accommodate growth consistent with Puget Sound Regional Council's VISION 2040 and Pierce County population and housing allocations. Accommodate this growth without significantly impacting the character of existing single-family neighborhoods.										
		LU7I	Ensure that multifamily residential development is designed and scaled in a manner that is compatible with nearby single-family neighborhoods. New multifamily development and redevelopment should comply with the City's adopted multifamily design standards and guidelines.						X				
Housing Element	Neighborhood Preservation	HS1A	Effectively implement zoning regulations, including design standards and guidelines, to help support the stability of established residential neighborhoods. Where comprehensive plan policies and zoning classifications support the introduction of a range of housing types into existing neighborhoods, enforce design standards and guidelines to ensure that new development is well designed, integrated compatibly into the neighborhood context, and contributes to an enhanced community aesthetic.	X	X	X			X			X	
		HS1B	Encourage repair and maintenance of existing housing, including the City's substantial stock of smaller bungalows and cottages built through the 1940s and split level and rambler style housing built during the 1950s through the 1970s, to support neighborhood stability and provide affordable housing opportunities within University Place in a cost effective manner. Provide information to citizens about existing programs that offer maintenance and repair assistance. Work with entities such as Paint Tacoma-Pierce Beautiful, a program that organizes volunteer crews to paint the exterior of homes of low income, elderly and disabled homeowners, to explore whether services could be expanded to include University Place. Support Block Watch activities to reduce crime in support of neighborhood stability.	X								X	
		HS1C	Promote home ownership opportunities for people at various income levels to foster stable neighborhoods and support investments in the community as a whole. Encourage maintenance of existing older housing stock and the development of small lot attached and detached housing, townhouses, live/work units, cottage housing, and cluster housing to provide more opportunities for affordable home ownership – thereby supporting neighborhood stability.	X	X	X			X			X	

Comprehensive Plan Housing Policy Summary													
City of University Place													
Policy Info													
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Housing Element	Neighborhood Preservation	HS1D	Encourage residential development on vacant lots in areas that are already adequately served by utilities and transportation. Support such development as the utilities, services, and street improvements are in place and available and the cost of developing this housing is generally lower than in completely new subdivisions. Support appropriately designed and well-constructed infill development in order to enhance the stability of existing neighborhoods.	X				X				X	
		HS1E	Maintain economic viability and neighborhood and community stability by providing housing choices for people of all ages and stages of life, thereby enabling changing households to remain in the same home or neighborhood.							X			
	Housing Choice	HS2A	Support and encourage innovative and creative responses, through the use of appropriate incentives, to meet University Place's needs for housing affordability and diversity for a variety of household sizes, incomes, types and ages.	X	X	X	X	X	X	X	X	X	X
		HS2B	Support increased housing choices, especially for smaller households, to help the overall housing supply better match the needs of an increasingly diverse population. Effectively administer existing regulations that allow development of housing that satisfies varied consumer preferences, including but not limited to: cottage housing, small lot development, cluster housing and attached units (two or three units per building) that are designed to fit the general character of, and have scale and bulk comparable to, other single-family homes in the neighborhood in which the new housing is located. As new and different housing styles become available, give consideration to how they might fit within existing single-family neighborhoods to provide increased affordability for low- and moderate-income families and increased options for seniors and small households.		X	X				X	X	X	X
		HS2C	Adopt regulations that encourage the construction of live/work units in the City's Regional Growth Center in accordance with subarea planning goals and objectives.										X
		HS2D	Encourage increased density residential development in mixed-use and town center zones, especially those located within the City's Regional Growth Center, subject to compliance with appropriate development and design standards. Discourage or prohibit new detached single-family dwellings in these areas to promote more intensive use of commercial and mixed-use properties in order to accommodate an increasing share of the City's anticipated future population growth.			X	X						
		HS2E	Encourage preservation of the existing stock of mobile home parks as a viable source of affordable housing. Continuation of two existing mobile home parks containing about 75 units combined – Sunrise Terrace on Chambers Creek Road and Korey's Court on Hanna Pierce Road, will support housing choice by serving residents with lower incomes.							X			X
		HS2F	Permit accessory dwelling units in conjunction with single-family dwellings to increase the affordable housing options, provide supplementary income, offer semi-independent living for people with special needs, and provide for increased personal and home security. Design ADUs to maintain the single-family housing character of the property in which they are located. Ensure that modifications to the exterior of an existing home to accommodate an ADU are architecturally consistent with the existing design. Design detached ADUs to be architecturally compatible with the principal residence.						X				
		HS2G	Allow manufactured homes in all zones where single-family housing is permitted, consistent with state law that precludes local jurisdictions from regulating manufactured homes differently from site-built homes. Ensure that manufactured homes comply with all University Place design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located.										X
		HS2H	Prevent discrimination and encourage fair and equitable access to housing for all persons in accordance with state and federal law.										

Comprehensive Plan Housing Policy Summary													
City of University Place													
Policy Info													
Element	Sub-Element	Policy #	Policy Text	Single Family Housing	Duplex	Townhomes	Multi-Family	Accessory Dwelling Units	Affordable Housing	Senior Housing /Special Needs	Cottage	Other	
Housing Element	Housing Affordability	HS3A	<p>University Place shall determine the extent of the need for housing for all economic segments of the population, both existing and projected for its jurisdiction over the planning period – consistent with CPP AH1. For the purpose of this and additional housing policies, the following definitions apply:</p> <p>"Affordable housing" means housing affordable to households earning up to 80 percent of the countywide median income.</p> <p>"Low income households" means households earning 80 percent or less of the countywide median income.</p> <p>"Moderate income households" means households earning 80 to 120 percent of the countywide median income.</p> <p>"Special needs housing" means supportive housing opportunities for populations with specialized requirements, such as the physically and mentally disabled, the elderly, people with medical conditions, the homeless, victims of domestic violence, foster youth, refugees, and others.</p> <p>"Housing affordability" is a measure of household's ability to afford housing, whether ownership or rental property, based on the percentage of gross monthly income that goes toward housing expenses, regardless of income level. For ownership housing, this percentage typically includes taxes, insurance and other related housing expenses. For rental housing, a utility allowance is included in the 30 percent figure. A household in which housing costs exceed 30 percent of gross monthly income is considered to be "cost burdened"; if costs exceed 50 percent of gross monthly income, the household is severely cost burdened. Another measure, the H+T Index, offers an expanded view of affordability -- one that combines housing and transportation costs and sets the benchmark at no more than 45 percent of household income.</p>						X			X	
		HS3B	Explore and identify opportunities to reutilize and redevelop existing parcels where rehabilitation of the buildings is not cost-effective – consistent with CPP AH2, provided the same is consistent with the countywide policy on historic, archaeological, and cultural preservation. Communicate with land owners and developers on a regular basis regarding redevelopment opportunities. Encourage use of the City's Technical Review Committee process to facilitate initial review of potential projects with respect to opportunities, challenges and obstacles.									X	
		HS3C	Encourage the availability of housing affordable to all economic segments of the population – consistent with CPP AH3.							X			
		HS3D	Encourage the development of housing affordable to low-to-moderate income households in a manner that reflects University Place's unique demographic characteristics, Comprehensive Plan vision, policies and objectives, development and infrastructure capacity, location and proximity to job centers, local workforce, and access to transportation -- consistent with CPP AH3.2.1. Increase housing diversity and affordability, improve the City's jobs-housing balance, support innovations in housing, and focus a relatively large share of this new housing in the City's Regional Growth Center rather than in existing low density single family neighborhoods.							X			
		HS3E	Achieve a minimum of 25 percent of the Pierce County 2030 growth population allocation for University Place through affordable housing -- consistent with CPP AH-3.3.							X			
		HS3F	Support efforts by Pierce County and other municipalities in the County to establish a countywide program by an organization capable of long-term consistent coordination of regional housing planning, design, development, funding, and housing management – consistent with CPP AH4.										X
		HS3G	<p>University Place should meet its affordable and moderate-income housing needs goal by utilizing a range of strategies that will result in the preservation of existing, and production of new, affordable and moderate-income housing that is safe, adequate and healthy -- consistent with CPP AH5. These include:</p> <p>Supporting the use of techniques to preserve existing affordable and moderate income housing stock such as repair, maintenance, and/or rehabilitation and redevelopment in order to extend the useful life of existing affordable housing units -- consistent with CPP AH5.1.</p>	X			X	X	X				

Comprehensive Plan Housing Policy Summary													
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Policy Info													
Element	Sub-Element	Policy #	Policy Text	Single Family Housing	Duplex	Townhomes	Multi-Family	Accessory Dwelling Units	Affordable Housing	Senior Housing /Special Needs	Cottage	Other	
Housing Element	Housing Affordability	HS3G	Seeking and securing state funds such as the Housing Trust Fund, and federal subsidy funds such as Community Development Block Grant, HOME Investment Partnership, and other sources to implement housing preservation programs -- consistent with CPP AH5.1.1. Promoting the use of reasonable measures and innovative techniques (e.g., clustering, accessory dwelling units, cottage housing, small lot developments and mixed use) to stimulate new higher density affordable and moderate-income housing stock on mixed-use- and residentially-zoned vacant and underutilized parcels -- consistent with CPP AH5.2, while ensuring compatibility with University Place's character. Promoting affordable housing and ensure access to services and jobs by considering the availability and proximity of public transportation, governmental and commercial services necessary to support residents' needs -- consistent with CPP AH5.3.	X			X	X	X				
		HS3H	Provide incentives to developers and builders of affordable housing for moderate- and low-income households -- consistent with CPP AH5.4. Encourage property owners and housing developers and builders to take advantage of the opportunities provided by the City's innovative (cottage) housing provisions, small lot development standards and increased densities to build a variety of housing types that help meet the demand for more affordable, yet high quality, housing. Explore alternative development regulations that reduce development cost in exchange for housing that is ensured to be affordable consistent with CPP AH5.4.1. Consider providing financial incentives -- consistent with CPP AH5.4.2, and technical assistance to affordable housing developers -- consistent with CPP AH5.4.3.						X				
		HS3I	Consider inclusionary zoning measures as a condition of major rezones and development -- consistent with CPP AH5.5. As part of any rezone that increases residential capacity, consider requiring a portion of units, up to 25% of the total number of units within future developments, to be affordable to low- to moderate-income households. Design such units to have an exterior appearance comparable to that of market rate units. Develop incentives to help achieve a higher percentage of affordable units within new development.						X				
		HS3J	Work with Pierce County and other municipalities and entities in the County to cooperatively maximize available local, state, and federal funding opportunities and private resources in the development of affordable housing for households -- consistent with CPP AH6 by: Jointly exploring opportunities to develop a countywide funding mechanism and the potential for both voter approved measures (bond or levy), and nonvoter approved sources of revenue to support the development of affordable housing -- consistent with CPP AH6.1. Supporting state legislative changes to give local jurisdictions the authority to provide tax relief to developers of affordable housing -- consistent with CPP AH6.2. Exploring opportunities to dedicate revenues from sales of publicly owned properties, including tax title sales, to affordable housing -- consistent with CPP AH6.3. Exploring the feasibility of applying additional resources to facilitate the development of affordable housing through an entity such as a new countywide organization (based on inter-local agreements), a countywide land trust, the Pierce County Housing Authority, and expansion of existing nonprofit partnerships -- consistent with CPP AH6.4.						X				
		HS3K	Explore and identify opportunities to reduce land costs for non-profit and for-profit developers to build affordable housing -- consistent with CPP AH7 by: Exploring options to dedicate or make available below market rate surplus land for affordable housing projects -- consistent with CPP AH7.1. Exploring and identifying opportunities to assemble, reutilize, and redevelop existing parcels -- consistent with CPP AH7.2. Periodically reviewing and streamlining development standards and regulations if warranted to advance their public benefit, provide flexibility, and minimize costs to housing -- consistent with CPP AH7.3.							X			

Comprehensive Plan Housing Policy Summary													
City of University Place													
Policy Info													
Element	Sub-Element	Policy #	Policy Text	Single Family Housing	Duplex	Townhomes	Multi-Family	Accessory Dwelling Units	Affordable Housing	Senior Housing /Special Needs	Cottage	Other	
Housing Element	Housing Affordability	HS3L	Periodically monitor and assess the City's success in meeting housing needs to accommodate its 20-year population allocation – consistent with CPP AH8 by: Utilizing the available data and analyses provided by federal, state, and local sources to monitor its progress in meeting housing demand as part of any required GMA comprehensive plan update process -- consistent with CPP AH8.1. Supporting countywide efforts to periodically monitor, evaluate and determine if countywide needs are being adequately met -- consistent with CPP AH8.2. Making available data concerning the quantity of affordable housing units created, preserved, or rehabilitated within University Place since the previous required update -- consistent with CPP AH8.3. Establishing minimum densities for future subdivision development within its single-family districts to help ensure that such development is generally consistent with the density assumptions relied upon for the City's 20-year population and housing allocations.	X					X				
		HS3M	Ensure that policies, codes and procedures do not create barriers to affordable housing opportunities. Ensure that existing regulations, procedures or practices do not increase the cost of housing without a corresponding public benefit. Strive to increase benefits to the community while lowering housing costs by periodically reviewing, at a minimum, the following areas for possible revision or amendment: Comprehensive plan policies, Zoning and subdivision regulations, Infrastructure requirements, Development standards, Building and fire codes, Administrative procedures, Processing times, Fees and exactions, Inspection procedures						X				
		HS3N	Craft and implement regulations and procedures to provide a high degree of certainty and predictability to applicants and the community-at-large to minimize unnecessary time delays in the review of residential permit applications, while still maintaining opportunities for public involvement and review. Encourage the use of innovative development review processes to promote flexibility in development standards, affordability in housing construction, and the development of housing types and designs that can meet present, as well as future, needs of individuals and the community.						X				
	Special Needs Housing	HS4A	Work with agencies, private developers and nonprofit organizations to locate housing in University Place intended to serve the community's special needs populations, particularly those with challenges related to age, health or disability.								X		
		HS4B	Encourage and support the development of emergency, transitional and permanent housing with appropriate on-site services for persons with special needs.								X		
		HS4C	Support actions to secure grants and loans tied to the provision of special needs housing by agencies, private developers and nonprofit organizations.								X		
		HS4D	Encourage the provision of a sufficient supply of special needs housing – consistent with CPP AH3.4. Such housing should be dispersed throughout University Place while avoiding the creation of significant impacts from inappropriate scale and design. Some clustering of special needs housing may be appropriate if proximity to public transportation, medical facilities or other essential services is necessary.								X		X
		HS4E	Ensure development regulations allow for and have suitable provisions to accommodate a sufficient supply of housing opportunities for special needs populations in University Place								X		
		HS4F	Encourage a range of housing types for seniors affordable at a variety of incomes, such as independent living, various degrees of assisted living and skilled nursing care facilities. Strive to increase opportunities for seniors to live in specialized housing.								X		
		HS4G	Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.								X		

Comprehensive Plan Housing Policy Summary												
City of University Place												
Policy Info												
Element	Sub-Element	Policy #	Policy Text	Single Family Housing	Duplex	Townhomes	Multi-Family	Accessory Dwelling Units	Affordable Housing	Senior Housing /Special Needs	Cottage	Other
Housing Element	Special Needs Housing	HS4H	Support the strategic plan contained in the Consolidated Plan for Pierce County to increase the level of support for meeting the region's demand for special needs housing, as well as other types of affordable housing. Support efforts by the Urban County funding partnership, comprised of Pierce County and 19 of its cities, including University Place, to obtain funds from the federal government, including Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME) and Emergency Shelter Grant (ESG) funds, for housing and community development activities. Ensure these funds will be used to meet priority needs locally.							X		
		HS4I	Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.							X		

Appendix B – Countywide Planning Policy Summary Spreadsheet

See attached exhibit.

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Appendix B												
Countywide Planning Policy Housing Summary (May 10, 2020)												
Pierce County Regional Council												
Policy Info												
Element	Policy #	Policy Text	Single Family Housing	Duplex	Townhomes	Multi-Family	Accessory Dwelling Units	Affordable Housing	Senior Housing /Special Needs	Cottage	Other	
Affordable Housing	AH-1	The County, and each municipality in the County, shall determine the extent of the need for housing for all economic segments of the population, both existing and projected for its jurisdiction over the planning period.						X				
	AH-3	The County, and each municipality in the County, shall encourage the availability of housing affordable to all economic segments of the population for each jurisdiction.						X				
		3.2 Affordable housing needs not typically met by the private housing market should be addressed through a more coordinated countywide approach/strategy. 3.2.1 Each jurisdiction may adopt plans and policies for meeting its affordable and moderate income housing needs in a manner that reflects its unique demographic characteristics, comprehensive plan vision and policies, development and infrastructure capacity, location and proximity to job centers, local workforce, and access to transportation.							X			
		3.3 It shall be the goal of each jurisdiction in Pierce County that a minimum of 25% of the growth population allocation is satisfied through affordable housing. 3.3.1 Jurisdictions with designated regional centers should consider incorporating affordable housing allocations as part of their adopted allocations for these centers.								X		
		3.4 Each jurisdiction should provide a sufficient supply of special needs housing opportunities that is equitably and rationally distributed throughout the County.									X	
	AH-4	The County and each municipality in the County should establish a countywide program by an organization capable of long-term consistent coordination of regional housing planning, design, development, funding, and housing management. All jurisdictions should be represented in directing the work program and priorities of the organization.									X	
	AH-5	Jurisdictions should plan to meet their affordable and moderate-income housing needs goal by utilizing a range of strategies that will result in the preservation of existing, and production of new, affordable and moderate-income housing that is safe and healthy.							X			
		5.1 Techniques to preserve existing affordable and moderate-income housing stock may include repair, maintenance, and/or rehabilitation and redevelopment in order to extend the useful life of existing affordable housing units. 5.1.1 Jurisdictions should seek and secure state funds such as the Housing Trust Fund, and federal subsidy funds such as Community Development Block Grant, HOME Investment Partnership, and other sources to implement housing preservation programs.								X		X
		5.2 Jurisdictions should promote the use of reasonable measures and innovative techniques (e.g., clustering, accessory dwelling units, cottage housing, small lots, planned urban developments, and mixed use) to stimulate new higher density affordable and moderate-income housing stock on residentially-zoned vacant and underutilized parcels.				X	X	X	X	X	X	
		5.3 To promote affordable housing and ensure access to services and jobs, jurisdictions should consider the availability and proximity of public transportation, governmental and commercial services necessary to support residents' needs.								X		X
5.4 Jurisdictions should consider providing incentives to developers and builders of affordable housing for moderate- and low-income households, such as but not limited to: 5.4.1 A menu of alternative development regulations (e.g., higher density, reduced lot width/area and reduced parking stalls) in exchange for housing that is ensured to be affordable. 5.4.2 A toolkit of financial incentives (e.g., permit and fee waivers or multifamily tax exemptions) and grant writing assistance, through the regional housing organization, that may be dependent on the amount of affordable housing proposed. 5.4.3 A toolkit of technical assistance (e.g., mapping, expedited processing and permit approval) to affordable housing developers that may be dependent on the amount of affordable housing proposed.							X		X			

Countywide Planning Policy Housing Summary (May 10, 2020)												
Pierce County Regional Council												
Policy Info												
Element	Policy #	Policy Text	Single Family Housing	Duplex	Townhomes	Multi-Family	Accessory Dwelling Units	Affordable Housing	Senior Housing /Special Needs	Cottage	Other	
Affordable Housing	AH-5	5.5 Jurisdictions should consider inclusionary zoning measures as a condition of major rezones and development. 5.5.1 New fully contained communities in unincorporated Pierce County shall contain a mix of dwelling units to provide for the affordable and moderate-income housing needs that will be created as a result of the development, as well as helping to accommodate a share of the county's overall affordable housing need as expressed in policy 3.3.						X			X	
		The County, and each municipality in the County, should cooperatively maximize available local, state, and federal funding opportunities and private resources in the development of affordable housing for households.							X			
	AH-6	6.1 All jurisdictions should jointly explore opportunities to develop a countywide funding mechanism and the potential for both voter approved measures (bond or levy), and nonvoter approved sources of revenue to support the development of affordable housing.							X			
		6.2 All jurisdictions should pursue state legislative changes to give local jurisdictions the authority to provide tax relief to developers of affordable housing.							X			
		6.3 All jurisdictions should explore opportunities to dedicate revenues from sales of publicly owned properties, including tax title sales, to affordable housing projects.							X			
		6.4 All jurisdictions should explore the feasibility of additional resources to facilitate the development of affordable housing such as a new countywide organization (based on inter-local agreements), expansion of existing nonprofit partnerships, increased coordination with local public housing authorities, a county-wide land trust, as well as future involvement of larger County employers, in the provision of housing assistance for their workers.							X			
		The County, and each municipality in the County, should explore and identify opportunities to reduce land costs for non-profit and for-profit developers to build affordable housing.							X			
	AH-7	7.1 Jurisdictions should explore options to dedicate or make available below market rate surplus land for affordable housing projects.							X			
		7.3 All jurisdictions should review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize costs to housing.										X
	AH-8	The County, and each municipality in the County, shall periodically monitor and assess their success in meeting the housing needs to accommodate their 20-year population allocation.										X
		8.1 Jurisdictions should utilize the available data and analyses provided by federal, state, and local sources to monitor their progress in meeting housing demand as part of the required Growth Management Act comprehensive plan update process.										X
		8.2 Countywide housing allocations shall be periodically monitored and evaluated to determine if countywide needs are being adequately met; the evaluation should identify all regulatory, programmatic, and financial measures taken to address the allocation need.										X
		8.3 Each jurisdiction should provide, if available, the quantity of affordable housing units created, preserved, or rehabilitated since the previous required update.								X		
		8.5 In conjunction with the Growth Management Act Update schedule, a report should be forwarded from GMCC to the Pierce County Regional Council (PCRC) addressing the progress in developing new affordable housing.								X		
	Centers	C-15	Jurisdictions should consider incentives for development within Centers, such as: 1. Streamlined Permitting; 2. Financial incentives; 3. Density bonuses or transfer of development rights; 4. Using SEPA provisions to streamline environmental review; and 5. Shared mitigation, such as stormwater detention and joint parking.	X	X	X			X			X

Appendix C – Regional Planning Policy Summary Spreadsheet

See attached exhibit.

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Appendix C													
VISION 2050 Draft Regional Housing Policy Summary													
Puget Sound Regional Council													
Policy Info				Single Family Housing	Duplex	Townhomes	Multi-Family	Accessory Dwelling Units	Affordable Housing	Senior Housing /Special Needs	Cottage	Other	
Document	Sub-Element	Vision 2050 Tracked Changes Policy #	Policy Text										
Vision 2050 (December Tract Change 2019 Draft)	Housing	MPP-H-1	Plan for housing supply, forms, and densities to meet the region's current and projected needs consistent with the Regional Growth Strategy and to make significant progress towards jobs/housing balance.									X	
		MPP-H-2	Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.	X	X	X	X		X	X		X	
		MPP-H-3	Achieve and sustain – through preservation, rehabilitation, and new development – a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.							X	X		
		MPP-H-4	Address the need for housing affordable to low- and very low-income households, recognizing that these critical needs will require significant public intervention through funding, collaboration, and jurisdictional action.							X	X		
		MPP-H-5	Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals while recognizing historic inequities in access to homeownership opportunities for communities of color.							X			X
		MPP-H-6	Develop and provide a range of housing choices for workers at all income levels throughout the region <i>in a manner that promotes accessibility to jobs and provides opportunities to live in proximity to work that is accessible to job centers and attainable to workers at anticipated wages.</i>										X
		MPP-H-7	Expand the supply and range of housing at densities to maximize the benefits of transit investments, including affordable units, in growth centers and station areas throughout the region.					X		X			
		MPP-H-8	Promote the development and preservation of long-term affordable housing options in walking distance to transit by implementing zoning, regulations, and incentives.							X			
		MPP-H-9	Expand housing capacity for moderate density housing to bridge the gap between single-family and more intensive multifamily development and provide opportunities for more affordable ownership and rental housing that allows more people to live in neighborhoods across the region.			X	X			X			
		MPP-H-10	Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.										X
		MPP-H-11	Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the provision of affordable and special needs housing.							X	X		
		MPP-H-12	Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from <u>planning, public investments, private</u> redevelopment, and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.							X			X
		Development Patterns	MPP-DP-1	Develop high-quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.				X					X
	MPP-DP-22		Plan for densities that maximize benefits of transit investments in high-capacity transit station areas that are expected to attract significant new population or employment growth.				X					X	

Appendix D – State Planning Summary Spreadsheet

See attached exhibit.

UNOFFICIAL DOCUMENT

Appendix D GMA Housing Requirement Summary Washington											
Policy Info											
Chapter	RCW Code Section	Housing Element Requirements	Single Family Housing	Duplex	Townhomes	Multi-Family	Accessory Dwelling Units	Affordable Housing	Senior Housing /Special Needs	Cottage	Other
Growth Management	36.70A.070(2)	A housing element ensuring the vitality and character of established residential neighborhoods that: (a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth; (b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences; (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and (d) makes adequate provisions for existing and projected needs of all economic segments of the community. In counties and cities subject to the review and evaluation requirements of RCW 36.70A.215, any revision to the housing element shall include consideration of prior review and evaluation reports and any reasonable measures identified.				X		X	X		X
	36.70A.210(2)	The legislative authority of a county that plans under RCW 36.70A.040 shall adopt a countywide planning policy in cooperation with the cities located in whole or in part within the county as follows: (e) Policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution.						X			
	36.70A.540(1)	(a) Any city or county planning under RCW 36.70A.040 may enact or expand affordable housing incentive programs providing for the development of low-income housing units through development regulations or conditions on rezoning or permit decisions, or both, on one or more of the following types of development: Residential; commercial; industrial; or mixed-use. An affordable housing incentive program may include, but is not limited to, one or more of the following: (i) Density bonuses within the urban growth area; (ii) Height and bulk bonuses; (iii) Fee waivers or exemptions; (iv) Parking reductions; or (v) Expedited permitting. (b) The city or county may enact or expand such programs whether or not the programs may impose a tax, fee, or charge on the development or construction of property.						X			
	36.70A.540(2)	Affordable housing incentive programs enacted or expanded under this section shall comply with the following: (a) The incentives or bonuses shall provide for the development of low-income housing units; (b) Jurisdictions shall establish standards for low-income renter or owner occupancy housing, including income guidelines consistent with local housing needs, to assist low-income households that cannot afford market-rate housing. Low-income households are defined for renter and owner occupancy program purposes as follows: (i) Rental housing units to be developed shall be affordable to and occupied by households with an income of fifty percent or less of the county median family income, adjusted for family size; (ii) Owner occupancy housing units shall be affordable to and occupied by households with an income of eighty percent or less of the county median family income, adjusted for family size. The legislative authority of a jurisdiction, after holding a public hearing, may establish lower income levels; and (iii) The legislative authority of a jurisdiction, after holding a public hearing, may also establish higher income levels for rental housing or for owner occupancy housing upon finding that higher income levels are needed to address local housing market conditions. The higher income level for rental housing may not exceed eighty percent of the county area median family income. The higher income level for owner occupancy housing may not exceed one hundred percent of the county area median family income. These established higher income levels are considered "low-income" for the purposes of this section; (c) The jurisdiction shall establish a maximum rent level or sales price for each low-income housing unit developed under the terms of a program and may adjust these levels or prices based on the average size of the household expected to occupy the unit. For renter-occupied housing units, the total housing costs, including basic utilities as determined by the jurisdiction, may not exceed thirty percent of the income limit for the low-income housing unit;							X		

GMA Housing Requirement Summary											
Washington											
Policy Info											
Chapter	RCW Code Section	Housing Element Requirements	Single Family Housing	Duplex	Townhomes	Multi-Family	Accessory Dwelling Units	Affordable Housing	Senior Housing /Special Needs	Cottage	Other
Growth Management	36.70A.540(2)	<p>(d) Where a developer is utilizing a housing incentive program authorized under this section to develop market rate housing, and is developing low-income housing to satisfy the requirements of the housing incentive program, the low-income housing units shall be provided in a range of sizes comparable to those units that are available to other residents. To the extent practicable, the number of bedrooms in low-income units must be in the same proportion as the number of bedrooms in units within the entire development. The low-income units shall generally be distributed throughout the development and have substantially the same functionality as the other units in the development;</p> <p>(e) Low-income housing units developed under an affordable housing incentive program shall be committed to continuing affordability for at least fifty years. A local government, however, may accept payments in lieu of continuing affordability. The program shall include measures to enforce continuing affordability and income standards applicable to low-income units constructed under this section that may include, but are not limited to, covenants, options, or other agreements to be executed and recorded by owners and developers;</p> <p>(f) Programs authorized under subsection (1) of this section may apply to part or all of a jurisdiction and different standards may be applied to different areas within a jurisdiction or to different types of development. Programs authorized under this section may be modified to meet local needs and may include provisions not expressly provided in this section or RCW 82.02.020;</p> <p>(g) Low-income housing units developed under an affordable housing incentive program are encouraged to be provided within developments for which a bonus or incentive is provided. However, programs may allow units to be provided in a building located in the general area of the development for which a bonus or incentive is provided; and</p> <p>(h) Affordable housing incentive programs may allow a payment of money or property in lieu of low-income housing units if the jurisdiction determines that the payment achieves a result equal to or better than providing the affordable housing on-site, as long as the payment does not exceed the approximate cost of developing the same number and quality of housing units that would otherwise be developed. Any city or county shall use these funds or property to support the development of low-income housing, including support provided through loans or grants to public or private owners or developers of housing.</p>						X			
	36.70A.540(3)	<p>Affordable housing incentive programs enacted or expanded under this section may be applied within the jurisdiction to address the need for increased residential development, consistent with local growth management and housing policies, as follows:</p> <p>(a) The jurisdiction shall identify certain land use designations within a geographic area where increased residential development will assist in achieving local growth management and housing policies;</p> <p>(b) The jurisdiction shall provide increased residential development capacity through zoning changes, bonus densities, height and bulk increases, parking reductions, or other regulatory changes or other incentives;</p> <p>(c) The jurisdiction shall determine that increased residential development capacity or other incentives can be achieved within the identified area, subject to consideration of other regulatory controls on development; and</p> <p>(d) The jurisdiction may establish a minimum amount of affordable housing that must be provided by all residential developments being built under the revised regulations, consistent with the requirements of this section.</p>						X			

GMA Housing Requirement Summary Washington											
Policy Info			Single Family Housing	Duplex	Townhomes	Multi-Family	Accessory Dwelling Units	Affordable Housing	Senior Housing /Special Needs	Cottage	Other
Chapter	RCW Code Section	Housing Element Requirements									
Growth Management	36.70A.600(1)	(n) Authorize accessory dwelling units in one or more zoning districts in which they are currently prohibited; (o) Remove minimum residential parking requirements related to accessory dwelling units; (p) Remove owner occupancy requirements related to accessory dwelling units; (q) Adopt new square footage requirements related to accessory dwelling units that are less restrictive than existing square footage requirements related to accessory dwelling units; (x) Develop a local program that offers homeowners a combination of financing, design, permitting, or construction support to build accessory dwelling units. A city may condition this program on a requirement to provide the unit for affordable home ownership or rent the accessory dwelling unit for a defined period of time to either tenants in a housing subsidy program as defined in RCW 43.31.605(14) or to tenants whose income is less than eighty percent of the city or county median family income. If the city includes an affordability requirement under the program, it must provide additional incentives,					X				
		(r) Adopt maximum allowable exemption levels in WAC 197-11-800(1) as it existed on the effective date of this section, or such subsequent date as may be provided by the department of ecology by rule, consistent with the purposes of this section; (s) Adopt standards for administrative approval of final plats pursuant to RCW 58.17.100; (t) Adopt ordinances authorizing administrative review of preliminary plats pursuant to RCW 58.17.095; (u) Adopt other permit process improvements where it is demonstrated that the code, development regulation, or ordinance changes will result in a more efficient permit process for customers; (v) Update use matrices and allowable use tables that eliminate conditional use permits and administrative conditional use permits for all housing types, including single-family homes, townhomes, multifamily housing, low-income housing, and senior housing, but excluding essential public facilities;									X
		(y) Develop a local program that offers homeowners a combination of financing, design, permitting, or construction support to convert a single-family home into a duplex, triplex, or quadplex where those housing types are authorized. A local government may condition this program on a requirement to provide a certain number of units for affordable home ownership or to rent a certain number of the newly created units for a defined period of time to either tenants in a housing subsidy program as defined in RCW 43.31.605(14) or to tenants whose income is less than eighty percent of the city or county median family income. If the city includes an affordability requirement, it must provide additional incentives, such as: (i) Density bonuses; (ii) Height and bulk bonuses; (iii) Fee waivers or exemptions; (iv) Parking reductions; or (v) Expedited permitting.					X		X		
	36.70A.600(2)	A city planning pursuant to RCW 36.70A.040 may adopt a housing action plan as described in this subsection. The goal of any such housing plan must be to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for profit single-family home market. A housing action plan may utilize data compiled pursuant to RCW 36.70A.610. The housing action plan should: (a) Quantify existing and projected housing needs for all income levels, including extremely low-income households, with documentation of housing and household characteristics, and cost-burdened households; (b) Develop strategies to increase the supply of housing, and variety of housing types, needed to serve the housing needs identified in (a) of this subsection; (d) Consider strategies to minimize displacement of low-income residents resulting from redevelopment; (e) Review and evaluate the current housing element adopted pursuant to RCW 36.70A.070, including an evaluation of success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions; (f) Provide for participation and input from community members, community groups, local builders, local realtors, nonprofit housing advocates, and local religious groups; and (g) Include a schedule of programs and actions to implement the recommendations of the housing action plan.						X			X

	36.70A.610(1)	The Washington center for real estate research at the University of Washington shall produce a series of reports as described in this section that compiles housing supply and affordability metrics for each city planning under RCW 36.70A.040 with a population of ten thousand or more.										X
GMA Housing Requirement Summary												
Washington												
Policy Info												
Chapter	RCW Code Section	Housing Element Requirements	Single Family Housing	Duplex	Townhomes	Multi-Family	Accessory Dwelling Units	Affordable Housing	Senior Housing /Special Needs	Cottage	Other	
	30.70A.545(1)	Any city or county fully planning under this chapter must allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization provided that: (a) The affordable housing development is set aside for or occupied exclusively by low-income households; (b) The affordable housing development is part of a lease or other binding obligation that requires the development to be used exclusively for affordable housing purposes for at least fifty years, even if the religious organization no longer owns the property; and (c) The affordable housing development does not discriminate against any person who qualifies as a member of a low-income household based on race, creed, color, national origin, sex, veteran or military status, sexual orientation, or mental or physical disability; or otherwise act in violation of the federal fair housing amendments act of 1988 (42 U.S.C. Sec. 3601 et seq.).						X				
	30.70A.545(2-6)	(2) A city or county may develop policies to implement this section if it receives a request from a religious organization for an increased density bonus for an affordable housing development. (3) An affordable housing development created by a religious institution within a city or county fully planning under RCW 36.70A.040 must be located within an urban growth area as defined in RCW 36.70A.110. (4) The religious organization developing the affordable housing development must pay all fees, mitigation costs, and other charges required through the development of the affordable housing development. (5) If applicable, the religious organization developing the affordable housing development should work with the local transit agency to ensure appropriate transit services are provided to the affordable housing development. (6) This section applies to any religious organization rehabilitating an existing affordable housing development.						X				

Growth Management	36.70A.600(1)	A city planning pursuant to RCW 36.70A.040 is encouraged to take the following actions in order to increase its residential building capacity: (a) Authorize development in one or more areas of not fewer than five hundred acres that include at least one train station served by commuter rail or light rail with an average of at least fifty residential units per acre that require no more than an average of one on-site parking space per two bedrooms in the portions of multifamily zones that are located within the areas; (b) Authorize development in one or more areas of not fewer than two hundred acres in cities with a population greater than forty thousand or not fewer than one hundred acres in cities with a population less than forty thousand that include at least one bus stop served by scheduled bus service of at least four times per hour for twelve or more hours per day with an average of at least twenty-five residential units per acre that require no more than an average of one on-site parking space per two bedrooms in portions of the multifamily zones that are located within the areas;				X						
		(c) Authorize at least one duplex, triplex, quadplex, sixplex, stacked flat, townhouse, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel; (d) Authorize a duplex, triplex, quadplex, sixplex, stacked flat, townhouse, or courtyard apartment on one or more parcels for which they are not currently authorized; (e) Authorize cluster zoning or lot size averaging in all zoning districts that permit single-family residences;				X						
		(j) Authorize a duplex on each corner lot within all zoning districts that permit single-family residences; (k) Allow for the division or redivision of land into the maximum number of lots through the short subdivision process provided in chapter 58.17 RCW; (l) Authorize a minimum net density of six dwelling units per acre in all residential zones, where the residential development capacity will increase within the city. For purposes of this subsection, the calculation of net density does not include the square footage of areas that are otherwise prohibited from development, such as critical areas, the area of buffers around critical areas, and the area of roads and similar features; (m) Create one or more zoning districts of medium density in which individual lots may be no larger than three thousand five hundred square feet and single-family residences may be no larger than one thousand two hundred square feet;	X	X	X							

Appendix E – Additional Planning Policy Summary Spreadsheet

See attached exhibit.

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Appendix E Review of additional planning documents summary													
Entity	Document	Element/ Section	Relevant Information	Guidance Info									
				Single Family Housing	Duplex	Townhomes	Multi- Family	Accessory Dwelling Units	Affordable Housing	Senior Housing /Special Needs	Cottage	Other	
Pierce County Human Services	2020-2024 Consolidated Plan	Urban County area applicable to UP	This report essentially provides the US Housing and Urban Development with a five-year plan for using CDBG, HOME, and ESG program funding for Pierce County and 18 of its cities, including University Place (urban area). This report maps out a comprehensive strategy to address local affordable housing, homeless, and community development needs. The plan must demonstrate how they will meet HUD's goals to develop viable communities supporting low- and moderate-income households with decent housing, a suitable living environment, and economic opportunities. This report focuses on answering key questions with extensive analysis and research rather than outlining a clear and concise action plan.							X	X		
South Sound Military and Communities Partnership	Housing Task Force Meeting	N/A	A housing study was completed recently in August 2020 for the South Sound Military and Communities Partnership. The study area includes the Joint Base Lewis-McChord (JBLM) Off-Installation Housing region in Thurston and Pierce Counties. This study area includes unincorporated Thurston and Pierce County areas surrounding the base and the City of University Place. Key high priority actions: adopt legislation encouraging communities to allow duplex and triplex housing types within single-family zoning districts; use of multi-family tax exemption for the development of middle housing; gain funding to adopt new middle housing regulations; and prohibit Homeowner's Associations from excluding ADUs on single-family detached lots when the local agency allows them. Key priority two actions: prevent zone-based housing regulations from restricting residential uses duplexes, ADUs and other "missing middle" housing types that can be designed to be compatible with single-family development; provide incentives for affordable housing and middle housing and to increase housing production (FAR, lot coverage, building height); expand SEPA exemption thresholds for targeted housing; and explore permit review changes for middle housing projects; and examine MFE and traffic impact fee reductions. See summary for more detail.	X	X	X	X	X	X				
City of University Place	Regional Growth Center Subarea Action Plan	N/A	The subarea action plan (2017) for the UP Regional Growth Center including three districts (27th Street Business District, Northeast Mixed-Use District, and Town Center) was reviewed. As shown in the adjacent subarea action plan map, the area includes 481 acres of commercial, mixed-use, and multifamily land. This subarea action plan essentially helped to establish the UP regional growth center. Regional centers are a central part of PSRC's VISION 2040; these areas are targeted for development to accommodate regional housing and job growth and are prioritized for transportation funding. The UP adopted amendments in their Comprehensive Plan to establish the Regional Growth Center (2009) and then applied to PSRC to officially designate the regional growth center in 2014. The final step to obtain the regional growth center designation is to adopt a subarea plan. This document is an action plan for establishing the UP Regional Growth Center as a subarea plan. See summary for highlights from this action plan. This action plan does not outline regulations; rather it focuses on considerations for developing this proposed subarea plan. Please see the summary for details on the findings.		X	X	X				X	X	
City of University Place	Market Studies: University Place Regional Center Development Feasibility Analysis	N/A	The City of University Place hired a consultant team in 2018 to examine development feasibility for a few variations of urban scale development including mixed-use, housing, and commercial uses and provide recommendations based on the findings of this analysis. Two reports were provided: a draft version of the analysis in April 2018 and then a more final version in July 2018 - findings from the July 2018 report are more finalized and thus, emphasized here.		X	X	X						X

Appendix F – Additional Planning Policy Review Memo

See attached exhibit.

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DATE: August 28, 2020
TO: LDC
FROM: ECONorthwest
SUBJECT: Review of Key Studies and Plans for the University Place Housing Action Toolkit (Task 1)

The City of University Place is developing a Housing Action Toolkit (HAT) to identify ways to meet housing needs now and into the future. An initial step in the process is to review plans and studies relevant to describing the current conditions of housing in University Place. The overarching goal of this task is to provide an overview of how these efforts enhance the understanding of the local housing context. This review will augment the Housing Needs Assessment, which will focus on analyzing best available data to describe the area's housing and associated demographic, workforce, attainable housing, and market trends over the past few decades and the housing demand up to 2040. In partnership with LDC, ECONorthwest reviewed the following studies and reports to support this effort.

- Two Market Studies: University Place Regional Center Development Feasibility Analysis (*prepared for University Place and prepared by Leland Consulting Group, July 2018*) and the University Place Regional Center Development Feasibility Analysis Preliminary Findings (*prepared for University Place and prepared by Leland Consulting Group, April 2018 Draft*).
- The South Sound Military and Communities Partnership (SSMCP) Housing Task Force report for the Joint Base Lewis-McChord (JBLM) Off-Installation Housing Study (*Prepared for SSMCP and prepared by AHBL and ECONorthwest, August 7, 2020*).
- The Regional Growth Center Subarea Plan, located in University Place (*prepared for the City of University Place and prepared by Otak and Leland Consulting Group, November 2017*).
- 2020-2024 Consolidated Plan for Community Development Block Grants (CDBG), Home Investment Partnership (HOME), and Emergency Solutions Grant (ESG) Funds Received through the US Department of Housing and Urban Development. Draft Document. *Plan submitted to HUD by May 15, 2020.*

Market Studies: University Place Regional Center Development Feasibility Analysis and Preliminary Findings Overview

The City of University Place hired a consultant team in 2018 to examine development feasibility for a few variations of urban scale development including mixed-use, housing, and commercial uses and provide recommendations based on the findings of this analysis. Two reports were provided: a draft version of the analysis in April 2018 and then a more final version in July 2018. The summary below focuses on the findings from the July 2018 report since these represent a more finalized results in comparison to the April 2018 draft report.

As shown in the map below, the market area, serving as the focus of the 2018 study, includes University Place and an area surrounding the city. The general purpose of these market studies is to provide the City of University Place (UP) with:

- A series of real estate development prototypes providing financial feasibility assessments based on the UP economic conditions. The prototypes focus on the mixed-use building prototypes including urban housing uses and commercial building prototypes. The takeaway summary provided below will focus on the housing prototype findings. The type of housing analyzed was as follows: Townhomes, garden apartments, Main Street mixed use urban garden apartments, wrap, and mid-rise/podium. (July 2018 study).
- Recommendations on potential public incentives and strategies that could enhance development feasibility. The suggestions were based on the review of the municipal toolkit outlining potential development incentives with the potential reduce developer costs or increase revenues, such as MFTE, impact fee waivers/changes, and parking requirement reductions (July 2018 study).



Takeaways

- The July 2018 marketing report describes the City of University Place currently as being a middle-to high-income suburb of Tacoma. The community is described as having a family-friendly brand due to having a slightly higher share of family households compared to Tacoma, a medium size, well regarded school district, and high access to appealing parks/public spaces. The area’s higher-income housing is mostly concentrated in the western part of UP along waterfront areas overlooking the Puget Sound.
- Household age trends (date uncertain, based on 2010 US Census data): higher concentrations of 25-29 along western end of South 19th Street near water and higher concentrations of 65 + located along waterfront. The report notes that young adults and seniors are more likely to be renters of urban housing. Seniors are expected to be the fastest growing age cohort and they tend to choose lower-maintenance, affordable homes and age restricted housing. Overall, UP tends to have more families and 65+ households, and fewer younger adults. (July 2018 study).
- Development in the market area between 1998 and 2008 included three major uses: multifamily, retail and office. Development changes from 2008-2018 showed multifamily development (excluding condominiums) rising since 2004 to comprise 78 percent of the area while retail/office decreased to become 12 percent (retail) and 10 percent (office) of the area. Two key projects were completed in the UP to boost the multifamily housing stock and another project is undergoing construction. LCG believes multifamily will

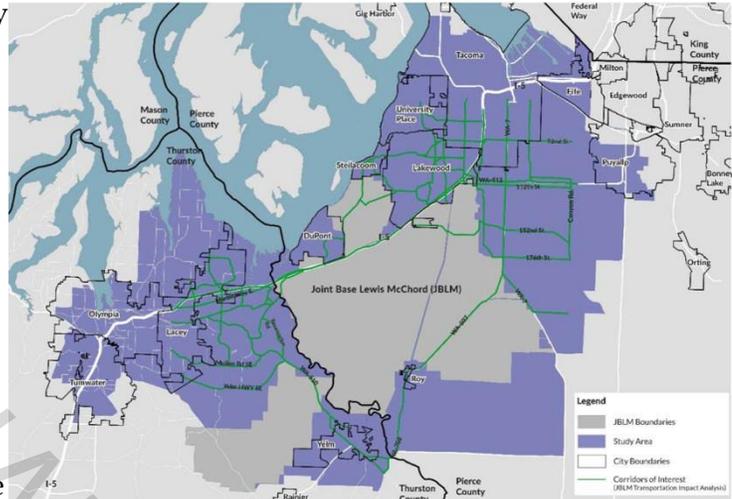
continue to be the dominant development in the future due to challenges in the retail and office markets and notes the condominium market could return to expand urban housing delivery. (July 2018 study).

- The study summarized multifamily rents for 24 Puget Sound submarkets (based on CoStar data) and highlighted Tacoma submarket rent findings since this best represented UP. Based on this assessment, they determined it might be challenging for University Place to attract developers from other parts of the region since the Tacoma submarket has the lowest average effective rents (rent less concessions/price reductions) but rents in the Tacoma were increasing most rapidly (multifamily rents increased by 51% from 2006 to 2018, page 28). The study showcased development specifics for the following UP developments: Latitude 47 (p. 25) and Clearview 100 (p.260 both located along Market Place West). (July 2018 study).
- The study examined financial impacts associated with the following different types of housing: Townhomes, garden apartments, Main Street mixed use urban garden apartments, wrap, and mid-rise/podium. The April 2018 report outlined the hard costs of these different prototypes, noting that the podium and wrap had the highest total construction costs per dwelling unit. Key findings from the July 2018 study:
 - The cost of parking increased significantly for housing and office prototypes that include structured parking and this was exacerbated for higher-density office since parking ratios are higher for office than housing.
 - In addition, the study examined 8 alternative scenarios including different land (vacant or building), rent premium (0 or 20%), parking reduction (0 or 33%), and tax exemption (yes or no) variables. The multifamily tax abatement (set at 8 years), currently available in UP for eligible multifamily projects located in the Town Center, was examined since this could reduce operating costs. Select findings: reduced parking (0.7 spaces for each residential unit) improved residential feasibility particularly for Main Street apartments; raising rents by 20% along with parking reduction and tax exemption made all residential prototypes feasible except for podium; higher density housing are major (riskier) investments but residual land values were highest for Main Street apartments compared to other housing prototypes; high density housing with structured parking would need to offset construction costs with higher rents; and redevelopment of less expensive buildings in center would be more feasible with a 20% rent increase and parking reduction and tax exemption provisions.
- The study included a 1-page strengths, weaknesses, opportunities, and threats (SWOT) assessment for the study area (p. 46) and a few highlights of this are weaknesses associated with the lack of vacant, undeveloped land and few businesses attractive to Millennials and strengths associated with the vibrant Town Center, concentration of seniors, and light rail planned along South 19th Street.
- Of the various actions highlighted, a few related to housing were: the need to build out the Town Center, make use of the parking structure to reduce developers' cost, lower parking ratios (allow for shared parking), and consider adaptive reuse program

encouraging reuse of commercial properties (Vancouver, WA’s program). They urged continue use of multifamily tax exemptions, sales of public land for key projects, and funding infrastructure enhancements such as funding sidewalks, structured parking, and utilities improvement projects. (July 2018).

JBLM Off-Installation Housing Study Overview

A housing study was completed recently in August 2020 for the South Sound Military and Communities Partnership. The study area includes the Joint Base Lewis-McChord (JBLM) Off-Installation Housing region in Thurston and Pierce Counties. This study area includes unincorporated Thurston and Pierce County areas surrounding the base and the City of University Place along with other cities such as Olympia, Lacey, Tumwater, Yelm, Dupont, Steilacoom, Lakewood, Lakewood, Tacoma, and Fife (see study area map).



The general purpose of the housing study is specific to JBLM service members and the intent of the study was to:

- Increase affordable housing options for service members.
- Identify and address opportunities and barriers to housing needs for E1 to E5 service members.
- Develop community specific policy strategies to increasing housing supply.
- Develop incentive recommendations for landlords to consider service member housing needs.
- Provide resources to assist service members in searching housing.

Takeaways

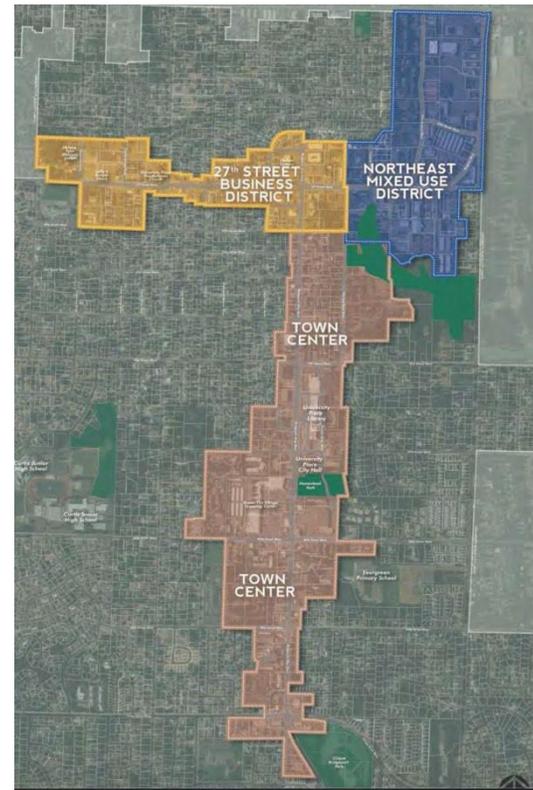
- A key challenge faced by military personnel and local communities is the lack of housing surrounding the JBLM area.
- There is currently a deficit of housing across all communities in the JBLM Study area.
- There is a need for local communities to develop policy strategies for increasing housing that is affordable to renters and homeownership.
- Approximately 113,000 new housing units are needed in the JBLM Study Area to accommodate future growth by 2040.
- There is an increasing recognition amongst all local communities surrounding the JBLM that more entry-level homeownership housing is needed.

- Increasing the supply of middle housing may require policy changes and support at the local and state level.
- There is a lack of coordination between local communities and JBLM in terms of recognizing JBLM’s housing needs and its effect on the surrounding communities and housing market.
- Coordination between local communities and JBLM are needed to achieve mutual goals toward accommodating the future housing needs.
- Recommendations were developed for a 10-year planning horizon including: short-term (within 3 years), mid-term (3-5 years), and long-term actions (up to 10 years).
 - Key high priority actions: adopt legislation encouraging communities to allow duplex and triplex housing types within single-family zoning districts; use of multi-family tax exemption for the development of "missing middle" housing; gain funding to adopt new middle housing regulations; and prohibit Homeowner's Associations from excluding ADUs on single-family detached lots when the local agency allows them.
 - Key priority two actions: prevent zone-based housing regulations from restricting residential uses duplexes, ADUs and other "missing middle" housing types that can be designed to be compatible with single-family development; provide incentives for affordable housing and middle housing and to increase housing production (FAR, lot coverage, building height); expand SEPA exemption thresholds for targeted housing; and explore permit review changes for middle housing projects; and examine MFTE and traffic impact fee reductions.

ECONorthwest provided the housing needs assessment for the JBLM project and could provide additional insights, as needed.

UP Regional Growth Center Subarea Action Plan

The subarea action plan (2017) for the UP Regional Growth Center including three districts (27th Street Business District, Northeast Mixed-Use District, and Town Center) was reviewed. As shown in the adjacent subarea action plan map, the area includes 481 acres of commercial, mixed-use, and multifamily land. This subarea action plan essentially helped to establish the UP regional growth center (recognized by the Puget Sound Regional Council). Regional centers are a central part of PSRC’s VISION 2040; these areas are targeted for development to accommodate regional housing and job growth and are prioritized for transportation funding to improve mobility, broaden transportation choices, and support the region’s economy and environment. An ad-hoc advisory committee was convened to shepherd along the development of the subarea plan. The UP adopted amendments in their Comprehensive Plan to establish the Regional Growth Center (2009) and then applied to PSRC to officially designate the regional growth center in 2014. The final step to obtain the regional growth center designation is to adopt a subarea plan.



Takeaways

- The subarea plan will accommodate population, housing, and employment growth – when fully redeveloped, the subarea is estimated to increase from 28,064 to 43,024 residents, living in approximately 17,540 to 27,390 housing units, and employing 8,300 people or more.
- Regional growth centers must provide enough capacity through zoning to provide a minimum of activity units per acre (these are based on density of population and employment).
- Transit access is important. Currently 87% of the UP Regional Growth Center is within the ¼ mile walkshed from major transit routes, currently provided by local and regional bus routes (in the future, the light rail is expected to extend to Tacoma Community College nearby the subarea via the Tacoma Dome Link Extension).
- Vision (p. 8): *The University Place Regional Growth Center will continue to transform into a vibrant, walkable regional destination with dense mixed use and transit-oriented development in neighborhoods that offer a variety of housing and employment opportunities, shopping and services, culture, arts, entertainment, and parks. The Plan provides flexibility*

and capacity for redevelopment and development to occur over time while retaining the character and livability of the community that make it a desirable place to live, work, and play. Development of new businesses and retention of existing businesses, as well as other growth and investment, will broaden employment opportunities and enhance economic vitality, fostering shared prosperity in the community that will benefit existing and future residents in numerous ways.

- Mixed-use buildings are planned for the Town Center, neighborhood local business development and multi-family residential and retail uses are planned for the 27th Street Business District, and employment and business development is the primary focus for the Northeast Mixed Use District although live/work housing, lofts, studios, and smaller forms of housing could be integrated within the urban fabric.
- Key housing related guiding principles:
 - Provide diverse housing opportunities and choice, affordable to residents of varying incomes.
 - Protect and enhance surrounding single family and residential neighborhoods and enhance walking and bicycling access between these areas and the regional growth center.
- Population, housing, and job forecasts from PSRC for the City of UP are provided on page 12 and 2014 figures are offered on page 13. While the 481-acre subarea only comprises 9% of the total area for UP, it supports most of the highest dense employment and residential uses in the city.
- PSRC categorizes UP as a larger city, a designation that is estimated to receive 14% of the population growth throughout the region.
- The senior age cohort (65+) is expected to double from 10% in 2010 to 20% by 2040. They note that studies expect seniors to age in place or move into smaller units and more urban settings which are easier to maintain; access family, friends, and services; provide walkable settings; and offer cultural stimulation and access to amenities such as university campuses (more insights from ULI surveys about seniors and their active lifestyle are offered on pages 27-28).
- Generation Y trends and preferences for urban housing, renting over owning, etc. are highlighted on pages 29-30.
- UP is generally a middle-income community with higher incomes along the western waterfront and lower-incomes towards the north end of the Regional Center and the east along the I-5 corridor. Real estate development is expected to focus on building housing for the middle class (in other words, luxury housing will be rare). LCG expects townhouses, mixed use mid-rise, and single-family homes to be in demand at UP generally for the coming decade. In the regional center, mid-rise housing would be most suitable in the core of the regional center, townhomes along the edges, and multi-family housing along key streets and over mixed-use development of the regional center.
- They touched on missing middle forms of urban housing due to heightened demand

and defined it as including forms of housing such as townhomes, multiplex units, cluster and cottage style developments with smaller homes and shared open spaces/gardens.

- Employment trends were described too (pages 36-45). Highlights: forecasted growth expected in education/health services, professional/business services, and government; average UP commute time is almost 25 minutes (around 10 miles); and the Port of Tacoma is the nearest manufacturing/industrial center (10 miles northeast).
- Pages 44-45 features the findings from a short-term forecast analysis of development prospects by type (ULI, 2017). This shows multi-family housing including age-restricted housing, affordable apartments, moderate/workforce apartments, student housing, and high-income apartments, as being the most promising type of housing development above the “fair” ranking.
- An analysis on development growth rates is providing on page 48 and it shows residential growth as being slow but continual in the regional center. Another analysis on forecasted development for the next 20 years (beginning on page 49). They note that residential development has added 294 units since 2009, mostly adding to the inventory of multi-family units with a growth rate of 1.2%. They anticipate housing growth to follow the medium growth rate scenario.
- Real Estate Market conclusions: growth by 0.8 to 2.8% annually through 2037, demographic conditions support multi-family housing development, and the planning team projects demand for 450-1,9000 new housing units in the regional center to 2037.
- The proposed zoning categories are described on pages 58-59 (focuses on mixed-use residential and employment mixed-use zones). The City’s Zoning Code under Title 19 is where final adopted zone descriptions are provided. The City identified opportunity sites for redevelopment and concepts were provided to help illustrate the potential.
- Key Utilities Notes (begins on page 76): Tacoma Public Utilities is the primary provider of water service to the community and they have adequate water supply and service for future growth. UP requires the use of the King County Surface Water Design Manual for stormwater level of service standards. Regional detention facilities could be needed to serve multiple projects more efficiently. Wastewater is provided through the City of UP’s franchise agreement with Pierce County Public Works and Utilities and the City is expected to ensure capacity within 300 feet of all properties within the next 20 years. Electricity for the subarea is provided by Tacoma Power (part of Tacoma Public Utilities).
- A summary of the strategic actions to take over the next year, over the next one to three years, and ongoing are provided on pages 83 to 87.

Overview of 2020-2024 Consolidated Plan for CDBG, HOME, and ESG Funds Received through HUD

This report essentially provides the US Housing and Urban Development with a five-year plan for using CDBG, HOME, and ESG program funding for Pierce County and 18 of its cities, including University Place (urban area). This report maps out a comprehensive strategy to address local affordable housing, homeless, and community development needs. The plan must demonstrate how they will meet HUD’s goals to develop viable communities supporting low- and moderate-income households with decent housing, a suitable living environment, and economic opportunities. This report focuses on answering key questions with extensive analysis and research rather than outlining a clear and concise action plan.

Takeaways

- Very low-income households are defined as earning 50% or less of the Pierce County area median income (AMI), as defined by the federal government while low- and moderate-income households earn equal to or less than 80% of the AMI.
- The priority needs and goals center around public services; neighborhood/community development; affordable housing preservation and development; and mitigation of persons in homelessness situations.
- The report asserts that Pierce County has made progress in achieving goals, objectives and strategies outlined in the previous 2015-2019 Consolidated Plan (<http://www.co.pierce.wa.us/index.aspx?nid=2781>). More specific activities include the preservation of affordable housing, development of affordable housing, special needs housing, home repair, public service and economic development activities, shelter, and rapid re-housing, and capital improvements to low- income communities.
- The 2017 Annual Homeless Assessment Report estimated that out of 2,949 unduplicated households without children, 85% stayed at least one night in the emergency shelter system.
- Common housing problems are housing cost burden – 68% of low-income households are cost burdened while 34% are severely cost burdened. Cost burden is the primary reason for loss of housing. The more cost burdened the household, the more likely they are to be at risk for homelessness, should there be any reduction in income.
- On page 93, UP is described as having over 14% of housing in overcrowded conditions. Overcrowded was defined as having more than one person per room and severe overcrowding was defined as having more than 1.5 persons per room. Substandard housing problems (p. 35-36) are outlined for household income brackets and the results show the problems being worse for lower incomes. However, overcrowding and substandard housing are less prevalent than cost burden overall. Around 3.5% of urban area low-income households live in overcrowded conditions and 1.5% live in substandard housing lacking compete plumbing or kitchen facilities.

- The housing needs assessment notes (p. 32) a clear need to develop/preserve affordable housing options for households whose income is less than 50% of AMI. Majority of very-low income and more low-income households are impacted by cost burden and those impacted are more at risk for becoming homeless.
- The housing market assessment notes that the urban areas need to preserve or develop 103 affordable housing units in the next five years to maintain the existing affordable rental housing inventory.
- The Pierce County Housing Authority (PCHA) is the primary housing agency serving this area. They administer the Section 8 voucher/certificates program (helping 2,600 households). In addition, they operate 692 units of affordable housing (bond financed) and 126 units of public housing units funded via HUD. They note that there are 1,204 families on the Low- Income Public Housing waitlist and there are 14,689 families on the Section 8 waitlist. According to this report, Washington State has a shortage of almost 330,000 available affordable housing units for low and very-low income households and since 2000 median rents have increased by 7.8%.
- The assessment showed home prices increasing across the county from 2012 to 2019 by over 80% (Zillow) with the median price of a home in Pierce County at \$357,600 in 2019 (representing a 7% increase from the year prior. The median household income has not kept pace with home prices – low income has become priced out of the homeownership market and they have opted to rent which has led to higher rents and reduced supply.
- Barriers to affordable housing are listed (p. 84) and a few highlights are: development fees, restrictions on the available land for development including zoning, and costs to fulfill public funding requirements for affordable housing due to regulations associated with prevailing wage and green/sustainable building development.
- Key actions for PCHA: Provide classes targeted to homeownership preparation (including budgeting, credit, employment preparation, and home loan process/first-time homebuyers’ assistance); offer a program for public housing residents to become more involved with management and homeownership (p. 158); and provide funds for low- and moderate- income home repairs such as for Owner Rehabilitation and Homebuyer Assistance (p. 165).
- Special needs housing highlights: HUD defines the Non-Homeless Special Needs Population as persons who are not homeless but require supportive housing, including persons with disabilities (mental, physical, developmental), seniors and the frail elderly, persons with alcohol or other drug addiction, public housing residents, victims of domestic violence and persons with HIV/AIDS and their families. Housing needs for these different population types are described on p. 56-60 but there is no action clearly described.

APPENDIX 4: CITY RESOLUTION ADOPTING TOOLKIT

**Placeholder for when
city council adopts the
Toolkit**

APPENDIX 5: COPY OF HB 1923

UNOFFICIAL DOCUMENT

CERTIFICATION OF ENROLLMENT

ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1923

Chapter 348, Laws of 2019

66th Legislature
2019 Regular Session

URBAN RESIDENTIAL BUILDING CAPACITY

EFFECTIVE DATE: July 28, 2019—Except for section 11, which becomes effective July 1, 2019.

Passed by the House April 24, 2019
Yeas 75 Nays 19

FRANK CHOPP

Speaker of the House of Representatives

Passed by the Senate April 22, 2019
Yeas 33 Nays 16

CYRUS HABIB

President of the Senate

Approved May 9, 2019 3:12 PM

JAY INSLEE

Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1923** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

Chief Clerk

FILED

May 13, 2019

**Secretary of State
State of Washington**

ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1923

AS AMENDED BY THE SENATE

Passed Legislature - 2019 Regular Session

State of Washington

66th Legislature

2019 Regular Session

By House Appropriations (originally sponsored by Representatives Fitzgibbon, Macri, Appleton, Doglio, Dolan, Santos, and Frame)

READ FIRST TIME 03/01/19.

1 AN ACT Relating to increasing urban residential building
2 capacity; amending RCW 36.70A.030, 43.21C.420, and 36.70A.490; adding
3 new sections to chapter 36.70A RCW; adding new sections to chapter
4 43.21C RCW; adding a new section to chapter 35.21 RCW; adding a new
5 section to chapter 35A.21 RCW; adding a new section to chapter 36.22
6 RCW; providing an effective date; and declaring an emergency.

7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

8 NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A
9 RCW to read as follows:

10 (1) A city planning pursuant to RCW 36.70A.040 is encouraged to
11 take the following actions in order to increase its residential
12 building capacity:

13 (a) Authorize development in one or more areas of not fewer than
14 five hundred acres that include at least one train station served by
15 commuter rail or light rail with an average of at least fifty
16 residential units per acre that require no more than an average of
17 one on-site parking space per two bedrooms in the portions of
18 multifamily zones that are located within the areas;

19 (b) Authorize development in one or more areas of not fewer than
20 five hundred acres in cities with a population greater than forty
21 thousand or not fewer than two hundred fifty acres in cities with a

1 population less than forty thousand that include at least one bus
2 stop served by scheduled bus service of at least four times per hour
3 for twelve or more hours per day with an average of at least twenty-
4 five residential units per acre that require no more than an average
5 of one on-site parking space per two bedrooms in portions of the
6 multifamily zones that are located within the areas;

7 (c) Authorize at least one duplex, triplex, or courtyard
8 apartment on each parcel in one or more zoning districts that permit
9 single-family residences unless a city documents a specific
10 infrastructure of physical constraint that would make this
11 requirement unfeasible for a particular parcel;

12 (d) Authorize cluster zoning or lot size averaging in all zoning
13 districts that permit single-family residences;

14 (e) Authorize attached accessory dwelling units on all parcels
15 containing single-family homes where the lot is at least three
16 thousand two hundred square feet in size, and permit both attached
17 and detached accessory dwelling units on all parcels containing
18 single-family homes, provided lots are at least four thousand three
19 hundred fifty-six square feet in size. Qualifying city ordinances or
20 regulations may not provide for on-site parking requirements, owner
21 occupancy requirements, or square footage limitations below one
22 thousand square feet for the accessory dwelling unit, and must not
23 prohibit the separate rental or sale of accessory dwelling units and
24 the primary residence. Cities must set applicable impact fees at no
25 more than the projected impact of the accessory dwelling unit. To
26 allow local flexibility, other than these factors, accessory dwelling
27 units may be subject to such regulations, conditions, procedures, and
28 limitations as determined by the local legislative authority, and
29 must follow all applicable state and federal laws and local
30 ordinances;

31 (f) Adopt a subarea plan pursuant to RCW 43.21C.420;

32 (g) Adopt a planned action pursuant to RCW 43.21C.440(1)(b)(ii),
33 except that an environmental impact statement pursuant to RCW
34 43.21C.030 is not required for such an action;

35 (h) Adopt increases in categorical exemptions pursuant to RCW
36 43.21C.229 for residential or mixed-use development;

37 (i) Adopt a form-based code in one or more zoning districts that
38 permit residential uses. "Form-based code" means a land development
39 regulation that uses physical form, rather than separation of use, as
40 the organizing principle for the code;

1 (j) Authorize a duplex on each corner lot within all zoning
2 districts that permit single-family residences;

3 (k) Allow for the division or redivision of land into the maximum
4 number of lots through the short subdivision process provided in
5 chapter 58.17 RCW; and

6 (l) Authorize a minimum net density of six dwelling units per
7 acre in all residential zones, where the residential development
8 capacity will increase within the city.

9 (2) A city planning pursuant to RCW 36.70A.040 may adopt a
10 housing action plan as described in this subsection. The goal of any
11 such housing plan must be to encourage construction of additional
12 affordable and market rate housing in a greater variety of housing
13 types and at prices that are accessible to a greater variety of
14 incomes, including strategies aimed at the for-profit single-family
15 home market. A housing action plan may utilize data compiled pursuant
16 to section 3 of this act. The housing action plan should:

17 (a) Quantify existing and projected housing needs for all income
18 levels, including extremely low-income households, with documentation
19 of housing and household characteristics, and cost-burdened
20 households;

21 (b) Develop strategies to increase the supply of housing, and
22 variety of housing types, needed to serve the housing needs
23 identified in (a) of this subsection;

24 (c) Analyze population and employment trends, with documentation
25 of projections;

26 (d) Consider strategies to minimize displacement of low-income
27 residents resulting from redevelopment;

28 (e) Review and evaluate the current housing element adopted
29 pursuant to RCW 36.70A.070, including an evaluation of success in
30 attaining planned housing types and units, achievement of goals and
31 policies, and implementation of the schedule of programs and actions;

32 (f) Provide for participation and input from community members,
33 community groups, local builders, local realtors, nonprofit housing
34 advocates, and local religious groups; and

35 (g) Include a schedule of programs and actions to implement the
36 recommendations of the housing action plan.

37 (3) If adopted by April 1, 2021, ordinances, amendments to
38 development regulations, and other nonproject actions taken by a city
39 to implement the actions specified in subsection (1) of this section,
40 with the exception of the action specified in subsection (1)(f) of

1 this section, are not subject to administrative or judicial appeal
2 under chapter 43.21C RCW.

3 (4) Any action taken by a city prior to April 1, 2021, to amend
4 their comprehensive plan, or adopt or amend ordinances or development
5 regulations, solely to enact provisions under subsection (1) of this
6 section is not subject to legal challenge under this chapter.

7 (5) In taking action under subsection (1) of this section, cities
8 are encouraged to utilize strategies that increase residential
9 building capacity in areas with frequent transit service and with the
10 transportation and utility infrastructure that supports the
11 additional residential building capacity.

12 (6) A city with a population over twenty thousand that is
13 planning to take at least two actions under subsection (1) of this
14 section, and that action will occur between the effective date of
15 this section and April 1, 2021, is eligible to apply to the
16 department for planning grant assistance of up to one hundred
17 thousand dollars, subject to the availability of funds appropriated
18 for that purpose. The department shall develop grant criteria to
19 ensure that grant funds awarded are proportionate to the level of
20 effort proposed by a city, and the potential increase in housing
21 supply or regulatory streamlining that could be achieved. Funding may
22 be provided in advance of, and to support, adoption of policies or
23 ordinances consistent with this section. A city can request, and the
24 department may award, more than one hundred thousand dollars for
25 applications that demonstrate extraordinary potential to increase
26 housing supply or regulatory streamlining.

27 (7) A city seeking to develop a housing action plan under
28 subsection (2) of this section is eligible to apply to the department
29 for up to one hundred thousand dollars.

30 (8) The department shall establish grant award amounts under
31 subsections (6) and (7) of this section based on the expected number
32 of cities that will seek grant assistance, to ensure that all cities
33 can receive some level of grant support. If funding capacity allows,
34 the department may consider accepting and funding applications from
35 cities with a population of less than twenty thousand if the actions
36 proposed in the application will create a significant amount of
37 housing capacity or regulatory streamlining and are consistent with
38 the actions in this section.

39 (9) In implementing this act, cities are encouraged to prioritize
40 the creation of affordable, inclusive neighborhoods and to consider

1 the risk of residential displacement, particularly in neighborhoods
2 with communities at high risk of displacement.

3 **Sec. 2.** RCW 36.70A.030 and 2017 3rd sp.s. c 18 s 2 are each
4 amended to read as follows:

5 Unless the context clearly requires otherwise, the definitions in
6 this section apply throughout this chapter.

7 (1) "Adopt a comprehensive land use plan" means to enact a new
8 comprehensive land use plan or to update an existing comprehensive
9 land use plan.

10 (2) "Agricultural land" means land primarily devoted to the
11 commercial production of horticultural, viticultural, floricultural,
12 dairy, apiary, vegetable, or animal products or of berries, grain,
13 hay, straw, turf, seed, Christmas trees not subject to the excise tax
14 imposed by RCW 84.33.100 through 84.33.140, finfish in upland
15 hatcheries, or livestock, and that has long-term commercial
16 significance for agricultural production.

17 (3) "City" means any city or town, including a code city.

18 (4) "Comprehensive land use plan," "comprehensive plan," or
19 "plan" means a generalized coordinated land use policy statement of
20 the governing body of a county or city that is adopted pursuant to
21 this chapter.

22 (5) "Critical areas" include the following areas and ecosystems:

23 (a) Wetlands; (b) areas with a critical recharging effect on aquifers
24 used for potable water; (c) fish and wildlife habitat conservation
25 areas; (d) frequently flooded areas; and (e) geologically hazardous
26 areas. "Fish and wildlife habitat conservation areas" does not
27 include such artificial features or constructs as irrigation delivery
28 systems, irrigation infrastructure, irrigation canals, or drainage
29 ditches that lie within the boundaries of and are maintained by a
30 port district or an irrigation district or company.

31 (6) "Department" means the department of commerce.

32 (7) "Development regulations" or "regulation" means the controls
33 placed on development or land use activities by a county or city,
34 including, but not limited to, zoning ordinances, critical areas
35 ordinances, shoreline master programs, official controls, planned
36 unit development ordinances, subdivision ordinances, and binding site
37 plan ordinances together with any amendments thereto. A development
38 regulation does not include a decision to approve a project permit
39 application, as defined in RCW 36.70B.020, even though the decision

1 may be expressed in a resolution or ordinance of the legislative body
2 of the county or city.

3 (8) "Forestland" means land primarily devoted to growing trees
4 for long-term commercial timber production on land that can be
5 economically and practically managed for such production, including
6 Christmas trees subject to the excise tax imposed under RCW 84.33.100
7 through 84.33.140, and that has long-term commercial significance. In
8 determining whether forestland is primarily devoted to growing trees
9 for long-term commercial timber production on land that can be
10 economically and practically managed for such production, the
11 following factors shall be considered: (a) The proximity of the land
12 to urban, suburban, and rural settlements; (b) surrounding parcel
13 size and the compatibility and intensity of adjacent and nearby land
14 uses; (c) long-term local economic conditions that affect the ability
15 to manage for timber production; and (d) the availability of public
16 facilities and services conducive to conversion of forestland to
17 other uses.

18 (9) "Freight rail dependent uses" means buildings and other
19 infrastructure that are used in the fabrication, processing, storage,
20 and transport of goods where the use is dependent on and makes use of
21 an adjacent short line railroad. Such facilities are both urban and
22 rural development for purposes of this chapter. "Freight rail
23 dependent uses" does not include buildings and other infrastructure
24 that are used in the fabrication, processing, storage, and transport
25 of coal, liquefied natural gas, or "crude oil" as defined in RCW
26 90.56.010.

27 (10) "Geologically hazardous areas" means areas that because of
28 their susceptibility to erosion, sliding, earthquake, or other
29 geological events, are not suited to the siting of commercial,
30 residential, or industrial development consistent with public health
31 or safety concerns.

32 (11) "Long-term commercial significance" includes the growing
33 capacity, productivity, and soil composition of the land for long-
34 term commercial production, in consideration with the land's
35 proximity to population areas, and the possibility of more intense
36 uses of the land.

37 (12) "Minerals" include gravel, sand, and valuable metallic
38 substances.

39 (13) "Public facilities" include streets, roads, highways,
40 sidewalks, street and road lighting systems, traffic signals,

1 domestic water systems, storm and sanitary sewer systems, parks and
2 recreational facilities, and schools.

3 (14) "Public services" include fire protection and suppression,
4 law enforcement, public health, education, recreation, environmental
5 protection, and other governmental services.

6 (15) "Recreational land" means land so designated under RCW
7 36.70A.1701 and that, immediately prior to this designation, was
8 designated as agricultural land of long-term commercial significance
9 under RCW 36.70A.170. Recreational land must have playing fields and
10 supporting facilities existing before July 1, 2004, for sports played
11 on grass playing fields.

12 (16) "Rural character" refers to the patterns of land use and
13 development established by a county in the rural element of its
14 comprehensive plan:

15 (a) In which open space, the natural landscape, and vegetation
16 predominate over the built environment;

17 (b) That foster traditional rural lifestyles, rural-based
18 economies, and opportunities to both live and work in rural areas;

19 (c) That provide visual landscapes that are traditionally found
20 in rural areas and communities;

21 (d) That are compatible with the use of the land by wildlife and
22 for fish and wildlife habitat;

23 (e) That reduce the inappropriate conversion of undeveloped land
24 into sprawling, low-density development;

25 (f) That generally do not require the extension of urban
26 governmental services; and

27 (g) That are consistent with the protection of natural surface
28 water flows and groundwater and surface water recharge and discharge
29 areas.

30 (17) "Rural development" refers to development outside the urban
31 growth area and outside agricultural, forest, and mineral resource
32 lands designated pursuant to RCW 36.70A.170. Rural development can
33 consist of a variety of uses and residential densities, including
34 clustered residential development, at levels that are consistent with
35 the preservation of rural character and the requirements of the rural
36 element. Rural development does not refer to agriculture or forestry
37 activities that may be conducted in rural areas.

38 (18) "Rural governmental services" or "rural services" include
39 those public services and public facilities historically and
40 typically delivered at an intensity usually found in rural areas, and

1 may include domestic water systems, fire and police protection
2 services, transportation and public transit services, and other
3 public utilities associated with rural development and normally not
4 associated with urban areas. Rural services do not include storm or
5 sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4).

6 (19) "Short line railroad" means those railroad lines designated
7 class II or class III by the United States surface transportation
8 board.

9 (20) "Urban governmental services" or "urban services" include
10 those public services and public facilities at an intensity
11 historically and typically provided in cities, specifically including
12 storm and sanitary sewer systems, domestic water systems, street
13 cleaning services, fire and police protection services, public
14 transit services, and other public utilities associated with urban
15 areas and normally not associated with rural areas.

16 (21) "Urban growth" refers to growth that makes intensive use of
17 land for the location of buildings, structures, and impermeable
18 surfaces to such a degree as to be incompatible with the primary use
19 of land for the production of food, other agricultural products, or
20 fiber, or the extraction of mineral resources, rural uses, rural
21 development, and natural resource lands designated pursuant to RCW
22 36.70A.170. A pattern of more intensive rural development, as
23 provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed
24 to spread over wide areas, urban growth typically requires urban
25 governmental services. "Characterized by urban growth" refers to land
26 having urban growth located on it, or to land located in relationship
27 to an area with urban growth on it as to be appropriate for urban
28 growth.

29 (22) "Urban growth areas" means those areas designated by a
30 county pursuant to RCW 36.70A.110.

31 (23) "Wetland" or "wetlands" means areas that are inundated or
32 saturated by surface water or groundwater at a frequency and duration
33 sufficient to support, and that under normal circumstances do
34 support, a prevalence of vegetation typically adapted for life in
35 saturated soil conditions. Wetlands generally include swamps,
36 marshes, bogs, and similar areas. Wetlands do not include those
37 artificial wetlands intentionally created from nonwetland sites,
38 including, but not limited to, irrigation and drainage ditches,
39 grass-lined swales, canals, detention facilities, wastewater
40 treatment facilities, farm ponds, and landscape amenities, or those

1 wetlands created after July 1, 1990, that were unintentionally
2 created as a result of the construction of a road, street, or
3 highway. Wetlands may include those artificial wetlands intentionally
4 created from nonwetland areas created to mitigate conversion of
5 wetlands.

6 (24) "Affordable housing" means, unless the context clearly
7 indicates otherwise, residential housing whose monthly costs,
8 including utilities other than telephone, do not exceed thirty
9 percent of the monthly income of a household whose income is:

10 (a) For rental housing, sixty percent of the median household
11 income adjusted for household size, for the county where the
12 household is located, as reported by the United States department of
13 housing and urban development; or

14 (b) For owner-occupied housing, eighty percent of the median
15 household income adjusted for household size, for the county where
16 the household is located, as reported by the United States department
17 of housing and urban development.

18 (25) "Extremely low-income household" means a single person,
19 family, or unrelated persons living together whose adjusted income is
20 at or below thirty percent of the median household income adjusted
21 for household size, for the county where the household is located, as
22 reported by the United States department of housing and urban
23 development.

24 (26) "Low-income household" means a single person, family, or
25 unrelated persons living together whose adjusted income is at or
26 below eighty percent of the median household income adjusted for
27 household size, for the county where the household is located, as
28 reported by the United States department of housing and urban
29 development.

30 (27) "Permanent supportive housing" is subsidized, leased housing
31 with no limit on length of stay, paired with on-site or off-site
32 voluntary services designed to support a person living with a
33 disability to be a successful tenant in a housing arrangement,
34 improve the resident's health status, and connect residents of the
35 housing with community-based health care, treatment, and employment
36 services.

37 (28) "Very low-income household" means a single person, family,
38 or unrelated persons living together whose adjusted income is at or
39 below fifty percent of the median household income adjusted for
40 household size, for the county where the household is located, as

1 reported by the United States department of housing and urban
2 development.

3 NEW SECTION. **Sec. 3.** A new section is added to chapter 36.70A
4 RCW to read as follows:

5 The Washington center for real estate research at the University
6 of Washington shall produce a report every two years that compiles
7 housing supply and affordability metrics for each city planning under
8 RCW 36.70A.040 with a population of ten thousand or more. The initial
9 report, completed by October 15, 2020, must be a compilation of
10 objective criteria relating to development regulations, zoning,
11 income, housing and rental prices, housing affordability programs,
12 and other metrics relevant to assessing housing supply and
13 affordability for all income segments, including the percentage of
14 cost-burdened households, of each city subject to the report required
15 by this section. The report completed by October 15, 2022, must also
16 include data relating to actions taken by cities under this act. The
17 report completed by October 15, 2024, must also include relevant data
18 relating to buildable lands reports prepared under RCW 36.70A.215,
19 where applicable, and updates to comprehensive plans under this
20 chapter. The Washington center for real estate research shall
21 collaborate with the Washington housing finance commission and the
22 office of financial management to develop the metrics compiled in the
23 report. The report must be submitted, consistent with RCW 43.01.036,
24 to the standing committees of the legislature with jurisdiction over
25 housing issues and this chapter.

26 NEW SECTION. **Sec. 4.** A new section is added to chapter 43.21C
27 RCW to read as follows:

28 If adopted by April 1, 2021, amendments to development
29 regulations and other nonproject actions taken by a city to implement
30 section 1 (1) or (4) of this act, with the exception of the action
31 specified in section 1(1)(f) of this act, are not subject to
32 administrative or judicial appeals under this chapter.

33 NEW SECTION. **Sec. 5.** A new section is added to chapter 36.70A
34 RCW to read as follows:

35 In counties and cities planning under RCW 36.70A.040, minimum
36 residential parking requirements mandated by municipal zoning

1 ordinances for housing units constructed after July 1, 2019, are
2 subject to the following requirements:

3 (1) For housing units that are affordable to very low-income or
4 extremely low-income individuals and that are located within one-
5 quarter mile of a transit stop that receives transit service at least
6 four times per hour for twelve or more hours per day, minimum
7 residential parking requirements may be no greater than one parking
8 space per bedroom or .75 space per unit. A city may require a
9 developer to record a covenant that prohibits the rental of a unit
10 subject to this parking restriction for any purpose other than
11 providing for housing for very low-income or extremely low-income
12 individuals. The covenant must address price restrictions and
13 household income limits and policies if the property is converted to
14 a use other than for low-income housing. A city may establish a
15 requirement for the provision of more than one parking space per
16 bedroom or .75 space per unit if the jurisdiction has determined a
17 particular housing unit to be in an area with a lack of access to
18 street parking capacity, physical space impediments, or other reasons
19 supported by evidence that would make on-street parking infeasible
20 for the unit.

21 (2) For housing units that are specifically for seniors or people
22 with disabilities, that are located within one-quarter mile of a
23 transit stop that receives transit service at least four times per
24 hour for twelve or more hours per day, a city may not impose minimum
25 residential parking requirements for the residents of such housing
26 units, subject to the exceptions provided in this subsection. A city
27 may establish parking requirements for staff and visitors of such
28 housing units. A city may establish a requirement for the provision
29 of one or more parking space per bedroom if the jurisdiction has
30 determined a particular housing unit to be in an area with a lack of
31 access to street parking capacity, physical space impediments, or
32 other reasons supported by evidence that would make on-street parking
33 infeasible for the unit. A city may require a developer to record a
34 covenant that prohibits the rental of a unit subject to this parking
35 restriction for any purpose other than providing for housing for
36 seniors or people with disabilities.

37 NEW SECTION. **Sec. 6.** A new section is added to chapter 43.21C
38 RCW to read as follows:

1 (1) A project action pertaining to residential, multifamily, or
2 mixed use development evaluated under this chapter by a city or town
3 planning under RCW 36.70A.040 is exempt from appeals under this
4 chapter on the basis of the evaluation of or impacts to
5 transportation elements of the environment, so long as the project
6 does not present significant adverse impacts to the state-owned
7 transportation system as determined by the department of
8 transportation and the project is:

9 (a) (i) Consistent with a locally adopted transportation plan; or

10 (ii) Consistent with the transportation element of a
11 comprehensive plan; and

12 (b) (i) A project for which traffic or parking impact fees are
13 imposed pursuant to RCW 82.02.050 through 82.02.090; or

14 (ii) A project for which traffic or parking impacts are expressly
15 mitigated by an ordinance, or ordinances, of general application
16 adopted by the city or town.

17 (2) For purposes of this section, "impacts to transportation
18 elements of the environment" include impacts to transportation
19 systems; vehicular traffic; waterborne, rail, and air traffic;
20 parking; movement or circulation of people or goods; and traffic
21 hazards.

22 **Sec. 7.** RCW 43.21C.420 and 2010 c 153 s 2 are each amended to
23 read as follows:

24 (1) Cities with a population greater than five thousand, in
25 accordance with their existing comprehensive planning and development
26 regulation authority under chapter 36.70A RCW, and in accordance with
27 this section, may adopt optional elements of their comprehensive
28 plans and optional development regulations that apply within
29 specified subareas of the cities, that are either:

30 (a) Areas designated as mixed-use or urban centers in a land use
31 or transportation plan adopted by a regional transportation planning
32 organization; or

33 (b) Areas within one-half mile of a major transit stop that are
34 zoned to have an average minimum density of fifteen dwelling units or
35 more per gross acre.

36 (2) Cities located on the east side of the Cascade mountains and
37 located in a county with a population of two hundred thirty thousand
38 or less, in accordance with their existing comprehensive planning and
39 development regulation authority under chapter 36.70A RCW, and in

1 accordance with this section, may adopt optional elements of their
2 comprehensive plans and optional development regulations that apply
3 within the mixed-use or urban centers. The optional elements of their
4 comprehensive plans and optional development regulations must enhance
5 pedestrian, bicycle, transit, or other nonvehicular transportation
6 methods.

7 (3) A major transit stop is defined as:

8 (a) A stop on a high capacity transportation service funded or
9 expanded under the provisions of chapter 81.104 RCW;

10 (b) Commuter rail stops;

11 (c) Stops on rail or fixed guideway systems, including
12 transitways;

13 (d) Stops on bus rapid transit routes or routes that run on high
14 occupancy vehicle lanes; or

15 (e) Stops for a bus or other transit mode providing fixed route
16 service at intervals of at least thirty minutes during the peak hours
17 of operation.

18 (4) (a) A city that elects to adopt such an optional comprehensive
19 plan element and optional development regulations shall prepare a
20 nonproject environmental impact statement, pursuant to RCW
21 43.21C.030, assessing and disclosing the probable significant adverse
22 environmental impacts of the optional comprehensive plan element and
23 development regulations and of future development that is consistent
24 with the plan and regulations.

25 (b) At least one community meeting must be held on the proposed
26 subarea plan before the scoping notice for such a nonproject
27 environmental impact statement is issued. Notice of scoping for such
28 a nonproject environmental impact statement and notice of the
29 community meeting required by this section must be mailed to all
30 property owners of record within the subarea to be studied, to all
31 property owners within one hundred fifty feet of the boundaries of
32 such a subarea, to all affected federally recognized tribal
33 governments whose ceded area is within one-half mile of the
34 boundaries of the subarea, and to agencies with jurisdiction over the
35 future development anticipated within the subarea.

36 ~~(c) ((In cities with over five hundred thousand residents, notice~~
37 ~~of scoping for such a nonproject environmental impact statement and~~
38 ~~notice of the community meeting required by this section must be~~
39 ~~mailed to all small businesses as defined in RCW 19.85.020, and to~~
40 ~~all community preservation and development authorities established~~

1 ~~under chapter 43.167 RCW, located within the subarea to be studied or~~
2 ~~within one hundred fifty feet of the boundaries of such subarea. The~~
3 ~~process for community involvement must have the goal of fair~~
4 ~~treatment and meaningful involvement of all people with respect to~~
5 ~~the development and implementation of the subarea planning process.~~

6 ~~(d))~~ The notice of the community meeting must include general
7 illustrations and descriptions of buildings generally representative
8 of the maximum building envelope that will be allowed under the
9 proposed plan and indicate that future appeals of proposed
10 developments that are consistent with the plan will be limited.
11 Notice of the community meeting must include signs located on major
12 travel routes in the subarea. If the building envelope increases
13 during the process, another notice complying with the requirements of
14 this section must be issued before the next public involvement
15 opportunity.

16 ~~((e))~~ (d) Any person that has standing to appeal the adoption
17 of this subarea plan or the implementing regulations under RCW
18 36.70A.280 has standing to bring an appeal of the nonproject
19 environmental impact statement required by this subsection.

20 ~~((f) Cities with over five hundred thousand residents shall~~
21 ~~prepare a study that accompanies or is appended to the nonproject~~
22 ~~environmental impact statement, but must not be part of that~~
23 ~~statement, that analyzes the extent to which the proposed subarea~~
24 ~~plan may result in the displacement or fragmentation of existing~~
25 ~~businesses, existing residents, including people living with poverty,~~
26 ~~families with children, and intergenerational households, or cultural~~
27 ~~groups within the proposed subarea plan. The city shall also discuss~~
28 ~~the results of the analysis at the community meeting.~~

29 ~~(g))~~ (e) As an incentive for development authorized under this
30 section, a city shall consider establishing a transfer of development
31 rights program in consultation with the county where the city is
32 located, that conserves county-designated agricultural and forestland
33 of long-term commercial significance. If the city decides not to
34 establish a transfer of development rights program, the city must
35 state in the record the reasons for not adopting the program. The
36 city's decision not to establish a transfer of development rights
37 program is not subject to appeal. Nothing in this subsection (4)

38 ~~((g))~~ (e) may be used as a basis to challenge the optional
39 comprehensive plan or subarea plan policies authorized under this
40 section.

1 (5) (a) ~~Until July 1, ((2018))~~ 2029, a proposed development that
2 meets the criteria of (b) of this subsection may not be challenged in
3 administrative or judicial appeals for noncompliance with this
4 chapter as long as a complete application for such a development that
5 vests the application or would later lead to vested status under city
6 or state law is submitted to the city within a time frame established
7 by the city, but not to exceed the following time frames:

8 (i) Nineteen years from the date of issuance of the final
9 environmental impact statement, for projects that are consistent with
10 an optional element adopted by a city as of the effective date of
11 this section; or

12 (ii) Ten years from the date of issuance of the final
13 environmental impact statement, for projects that are consistent with
14 an optional element adopted by a city after the effective date of
15 this section.

16 (b) A proposed development may not be challenged, consistent with
17 the timelines established in (a) of this subsection, so long as the
18 development:

19 (i) Is consistent with the optional comprehensive plan or subarea
20 plan policies and development regulations adopted under subsection
21 (1) or (2) of this section;

22 (ii) Sets aside or requires the occupancy of at least ten percent
23 of the dwelling units, or a greater percentage as determined by city
24 development regulations, within the development for low-income
25 households at a sale price or rental amount that is considered
26 affordable by a city's housing programs. This subsection (5) (b) (ii)
27 applies only to projects that are consistent with an optional element
28 adopted by a city pursuant to this section after the effective date
29 of this section; and ((that))

30 (iii) Is environmentally reviewed under subsection (4) of this
31 section ((may not be challenged in administrative or judicial appeals
32 for noncompliance with this chapter as long as a complete application
33 for such a development that vests the application or would later lead
34 to vested status under city or state law is submitted to the city
35 within a time frame established by the city, but not to exceed ten
36 years from the date of issuance of the final environmental impact
37 statement)).

38 ~~((b))~~ (c) After July 1, ((2018)) 2029, the immunity from
39 appeals under this chapter of any application that vests or will vest
40 under this subsection or the ability to vest under this subsection is

1 still valid, provided that the final subarea environmental impact
2 statement is issued by July 1, ~~((2018))~~ 2029. After July 1, ~~((2018))~~
3 2029, a city may continue to collect reimbursement fees under
4 subsection (6) of this section for the proportionate share of a
5 subarea environmental impact statement issued prior to July 1,
6 ~~((2018))~~ 2029.

7 (6) It is recognized that a city that prepares a nonproject
8 environmental impact statement under subsection (4) of this section
9 must endure a substantial financial burden. A city may recover or
10 apply for a grant or loan to prospectively cover its reasonable
11 expenses of preparation of a nonproject environmental impact
12 statement prepared under subsection (4) of this section through
13 access to financial assistance under RCW 36.70A.490 or funding from
14 private sources. In addition, a city is authorized to recover a
15 portion of its reasonable expenses of preparation of such a
16 nonproject environmental impact statement by the assessment of
17 reasonable and proportionate fees upon subsequent development that is
18 consistent with the plan and development regulations adopted under
19 subsection (5) of this section, as long as the development makes use
20 of and benefits ~~((from))~~ from, as described in subsection (5) of
21 this section, ~~((from))~~ the nonproject environmental impact statement
22 prepared by the city. Any assessment fees collected from subsequent
23 development may be used to reimburse funding received from private
24 sources. In order to collect such fees, the city must enact an
25 ordinance that sets forth objective standards for determining how the
26 fees to be imposed upon each development will be proportionate to the
27 impacts of each development and to the benefits accruing to each
28 development from the nonproject environmental impact statement. Any
29 disagreement about the reasonableness or amount of the fees imposed
30 upon a development may not be the basis for delay in issuance of a
31 project permit for that development. The fee assessed by the city may
32 be paid with the written stipulation "paid under protest" and if the
33 city provides for an administrative appeal of its decision on the
34 project for which the fees are imposed, any dispute about the amount
35 of the fees must be resolved in the same administrative appeal
36 process.

37 (7) If a proposed development is inconsistent with the optional
38 comprehensive plan or subarea plan policies and development
39 regulations adopted under subsection (1) of this section, the city

1 shall require additional environmental review in accordance with this
2 chapter.

3 **Sec. 8.** RCW 36.70A.490 and 2012 1st sp.s. c 1 s 309 are each
4 amended to read as follows:

5 The growth management planning and environmental review fund is
6 hereby established in the state treasury. Moneys may be placed in the
7 fund from the proceeds of bond sales, tax revenues, budget transfers,
8 federal appropriations, gifts, or any other lawful source. Moneys in
9 the fund may be spent only after appropriation. Moneys in the fund
10 shall be used to make grants or loans to local governments for the
11 purposes set forth in RCW 43.21C.240, 43.21C.031, ~~((e))~~ 36.70A.500,
12 section 1 of this act, for costs associated with section 3 of this
13 act, and to cover costs associated with the adoption of optional
14 elements of comprehensive plans consistent with RCW 43.21C.420. Any
15 payment of either principal or interest, or both, derived from loans
16 made from this fund must be deposited into the fund.

17 NEW SECTION. **Sec. 9.** A new section is added to chapter 35.21
18 RCW to read as follows:

19 A city may not prohibit permanent supportive housing in areas
20 where multifamily housing is permitted.

21 NEW SECTION. **Sec. 10.** A new section is added to chapter 35A.21
22 RCW to read as follows:

23 A code city may not prohibit permanent supportive housing in
24 areas where multifamily housing is permitted.

25 NEW SECTION. **Sec. 11.** A new section is added to chapter 36.22
26 RCW to read as follows:

27 (1) Except as provided in subsection (2) of this section, a
28 surcharge of two dollars and fifty cents shall be charged by the
29 county auditor for each document recorded, which will be in addition
30 to any other charge or surcharge allowed by law. The auditor shall
31 remit the funds to the state treasurer to be deposited and used as
32 follows:

33 (a) Through June 30, 2024, funds must be deposited into the
34 growth management planning and environmental review fund created in
35 RCW 36.70A.490 to be used first for grants for costs associated with

1 section 1 of this act and for costs associated with section 3 of this
2 act, and thereafter for any allowable use of the fund.

3 (b) Beginning July 1, 2024, sufficient funds must be deposited
4 into the growth management planning and environmental review fund
5 created in RCW 36.70A.490 for costs associated with section 3 of this
6 act, and the remainder deposited into the home security fund account
7 created in RCW 43.185C.060 to be used for maintenance and operation
8 costs of: (i) Permanent supportive housing and (ii) affordable
9 housing for very low-income and extremely low-income households.
10 Funds may only be expended in cities that have taken action under
11 section 1 of this act.

12 (2) The surcharge imposed in this section does not apply to: (a)
13 Assignments or substitutions of previously recorded deeds of trust;
14 (b) documents recording a birth, marriage, divorce, or death; (c) any
15 recorded documents otherwise exempted from a recording fee or
16 additional surcharges under state law; (d) marriage licenses issued
17 by the county auditor; or (e) documents recording a federal, state,
18 county, or city lien or satisfaction of lien.

19 (3) For purposes of this section, the terms "permanent supportive
20 housing," "affordable housing," "very low-income households," and
21 "extremely low-income households" have the same meaning as provided
22 in RCW 36.70A.030.

23 NEW SECTION. **Sec. 12.** Section 11 of this act is necessary for
24 the immediate preservation of the public peace, health, or safety, or
25 support of the state government and its existing public institutions,
26 and takes effect July 1, 2019.

Passed by the House April 24, 2019.
Passed by the Senate April 22, 2019.
Approved by the Governor May 9, 2019.
Filed in Office of Secretary of State May 13, 2019.

--- END ---

APPENDIX 6: COMMERCE CROSS-WALK

The following table illustrates how the Housing Action Toolkit complies with the requirements for a HAP under HB 1923 and codified in RCW 36.70A.200(2) as implemented by the Washington Department of Commerce.

HB 1923 Requirement	Compliance
Quantify existing and projected housing needs for all income levels, including extremely low-income households, with documentation of housing and household characteristics, and cost-burdened households;	The Housing Needs Assessment presented herein quantifies existing and projected housing needs for all income levels, including extremely low-income households. It documents household characteristics on pages 8 through 10 and housing characteristics on pages 21 through 23 of the HNA. It addresses cost burden on pages 34 and 35 and the housing gap on pages 42 through 44.
Develop strategies to increase the supply of housing, and variety of housing types, needed to serve the housing needs identified in (a) of this subsection;	The final Housing Action Toolkit presented herein delineates a wide variety of strategies and policies designed to increase the supply and variety of housing needed to serve the needs identified in the Housing Needs Assessment.
Analyze population and employment trends, with documentation of projections;	The Housing Needs Assessment presented in brief in Section F and in full in Appendix 1 of this Toolkit analyzes population (pages 6 and 7) and employment (pages 18 and 19) trends. It also examines and documents projections in population (page 40) out to 2040.
Consider strategies to minimize displacement of low-income residents resulting from redevelopment;	The Housing Action Toolkit contemplates a number of actions explicitly designed to minimize displacement of low-income residents resulting from redevelopment. For example, actions recommend expanding the reach and use of the Multifamily Tax Exemption (MFTE) to focus on affordability, fee waivers in exchange for affordable housing provision, a property maintenance program to help maintain existing housing that is more affordable to prevent displacement, and more.
Review and evaluate the current housing element adopted pursuant to	The Housing Action Toolkit includes an evaluation of the success of the current

<p>RCW 36.70A.070, including an evaluation of success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions;</p>	<p>Housing Element of the adopted Comprehensive Plan of the City of University Place. This evaluation finds that in general, the City's Comprehensive Plan polices effectively implement state housing requirements as well as regional and countywide planning policies. Two general areas of recommendations are as follows:</p> <ol style="list-style-type: none"> 1) Develop recommendations for updated or new policies that support actions that City may want to take in the future. This could be policies to support multi-family tax exemptions (MFTE), the form-based code approach currently being considered by the City, or a variety of other housing topics the City could use policy support for going forward. 2) Ensure, as much as possible, that revised policies, currently being developed and adopted at the regional and countywide level, are considered as recommendations are being made within the HAP. This will give the City a running head start as the 2024 – 2044 Comprehensive Plan process moves forward.
<p>Provide for participation and input from community members, community groups, local builders, local realtors, nonprofit housing advocates, and local religious groups; and</p>	<p>The Housing Action Toolkit effort prioritized public and stakeholder engagement from the beginning. City staff and the City Council approved a Project Charter and Public Involvement Plan, or PIP (Appendix 7) as two of the first formal actions associated with the project. The Stakeholder Advisory Committee formed to guide the development of the HNA and HAP included representatives from various jurisdictions and agencies; the building and development community; housing and community service providers; realtors; and other local stakeholder groups. This stakeholder</p>

	committee held two meetings/work sessions and stayed engaged through email and the project website. The public engagement process also included a website and flash vote for the public that engaged hundreds of people (results found in Appendix 8) and a postcard mailed to nearly 20,000 residents in University Place.
Include a schedule of programs and actions to implement the recommendations of the housing action plan.	The Housing Action Toolkit includes an implementation strategy for its policies in Figure 17 on page 46 of this document.

APPENDIX 7: PROJECT CHARTER AND PUBLIC PARTICIPATION PLAN

UNOFFICIAL DOCUMENT

FINAL

**CITY OF UNIVERSITY PLACE
HOUSING ACTION PLAN**

**PROJECT CHARTER &
PARTICIPATION PLAN**



SEPTEMBER 25, 2020



UNOFFICIAL DOCUMENT

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Charter Purpose

The purpose of a Project Charter is to:

- ✓ Provide a background and framework for the project
- ✓ Outline high-level, introductory goals and objectives for the City
- ✓ Provide a detailed project schedule
- ✓ Establish communication protocols between the Consultant and City
- ✓ Identify potential project risks upfront and strategies to address risk

Project Background and Framework

The Washington State Department of Commerce ("Commerce") received \$5 million in the 2019 Legislative Session to provide grant funds to local governments for activities to increase residential building capacity, streamline development, or develop a Housing Action Plan (HAP).

The City of University Place has chosen to develop a HAP. As required by the State legislation, the project will generally focus on possible future actions that would "...encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market."

The Commerce deadline for adoption of the HAP is June 30, 2021. However, the project schedule has the City Council adopting the Plan no later than May 31, 2021.

The HAP process itself will not result in any Comprehensive Plan Policy or development regulation changes. However, the project will outline information, recommendations, and possible actions that the City can consider taking in the future.

State guidelines for a complete Housing Action Plan

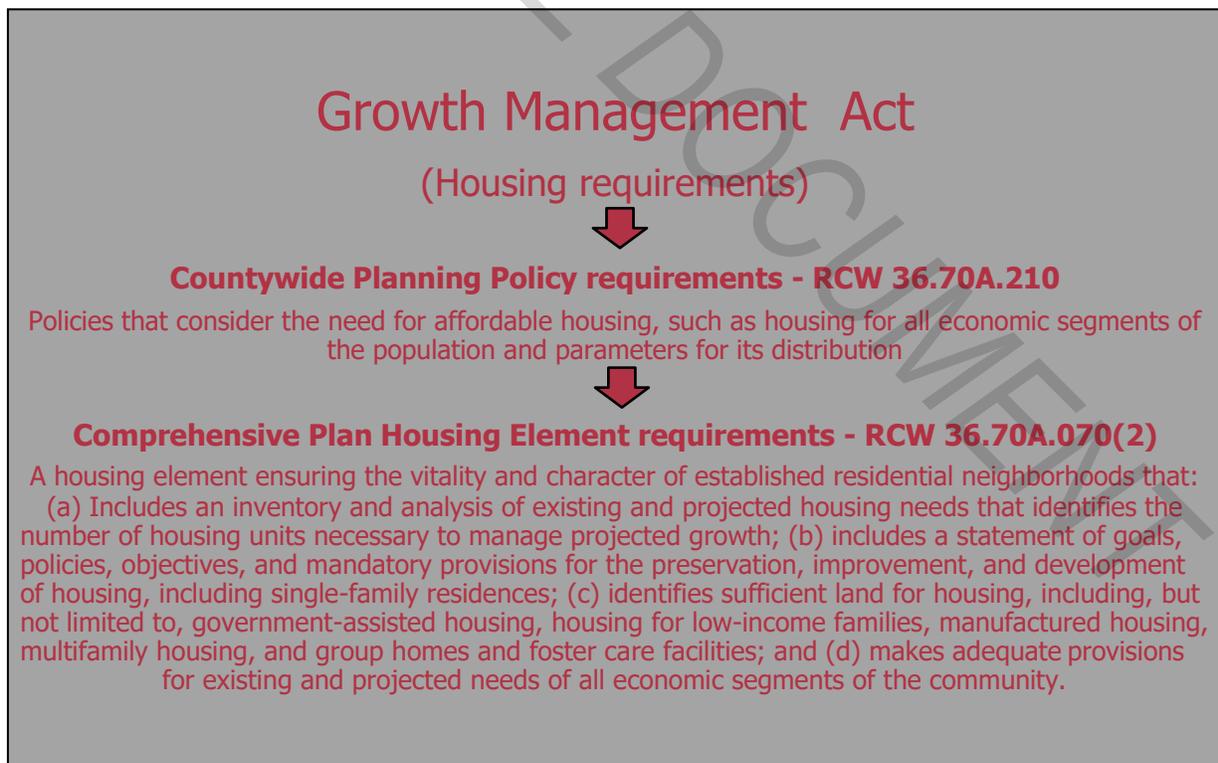
- ✓ Quantify existing and projected housing needs for all income levels, including extremely low-income households, with documentation of housing and household characteristics, and cost-burdened households
- ✓ Develop strategies to increase the supply of housing, and variety of housing types
- ✓ Analyze population and employment trends
- ✓ Consider strategies to minimize displacement of low-income residents resulting from redevelopment
- ✓ Review and evaluate the current housing element adopted pursuant to RCW 36.70A.070, including an evaluation of success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions
- ✓ Provide for participation and input from community members, community groups, local builders, local realtors, nonprofit housing advocates, and local religious groups
- ✓ Include a schedule of programs and actions to implement the recommendations of the housing action plan

Housing Action Plan - Relationship to the Growth Management Act

A comprehensive plan update is due no later than June of 2024. The City will be planning for growth out to 2044 as part of that process. The elements and objectives of a HAP are directly linked to and will help support the implementation of growth and housing strategies and requirements under the Growth Management Act (GMA). The development of a HAP should be a helpful tool as the City embarks on planning for the next 20 years of growth.

While broad housing requirements are outlined within the GMA ([RCW 36.70A.070\(2\)](#)), policies are also developed at the regional and countywide levels. The Puget Sound Regional Council (PSRC) develops policies regarding transportation, economic development, regional data, and growth for the four-county region (Pierce, King, Snohomish, and Kitsap). Planning for growth (including housing) is coordinated through the Regional Growth Strategy (RGS), often referred to as VISION. PSRC is currently in the final stages of adopting [VISION 2050](#), which looks to provide a framework for growth out to 2050. VISION contains significant data and housing policies that will then be considered as [Countywide Planning Policies](#) and Comprehensive Plans are updated.

The City of University Place participates with the Pierce County Regional Council on the development of Countywide Planning Policies (CPPs). The CPPs outline a framework for meeting the requirements of [RCW 36.70A.210](#) and implement broader policies that have been developed within VISION. The policies contained in the CPPs are then further refined as the City updates its Comprehensive Plan.



City of University Place Goals, Objectives, Deliverables

As part of this project, a Scope of Work (SOW) has been prepared. This is attached as **Appendix A**. The SOW provides details about the tasks, deliverables, timelines, and expectations for the project. This includes short and long-term objectives of the Plan. It refines the requirements outlined by the State to ensure the project is tailored to both cities and their needs.

In addition, a kickoff meeting was held with the City on July 27, 2020. One of the purposes of that meeting was to understand and further refine the project goals, vision, concerns, and process for this project. A copy of the kickoff meeting notes is provided in **Appendix B**. One key project goal echoed by the City during the kickoff meeting is encouraging the development of a greater diversity of housing types in University Place.

As we engage with citizens, stakeholders, and appointed and elected officials, the project team expects to further refine overall project goals and outcomes.

While additional detail on the projects tasks and deliverables are outlined in the adopted SOW (**Appendix A**) and the project schedule (**Appendix C**), the following is a high-level summary of deliverables and timeframes for each task.

Tasks	General Timeframe	Deliverables from Scope of Work
Task 1: Project Kick-Off and Project Charter	July-Sept 2020	<ul style="list-style-type: none"> Project Kick-off Workshop/meeting notes Project Charter Development Project Schedule Existing Document Analysis
Task 2: Public Engagement Plan	Aug 2020-Jun 2021	<ul style="list-style-type: none"> Develop Public Participation Plan Public Engagement Housing Dashboard
Task 3: Housing Needs Assessment	Sept-Nov 2020	<ul style="list-style-type: none"> Preparation of Housing Needs Assessment Prepare briefing materials for Council and Commissions
Task 4: Draft Housing Action Plan	Dec 2020-Mar 2021	<ul style="list-style-type: none"> Prepare Draft Housing Action Plan Hold stakeholder meetings (2) Prepare briefing materials for Council and Commissions
Task 5: Final Draft Housing Action Plan	Mar 2021-June 2021	<ul style="list-style-type: none"> Prepare Final Housing Action Plan Prepare briefing materials for Council and Commissions Prepare Final Housing Action Plan with edits from City

Internal Communication

The success of a project is often built on a strong communication plan. The table provides contact information for the full project team. To maintain internal controls, however, it is important to identify the primary contacts for the City and consultant group involved with the project.

- Clay White, Director of Planning, LDC, Inc., is the primary consultant contact. He will coordinate efforts on behalf of the consultant team and is responsible for all project deliverables being met.
- Jennifer Cannon, Project Manager, is the primary contact at ECONorthwest.
- David Swindale, Planning & Development Services Director, City of University Place, is the primary project contact for the City and will coordinate efforts on behalf of the City of University Place.

The following is a full contact list of individuals working on the project.

Name	City/Company	Title	Contact information
David Swindale*	City of University Place	Planning and Development Services Director	dswindale@cityofup.com
Kevin Briske	City of University Place	Principal Planner	kbriske@cityofup.com
Mariza Craig	City of University Place	Executive Director for Community & Economic Development/Asst. City Manager	mcraig@cityofup.com
Becky Metcalf	City of University Place	Project Assistant	bmetcalf@cityofup.com
Clay White**	LDC, Inc.	Director of Planning	cwhite@ldccorp.com
Todd Hall	LDC, Inc.	Planning Manager	thall@ldccorp.com
Ian Faulds	LDC, Inc.	Planner	ifaulds@ldccorp.com
Isaac Anzlovar	LDC, Inc.	Permit Tech	ianzlovar@ldccorp.com
Morgan Shook	ECONorthwest	Senior Policy Advisor	shook@econw.com
Jennifer Cannon*	ECONorthwest	Project Manager	cannon@econw.com

*Internal Team Lead

+Primary Project Contact

Public Participation Plan

Since the development of the HAP will require public input, and to ensure residents and stakeholders are given opportunity to remain engaged during the development of the HAP, the City has created this Public Participation Plan (PPP) that identifies effective strategies and various methods for public engagement. The overarching goal of the PPP is to provide a guide to proactively encourage public participation during the Housing Action Plan project.

Public Involvement Goals

Goal 1: Engage diverse stakeholders in the community and consider their priorities and perspectives during the development of the Plan.

Goal 2: Build public support of the Plan before the draft Plan is presented at public meetings.

COVID-19 Considerations

The COVID-19 public health crisis poses a challenge to the practice of public participation. It also provides a unique opportunity to develop innovative public participation techniques, strengthen online engagement practices, and increase digital engagement between the City and their residents. The project team needs to be nimble as they navigate COVID-19, any restrictions to community gathering, and disruptions to City Council processes. To accommodate this, the team will build additional time into the schedule.

Key Audiences

- Community organizations and nonprofits
- Developers, including those who provide senior housing, workforce housing, market rate housing, and subsidized housing
- Elected officials
- Employers and potential employers
- Residents, including homeowners and renters
- Senior housing administrators
- Support services providers

Key Stakeholders

Advisory Committee Members

Sector / Area of Interest	Organization	Representative
Real Estate	UP Economic Dev. Commission	Rick Larson
Housing Support Services	Catholic Community Services Family Housing Network	Allan Brown
School District	UP School District	Becky Owens
Single Family Home	Master Builders Association	Jessica Gamble
Housing Finance Assistance	Pierce County Human Services	Bryan Schmid
Transportation	Pierce Transit	Duane Wakan

Key Messages

Messaging will emphasize that the Housing Action Plan process is an opportunity for the City to make sure there is a range of housing types to meet the needs of all University Place residents.

- A Housing Action Plan will outline how to meet University Place's diverse housing needs.
- We want to hear from the community and learn what we need to do to make housing work for everyone.
 - It's your community and you deserve a voice!
- Our region needs more housing and we want to make sure that everyone has a place to live in their community.
 - We need diverse housing options to meet the community's diverse housing needs.
 - People need different housing at different times in their life.
 - Our community needs housing options for young people just starting out, growing families, and older folks looking to downsize.
 - More housing types means more options for everyone.

Residents of University Place may have concerns about housing issues in the community, including but not limited to affordability, availability, types, density, and accessibility. Communication with the public will emphasize that we are looking at a range of housing types, and that affordable housing supports a healthy and active community. Further, project communication will include that affordable housing is about providing housing for people in all income groups.

Public Involvement Approach

The City of University Place will provide public involvement methods that ensure the general public and key stakeholders are provided various opportunities to participate and are regularly informed about the project status.

Public Involvement Schedule

COVID-19 will likely pose unexpected scheduling challenges, which will require flexibility and continued adjustments. The following are the high-level assumptions as the project moves forward:

- ✓ The project is to be completed no later than June 30, 2021.
- ✓ Each project element must account for the time to move through each project step.
- ✓ As of the writing of this plan in August 2020, COVID-19 social distancing requirements do not allow in-person meetings. If in-person meetings are not permitted, the City will move forward with virtual meetings or otherwise adjust the stakeholder process to meet conditions.
- ✓ The schedule is designed to work around the City's budget processes. The project

team's goal is to ensure important meetings and hearings do not fall during this time. The schedule is designed as much as possible to have key project milestones occur before and after the holiday season so stakeholders and citizens can participate.

Public Meetings

- Advisory Committee, Planning Commission and City Council meetings will be held virtually via an online meeting platform.
- If in-person restrictions are lifted, the City may hold in-person meetings at their discretion.

Online Media

- Project Webpage – The City's main website will provide a project link to the City's mySidewalk platform which will host the Housing Action Plan (HAP) project landing page. The HAP project page will provide up-to-date project information and documents, including draft documents, project schedules, meeting information, and other project specific information.
- Social Media – Project information may also be distributed through the use of the City's Facebook, Twitter and/or Instagram pages.

Community Newsletter & FlashVote

- The City publishes a community-wide newsletter ("Headlines") twice per month, in which project information may be published.
- The City's FlashVote surveys may also be utilized to gather community feedback about the project.

Mailing Lists

- The City maintains mailing lists (email/traditional) through which project information may be distributed.

Project Schedule

A detailed project schedule is provided in **Appendix C** and is intended to provide additional direction and specificity for upcoming project tasks. However, we want to remain flexible and to adjust as the project moves forward. The following are the high-level tenets the project team will work to adhere to as the project moves forward.

- ✓ The project is to be completed no later than June 30, 2021. Each project element must account for the time needed to move through each project step.
- ✓ COVID-19 social distancing requirements would currently not allow the project stakeholder group to meet in person. We will adjust the stakeholder process based upon current conditions.
- ✓ We plan to hold two stakeholder meetings. The schedule has these meetings designed

- around important project milestones to maximize stakeholder input.
- ✓ The schedule is designed to work around the City budget process. Our goal is to ensure important meetings and hearings do not fall during this time.
 - ✓ The schedule is designed as much as possible to have key project milestones occur before and after the holiday season so stakeholders and citizens can participate.



Expectations and Keys to Success

The following factors will be necessary to ensure project success:

- Build trust with project stakeholders and the community at-large.
- Establish common goals among the project team and stakeholders.
- Provide clear, concise, and consistent messaging.
- Provide documents that are easy to understand by the public.
- Encourage broad participation from all populations, including elderly and under-represented populations.
- Ensure a higher awareness and understanding of housing needs and issues.
- Provide a clear understanding of current housing conditions in the City of University Place.
- Identify concrete and tangible policy and code changes that the City may consider to assist in closing the housing gap and meeting GMA Housing Goals.
- Ensure each of the project deliverables within the adopted Scope of Work is completed as outlined and on time.

Project Risks and Mitigation

The following is a list of potential risks that have been identified for this project:

1. Lack of understanding of the project – A housing needs assessment and action plan will identify both short- and long-term housing needs within University Place. The overall process and methods of identifying these needs may not always be easy to understand for citizens and stakeholders. The project team should collectively work together to ensure that messaging is clear, understandable, and accurately represents the issues raised by project stakeholders and participants.
2. Public engagement methods – Due to the COVID-19 pandemic, State and Federal governments have placed restrictions on public gatherings, severely impacting opportunities for traditional public engagement methods. Even after the pandemic passes, there may be a greater fear of meeting in-person for quite some time. This has a significant effect on those who prefer to engage face-to-face vs. online, either by choice or because of a lack of online resources (Internet). The project team will need to assess current conditions at the time of each phase of the project, adjust participation methods and ensure that whatever current health directives and social distancing protocols are in place, the public is engaged to the best extent possible.
3. Ensuring Planning Commission and Council has adequate time to review and approve HAP – Housing issues can often engage a community which is a great thing. However, given the project schedule, we will have a limited amount of time to move the Final HAP through the legislative process. To adjust, we will coordinate with City staff early on to schedule briefing/meeting/hearing dates and ensure upfront work is completed so the Commission and Council feel well prepared and fully understand the project schedule. As part of the SOW, we will be assisting City staff with the preparation of meeting materials.

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Appendix A – Scope of Work

SCOPE OF WORK AND DELIVERABLES

The Consultant shall perform the following scope of work as directed by the City consisting of five main tasks: (1) Project Kick-off/ Charter Development; (2) Public Engagement Plan; (3) Housing Inventory, Forecast and Capacity Analysis (Housing Needs Assessment); (4) Draft Housing Action Plan; and (5) Final Draft Housing Action Plan.

ACTION 1- PROJECT KICK-OFF/CHARTER DEVELOPMENT (JULY-SEPT 2020)

Task A. Kick-Off Meeting (Remote)

- In advance of developing a project charter, LDC anticipates facilitating a project kickoff teleconference/videoconference with City staff to discuss project objectives, goals, and expectations, guiding principles, and the values/needs/issues for the overall HAP project. We will also discuss the project schedule, deliverables, communication protocols, and public outreach methods/opportunities. Additionally, this will help LDC/ECONorthwest learn more about the local history and context of housing planning and policy to guide the research and public participation processes.
- This process will include setting a schedule for regular check-in meetings (either via phone or videoconference) with the City and LDC/ECONorthwest team.
- Following the kick-off meeting, we will develop a project charter to direct the project team through the project. This will ensure that roles and responsibilities between the City and the Consultant team are well defined. It will also include the project schedule, tasks, and key objectives, goals, project expectations, and guiding principles for the project. The draft project charter will be presented to the City for review and comment. A final project charter will then be prepared by the Consultant.
- Allow for one round of project charter and project schedule review by the City.

Task B. Existing Document Analysis

- As part of a general overview, LDC and ECONorthwest will briefly review existing City documents, including the City's Comprehensive Plan Housing Element, as well as other citywide documents pertaining to housing policy and guidance. The project team will also review Pierce County's Countywide Planning Policies and housing policies identified in VISION 2050.
- The purpose of this task is to provide for a general review of existing city documents. The consulting team will conduct a more comprehensive document evaluation after the

completion of the HNA so that we are able examine existing policies and what is currently happening.

Deliverables/Assumptions

- In coordination with the City, hold kick-off meeting and develop a project charter. Summary of the kick-off meeting will also be provided.
- The Consultant, in coordination with the City, will prepare a short project charter and a project schedule as outlined above.
- The Consultant will prepare an existing documents analysis, providing general recommendations for updating existing Housing Element, goals, policies, and actions.
- LDC & ECONorthwest will attend 1 videoconference/phone call.

ACTION 2 – PUBLIC ENGAGEMENT PLAN (AUG 2020 – JUNE 2021)

A major component of this project is to engage the public in every phase. The City and consulting team will provide for both online and, when permitted due to current COVID-19 restrictions, in-person engagement opportunities throughout the project.

Task A. Public and Stakeholder Engagement

- In collaboration with City staff, develop a public participation plan that includes strategies to engage multiple stakeholders, including City departments, residents, community groups, builders, realtors, nonprofits/housing advocates, and local religious groups.
- In collaboration with City staff, develop a stakeholder committee draft invitation. The City of University Place will invite key stakeholders identified in the public participation plan.
- Develop engagement plan for Planning Commission and City Council review.

Task B. Housing Dashboard

- LDC will assist the City with the creation of project content for the City's housing dashboard (mySidewalk.com) for the project website. This will include demographic information, tables, graphs, and maps. Taking a "citizen-first" approach, LDC will coordinate with City staff to develop a user-friendly version of the housing action plan and other related documents that are easily accessible. It is expected the City will provide GIS data.

Deliverables/Assumptions

- The Consultant will develop a public participation plan, coordinate with the City for stakeholder draft invitations, and develop an engagement plan for the Planning

Commission and City Council review process. It is anticipated at least 2 stakeholder meetings be held.

- The Consultant will assist with any hardcopy or electronic engagement products to be distributed or posted on the City's webpage/project landing page.
- It is anticipated the website will be frequently updated with general project information, project timelines, meeting dates/times, and an opportunity to directly comment on project documents that are uploaded to the site during the project.
- In coordination with City, help develop user-friendly, project-based mySidewalk webpage.

ACTION 3 – HOUSING INVENTORY, FORECAST AND CAPACITY ANALYSIS

(HOUSING NEEDS ASSESSMENT) (SEPT – DEC 2020)

With a deep understanding of local and regional housing market dynamics, we will conduct a housing market analysis and detailed housing inventory to understand the economic and financial fundamentals influencing the local housing market. The housing analysis will include an evaluation of current and future housing needs for renters and homeowners across all income levels and evaluate rent-restricted regulated affordable housing (private and public).

- Identify how many households in each income segment are paying more than 30 percent and 50 percent of their income for housing costs (cost burdened and severely cost burdened).
- Document the number of permanent and limited-term affordable housing units and the number of Section 8 vouchers provided to City residents.
- Assess household incomes and size, housing type, and housing tenure and vacancy trends.
- Identify current and future housing need for a variety of household types and income levels for the planning period and identify the types and densities of housing that are needed for all demographic and economic segments.
- Provide updated demographic characteristics including changes in the housing stock overtime.
- Analyze housing capacity, using available GIS data from the Pierce County Buildable Lands Inventory, and assess the availability of vacant and underdeveloped land. In addition, assess available information on infrastructure and public services capacity. We will rely on parallel work data being developed for the Pierce County Buildable Lands Inventory update if available or use residential capacity data from the current BLI that can be reconciled with recent permit activity.

In addition, our housing market analysis will evaluate the following factors:

- Regional and local housing trends.

- Projected population growth per 20-year planning horizon.
- Regional employment and wage projections.
- The effects of national/regional demographic and socioeconomic trends on housing need.
- Housing affordability.
- Local housing regulations and policies.

This task will also include an inventory of the existing housing supply in the City and immediate region (Pierce County). Understanding the current housing stock— its age, tenure, unit count, location, and cost—commensurate with the expected socioeconomic and demographic trends in the region will provide a solid foundation to develop the recommendations. Taken together, the analysis and housing inventory will evaluate the regional demand for housing (based on housing preferences, demographic trends, and affordability) and evaluate the sufficiency of the current housing stock to meet current and future demand. We will identify housing need by income for the 2040 planning period across different price points and housing types and will assess the policy implications of the forecast housing need to inform the recommended strategies.

Deliverables/Assumptions

- The Consultant will develop a completed Housing Needs Assessment, including information as described within the Task.
- Allow for one round of review/edits.

ACTION 4 – DRAFT HOUSING ACTION PLAN (DEC 2020 – MAR 2021)

Task A. Data Collection and Recommendations

The Consultant will prepare a list of recommended new tools and identify which of those tools will help increase housing supply and minimize displacement. Proposed recommendations will be organized into four areas of consideration:

- Current City Housing Actions. This list will include inclusion of current housing policies and actions (or refinements).
- Data- and Community-driven Actions: This list of actions will come from work completed in Action 3. Here, we will suggest areas of improvement based on our research and analysis as well as by input from the community.
- Good Housing Practices and Equitable Housing. This list of actions will include tools and policies that should be a part of any city's housing policy. Generally, it covers a comprehensive framing of a city's role in supporting market-rate and publicly supported housing with a focus on social equity and anti-displacement.

- “Stretch” Goals. These tools can be considered under special circumstances and typically fall into areas of either special needs or extenuating circumstances.

Task B. Implementation Schedule

- Coordinating with City staff, LDC will develop an implementation schedule that provides cohesive, effective, and feasible housing policies, programs, and strategies. The approach will be tailored to the housing needs of University Place.
- Provide draft to staff/leadership/public for comment and review.

Task C. Stakeholder Committee, Planning Commission, City Council and Public Review Process

- Virtual or in-person meeting with stakeholder committee to review action plan recommendations. Based on feedback, prioritize items to include in the final HAP.
- Work session with Planning Commission and City Council to review recommended policy and code update recommendations.
- In conjunction with in-person meetings, provide online participatory methods on the City’s MySidewalk page so the public can engage.

Task D. Draft Housing Action Plan

Building on the work performed in the prior tasks, this task will offer strategies and recommendations the City can take to increase the supply and types of housing needed to meet expected growth and minimize potential displacement. ECONorthwest will advise and support the development of the Housing Action Plan relying on our experience working with developers and development industry groups throughout the region to craft actionable recommendations. Our approach to developing policy and regulatory recommendations is informed by our real world understanding of the decisions that both for profit and non-profit housing developers make to build and deliver housing in our communities across the Puget Sound.

Both ECONorthwest and LDC have broad experience in developing and implementing zoning, regulatory and incentive strategies that create meaningful outcomes to support housing that meets the needs of the community while balancing the need for development to be supported by existing and future infrastructure systems.

Task E. SEPA and State Agency Review

- After the completion of the Draft Housing Action Plan, LDC will assist the City with this task, including completing the Environmental Checklist and Threshold Determination documentation.

Deliverables/Assumptions

- Based upon the tasks above, LDC will develop the draft Housing Action Plan.
- Provide draft to staff/leadership/public for comment and review.

- Hold one (1) meeting for stakeholder committee review/comment.
- Identify schedule of programs and actions to implement the recommendations of the Housing Action Plan.
- It is anticipated the City will take the lead with local and State noticing requirements for SEPA review.
- Assumes City will take lead on public notifications.

ACTION 5 – FINAL HOUSING ACTION PLAN / APPROVAL PROCESS (MAR – MAY 2021)

Task A. Public Hearing and Study Session Presentations

- Refine and finalize Housing Action Plan for adoption by City Council.
- Public hearing at City Council in March/April 2021.
- LDC to present during study sessions and hearings, as requested.
- Adoption of Housing Action Plan.

Task B. Additional Revisions

- Based on feedback from study sessions and hearings, revise HAP.

Deliverables/Assumptions

- LDC will present at one (1) Planning Commission hearing.
- After the Planning Commission hearing, LDC will present at City Council work session.
- Up to two (2) rounds of revisions will be accommodated in between hearing/work session.
- LDC will attend and present at City Council public hearing in March/April 2021.
- Provide clean final copy of Housing Action Plan and supporting documents.

Appendix B – Kickoff Meeting Notes (July 27, 2020)

University Place HAP Kickoff 07/27/2020

Introductions

City Staff

David Swindale – Development Services Director/Project Lead

Kevin Briske - Principal Planner/secondary lead

Mariza Craig – Executive Director for Comm. & Econ. Dev.

Becky Metcalf – Economic Development Program Assistant

ECONorthwest

Jennifer Cannon – Project Manager

Morgan Shook – Senior Policy Advisor

LDC

Clay White – Director of Planning

Todd Hall – Planning Manager

Ian Faulds – Planner, GIS/photo/data assistance

High Level Goals

- Housing is more political now, need to show the need is real
- More affordable housing (call it workforce or attainable housing)
- Use as a way to bring people on board and address housing
- City is ok with multifamily now (about 40% of units in the City are multifamily) but need more townhomes, cottage housing, etc.
- Find out current housing stock
- Not much diversity of housing product, hope to see some diversity come from this document
- Switching to form-based code and hope to get rid of density cap to spur more development

- Timeline on this is very soon, going to council in August
- Planning commission is progressive on this
- Single family neighborhoods are “hands off”
- Most of housing needs will be met in the regional growth center
- Code has been very restrictive in the past, things are starting to change
 - Used to require commercial storefront for multifamily, but wasn’t working
- Get input from Citizen Development Group for guidance
- Parks commission and public safety commission could be included
- Flashvote can be used as well, but limited scope

Project Elements

- Project charter to be combined with a public participation plan
 - Ok to proceed, goal to get completed by mid-august
- Existing literature review
 - Zoning code
 - Market Studies
 - Cost benefits to the City
- 1-2-page framework document
 - Find a way to include this based on existing HAP requirements
- Spreadsheet including additional items that can be useful
- HNA is vital and answers a lot of questions
 - Need to make sure
- Stakeholder selection committee
 - Come up with key members
 - Key goals from the group
- MySidewalk site for public outreach

Stakeholder Group

- Look to have the first meeting mid-September
- Could contain:
 - Church leaders
 - Builders/developers
 - Underrepresented communities
 - Business leaders
 - Neighborhood groups

Housing Needs Assessment

- What are you curious about?
 - Find out what’s out there and what is affordable
 - Actual rental rates
 - Who’s accepting section 8?
 - Some interest from Pierce County Housing Authority and Tacoma Housing Authority

- If there is no cap on density what is the capacity?
- Not just need to look at short term but long term as well
 - Capacity can change
 - Dependent on infrastructure (roads/sewers)
 - Topography
- What is senior housing need?
 - Smaller housing you can downsize down into
 - Lifestyle/assisted living places in the city?
 - Have some but need more as a large need exists in the City and region
 - Tend to be a drain on city resources more than a benefit
- UGA areas?
 - No UGA areas
 - Talk of annexing part of Tacoma area, but prefer that to go to Tacoma

Housing Action Plan

- Start to put together an outline
 - Policy changes
 - Code changes
 - Development Incentives
 - No money available to provide
 - City will not be building housing
 - Interlocal agreements
- Trends in new housing types to be aware of?
 - Live/work housing
 - Townhomes (including fee simple)
 - Tiny homes
- Use to test the water for comprehensive plan ideas
 - Ask the public for input in a non-threatening way
- Permit process thoughts?
 - How to facilitate development
 - Multifamily Design standards are somewhat limiting
 - Small Lot Design Standards passed in 2009 and are cumbersome
 - Only 1 project moving through, no one has used the Small Lot standards
 - Existing town center developer has provided comments/input
 - No cottage developments have come to the City
 - Code and process are complex
 - SEPA exemptions could be changed to save time
 - SEPA is outdated

- Impact fees are currently ok
- Council process?
 - Twice a month, 1st, and 3rd Monday
 - Study sessions
 - Can educate the Council along the way if needed
 - Usually do one-on-one meetings with City manager and council members if needed
- How large is document?
 - 100 pages roughly,
 - Some council members are nitpicky
 - Keep it readable
 - Includes lots of maps and data
 - Need it to be ready to help with future documents
 - Can provide the document showing how this meets all state requirements
 - HNA is longer and has more data
 - HAP can be shorter and reference the HNA

Next Steps

- David to provide zoning code draft
 - DIS data needed
 - Mariza to provide info
- LDC to work on project charter and public outreach document

Appendix C – Project Schedule

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ID	Task Name	Duration	Start	Finish	Qtr 3, 2020			Qtr 4, 2020			Qtr 1, 2021			Qtr 2, 2021			Qtr 3, 2021			
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul			
1	Task 1: Project Kick-Off/Project Charter/Schedule	29 days	Mon 7/27/20	Thu 9/3/20																
2	1.0 Project Kick-Off Meeting	0 days	Mon 7/27/20	Mon 7/27/20																
3	1.1 Draft Charter to City for Review	7 days	Thu 8/13/20	Fri 8/21/20																
4	1.2 Charter Comments Received from City	0 days	Fri 8/21/20	Fri 8/21/20																
5	1.3 Literature Review Document to City	0 days	Tue 8/25/20	Tue 8/25/20																
6	1.4 Final Charter/Schedule to City	0 days	Fri 8/28/20	Fri 8/28/20																
7	1.5 Literature Review Comments Received from City	0 days	Tue 9/1/20	Tue 9/1/20																
8	1.6 Final Literature Review Document to City	0 days	Thu 9/3/20	Thu 9/3/20																
9	Task 2: Public Engagement Plan/Webpage Development	35 days	Thu 8/13/20	Wed 9/30/20																
10	2.1 Draft PEP to City for Review	0 days	Thu 8/13/20	Thu 8/13/20																
11	2.2 PEP Comments Received from City	0 days	Fri 8/21/20	Fri 8/21/20																
12	2.3 Final PEP to City	0 days	Fri 8/28/20	Fri 8/28/20																
13	2.4 Council Review (PEP/Charter)	0 days	Mon 9/21/20	Mon 9/21/20																
14	2.5 Project webpage (mySidewalk) online	0 days	Wed 9/30/20	Wed 9/30/20																
15	Task 3: Housing Needs Assessment	74 days	Tue 8/11/20	Fri 11/20/20																
16	3.1 Data HNA preparation	39 days	Tue 8/11/20	Fri 10/2/20																
17	3.2 Draft HNA for Review	0 days	Fri 10/2/20	Fri 10/2/20																
18	3.3 Advisory Committee Meeting #1 (date TBD)	5 days	Mon 10/5/20	Fri 10/9/20																
19	3.4 Planning Commission Meeting	0 days	Wed 10/21/20	Wed 10/21/20																
20	3.5 City Council Meeting Study Session	0 days	Mon 11/2/20	Mon 11/2/20																
21	3.6 Final HNA to City	0 days	Fri 11/20/20	Fri 11/20/20																
22	Task 4: Draft Housing Action Plan	70 days	Mon 11/30/20	Fri 3/5/21																
23	4.1 Draft HAP Prepared	35 days	Mon 11/30/20	Fri 1/15/21																
24	4.2 Draft HAP Issued/Public Review	0 days	Fri 1/15/21	Fri 1/15/21																
25	4.3 Advisory Committee Meeting #2 (date TBD)	5 days	Mon 2/1/21	Fri 2/5/21																
26	4.4 Planning Commission Meeting	0 days	Wed 2/17/21	Wed 2/17/21																
27	4.5 City Council Meeting Study Session	0 days	Mon 3/1/21	Mon 3/1/21																
28	4.6 Draft HAP Public Comments Received	0 days	Fri 3/5/21	Fri 3/5/21																
29	Task 5: Final Draft Housing Action Plan preparation	45 days	Mon 3/8/21	Fri 5/7/21																
30	5.1 Final Draft HAP Prepared	10 days	Mon 3/8/21	Fri 3/19/21																
31	5.2 City Review Final Draft HAP	25 days	Mon 3/22/21	Fri 4/23/21																
32	5.3 Final Draft HAP Edits to City	0 days	Fri 5/7/21	Fri 5/7/21																
33	Task 6: Public Hearing Process/Final Adoption	25 days	Mon 5/10/21	Fri 6/11/21																
34	6.1 Assist City staff with supporting materials Commission/Council	25 days	Mon 5/10/21	Fri 6/11/21																
35	6.2 Planning Commission Hearing	0 days	Wed 6/2/21	Wed 6/2/21																
36	6.3 City Council Hearing/Adoption (City)	0 days	Mon 6/7/21	Mon 6/7/21																
37	6.4 Send Adopted Docs to Commerce (City)	0 days	Fri 6/11/21	Fri 6/11/21																

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APPENDIX 8: PUBLIC COMMENTS, FLASH VOTES RESULTS, AND POSTCARD

8.1 Public Comments

[Tabulated comments and response from city staff](#)

8.2 Flash Vote Results

[8.2.a. Survey Output](#)

[8.2.b. Categorized Flash Vote Participant Comments](#)

8.3 Copy of Postcard

[Mailed to 19,914 individuals in Spring 2021](#) (front and back of standard-size postcard)

Appendix 8.1 – Public Comments and Written Responses

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Summary of Written Comments and Replies

Contributor	Comment	Reply
Craig Carter	<p>What is the current situation with the commercial property on 27th St W between Grandview and Crystal Springs Rd. ? It has been vacant and in very bad condition for many years, with constant garbage and other issues that are not good for the city and especially for the neighborhood. Would be in everyone's best interest to see some development there.</p>	<p>The City has been working with the property owners of the Old Red Apple and Grandview Plaza site for 20 years trying to spur redevelopment. Our Code Enforcement Officers have worked with the property owners for a long time attempting to keep the properties maintained. We have been encouraged at times when we see a redevelopment opportunity appear, only to see it fade away, so it is with some trepidation I report we have received a site development application for a 174-unit senior housing development at the corner of 27th Street and Grandview Drive.</p>
Jake Miraldi	<p>The HAP identifies UP as absorbing ~30% of the population growth in the next few decades.</p> <p>Is it (the goal of the HAP) to help bridge the housing-to-jobs gap and thereby develop UP more holistically? Some mixture of the two?</p> <p>Will there be equal priority in streamlining development by housing type or a prioritization by type?</p> <p>How do local and regional mass transit plans support (or not) the development along the major transportation corridors in UP?</p> <p>Some of the proposed policy changes would require more city resources, fast-tracking permits for example. Is there funding or a means to access funding for that or will it require a reallocation of funds? Is there funding or a means to access funding for that or will it require a reallocation of funds?</p>	<p>The growth numbers in the analysis are stunning and do not reflect the trend we have experienced for the last 25 years since the City incorporated. The population growth is a target set by the Puget Sound Regional Council (PSRC) our regional Metropolitan Planning Organization (MPO) with control of the federal transportation funds.</p> <p>Improving the jobs-housing balance is one of several goals in VISION.</p> <p>Thank you for your comment. We will share your comment with the Planning Commission and City Council</p> <p>Local and regional mass transit plays an important role when we address housing issues. Pierce Transit has plans to provide a hybrid BUS Rapid Transit (BRT) on Bridgeport Way in the form of a route with fewer stops running more frequently. Sound Transit has plans for a light rail station at Tacoma Community College which is across 19th Street at the City's northeast corner.</p> <p>The Housing Action Plan is not a policy or regulatory document, but rather a guidance document which includes a variety of actions the City can consider using to address housing needs.</p>
Mark Wilson	<p>We have enough mid-rise buildings and other large apartment complexes. If we add more housing my opinion is it should be " missing middle" or single family. The city is limited in square miles and should also be limited in population.</p>	<p>Thank you for your comment. We will share your comment with the Planning Commission and City Council.</p>
Michelle Carter	<p>I know that this is likely an unpopular view, but we HAVE ENOUGH APARTMENTS in University Place. One of the driving factors during incorporation many years ago was so that we could control our own land use issues rather than having Pierce County allow apartment complex after complex into our area. This was the main reason that I voted for incorporation.</p> <p>When we moved to University Place, the community felt like a gem with a good quality of life to offer families with children. A big part of that quality was due to the Parks and Recreation department. But alas, the Parks and Recreation department no longer exists. The City has sold out a commitment to family quality living to focus on business development and mass density housing. Bigger is not better in this case. All around, one can see massive apartment complexes springing up.</p>	<p>I understand your objection to multi-family development as I have been working for the City since incorporation. Like you, others like to live in the City and are moving to the region in droves. We project an additional 1.8 million more people in the South Puget Sound area by 2050! We are required by State Law to plan for growth and accommodate our proportionate share of it. The City is mindful of maintaining the character of existing single-family neighborhoods and is concentrating growth in the major commercial and multi-family corridors. The City has also adopted stringent design standards and impact fees to mitigate the growth and is providing infrastructure and amenities, things the County did not do prior to incorporation.</p> <p>Thank you for your comment. We will share your comment with the Planning Commission and City Council</p>

Contributor	Comment	Reply
Michelle Seeley	<p>University Place has continued to move to develop and increase density and commercial expansions. The HAP goal is to increase job to housing ratio. Why? I work in Federal Way and my husband works in Bremerton. As University Place continues to focus on growth and expansion, it continues to move toward being a more mediocre community, much like the surrounding cities.</p> <p>From our perspective the UP City leaders look through visionary glasses that are clouded by dollar signs with a goal of increasing money in the coffers. Bigger is not better. Increased density equals increased traffic, crime and vagrants. Increased density equals decreased green space, serenity and fresh air. Once UP moves down the road of changing zoning and increasing density, there is no going back. UP is getting on the express train to mediocrity, all aboard! Whoop, whoop!!!</p>	<p>Thank you for your comment. We will share your comment with the Planning Commission and City Council.</p> <p>Thank you for your comment. We will share your comment with the Planning Commission and City Council.</p>
Richard Overman	<p>Many thanks for sending me the Housing Action Plan! You've put a lot of effort into producing it--a good use of my real estate tax, I venture. It actually is a small book, and it took me most of a day to study it carefully!</p> <p>The report says, "...the city's population is forecasted to grow from 33,000 persons in 2018 to over 48,000 persons by 2040, an increase of 43%. . . However, in order to keep up with population growth and the associated need for 8,373 housing units by 2040, the city will need to build 419 new household units per year from 2020-2040." Now, those who prepared the population forecast for U.P. surely weren't assuming that the population growth of 15,000 in U.P. by 2040 would occur like some kind of cosmic force, independent of earthly facts; and they certainly weren't assuming that the added 15,000 residents would be homeless! On the contrary, they must have assumed that the added 15,000 residents would be living in already-existing housing.</p> <p>The Washington Legislature's 1919 House Bill 1923 seems aimed at increasing housing in U.P. (and other places, too)—on p. 1 it mandates actions to "increase residential building capacity" and actions to "increase housing affordability." All in all, I would sum up the relationship of population growth and housing with a version of an aphorism which appeared in the 1989 Kevin Costner movie, "Field of Dreams": "if you build it, they will come."</p>	<p>Thank you for your comment. We will share your comment with the Planning Commission and City Council.</p> <p>Frankly, you are dead on with your comments regarding growth forecasts and something that we have struggled with for several years. The forecasts and growth targets are generated by the Puget Sound Regional Council and not the City. The City and other cities and the County are expected to accommodate the growth for the successful implementation of the Regional Growth Strategy. They are not realistic in our opinion.</p> <p>While the overall growth projections for the Puget Sound Region may be accurate, the market ultimately decides where growth will occur. We are required to plan for it, but the City does not build it. It all comes down to \$\$\$\$ in the end. The Puget Sound Regional Council is the Metropolitan Planning Organization (MPO) for the South Puget Sound (Snohomish, King, Pierce, and Kitsap counties). Federal Transportation dollars are funneled through MPO's which are required to produce Regional Growth Management and Transportation Plans to qualify to receive and distribute those Federal dollars. Our growth management and transportation plans are required by state statute to implement the regional plans on a local level. The PSRC decides if our plans meet their criteria for accommodating growth and decide if we are eligible to receive Federal Transportation dollars to support growth in our community.</p>
Wilson O'Neal	<p>I'm grateful for the folks who work for U.P. and who like yourself are dedicated to keeping our city such a lovely place to live in. I began teaching Religion at University of Puget Sound in 1965, and I remember wondering then if it would be wise for us to purchase a home 'so far from town'! But we risked it, and we have never regretted purchasing our home in U.P. in 1967.</p> <p>We moved here to live in a better neighborhood, but with the increase in commercial buildings in the Bridgeport Way corridor, we feel that is contributing to the loss of single housing homes. We have expressed our desire to move elsewhere to a few of our neighbors, but they are not fond of anyone moving out because the trend is for builders to buy those single family homes. When they buy those types of homes, they usually tear down the existing home and build a duplex or two homes on the property.</p> <p>One thing that really is weighing on people's minds are the property taxes which have been increasing in leaps and bounds. Our taxes have almost quadrupled since we moved here in the mid-90s.</p>	<p>Thank you for your comment. We will share your comment with the Planning Commission and City Council.</p> <p>The City is mindful of maintaining the character of existing single-family neighborhoods and is concentrating growth in the major commercial and multi-family corridors. There are some areas within our residential neighborhoods where larger lots and older homes are being redeveloped.</p>

Contributor	Comment	Reply
Wilson O'Neal (cont.)	<p>Another trend I have seen in U.P. is that some of the reason for the increase in building is to caveat off of the 2015 U.S. Open at Chambers Bay. Don't get me wrong, I love golf and that event was great. However, the feeling is that the city council wants to make U.P. a destination place when the majority of the long time residents are not fond of that type of growth.</p> <p>I could go on with other reasons a lot of people are not happy with the council's ideas, but that would take several pages.</p>	<p>Thank you for your comment. We will share your comment with the Planning Commission and City Council.</p> <p>Thank you for your comment. We will share your comment with the Planning Commission and City Council.</p>
Jim Clark	<p>Thank you for providing a mailed notice to residents regarding development of a University Place housing assessment and housing action plan. The draft housing assessment, draft housing plan, and Council's rush to adopt the plan next month raises concerns. I am requesting the Council to require substantive written responses to public comments on the Housing Assessment and Action Plans, including a description of action to be taken on each comment.</p> <p>Public participation for the housing action plan and assessment consists primarily of input from the Planning Commission and an advisory committee consisting of Master Builders, transportation providers, economic development, investors, and faith-based low-income housing advocates.</p> <p>What public input was sought for scoping? I see reference to public outreach in Aug 2020. How was the public engaged? I do not recall getting a notice. Is there a public record of the scoping process?</p> <p>The advisory group does not seem to represent the views of the University Place homeowners and current residents.</p> <p>Council members, non-resident city staff members and members of the Planning Commission with real estate, investment, or financial conflicts of interests, should recuse themselves from participation in housing action plan decision-making processes. No decisions should be made before public briefings of the Housing Assessment and Action Plan, and community impact assessments are conducted.</p>	<p>There has been no rush to adopt the Housing Action Plan (HAP). Work on the HAP began more than a year ago. The grant received by the City to develop the HAP has a deadline for adoption of June 30, 2021. The City Council is scheduled to consider the HAP meeting during their meeting on May 21, 2021.</p> <p>Public participation in the HAP has been extensive, albeit not ideal due to COVID -restrictions on public meetings. In addition to the HAC, the City created a Housing Action Plan Webpage describing the planning effort, posting updates plan updates, the draft housing needs assessment, a housing statistics dashboard, and the Draft HAP. The webpage has had 875 visits as of April 27, 2021. There has been one virtual Planning Commission meeting, and another is scheduled for May 5, 2021, and a virtual City Council meeting on April 4 2021 and a second scheduled for June 7, 2021. The City sent by bulk mail 20,000 post cards to addresses in two zip codes to allow people without access to the internet to request a hard copy. We have received 15 such requests and have mailed 12 copies so far. Following the post card, the City placed a Flash Vote survey on-line and received more than 300 responses.</p> <p>The scope of the HAP was set by the State statute authorizing the grant and approved by the Department of Commerce.</p> <p>The Housing Advisory Committee (HAC) was just one of several outreach efforts. This committee was intentionally made of subject experts who represented a variety of stakeholders including those that provide housing assistance and the development community that builds both single and multi-family units.</p> <p>Councilmembers are elected by City residents to represent them in the policy and decision-making functions of conducting city business. The Planning Commission is appointed by the City Council to advise the Council on matters related to planning. The Council also relies on staff, industry experts, stakeholders, residents, and other interested parties to advise them. In this way the public interest is served.</p>

Contributor	Comment	Reply
<p data-bbox="168 823 302 846">Jim Clark (cont.)</p>	<p data-bbox="337 176 943 674">Current documents are incomplete and not ready for public review! The draft housing reports are incomplete and are missing key analyses, impact assessments, and population data. The draft documents lack specificity as to the locations, size and density of proposed housing developments. Nor does the plan assess impacts on the community, our environment and quality of life. The draft housing plan fails to identify the amount of vacant land available, fails to specify which neighborhoods will likely be impacted by the plan, and does not indicate how much growth will be accommodated within the designated regional growth center versus zoned residential areas throughout the city. The plan does not include updated PSRC household population projections. The housing plan draft fails to assess how the plan will affect municipal services and infrastructure, and it lacks an updated housing capacity assessment. The draft plan offers lists of program and financing options, but fails to specify which of these will be implemented. What additional tax burdens and city expenses will be levied. Why on earth would the Council entertain a push for early approval on such an incomplete plan, not knowing the costs or impacts on our community, our environment or its citizens?</p> <p data-bbox="337 730 943 961">Leap to pre-determined conclusions. How can the HAP provide a “summary of key findings” without impact assessments or current population projections? The draft report findings reveals the preconceived, predetermined utopian nature of State and County housing mandates. Who decided to use a “high growth” population forecast for University Place given our low to moderate growth history over the last 25 years? Is the high growth rate being imposed upon the City as a prerequisite for funding, or is it a self-inflicted wound adopted by the City Council and/or staff?</p> <p data-bbox="337 1129 943 1444">Who decided to increase housing density and diversity in University Place? Isn't the RGC zone the only place increased density was intended? If so, stipulate this condition in the adopted plan. University Place is a middle-high income bedroom community with a good school district, and access to appealing parks and open spaces. Only 7% of current residents work in University Place – more if the Council would require city staff members to live here, per the city's original charter. Despite paying gobs of taxes for self-sustaining Ports, Puyallup flood protection, and regional transportation (busses and trains), UP still lacks easy, time efficient connections to external work destinations and remains a high transportation cost area. How can key findings being made when critical components of the HAP are missing!</p>	<p data-bbox="943 176 1484 464">The Housing Needs Assessment (HNA) was completed by a reputable firm that specializes in economic analysis of the housing and other industries. The data used in the analysis is the most current available and sourced in part from the PSRC. The HNA includes an employment analysis, a housing market analysis, and a needs assessment based on the most recent and reliable information at the time it was completed. The HAP does not identify any specific development proposals and therefore does not address location or other impacts that might be associated with a future project. Those impacts should be examined at the time a proposal is considered.</p> <p data-bbox="943 730 1484 1073">The City agrees with your assessment regarding the forecasted rate of growth. The PSRC recently adopted VISION 2050 which assigns growth to “Regional Geographies” in the four county South Puget Sound region. These “Regional Geographies range from Metropolitan Centers like Seattle and Tacoma to Rural Unincorporated Areas. University Place, along with Lakewood and Puyallup are designated as Core Cities. A percentage of PSRC’s projected population and employment is assigned to Pierce County Core Cities and then divided up according to existing population. These are the numbers you see reflected in the HAP. The City recognizes they are unrealistic and is currently negotiating the PSRC and other Regional Geographies in Pierce County to establish more realistic planning goals.</p> <p data-bbox="943 1129 1484 1178">The Regional Growth Center is where the City intends to accommodate most of the population and employment growth.</p>

Contributor	Comment	Reply
<p data-bbox="168 1045 302 1073">Jim Clark (cont.)</p>	<p data-bbox="337 176 938 701">HAP Vision is not the vision University Place residents have worked for or invested in. Much of the plan is dictated by the State Legislature and Pierce County. The housing action plan and its future vision of University Place are at odds with the City's incorporation charter, its comprehensive plan, and associated city commitments to protect single family residential neighborhoods, community values, and the city's environmental amenities. The HAP is based upon grossly inflated population estimate from the State Office of Financial Management, the same office that provided an outrageous population forecast to support our Regional Growth Center designation. In 2010, the State predicted a population growth of up to 23,000 over 30 years. During the 10 year period preceding the State's 2010 forecast, University Place had grown by just 1567 persons. Since 2010, our city has grown from 31,144 in 2010 to 34,010 in 2019, just 3,857 over 10 years, just one sixth the State growth estimate used to justify the sprawling regional growth center. The State and PSRC now want University to accommodate nearly 49,000 people, a 43.5% increase in population for a city that has grown just 13.6% since the year 2000. University Place is a slow-growing and largely built-out, single family residential bedroom community that should be protected as such.</p> <p data-bbox="337 785 938 1178">Housing Development Incentives. The plan should specify which housing incentive programs are to be used to support housing production and specify who will be financing or subsidizing housing incentives. Housing development tax Incentives should not be at the expense of current property owners or residents. Construction of the Regional Treatment Plant was accomplished in part by taxing current sewer rate payers while granting developers incentives and building/operating the Chambers Bay golf course using sewer fund construction loans, which have yet to be repaid to the best of my knowledge. There should be no new taxes or subsidies underwritten by University Place residents! No administrative waivers or application shortcuts for housing developments or construction. Each should have public and environmental review. Affected and adjacent property owners should be notified on writing and consulted on proposed housing developments before plans and construction approval.</p> <p data-bbox="337 1234 938 1892">Unrealistic Growth Forecasts and Flawed Modeling. Housing Assessment, Gap Determination, and Methodology for applying State population forecasts to specific local housing demand are not well explained in the reports. I found the HAP executive summary and project overview to be more than a little misleading about housing young professional families, teachers, care-providers. We just finished paying over \$12,000 per month for a parent-assisted-living services. How does the existing University Place housing inventory and population distribution influence the distribution of new residents and need for specific types of housing? Just as the State population forecast overstates population growth, the model used to prescribe the kind of housing required (25% low income) and an accelerated development of high-density apartments and townhouses seems biased. It ignores UP community investments, values, housing and transportation costs. Promoting accommodations for future low to extremely low income residents who are unable to bear the cost of living here requires someone else pay the bills. These future residents want to enjoy the city's services, schools, and amenities, but are unable to pay for unsubsidized housing and transportation costs, utilities, property taxes and school expenses. I doubt that many University Place residents will be willing or able to pay for subsidies, given increased property, sales and excise taxes and assessments. Current residents are already struggling with increased housing costs associated with high property tax assessments, city utilities taxes, regional transportation taxes, flood plain and surface water management costs.</p>	<p data-bbox="943 176 1130 203">See Comments above.</p> <p data-bbox="943 785 1463 833">See Comments above. Your comments will be provided to the Planning Commission and City Council.</p> <p data-bbox="943 1234 1471 1520">See reply regarding unrealistic growth projections above. The City is required by the Growth Management Act to plan to provide housing for all segments of the economy for 20-year planning periods. The populations estimate we are required to use come from the State Office of Financial Management and growth targets are set by PSRC. The income levels that determine very low, low, medium, and high-income categories are set the Federal Government Department of Housing and Urban Development as is the Area mean Income (AMI). See Comment regarding assessing impacts associated with specific proposed actions above.</p>

Contributor	Comment	Reply
Jim Clark (cont.)	<p>University Place Financial Status and Housing Plan Effort. Are grant funds necessary to fund the municipal staff positions or Community Development and Planning Department? Is it true that the City University Place now employs 370-380 people, including City Council members? Is the median UP salary 55% higher than the current US median municipal salary? What is the city doing to contain maintenance and operations costs? How much of the city's Town Center debt remains to be paid? Why would the city consider granting housing development waivers and expediting housing applications given its financial status. Why would the city entertain waiving SEPA assessments on low-middle income housing proposals? Aren't permitting fees and housing applications paying for staff salaries? Doesn't the public deserve an opportunity to review and comment upon proposed housing construction projects and their associated community/environmental impacts before any approval decision? What is the city's current obligation to notify neighboring subarea property owners and residents of proposed housing developments with reasonable review periods for comments?</p>	<p>The grant is not necessary to pay staff. However, the city is required to review and if necessary, revise the Comprehensive Plan including the Housing Element by mid-2024. Taking advantage of a no-match grant opportunity to examine the issue now is a prudent use of available non-city funds. The City does not employ 370-380 persons. This appears to be a cumulative count of four or more years where individual employees are counted more than once for each year employed. The pay employees receive reflect competitive rates based on the cost of living in the area and are not reflective of national averages. Permit fees do not pay for the cost of providing permitting services. See Comment regarding future specific actions above.</p>
	<p>HAP connection to Regional Growth Center. Is the HAP a consequence of the Regional Growth Center designation? Should HAP focus have been limited to the regional growth center, if not, why not? Who decided to increase housing density and diversity in University Place? Isn't the RGC zone the only place increased density was intended? If so, stipulate this condition in the action plan.</p>	<p>The HAP is not a consequence of the RGC. However, the HAP can be used to implement the RGC Subarea Plan. As indicated above the Regional Growth Center is where the City intends to accommodate most of the population and employment growth.</p>
	<p>What is so critical about completing the HAP before by June 2021?</p>	<p>See reply to first comment above.</p>
	<p>University Place Code Enforcement and the Housing Gap. I wonder if increased University Place code enforcement is needed to protect existing residential housing and open spaces from business encroachment, abandonment, nuisance use, unmaintained properties? Would code enforcement have a significant impact on reducing the housing gap. Single family properties with 5-8 cars parked on the front lawn are also an issue. Taking care of the housing stock we have might alleviate some of the housing gap for future residents. In my neighborhood, houses are being used for businesses, some homes are abandoned, and at least one home has been 80% demolished and deserted for more than a year with the residential lot destroyed. Construction waste was buried in the abandoned backyard. Another home on the hill above us was under construction without a permit. Several few weeks ago the homeowner knocked over a power pole while re-grading his lot, disrupting our electrical power for 5-6 hours. I didn't ask if he had a digging permit, but suspect he didn't. Construction there continues going into a third year I believe. The Apple Market on property on 27th near Grandview has been a vacant eyesore for more than 20 years now. Would a University plan to improve permitting, code enforcement, and taking action on abandoned properties reduce the housing gap?</p>	<p>Code Enforcement is complaint based unless a life / safety issue is identified. The most common type of code enforcement complaint is for failure to maintain real property. The City has been very successful in resolving complaints by obtaining voluntary compliance. The City has been working with the property owners of the Old Red Apple and Grandview Plaza site for 20 years trying to spur redevelopment. Our Code Enforcement Officers have worked with the property owners for a long time attempting to keep the properties maintained. We have been encouraged at times when we see a redevelopment opportunity appear, only to see it fade away, so it is with some trepidation I report we have received a site development application for a 174-unit senior housing development at the corner of 27th Street and Grandview Drive.</p>
<p>HAP Modelling Assumptions The type of housing and households, and future work locations are dependent on population growth, work, and other factors. Based upon historical growth trends, an increase of 8400 new housing units by 2040 seems unrealistic and unsupportable. Adding this many housing units to our community will significantly affect the character, congestion, live-ability, and comfortable nature our community.</p>	<p>See reply regarding unrealistic growth projections above</p>	
<p>Is the housing plan unwritten objective to reduce property values?</p>	<p>No</p>	

Contributor	Comment	Reply
Jim Clark (cont.)	<p>What are the expected taxation impacts on housing affordability and availability (escalating utilities, property, and services taxes)? The city and school district have levied escalating taxes and bond measures on property, vehicles, all utility services. What is the scope of potential tax liability arising from housing subsidies and additional financing debt. What is the current University debt limit? What are the city's opportunity costs for delaying city-wide infrastructure minor construction, maintenance and repair costs? Town Center impacted neighborhood costs like sidewalks along 35th Street West between Bridgeport and Grandview. With significant traffic increases along 35th, we still have High School and Jr. High School students walking in the street to go to school and back home every day.</p>	<p>The City reduced staffing levels by one-third following the Great Recession, including cuts to police staffing and the elimination of the City's Recreation Department. The City has retained its substantially reduced staffing levels over the past decade. The City's expenses are largely limited to services that are either legally mandated or essential (e.g., police, courts, jail, prosecution). This conservative budgeting shows up in the taxes that our residents pay to the City, especially when compared to other local governments. Please see the following recent City e-Newsletter article: University Place Headlines Corrected February 17 2021.pdf (cityofup.com)</p>
	<p>Government Costs – University Place maintenance and operations and debt costs are significant factors in housing affordability. Current city staffing costs are 55% higher than the United States median staff costs for municipalities. Is city government seeking planning grant funds to cover high city salaries, benefits, and retirement costs. Resident employees could improve working residents and commuting stats.</p>	<p>See reply regarding staff pay above.</p>
	<p>The plan should specify which housing incentive programs are to be used to support housing production and specify who will be financing or subsidizing housing incentives. Housing development tax incentives should not be at the expense of current property owners or residents. Construction of the Regional Treatment Plant was accomplished in part by taxing current sewer rate payers while granting developers incentives and building the Chambers Bay golf course using sewer fund construction loans, which have yet to be repaid to the best of my knowledge.</p>	<p>The Housing Action Plan is not a policy or regulatory document, but rather a guidance document which includes a variety of actions the City can consider using to address housing needs.</p>
	<p>Environmental Degradation. Continued degradation of environmental and community quality with the loss of UP recreation department, adoption of sprawling regional growth center, and potential loss of undeveloped open space, parks, and remaining infill- spaces.</p>	<p>See reply regarding future specific actions above.</p>
	<p>School Investment and Continuing Needs. The Housing assessment notes a significant reduction in households with children in University Place, a trend that is expected to continue in through the planning period. UP has invested heavily through added tax assessments to build and operate schools within the city. Should we expect a significant tax reduction in school costs and attendance based upon the planning assumptions? If UP households with children are down and decreasing, where are all the school kids coming from and who should be paying for UP school operations and maintenance? Is there an out-of-district financial arrangement /assessment for non-resident children? What is the current school district student projection for the planning period, and how many out of district students are included in the estimates?</p>	<p>Your comments and questions should be directed to the School District.</p>
	<p>Proposed Areas of Housing Densification. What specific areas of the City are thought to be appropriate zones for increased density? Have the current property owners in these areas been contacted about their views on the impacts of increased density on their quality of life, property values, safety, life, and privacy? How will form based</p>	<p>The Housing Action Plan is not a policy or regulatory document, but rather a guidance document which includes a variety of actions the City can consider using to address housing needs.</p>
<p>Sidewalks along 35 Street West between Town Center and Grandview. When is the city constructing sidewalks along 35th west to get Curtis school children and neighborhood walkers off the street? 35th street vehicular traffic has significantly increased with Town Center development.</p>	<p>Sidewalks on 35th are planned. The construction schedule is pending.</p>	

Contributor	Comment	Reply
Jim Clark (cont.)	<p>Low Income Housing Locations. Are low income housing developments planned for the city's high value residential areas - western slopes, Chambers Bay area. Beckinridge, or southern Bridgeport residential areas – or existing residential areas. We live 4-5 blocks from the Town Center. Is our neighborhood likely to be destroyed by low-income and middle-income housing development?</p>	<p>The City does not practice exclusionary zoning. Should an entity choose to build new or rent existing housing units for persons of low or middle income that is for the entity to decide.</p>
Shari Clark	<p>There needs to be acceptable options that are not based solely on the bottom line of a corporate eldercare housing provider. Elders who want to downsize to an apartment should be able to, if they are capable of independent apartment living. City apartments should be well built, conforming to earthquake codes, should have reasonable maintenance support, be within walking distance of stores or have available, reasonably priced transportation for unlicensed elders.</p> <p>Some elders cannot safely live independently. The choices are living with family members, living in an assisted living facility, having visiting help – home health, chore workers, living in skilled nursing as abilities decline, or in fact, being homeless. Services need to be creative and affordable to prevent a large number of the baby boomers from being warehoused in poorly run congregate settings or being forced onto the street. My age cohort is huge. Our social security taxes supported our parents' generation. The numbers are not so good for us. Our children are making less money and there are fewer of them. They face huge expenses to raise their children. Not good. Resources to the new generation are the priority. Elder care is expensive and takes a certain amount of knowledge and training and is difficult. Nurses are taught about elder abuse for good reason. How will communities respond to these needs? Our city's data indicate that the UP population is aging. Meanwhile, schools need to be supported.</p> <p>Just as aging parents tend to migrate to be near their children and grandchildren, people who are homeless tend to migrate to where services are available. It seems reasonable to expect that each community will take care of its own, providing services or helping to connect to services when needed. Draconian regulations that send desperate humans out of a community are inhumane. We have seen some recent examples of that. The homeless people that I have gotten to know are individuals, often with unimaginable complications in their lives, sometimes as consequences of decisions, sometimes just bad luck, sometimes a motley combination of the two. They deserve what we all require, that being a safe place to live, food, warmth, privacy, a place to get clean, health care and assistance with problems. Some will never be able to work Others need varying amounts of help to regain or maintain a reasonable life. Violent individuals should be identified and referred to the criminal justice system. We need to support the police. Those who provide valuable service to the community, teachers are one example of that, should be able to afford to live in that community. City staff and elected officials who mandate the community's rules and requirements should also be residents and experience the consequences of their actions.</p> <p>Solutions should be creative. It is cost effective and humane to keep someone in their home, rather than to fund homeless programs which often fail to provide for them. Rent can be subsidized or perhaps childcare paid for to help keep someone working and able to pay bills. People who are getting community subsidies might be able to work online at home, assist at an elder care facility or help with childcare. They might be able to receiving training their or do a short class online so they can safely volunteer while waiting for other employment opportunities. Groups who have been working with these problems are great resources.</p>	<p>The Housing Action Plan (HAP) provides three strategies, increase the variety of housing types, provide incentives to provide affordable housing and reduce the cost and time it takes to build housing. Within each of these strategies are several proposed actions to provide more options including more affordable options. The City's building codes are intended to create safe buildings and our goal is to provide housing within walking distance of shopping, and services.</p> <p>The HAP includes proposed actions that encourage accessory dwelling units, increasing the variety of housing types and ways to accommodate aging in place. These actions may provide some more affordable options for aging residents. Moving into an accessory dwelling unit while other members of a family live in the primary residence is a popular way to provide affordable eldercare. Aging in place rather than moving to an expensive assisted living facility is another way to provide a more affordable alternative.</p> <p>It is true that persons experiencing homelessness tend to congregate in areas where services are available. At his time the city has few of its own facilities and services for the homeless. However, the city works with other organizations that provide services and refer those in need. While the City allows tent encampments no entity has chosen to host or sponsor a tent encampment yet.</p> <p>We began the HAP by consulting with organizations that represent home and apartment builders, and organizations that provide housing and support for those in need of affordable housing or finding housing for the homeless. Many of the solutions they are working on are creative and cost effective. However, finding money to finance these programs and provide subsidies has and continues to be a challenge.</p>

Contributor	Comment	Reply
Shari Clark (cont.)	<p>This is all contrary to what are the current trends. Contractors and real estate investors are looking for handsome profits. Cities are looking for tax revenue. Home owners want to protect the value of their property. Citizens want control over their communities. Fears prevent fairness for good reason. For example, public housing projects built in LBJ's "Great Society" have been failures. Habitat for Humanity seems a better approach with people having a vested interest in their living space. Creative solutions!</p> <p>What will be the consequences of population growth and climate migration? How accurate are the predictions? What kind of community do we wish to live in? Will we have a voice?</p>	<p>Fortunately, there are well meaning governments, institutions and organizations that are aware of the costs of housing that cause a burden on many households in the region.</p> <p>You have a voice, and we appreciate your comments on the draft HAP. We hope you will remain engaged to help us shape the community we wish to live in while facing the challenges associated with growth and climate change.</p>
Nancy Morgan	<p>The postcard did not provide any deadlines as to when the comments are required to be submitted.</p> <p>Second, it is very disappointing that there is no "Plain English" summary provided for the public to understand the City's intentions regarding this Housing Action Plan. A considerable amount of money was probably paid to consultants for this 200+ page draft document which contains many, many words but no direct language as to the actual impacts the city will experience if this draft Housing Action Plan is adopted by the UP Council. For example, will the city be following the City of Tacoma's approach of moving away from single-family zoning? Are you going to implement the same type of development that is occurring in the Proctor District in Tacoma where many of the residents were unaware of the zoning changes that adversely affects them? (And they are now suing the City of Tacoma because of these changes in zoning and the resulting environmental impacts.)</p> <p>The city needs to provide accurate information regarding the potential impacts of eliminating guest parking space requirements and off-street parking in the regional center and "anywhere subject to the form-based code". What is "form-based code"? What is the intention of the City?</p> <p>It is stated that with changes to the parking standards, developers would be given the option of providing more transit-friendly development in the Town Center. Will the City eliminate the free parking that is now provided at the Town Center?</p>	<p>Thank you for that observation. Comments are welcome prior to the City Council Meeting on June 21, 2021, and during the meeting when the Council is scheduled to act on the plan. Of course, prior to taking any of the proposed actions, there will be further deliberations when comments are welcome. A deadline for comments would be helpful.</p> <p>One of the overarching goals of the city's comprehensive plan is to preserve the character of its existing single-family neighborhoods. To accommodate projected growth as required by the Growth Management Act and restated in PSRC's VISION 2050 and the Countywide Planning Policies the city plans to accommodate the growth in our Regional Growth Center. I doubt the City Council will entertain the introduction of missing middle housing into single-family neighborhoods as the City of Tacoma is now contemplating without community support. The city council recently approved a zoning amendment that allowed a multifamily development adjacent to single family like the Proctor project but limited the height and increase buffer requirements adjacent to single family zoning, unlike the Proctor development.</p> <p>The city recently adopted a form Based Code which is only applicable within the Regional Growth Center. A form-based code is an alternative method of regulating land use concentrating on the physical form of the environment rather than primarily a separation of uses. It is defined by the Form-Based Code institute as: "A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation." (formbasedcodes.org)</p> <p>The Housing Action plan provides three strategies and with several potential actions in each. Before the city implements a particular action, there needs to be an analysis conducted to determine the impacts and benefits of the action, for example reducing parking requirements. Regarding parking requirements, any code change will be directed by the City Council and referred to the Planning Commission for study and a recommendation. Public notice and hearings are required prior to adoption of any code changes. Retailers in the Village at Chambers Bay are concerned about parking turn-over on Market Place. The city has considered placing parking meters on the street. I am unaware of any plans to charge for parking in the garages.</p>

Contributor	Comment	Reply
<p>Nancy Morgan (cont.)</p>	<p>There is reference to the future Sound Transit project along S 19th St. Why is it not noted that Sound Transit is going to be running at a \$18 billion/year shortfall (\$6 billion/year due to loss of revenue and \$12 billion/year project overruns) and it is very possible that those rail extensions will not be built. This Housing Action Plan should not be based on financially questionable projects. On page 38, COVID-19 is discussed and it's possible impacts on future housing since many people may be working remotely. If people are not commuting as much in the future, there may not be the need nor the funding for massive transportation projects such as Sound Transit's light rail extensions. Why aren't those factors considered in the Housing Action Plan?</p> <p>Regarding the proposed changes for small lot developments, why aren't details provided as to the actual size of the lots? Also, the recommendation to reduce open spaces contradicts the trend for parks that adds to the quality of life in our community.</p> <p>I strongly disagree with the City turning over local control to the "regional affordable housing consortium that will seek to acquire or construct and manage affordable housing assets and programs". This is our community and should be governed by this community. Furthermore, I do not consider costs up to \$95,000/year as "a modest amount of funding to pay for staff, administrative costs, etc." (page 65) over and above our current UP staff costs. There are a lot of "should" and "would" if the City of UP participates in the South Sound Housing Affordability Partners (SSHAP). I only see SSHAP as another layer of government with more costs and very little benefit for the City of UP. More bureaucracy with nonelective officials and complex procedures impeding effective action.</p> <p>Removing the Final Plat process and making it purely an administrative process by the City may result in unintended consequences. As it is now, the City is not always accurate with meeting the public notifications for projects. The time "saved" is not worth losing the current process.</p> <p>Overall, this draft Housing Action Plan is disappointing and is basically a document created by consultants that will burden rather than help the City of UP meet its future housing needs. If it is the desire of the UP Council to keep and build upon our "Character" of UP, this document is detrimental to that community goal.</p>	<p>Sound Transit's ST3 Plan is still intact and includes the proposed Tacoma Link Light Rail Terminus at Tacoma Community College. How ST3 will be funded given the funding short fall is not in the cities control. However, high-capacity transit is still a desired mitigation to the growing population and increase traffic on our roads. Let us hope that we will see the end of COVID and a return to normal as soon as possible.</p> <p>The HAP Provides a list of action that may be taken to address housing shortages. The city currently has small lot development standards, however they have not been taken advantage of. Should the City Council direct staff to pursue changes to the code, the appropriate public process would need to occur including a staff report. Public notice and hearings are required prior to adoption of any code changes.</p> <p>The City Council has studied this proposal on two occasions, the first after a presentation by County Executive Bruce Dammeier and Tacoma Mayor Victoria Woodards. At this time, it appears that several City Council members agree with your position and are not prepared to move forward with membership in SSHAP.</p> <p>Before changing the process for final plat approval, the City Council will direct staff to pursue changes to the code and the appropriate public process would need to occur. At that time, the Planning Commission and City Council will weigh the costs and benefits of a code change.</p> <p>As you know the city is required to plan for housing needs by the Growth Management Act. The HAP provides an analysis of what those housing needs are likely to be in both numbers of housing units and housing costs. The HAP also provides a list of strategies and actions to implement the strategies. As indicated in our reply to the second comment one of the overarching goals of the city's comprehensive plan is to preserve the character of its existing single-family neighborhoods.</p>
<p>Judie Bildrback Taylor</p>	<p>While the residents of Hiddenwood West Condo community support affordable housing, we need to make you aware again of the ongoing traffic concern for the residents who reside on this property at 7117 401 Street within a block of the roundabout on 40th and Drexler. The previous problem has been reduced during the pandemic, but our ongoing concern with increased traffic on 40 heading toward the roundabout will return as people and schools return to normal volume.</p> <p>Prior to the Pandemic we wrote to the city about our major problem concerning exiting and entering our property. We only have one way in and out. We are bordered on the west side against the high hill on the east side of Drexler Drive, the narrow wetland and the back of the small park on part of the north side. The large single family housing developments on the north side and the private property on the east side do not allow room for another road to exit or enter our property.</p>	<p>Thank you for your comments. We will share them with the Planning Commission and City Council.</p> <p>See above.</p>

Contributor	Comment	Reply
<p>Judie Bildrback Taylor (cont.)</p>	<p>When businesses resume and school is back full time at Evergreen, the traffic will again make it difficult at peak times to enter or exit our property. Cars stop and block our exit while waiting to negotiate the roundabout on Drexler. We can not get out or in until someone is kind enough to make room for us. We also have a problem with people entering the center lane early to turn into the medical business. There have been far too many near misses when someone needing to turn in here is already sitting in that center lane to turn in here.</p> <p>We understand the owner of the property in front of us is moving forward on his plan to build two duplexes and a single-family home on his property. This will also be a problem for those entering and exiting that property. The 2 lots on the east side of our driveway have a future for building housing that is still in question.</p> <p>We are hoping that all of these properties will remain zoned residential on this side of the street. We are aware of the plan to improve this side of 40'w"ith sidewalks from our entryway down to the Ranch.</p> <p>The city has approved the building of several large midrise apartment buildings in the city center area. While these have underground parking, we have not seen the plan for how to handle the increased traffic the comes along with structures that house many more drivers with cars and that potentially get many more deliveries.</p> <p>We know a traffic counter was placed on the road before the pandemic started. Mike Blair had stripes painted on (now faded) that helped with the control of cars turning into the center turn lane early to a certain degree. We are asking that these are maintained.</p> <p>We are open to any and all ideas that will prevent accidents and assist with traffic control and accident prevention and still improve our ability to enter and exit our property.</p>	<p>Enclosed with your comment letter was a letter dated January 31, 2020, addressed to Gary Cooper Public Works and Park Director expressing similar concerns. We have forwarded your more recent comments to Mr. Cooper's office.</p> <p>The city has not received an application for the property to the west of your access. However we too are aware of his desire to develop that property.</p> <p>There are no plans to rezone the residential properties on the north side on 40th street at this time.</p> <p>The development occuring in the Town Center including the new apartment buildings are within a Planned Action Area where traffic mitigation is included. Ultimately Drexler Drive will continue to 42nd Street and Larson Lane now under construction will provide an alternative route on the west side of Bridgeport Way.</p> <p>Your request will be provided to our Public Works Department.</p> <p>Thank you for your comments. We appreciate any assistance we can get to improve out community.</p>
<p>Janna Novak</p>	<p>I want to express my thoughts on the UP Housing Action Plan. I have been a RE Broker for many years and I clearly understand the need for housing. I support the City in moving forward with the Action Plan.</p>	
<p>Jim Zurfluh</p>	<p>With limited land availability in University Place, it only makes sense to be creative and develop new housing options.</p> <p>Do Multi-Family units generate tax revenues in the same way? Is that paid by the property owner/manager against rentals?</p> <p>If the goal is to increase housing units 8,373 by 2040, does that include all housing units; single family homes and multi-family units?</p> <p>Does this Housing Action Plan outline changes in zoning of property, for example, approving the building of middle housing or multi-unit buildings in areas where single family homes currently exist?</p>	<p>The primary goal is to increase the housing supply in the City to make housing more affordable and accommodate the forecast population growth. Even building new market rate single family housing will increase the supply and may bring down housing prices. Building additional housing will generate revenue for the City, but that is mostly onetime monies and not the ultimate goal.</p> <p>Like single family development, multi-family development generates revenue in the form of building permit fees, construction sales tax, park and transportation impact fees (one-time monies) and ultimately property tax. With on-line retail increasing and point of delivery sale tax, the City has seen an increase in sales tax revenue associated with housing. Building permit fees do not typically over the expense of permit review, issuance, and inspection. Construction Sales Tax goes into the General Fund. Park and Transportation impact fees are dedicated funds and are spent to improve only those facilities, all property tax supports public safety (police).</p> <p>The goal is to include all types of housing to provide choice and units that are affordable to different income levels. The number of housing units is an aspirational number recommended by the Puget Sound Regional Council. It is unrealistic in our opinion.</p> <p>The Housing Action Plan has no policy or regulatory affect. It is a guidance document, that includes an housing needs assessment and recommended actions that the City can implement in the future to address the housing issue.</p>

Contributor	Comment	Reply
Jim Zurfluh (cont.)	What effect do the zoning change proposals being considered in the City of Tacoma have on University Place and this Housing Action Plan?	One or more of the recommended actions include changes in zoning. It is highly unlikely the City Council would agree to the type of rezoning being considered in the City of Tacoma. The city's Comprehensive Plan focuses growth along major arterials in order to preserve the character of existing single-family neighborhoods.
Michele Oldham	<p>I was reading a little on UP's Housing Action Plan. I am 61 years of age, and I currently live in UP. I am writing to you because there is no affordable housing for people like me. I have been at my job for over 21 years, and make decent money, but sadly, housing is not affordable. I make too much for income regulated housing but not enough for regular housing (I don't make 4x the rent....not even in Senior Housing complexes). I currently live at Sunset View Apartments but even at that, as soon as they are able to raise rents, I most likely won't be about to afford to live there any longer.</p> <p>University Place is putting in a lot of new housing, but are they affordable to the average tenant like myself who fall between the cracks?</p> <p>I am asking that University Place Planning Commission look into affordable housing for those of us who cannot afford the ridiculously high rent. Life shouldn't be harder at my age, I have worked hard all my life, and would like to be able to afford a place to live and not worry that I may end up homeless.</p>	<p>The Housing Action Plan (HAP) provides three strategies, increase the variety of housing types, provide incentives to provide affordable housing and reduce the cost and time it takes to build housing. Within each of these strategies are several proposed actions to provide more options including more affordable options.</p> <p>Most of the housing being built is market rate. However, smaller units such as studio rooms are included in the mix and are typically more affordable.</p> <p>The Planning Commission has requested the ability to prioritize the actions within the Housing Action Plan and make recommendations to the City Council. Hopefully, some actions can be implemented in the near future.</p>
Dave R-M	<p>I received the mailer regarding the Housing Action Plan and skimmed through the website this morning. I don't have detailed feedback, but I wanted to share with you my general thoughts.</p> <p>A little about me: I'm a 37 year old single person living in a studio apartment by Whole Foods. I've lived in Tacoma since 2002 and moved to UP in 2017. I work at a company on S 38th St. I really like living here and hope to stay in the city for a long time.</p> <p>My rent is about 30% of my gross income per month, so I can afford it, but I'm very nervous I will soon be priced out of the area. My building is advertising rents for newly vacant units that I would not be able to afford.</p> <p>While I would love to be able to buy a home on a single income, I realize that's not realistic for the Seattle/Tacoma area any longer. Or in any semi-attractive US city for that matter. So I will happily settle for being able to rent at about the same 30% of my income as I do currently.</p> <p>I don't mind apartment living and I love living in a mixed use area - being able to walk out my building to go to the grocery store next door, or having a selection of restaurants and retail establishments within 1-2 blocks - all while living in a quiet, safe, small city like UP - is extremely attractive to me.</p> <p>I am thrilled to see the new housing construction in the area, especially the new apartment buildings going up on Bridgeport. And I am very happy to know UP is planning ahead for more housing of all types. I'm aware of the zoning changes Tacoma is considering, and I hope they opt for the more aggressive of the two plans. Similarly, I hope UP pushes for as much new development as possible, and as many new housing units as possible.</p>	<p>Thank you for your comments. Your comments and other comments received are to be included within an appendix of the Housing Action Plan.</p> <p>Paying 30% of your gross income is considered affordable housing. However, as you indicated rents are rising in the Pierce County as housing becomes more expensive in King County putting pressure on housing prices here.</p> <p>The Housing Action Plan (HAP) provides three strategies, increase the variety of housing types, provide incentives to provide affordable housing and reduce the cost and time it takes to build housing. Within each of these strategies are several proposed actions to provide more options including more affordable options.</p> <p>One of the cities goals is to provide more housing within walking distance of shopping and services as well as transit opportunities. By concentrating growth in the city center, we are able to preserve the character of existing single-family neighborhoods.</p> <p>Thank you for supporting the city's planning efforts. Many of our residents are not in favor of the growth the city is experiencing. However, the region is growing, and we are required to plan for that growth. The best we can do is plan for that growth in a way that improves he quality of life, while maintaining public health safety and welfare.</p>

Appendix 8.2.a – Flash Vote Results – Survey Output

UNOFFICIAL DOCUMENT

FlashVote helps you make a difference in your community

Survey Results: Housing

Survey Info - This survey was sent on behalf of the City of University Place to the FlashVote community for University Place, WA.

These FlashVote results are shared with local officials

318

Total Participants

310 of 510 initially invited (61%)
8 others
Margin of error: ± 6%

Applied Filter:
Locals only

Participants for filter:
276

Response Time (ho...

Started:
Apr 12, 2021 11:09am PDT

Ended:
Apr 14, 2021 11:09am PDT

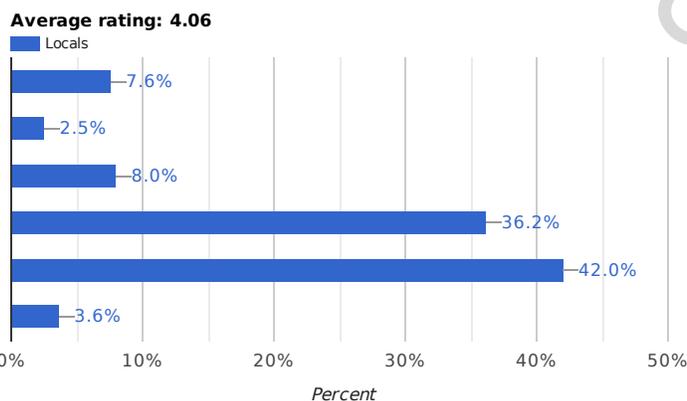
Target Participants:
All University Place

Q1 The City of University Place is experiencing a shortage of housing for people of all income levels, as the Puget Sound region continues to grow quickly.

Please rate how inexpensive or expensive you think housing is in University Place?

(276 responses by locals)

Options	Locals (276)
Very Inexpensive (1)	7.6% (21)
Slightly Inexpensive (2)	2.5% (7)
Neutral (3)	8.0% (22)
Slightly Expensive (4)	36.2% (100)
Very Expensive (5)	42.0% (116)
Not Sure	3.6% (10)

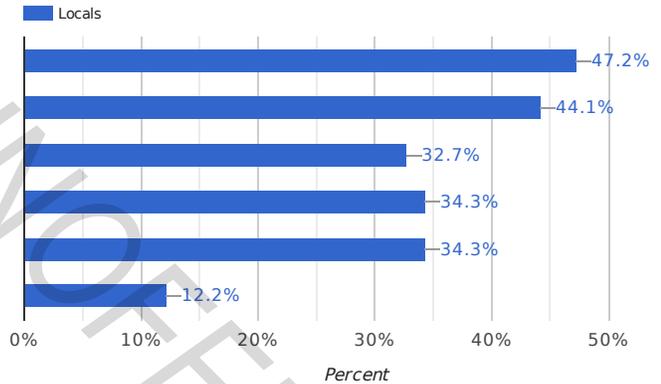


Q2 How should the City plan to accommodate the forecasted population growth? (You can choose up to THREE, if any)

(254 responses by locals)

Options	Locals (254)
New single-family homes in existing neighborhoods	47.2% (120)

Options	Locals (254)
New accessory dwelling units (cottages, in-law units) in existing neighborhoods	44.1% (112)
Small multi-family developments in existing single-family neighborhoods	32.7% (83)
Larger multi-family developments along major streets	34.3% (87)
The city should not plan to accommodate more people	34.3% (87)
Other:	12.2% (31)



neighborhoods added small rental increase
 high unit family smaller already
 first apartments need please
 zones low tiny crowded multifamily way multi
 affordable houses duplex lot
 parks single home income
 It's so crowded on our streets as it is now
 build develop townhomes condo city
 develop more townhomes and condos
 dwelling oppose density street instead owned
 Increase density in existing multifamily zones to incentivize multifamily redevelopment.

Increasing population density is not always needed or wanted.

NO MORE APARTMENTS, CONDOS, TOWNHOMES OR MULTI HOME DWELLINGS. THERE ARE ALREADY TOO MANY PEOPLE

No more apartments, build

We need to be concerned with increasing our police dept. and solving traffic issues first.

UP should not aim to be a city with downtown high rises. Other cities can grow in that way.

Smaller lot sizes are fine, however keep the single family or duplex model in mind please!

affordable housing

Phase out single family zoning

Duplexes can be added to single family neighborhoods but no larger than duplexes

Leave wooded areas alone. That is more beautiful than apt's. or crowded in housing.

Duplexes with parking for 2 cars each in single-family neighborhoods

Only add single housing homes on vacant lots and land that can be developed for small neighborhoods

Build quality homeowner owned condos and townhomes instead of more transient rental apartments!

We need Street infrastructure, parking and parks before adding more housing. Bridgeport is way 40

We need more Condo's as a housing option.

I strongly oppose more apartments in UP. Condominiums would be OK, occupied by owner, not renters

Too much bottle neck already

Low income housing with small units like studios, especially for the disabled. Not "tiny homes."

Rent control ordinance

Let families buy the houses instead of corporations.

UP needs more owned condominium units (not apartments). Specifically brand new and with views.

offer tax ben. to devel. that bring multi-fam. units and set aside # of units to low income househo

More affordable housing for working class families.

Affordabe, smaller houses for first time buyers, low income rentals

No more apartments/condos!

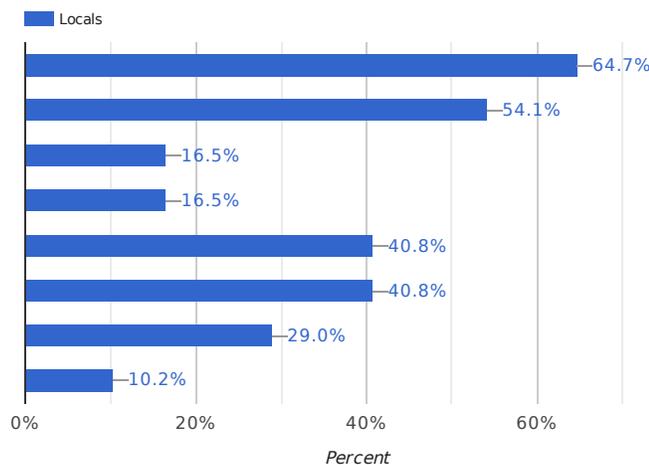
"Tiny-home" developments for singles or couples.

Use sites that are currently abandoned as opposed to tearing out trees on greenbelt.

Q3 The population in University Place is becoming older. What do you think are the best options for housing as you age? (You can choose up to FOUR, if any)

(255 responses by locals)

Options	Locals (255)
Stay in your existing single-family home	64.7% (165)
Move to a smaller single-family home	54.1% (138)
Build (if necessary) and move into an accessory dwelling unit or cottage house on your property	16.5% (42)
Move into an accessory dwelling unit or cottage house on someone else's property	16.5% (42)
Move into an age restricted single-family or multi-family development	40.8% (104)
Move into a condo or apartment building	40.8% (104)
Move out of University Place	29.0% (74)
Other:	10.2% (26)



life home now apartment facility
 27th place condo build family
 stay age residents older
 like option live single afford
 units care move
 Move into assisted living. If it is available in UP
 built retired community
 LOWER TAXES SO WE CAN AFFORD TO STAY IN THE HOMES WE PAID FOR!

Hopefully the SHAG development will be built on 27th St.

Move into assisted living facility

Remain in my current condo. I've already downsized from a larger, single family, home.

Built more residential apartment units for older residents along main roads, age 60 and up.

Build quality homeowner owned condos and townhomes instead of more transient rental apartments!

Build an assisted living community

Not all condos are in a single building. Many are single or duplex units, small "ramblers."

It's their life. They choose for themselves. This is govt overreaching

Some of these options depend upon size of property.

Let market forces & your ability to save determine what your options are.

A planned retirement community that allows mature people to buy into the community for life.

I live in a condo now.

Have a caregiver move in with me. My home is set up to age in place.

Rent control ordinance

build more comnt. to accomm. older popul. w/ options of independ. living and affrdb living like SHA

all of the above

In a condo now and my care level may change requiring a change in residence.

moving to a living option that is handicap accessible regardless of where it is located.

Non-profit progressive care facility, like Eliseo (Tacoma Lutheran Retirement Community)

Stay in place for now

Condo or apartment building for retired and assisted living

Build senior affordable housing on 27th and Grandview. By leftys.

Q4 One solution to housing shortages and affordability is to allow "missing middle" housing, which is a range of multi-family or clustered housing types that are designed and scaled to be compatible with single-family neighborhoods. Examples include townhouses, cottage courtyards, and small multiplexes with between 4 and 8 units.

Which of the following types of "missing middle" housing would you find acceptable in your neighborhood, if any? (Choose all that apply)

(254 responses by locals)

Options

Locals (254)

It's smart to plan ahead for larger growth in the PNW. UP cannot ignore the fact that this area is growing and we need to plan. Adding smaller multi family units into existing neighborhoods seems more desirable than huge apartment complexes. I think it's better to integrate into existing communities and not have huge apartment complexes.

Bridgeport is. No longer an attractive drive. More effort for aesthetics. Individual ne areas are not unattractive but as a whole are jumbled and not appealing Some sort of greenery barrier,color scheme or unity needs to happen. We look like a freeway off ramp shopping center. A few pots here and there will not suffice if we keep adding buildings at the sidewalks.

No more apartments or low income housing, crime is rising here. Build More condos! Give people a chance at ownership

Please work on increasing housing density. It's the only way we will improve affordability, diversity of food and shopping, transit, and attract people who want to live and work here rather than be a bedroom community for high earning commuters.

I strongly believe that the city does not need to grow.

People may live UP. But they may not be able to afford it. So you may need to move. I love Malibu but I don't complain to them I can't afford to live there.

LOWER PROPERTY TAXES, CUT BUDGETS, PRIORITIZE SAFETY (POLICE AND FIRE), DISCONTINUE PET PROJECTS. LOOK FOR SOLUTIONS TO CUT BUDGETS RATHER THAN CONTINUOUS TAX INCREASES. GET RID OF WEFARE PROGRAMS, CUT SCHOOL BUDGETS, STOP FREE LUNCH AND BREAKFAST PROGRAMS, GET RID OF THE WASTE IN SCHOOL BUDGETS, FIRE THE TEACHERS WHO HAVE AN AGENDA TO INDOCTRINATE OUR CHILDREN WITH SOCIALIST COMMUNIST BRAIN WASHING. CUT ALL TAXES FOR SENIORS OVER A CERTAIN AGE, WE HAVE PAID OUR DUES. CUT CUT CUT TAXES, LOWER ALL CITY SPENDING, STOP ANYMORE GROWTH, WE ARE SEVERELY OVER CROWDED NOW. NEVER EVER ALLOW ANY HOMELESS ENCAMPMENTS!

University Place is not an island when it comes to housing prices. We are greatly impacted by King county and the growth in other areas of Pierce county. Our property tax income base is too small to support the needs of a large population living in housing that doesn't generate property tax revenue.

We have large areas with rundown buildings not being forced to take action due to various concerns (old red apple due to dry cleaner). If those lots were in seattle they would never be allowed to let them sit for years like this. Plenty of space to build multi unit housing without going into the neighborhoods yet, just need people to be forced to act one way or another. Build or sell.

UP's quality of schools and services are paid for with property taxes and it draws people because of that. Inserting multiple family units into single family neighborhoods would kill property values and negatively affect the quality of community. Other cities in the region can better support that type of housing like Tacoma and Lakewood. There is no need for more apartment buildings to ruin our town.

Before UP focuses adding more housing, consideration needs to be given to how to adequately protect its citizens and provide solutions to the traffic problems we have now. I know growth is important, but safety and getting around town are just as important.

Please consider parking and traffic when building. So many apartments and multiple unit buildings simply do not have enough parking and overflow into the neighborhood

Utilization of duplex or small central community (8 or less) is the best solution - PLEASE NO MORE MULTI-FAMILY APARTMENTS!!!

Why are the property owners in UP paying to build bigger schools than necessary for UP students? The UP District has over built student capacity so that out of district "choice in students" can be serviced. Why? Because choice students bring with them operating dollars. But they don't bring capital dollars. UP tax payers carry the capital cost by themselves. It increases cos to school district tax bonds, which pushes up housing cost in UP. If you don't believe this compare the state average square footage per student to UP's. Also the UP district doesn't follow the WA state method to forecast student classroom size needs. As a result, the UP District wont qualify for School Impact Fees. That deliberate choice by the district has denied tax payers from getting millions of dollars from developers who would have paid a share of new school construction cost, which would have reduced school construction bonds and tax rates in return. There by reducing housing cost.

More places are needed for the forgotten middle, such as low income seniors and disabled, who make just about the amount to receive help, but today's rental prices are crushing them.

The city of University Place is growing faster than we can build schools, when will this stop?

The options need to address affordability. Although the questions addressed the types of housing options being considered, they didn't address price ranges. In the past year, University Place has become unaffordable for many.

What are the plans for the property behind Lefty's on 27th Street? That is a perfect location for a multi-unit development without invading a neighborhood. Thank you!

We have had accessory units built by houses in our neighborhood without any notice and they look junkie among the existing housing. Is there code for what can be done and how it should look? They do not look as though the "fit" in the neighborhood and are at close street level.

Lower taxes, less apartments!

Whatever we do we need to be mindful of our environment.

The housing future does not provide a plan for increased open space, parking, traffic, schools, water and sewage. These need to be provided before the housing discussion takes place. Tearing down the canopy for more housing also accelerated climate change.

Please do not destroy any existing forests, open spaces or natural areas for more housing. We have so little and it's precious to our way of life in UP and to the wild life that lives with us. DO NOT build more apartments or low income housing, that will only bring crime, add a transient population with no vested interest in the community, lower our property values and not add to our tax base through property taxes. UP has traditionally been a safe bedroom community, with higher income earners and a low crime rate, let's do what we can to keep it that way!

UP has enough apartments. No more please!

ADUs are a zoning mess. They should be allowed, but prioritized last after all other missing middle abatements. Seattle's ADU over-reliance precipitates more privilege & socioeconomic silo'ing .

Make some homes for young, first time buyers!

I caution against adding high-density housing. U.P. is unique in that it's location to large centers of employment mean a greater distance to commute which increases living costs on top of housing costs. The Narrows Bridge is an increased cost if commuting that direction. The main arterials into U.P. from the N, NE direction are constricted during traditional peak commute times. Increasing the population of U.P. should not be a goal. That's not the answer to an improved quality of life, just the opposite. Increased population will lead to increased crime, traffic congestion & school crowding. MOST disturbing is the VASTLY underfunded Police coverage in U.P. Raising taxes is not the answer & related to housing, more population density with the idea of getting more tax revenue is also NOT the answer to the Police funding issue. Reallocating the obvious imbalance between Fire and Police IS one answer. Fire is WAY over funded and a good portion of that should be re-allocated to Police.

UP had always been sought after for its location and school district. New construction is not bad- but at some point we will run low on resources. They are so many abandoned businesses and land- it would be nice to upkeep these areas. The homeless population is growing as well. Some of these items would be great to tackle before adding more families-

What about affordable housing? With many still out of work or just getting back to work if jobs were lost, there's a need for affordable housing in the city. We are an older couple living in an apartment and are almost priced out here. I love it here and don't want to move, but may have to if prices continue to skyrocket. Find a solution!

Planning for growth is good and necessary. Planning to encourage growth is questionable.

Please do not cram more houses or apartments into smaller areas in UP and do not cut down more trees or replace natural areas. The older neighborhoods in the area have great tree cover, and newer developments rarely leave any trees in place.

If too many homes are to be built it might look like what is by the golf course in Fircrest. Not even 8 ft. apart. That would be like San Francisco. Lets keep it a small city no crammed in housing or no more apt's. or condos.

People move to University Place to escape the density of other surrounding areas. It has been like that for the 30+ years I have lived in or near UP. We did not move back to live in a city with compact housing and little greenery. The roads and stores are already incredibly busy at all times, more housing would add to that problem.

I find this a waste of our tax payers money at a time when UP can not manage a budget and over spent on the town center. We are not a BIG city like Tacoma, keep UP a small community. We do not need more apartments, duplexes or townhomes.

The city of University Place has plenty of apartments. Use the remaining land in UP to build quality single family homes that will either add to the value of our neighborhoods or at least keep them where they are at.

I live in a small single family home in an area full of similar homes. I'd like to be able to stay here, but the nearest bus service is over a mile away. When I can no longer drive I'll be forced to move.

Overall housing costs are too expensive in UP. That said, there is not much available land, if any, to provide a significant impact to properly address the housing issue. I am also concerned that the city may not be positioned to address any potential homelessness that may impact our city.

Physical structure are part of the housing need in UP. Amenities (?) like sidewalks, bus service, accessible grocery and retail stores should be planned with the increased housing. I would love to see infill housing balanced with retaining "wild" spaces.

I am concerned about traffic and school capacity with the increased population. I understand that the population is aging, but a lot of the housing solutions we would be putting in would be attracting families. I don't think that's a bad thing, I just think we need to have good planning to accommodate it. By the time my child gets to high school I don't want her in huge class sizes with lowered per student resources.

If you want to attract people to UP a good start would be getting rid of the drag racers on Bridgeport Way West.

Anything new being considered needs parking, parking, parking ...

Utilize the property at 27th and Grandview for multiple units.

Adequate on-site parking for all new housing

No more apartment buildings as they bring transients families and over populate our schools. It also drives criminal activity.

I believe that it is important to create communities of mixed housing, otherwise we wind up with segregation between classes. It is important to have diversity and be able to interact with folks of all kinds in one's neighborhood.

Let's keep the city at the size that it is now. We do not need to expand our population unless we can do so in a way that keeps things similar to how the city is now. If we can build more single family homes in existing vacant lots that would be ok.

QUIT TRYING TO MAKE UP BIGGER JUST TO FILL YOUR DAMN POCKETS!

Again, Please build for purchasing not renting, condos instead of apartments, so older people can downsize but still own!

Do not build any so-called "affordable" housing by making major concessions to developers.

We are long time residents of UP and remember when schools were overcrowded due to Pierce County allowing many apartments to be built in our area. Upon becoming a city, we took back control over this and temporarily solved the problem. Friends who are now teachers in this district explain that a large percentage of UPSD students now come from OUTSIDE our city limits. More information about how the population impacts our schools and taxes for same would be helpful, especially for the "old timers". Thanks for listening.

We can drop your tone in place since inception just stick to them

Get rid of form-based code.

The high property taxes in University Place will most certainly drive up the cost of housing in any form. We are a small city that cannot accommodate much more growth. Overbuilding and overcrowding is not the answer. There are not enough main roadways to handle a huge increase in traffic and schools will become too crowded with a higher ratio of students to each teacher. Do we have enough schools to accommodate a flood of new residents to our city? Many questions remain to be answered/studied before adding more buildings to our city. Thank you for listening to your concerned citizens.

We'd love to see Condo options within UP.

We are losing too much green space and habitat for our wildlife already with all the new housing going in. Other than population control, what real choices do we have?

I would love to see bigger companies investing in UP and open more stores. I think doing this would draw in a younger crowd for jobs and keep college students around.

People need housing and children of all income levels deserve a wonderful education. The dissonance surrounding housing needs is a bit alarming, and the resistance to change is disappointing. Bring on the building, I would be happy to have any of the "middle missing" housing options in my neighborhood. Multi family housing should be added to any/all available areas large enough to accommodate. Out with the old attitudes, in with growth and change!!

As the city increases its density, more walking paths need to be developed. The city has an easement that will allow it to build a walking trail from the University Hills neighborhood to Drexler Dr. It should start here: 47.22602068855079, -122.53344080906865, then continue north to city owned parcel #4001910150, turn west and continue to Drexler. This path will allow UP residents in University Hills, The Boulders, and those living east of there to walk to the city center without having to walk on busy streets with inadequate sidewalks, especially 35th St W. If additional housing is forced into existing single-family neighborhoods, it needs to fit in. If ADUs are allowed, they too need to fit the neighborhoods, and off street parking must be provided. The new development across the street from the Adriana Hess Wetland is a good example of a place to build new multiple dwellings.

It seems the city wants to overpopulate the area. Why? My understanding is UP incorporated to avoid doing what they are now doing.

We need more affordable housing options in our neighborhoods with mixed income options so as not to concentrate lower incomes all in one small area.

I would love to stay in UP and purchase a new home, but there aren't many affordable options. We are considering other cities as a result.

Don't force it. Roads, schools, services all around are not ready for an influx. Don't force it by adding more housing.

I think the questions asked were perfect for this time we're in. The small (not tiny) homes that have a handful or so homes that open to a communal inner quad area has worked extremely well in other countries. If done properly by making them be of similar ages or interests, it would be perfect for UP. I know I would love to live in a small community like that with other nerds of any age :). No one likes the huge apartment buildings we see springing up, but we have a housing crisis. Maybe this type of construction would be more palatable to all.

There are already too many apartments and older condos. Look at a crime map, build more "affordable" housing, you better hire way more police.

I strongly oppose any more apartments as rental units. I could get on board with a 55+ community, (owned, not rented) of smaller "villas" or condos (down near the marina would be nice or 27th and Grandview).

I really hate the larger multi family apartment units. I prefer smaller owner-occupied condos.

consideration of affordable housing, not just housing availability, is important. affordable housing is the only way to stop the growing homelessness crisis.

We need more senior housing options. Senior apartments close to shopping.

As a newly retired UP resident, seeing property taxes and the cost of services continue to increase may force us out of UP. This would make us less accessible to our grandkids and our family that live here and where could we afford to go? Our hope in moving to UP was to live out our lives here. Please include these considerations in your planning.

I totally disagree with the 5 story apartment building being built on 37th street. It is on an already narrow, congested street with traffic in three directions—no stop signs. When finished and rented, how will the cars and trucks navigate the narrow spaces? Where will additional cars park?

We need more walkability to your store front area. many require going into a parking lot to enter the actual business. Better bus transport around town. More park space, instead of abandoned retail space that sees no improvement over much time

Please don't allow building up, where a single family home is knocked down and then 2 or 3 floor units 4 deep get put there. There's no room for all this traffic here. Also we moved here because this was happening all around us in Seattle. We couldn't be in our back yard without multiple floors of people staring into our space.

Make purchasing property or buildings more accessible. Don't solve this by providing more high-rises and rentals. The city will lose its charm.

Developing a "shared housing" for UP like Tacoma has. For example, for aging seniors to find someone to house share with, whether another senior or a younger person who can help with household chores and perhaps caregiving.

Rent control ordinance and better access to city information and services.

Lower property taxes will make housing more affordable. Simple logic.

I feel that flippers and commercial companies scoop up houses in UP, spiking the market, bringing in a lot of renters and making affordable housing really hard to find...

Fewer rentals and more new building is needed. Will also keep the values and desirability up.

We moved to UP 30+ years ago due to it's small town charm. We have seem wonderful improvements made, but are concerned with seeing what were once open spaces being built up with more housing. The area is starting to lose it's charm with homelessness, crime and issues that in the past only happened in the surrounding cities. We have sadly seen many neighbors move away.

There is an opportunity to create housing for retired/aging citizens. Single floor, upscale design and construction, and a "garden" type setting would be acceptable in many existing neighborhoods. Presently, few of these are available in UP.

The survey had very little space to add thoughts, I had to abbreviate way too much to get my thoughts out.

University Place already has too many poorly run apartment complexes & multi-family housing options. In order to keep our city a desirable place to live, we should focus on making those existing options better, not adding more. We seem to be underfunded for far too many of the things we love, but adding low-income or multi-family housing is not the solution to pay for it. Any new housing should be quality homes for single families. I can comply with higher taxes & more restrictions to live in an amazing place, but would not wish to stay if the increase in these patterns continues. - Lifelong University Place Taxpayer

stop the section 8 housing

The general consensus to many is "housing is expensive". But the price of housing, like anything else, is subject to supply and demand. For those who think housing is expensive I ask "who do you think is driving up the price?" Clearly if prices are up, demand exceeds supply. If housing was too expensive, people wouldn't buy it and the price would drop. But that's not happening. So who is buying?

I would rather see the present housing profile of UP continue, with very, very small changes to it in the future plans

I do not like the canyon of cookie cutter buildings on Bridgeport between 40th and 35th. Sterile and unwelcoming. As well, there is no green space (could have where the retail stores are in front of the beautiful library building.) Why does University Place need to grow? For what purpose? Where would new schools go? Most newer construction really detracts from what was a lovely town. Green spaces are so important to the health and well-being of our community. Our parks are exceptional and I am so grateful for them. The multi use aspect of Chambers Bay is a gift. Building a resort down the is criminal. Thank you for the opportunity to express my opinions. Above all, the esthetics and small community of UP is what I value. Again, what is the purpose of growing?

no

Don't be taken in by PC-leftists who think housing should be free. Use your common sense when urban-planning for any anticipated population increases, due to possibly limited land use for expansion. You have to keep the basic housing prices and type of dwellings strictly under control to avoid attracting undesirable elements to an otherwise pleasant place to live. Another point to ponder is why exactly is the the population increasing here.

Stop trying to turn University Place into apartment villa. No more multi-family dwellings.

UP is desirable because it is largely residential with single family homes. Please do not try to develop it into a larger urban area by adding large apartment home complexes. People who want to live in those environments can find them in nearby cities, such as Tacoma. Keep UP suburban. Thank you.

If they convince you to move out of U.P. to make room for the wealthier people they want here, where could you go that you could afford? Any ideas?

We need more affordable housing - good luck.

Please continue to build on abandoned sites. No need to build up beautiful Chambers Bay, rip out the trees behind 43rs st w.

I agree we need to develop new housing and mixed housing and economics in UP. Our neighborhoods are too divided.

I think that quality of life decreases as the density of neighborhoods increase away from ownership of residential property to rental property and property without some land space.

Home buyer opportunities for low income people

My family is adamantly opposed to additional apartments or large multi family dwellings.

Stop building apartments. It creates a transient population, without having ties to community. Generally apartment dwellers aren't going to don't buy in to the sentiment of the town because they know they won't be around long. It creates complacency, and a feeling of not being invested. Not to mention the strain on schools (which are great, let's keep it that way!) and infrastructure. We are not a large city, we are a small town.

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Appendix 8.2.b. – Categorized Flash Vote Participant Comments

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FlashVote Comments

Topic	Comment
More condominiums	We need more Condo's as a housing option.
More condominiums	I strongly oppose more apartments in UP. Condominiums would be OK, occupied by owner, not renters Too much bottle neck already
Less Apartments	
Small Affordable Units	Low income housing with small units like studios, especially for the disabled.
Rent Control	Not "tiny homes." Rent control ordinance
Rent Control	Let families buy the houses instead of corporations.
More affordable condominiums	UP needs more owned condominium units (not apartments). Specifically brand new and with views. offer tax ben. to devel. that bring multi-fam. units and set aside # of units to low income househo
Less apartments	More affordable housing for working class families.
Small affordable houses	Affordabe, smaller houses for first time buyers, low income rentals
Less condominiums and apartments	No more apartments/condos!
Tiny homes	"Tiny-home" developments for singles or couples.
	Use sites that are currently abandoned as opposed to tearing out trees on greenbelt.
Traffic congestion	It's so crowded on our streets as it is now
More townhomes & condominiums	Develop more Town Homes and Condos
More multifamily	Increase density in existing multifamily zones to incentivize multifamily redevelopment.
Lower density	Increasing population density is not always needed or wanted.
No more apartments	No more apartments, condos, townhomes or multi home dwellings. There are already too many people
No more apartments	No more apartments, build
More important: police and traffic	We need to be concerned with increasing our police dept. and solving traffic issues first. UP should not aim to be a city with downtown high rises. Other cities can grow in that way. Smaller lot sizes are fine, however keep the single family or duplex model in mind please! affordable housing
Missing Middle	Phase out single family zoning
No more apartments	Duplexes can be added to single family neighborhoods but no larger than duplexes Leave wooded areas alone. That is more beautiful than apt's. or crowded in housing. Duplexes with parking for 2 cars each in single-family neighborhoods
More single family home owership	Only add single housing homes on vacant lots and land that can be developed for small neighborhoods Build quality homeowner owned condos and townhomes instead of more transient rental apartments! We need Street infrastructure, parking and parks before adding more housing. Bridgeport is way 40
No more rentals	
More assisted housing	Move into assisted living, if it is available in UP.
Lower taxes	Lower taxes so we can afford to stay in the homes we paid for!
More assisted housing	Hopefully the SHAG development will be built on 27th St. Move into assisted living facility
More senior housing apartments	Remain in my current condo. I've already downsized from a larger, single family, home. Built more residential apartment units for older residents along main roads, age 60 and up.
Homeownership preferred	Build quality homeowner owned condos and townhomes instead of more transient rental apartments! Build an assisted living community
No more rentals	
More assisted living	
Low density condominiums	Not all condos are in a single building. Many are single or duplex units, small "ramblers." It's their life. They choose for themselves. This is govt overreaching
	Some of these options depend upon size of property.
Market forces	Let market forces & your ability to save determine what your options are.
More senior housing	A planned retirement community that allows mature people to buy into the community for life. I live in a condo now.
Age in place preferred	Have a caregiver move in with me. My home is set up to age in place.
Rent control	Rent control ordinance
More senior housing	build more comnt. to accomm. older popul. w/ options of independ. living and affrdb living like SHA all of the above

Topic	Comment
More senior housing	In a condo now and my care level may change requiring a change in residence. moving to a living option that is handicap accessible regardless of where it is located.
Senior living	Non-profit progressive care facility, like Eliseo (Tacoma Lutheran Retirement Community) Stay in place for now
More senior housing	Condo or apartment building for retired and assisted living
Senior living	Build senior affordable housing on 27th and Grandview. By leftys.
Grandview Plaza	
No more growth	There is enough people here now, no more.
Maintain community character	My neighborhood does not ave room for more buildings. There are already to much traffic in U.P.
Traffic	
Prefer single family	Personally in the past, hated living in an apartment building. Prefer single home or the courtyard concept. For older UP residents, less stairs, all on one floor, the better for safety.
Missing Middle	University Place already has a large number of apartment complexes. I believe smaller housing complexes (8 units or fewer) creates a better sense of community, and permitting construction of ADUs will accommodate multigenerational living.
Better Infrastructure	University Place does not have the infrastructure to accommodate additional multi-resident housing. Traffic and crime are already high and adding more housing will only decrease quality of life.
No more apartments	The apparent push to increase population density should not degrade our existing University Place experience and climate. There are too many apartments here already. Don't add more.
No more density	The city isn't that large and cannot accommodate denser housing. We already see an uptick in crime.
Maintain community character	Please maintain residential character of most neighborhoods. Wise infill development only. We moved here due to the existing character of the community.
Missing Middle	It's smart to plan ahead for larger growth in the PNW. UP cannot ignore the fact that this area is growing and we need to plan. Adding smaller multi family units into existing neighborhoods seems more desirable than huge apartment complexes. I think it's better to integrate into existing communities and not have huge apartment complexes.
Maintain community character	Bridgeport is. No longer an attractive drive. More effort for aesthetics. Individual ne areas are not unattractive but as a whole are jumbled and not appealing Some sort of greenery barrier,color scheme or unity needs to happen. We look like a freeway off ramp shopping center. A few pots here and there will not suffice if we keep adding buildings at the sidewalks.
More condominiums	No more apartments or low income housing, crime is rising here. Build More condos! Give people a chance at ownership
Less apartments	
Increase density	Please work on increasing housing density. It's the only way we will improve affordability, diversity of food and shopping, transit, and attract people who want to live and work here rather than be a bedroom community for high earning commuters.
No more growth	I strongly believe that the city does not need to grow.
UP is expensive	People may live UP. But they may not be able to afford it. So you may need to move. I love Malibu but I don't complain to them I can't afford to live there.
Lower taxes	Lower property taxes, cut budgets, prioritize safety (police and fire), discontinue pet projects. Look for solutions to cut budgets rather than continuous tax increases. Get rid of wefare programs, cut school budgets, stop free lunch and breakfast programs, get rid of the waste in school budgets, fire the teachers who have an agenda to indoctrinate our children with socialist communist brain washing. Cut all taxes for seniors over a certain age, we have paid our dues. Cut cut cut taxes, lower all city spending, stop anymore growth, we are severely over crowded now. Never ever allow any homeless encampments!

Topic	Comment
Taxes	University Place is not an island when it comes to housing prices. We are greatly impacted by King county and the growth in other areas of Pierce county. Our property tax income base is too small to support the needs of a large population living in housing that doesn't generate property tax revenue.
Maintain Neighborhood Character	We have large areas with rundown buildings not being forced to take action due to various concerns (old red apple due to dry cleaner). If those lots were in seattle they would never be allowed to let them sit for years like this. Plenty of space to build multi unit housing without going into the neighborhoods yet, just need people to be forced to act one way or another. Build or sell.
No more apartments Property values	UP's quality of schools and services are paid for with property taxes and it draws people because of that. Inserting multiple family units into single family neighborhoods would kill property values and negatively affect the quality of community. Other cities in the region can better support that type of housing like Tacoma and Lakewood. There is no need for more apartment buildings to ruin our town.
Police and traffic higher priority	Before UP focuses adding more housing, consideration needs to be given to how to adequately protect its citizens and provide solutions to the traffic problems we have now. I know growth is important, but safety and getting around town are just as important.
Mitigate traffic and parking when building multifamily	Please consider parking and traffic when building. So many apartments and multiple unit buildings simply do not have enough parking and overflow into the neighborhood
Missing Middle OK No more apartments School District Taxes Too many out of district students in UP	Utilization of duplex or small central community (8 or less) is the best solution - PLEASE NO MORE MULTI-FAMILY APARTMENTS!!! Why are the property owners in UP paying to build bigger schools than necessary for UP students? The UP District has over built student capacity so that out of district "choice in students" can be serviced. Why? Because choice students bring with them operating dollars. But they don't bring capital dollars. UP tax payers carry the capital cost by themselves. It increases cos to school district tax bonds, which pushes up housing cost in UP. If you don't believe this compare the state average square footage per student to UP's. Also the UP district doesn't follow the WA state method to forecast student classroom size needs. As a result, the UP District wont qualify for School Impact Fees. That deliberate choice by the district has denied tax payers from getting millions of dollars from developers who would have paid a share of new school construction cost, which would have reduced school construction bonds and tax rates in return. There by reducing housing cost.
More missing middle for seniors	More places are needed for the forgotten middle, such as low income seniors and disabled, who make just about the amount to receive help, but today's rental prices are crushing them.
No more growth	The city of University Place is growing faster than we can build schools, when will this stop?
Housing cost too high	The options need to address affordability. Although the questions addressed the types of housing options being considered, they didn't address price ranges. In the past year, University Place has become unaffordable for many.
Red Apple good place for multifamily development	What are the plans for the property behind Lefty's on 27th Street? That is a perfect location for a multi-unit development without invading a neighborhood. Thank you!
Design standards for ADUs	We have had accessory units built by houses in our neighborhood without any notice and they look junkie among the existing housing. Is there code for what can be done and how it should look? They do not look as though the "fit" in the neighborhood and are at close street level.
Less Tax Less apartments	Lower taxes, less apartments!

Topic	Comment
More infrastructure Save trees	The housing future does not provide a plan for increased open space, parking, traffic, schools, water and sewage. These need to be provided before the housing discussion takes place. Tearing down the canopy for more housing also accelerated climate change.
Maintain community character Save trees No more apartments	Please do not destroy any existing forests, open spaces or natural areas for more housing. We have so little and it's precious to our way of life in UP and to the wild life that lives with us. DO NOT build more apartments or low income housing, that will only bring crime, add a transient population with no vested interest in the community, lower our property values and not add to our tax base through property taxes. UP has traditionally been a safe bedroom community, with higher income earners and a low crime rate, let's do what we can to keep it that way!
No more apartments Missing Middle Opposes ADUs	UP has enough apartments. No more please! ADUs are a zoning mess. They should be allowed, but prioritized last after all other missing middle abatements. Seattle's ADU over-reliance precipitates more privilege & socioeconomic silo'ing .
First time buyers Maintain community character Support Police	Make some homes for young, first time buyers! I caution against adding high-density housing. U.P. is unique in that it's location to large centers of employment mean a greater distance to commute which increases living costs on top of housing costs. The Narrows Bridge is an increased cost if commuting that direction. The main arterials into U.P. from the N, NE direction are constricted during traditional peak commute times. Increasing the population of U.P. should not be a goal. That's not the answer to an improved quality of life, just the opposite. Increased population will lead to increased crime, traffic congestion & school crowding. MOST disturbing is the VASTLY underfunded Police coverage in U.P. Raising taxes is not the answer & related to housing, more population density with the idea of getting more tax revenue is also NOT the answer to the Police funding issue. Reallocating the obvious imbalance between Fire and Police IS one answer. Fire is WAY over funded and a good portion of that should be re-allocated to Police.
UP is desirable New construction desirable Resources are scarce	UP had always been sought after for its location and school district. New construction is not bad- but at some point we will run low on resources. They are so many abandoned businesses and land- it would be nice to upkeep these areas. The homeless population is growing as well. Some of these items would be great to tackle before adding more families
Increase affordable housing	What about affordable housing? With many still out of work or just getting back to work if jobs were lost, there's a need for affordable housing in the city. We are an older couple living in an apartment and are almost priced out here. I love it here and don't want to move, but may have to if prices continue to skyrocket. Find a solution!
Maintain community character	Planning for growth is good and necessary. Planning to encourage growth is questionable.
Maintain community character Save trees	Please do not cram more houses or apartments into smaller areas in UP and do not cut down more trees or replace natural areas. The older neighborhoods in the area have great tree cover, and newer developments rarely leave any trees in place.
Maintain community character	If to many homes are to be built it might look like what is by the golf course in Fircrest. Not even 8 ft. apart. That would be like San Francisco. Lets keep it a small city no crammed in housing or no more apt's. or condos.
Maintain community character	People move to University Place to escape the density of other surrounding areas. It has been like that for the 30+ years I have lived in or near UP. We did not move back to live in a city with compact housing and little greenery. The roads and stores are already incredibly busy at all times, more housing would add to that problem.
Maintain community character	I find this a waste of our tax payers money at a time when UP can not manage a budget and over spent on the town center. We are not a BIG city like Tacoma, keep UP a small community. We do not need more apartments, duplexes or townhomes.

Topic	Comment
No more apartments Prefers Single Family	The city of University Place has plenty of apartments. Use the remaining land in UP to build quality single family homes that will either add to the value of our neighborhoods or at least keep them where they are at.
Needs transit to stay in home	I live in a small single family home in an area full of similar homes. I'd like to be able to stay here, but the nearest bus service is over a mile away. When I can no longer drive I'll be forced to move.
Housing cost too high in UP	Overall housing costs are too expensive in UP. That said, there is not much available land, if any, to provide a significant impact to properly address the housing issue. I am also concerned that the city may not be positioned to address any potential homelessness that may impact our city.
Infrastructure needed Preserve open spaces	Physical structure are part of the housing need in UP. Amenities (?) like sidewalks, bus service, accessible grocery and retail stores should be planned with the increased housing. I would love to see infill housing balanced with retaining "wild" spaces.
Traffic and School capacity	I am concerned about traffic and school capacity with the increased population. I understand that the population is aging, but a lot of the housing solutions we would be putting in would be attracting families. I don't think that's a bad thing, I just think we need to have good planning to accommodate it. By the time my child gets to high school I don't want her in huge class sizes with lowered per student resources.
More parking	If you want to attract people to UP a good start would be getting rid of the drag racers on Bridgeport Way West. Anything new being considered needs parking, parking, parking ...
Grandview Plaza	Utilize the property at 27th and Grandview for multiple units. Adequate on-site parking for all new housing
No more Apartments Apartments = crime Encorages housing diversity	No more apartment buildings as they bring transients families and over populate our schools. It also drives criminal activity I believe that it is important to created communities of mixed housing, otherwise we wind up with segregation between classes. It is important to have diversity and be able to interact with folks of all kinds in one's neighborhood.
Maintain community character	Let's keep the city at the size that it is now. We do not need to expand our population unless we can do so in a way that keeps things similar to how the city is now. If we can build more single family homes in existing vacant lots that would be ok.
Government greed/overreach More condominiums Less apartments	Quit trying to make up bigger just to fill your damn pockets! Again, Please build for purchasing not renting, condos instead of apartments, so older people can downsize but still own! Do not build any so-called "affordable" housing by making major concessions to developers.
School District taxes Too many out of district students in UP	We are long time residents of UP and remember when schools were overcrowded due to Pierce County allowing many apartments to be build in our area. Upon becoming a city, we took back control over this and temporarily solved the problem. Friends who are now teachers in this district explain that a large percentage of UPSD students now come from OUTSIDE our city limits. More information about how the population impacts our schools and taxes for same would be helpful, especially for the "old timers". Thanks for listening.
Maintain community character	We can drop your tone in place since inception just stick to them Get rid of form-based code.
High taxes Need Infrastructure	The high property taxes in University Place will most certainly drive up the cost of housing in any form. We are a small city that cannot accommodate much more growth. Overbuilding and overcrowding is not the answer. There are not enough main roadways to handle a huge increase in traffic and schools will become too crowded with a higher ratio of students to each teacher. Do we have enough schools to accommodate a flood of new residents to our city? Many questions remain to be answered/studied before adding more buildings to our city. Thank you for listening to your concerned citizens.
More condominiums	We'd love to see Condo options within UP.

Topic	Comment
Save open spaces	We are losing too much green space and habitat for our wildlife already with all the new housing going in. Other than population control, what real choices do we have?
More business	I would love to see bigger companies investing in UP and open more stores. I think doing this would draw in a younger crowd for jobs and keep college students around.
Supports Missing Middle Supports growth	People need housing and children of all income levels deserve a wonderful education. The dissonance surrounding housing needs is a bit alarming, and the resistance to change is disappointing. Bring on the building, I would be happy to have any of the "middle missing" housing options in my neighborhood. Multi family housing should be added to any/ all available areas large enough to accommodate. Out with the old attitudes, in with growth and change!!
More walking opportunities desired	As the city increases its density, more walking paths need to be developed. The city has an easement that will allow it to build a walking trail from the University Hills neighborhood to Drexler Dr. It should start here: 47.22602068855079,-122.53344080906865, then continue north to city owned parcel #4001910150, turn west and continue to Drexler. This path will allow UP residents in University Hills, The Boulders, and those living east of there to walk to the city center without having to walk on busy streets with inadequate sidewalks, especially 35th St W. If additional housing is forced into existing single- family neighborhoods, it needs to fit in. If ADUs are allowed, they too need to fit the neighborhoods, and off street parking must be provided. The new development across the street from the Adriana Hess Wetland is a good example of a place to build new multiple dwellings.
No more growth	It seems the city wants to overpopulate the area. Why? My understanding is UP incorporated to avoid doing what they are now doing.
More affordable housing	We need more affordable housing options in our neighborhoods with mixed income options so as not to concentrate lower incomes all in one small area.
More affordable housing	I would love to stay in UP and purchase a new home, but there aren't many affordable options. We are considering other cities as a result.
No more growth	Don't force it. Roads, schools, services all around are not ready for an influx. Don't force it by adding more housing.
Cottage Housing	I think the questions asked were perfect for this time we're in. The small (not tiny) homes that have a handful or so homes that open to a communal inner quad area has worked extremely well in other countries. If done properly by making them be of similar ages or interests, it would be perfect for UP. I know I would love to live in a small community like that with other nerds of any age :). No one likes the huge apartment buildings we see springing up, but we have a housing crisis. Maybe this type of construction would be more palatable to all.
Apartments = Crime	There are already too many apartments and older condos. Look at a crime map, build more "affordable" housing, you better hire way more police.
More condominiums No more apartments	I strongly oppose any more apartments as rental units. I could get on board with a 55+ community, (owned, not rented) of smaller "villas" or condos (down near the marina would be nice or 27th and Grandview).
More condominiums No more apartments	I really hate the larger multi family apartment units. I prefer smaller owner-occupied condos.
More affordable housing	consideration of affordable housing, not just housing availability, is important. affordable housing is the only way to stop the growing homelessness crisis.
Taxes too high	As a newly retired UP resident, seeing property taxes and the cost of services continue to increase may force us out of UP. This would make us less accessible to our grandkids and our family that live here and where could we afford to go? Our hope in moving to UP was to live out our lives here. Please include these considerations in your planning.

Topic	Comment
Traffic and parking	I totally disagree with the 5 story apartment building being built on 37th street. It is on an already narrow, congested street with traffic in three directions-no stop signs. When finished and rented, how will the cars and trucks navigate the narrow spaces? Where will additional cars park?
More walkability More transit	We need more walkability to your store front area. many require going into a parking lot to enter the actual business. Better bus transport around town. More park space, instead of abandoned retail space that sees no improvement over much time
Lower density Traffic	Please don't allow building up, where a single family home is knocked down and then 2 or 3 floor units 4 deep get put there. There's no room for all this traffic here. Also we moved here because this was happening all around us in Seattle. We couldn't be in our back yard without multiple floors of people staring into our space.
More affordable housing Maintain community character	Make purchasing property or buildings more accessible. Don't solve this by providing more high-rises and rentals. The city will lose its charm.
Rooming	Developing a "shared housing" for UP like Tacoma has. For example, for aging seniors to find someone to house share with, whether another senior or a younger person who can help with household chores and perhaps caregiving.
Rent control Lower taxes	Rent control ordinance and better access to city information and services. Lower property taxes will make housing more affordable. Simple logic.
More affordable housing	I feel that flippers and commercial companies scoop up houses in UP, spiking the market, bringing in a lot of renters and making affordable housing really hard to find...
Less rentals	Fewer rentals and more new building is needed. Will also keep the values and desirability up.
Maintain community character	We moved to UP 30+ years ago due to it's small town charm. We have seem wonderful improvements made, but are concerned with seeing what were once open spaces being built up with more housing. The area is starting to lose it's charm with homelessness, crime and issues that in the past only happened in the surrounding cities. We have sadly seen many neighbors move away.
More senior housing	There is an opportunity to create housing for retired/aging citizens. Single floor, upscale design and construction, and a "garden" type setting would be acceptable in many existing neighborhoods. Presently, few of these are available in UP.
	The survey had very little space to add thoughts, I had to abbreviate way too much to get my thoughts out.
Maintain community character Build quality single family	University Place already has too many poorly run apartment complexes & multi-family housing options. In order to keep our city a desirable place to live, we should focus on making those existing options better, not adding more. We seem to be underfunded for far too many of the things we love, but adding low-income or multi-family housing is not the solution to pay for it. Any new housing should be quality homes for single families. I can comply with higher taxes & more restrictions to live in an amazing place, but would not wish to stay if the increase in these patterns continues. - Lifelong University Place Taxpayer
Less affordable housing More housing supply needed	Stop the Section 8 housing The general consensus to many is "housing is expensive". But the price of housing, like anything else, is subject to supply and demand. For those who think housing is expensive I ask "who do you think is driving up the price?" Clearly if prices are up, demand exceeds supply. If housing was too expensive, people wouldn't buy it and the price would drop. But that's not happening. So who is buying?
Maintain community character	I would rather see the present housing profile of UP continue, with very, very small changes to it in the future plans

Topic	Comment
No more growth Preserve open space	<p>I do not like the canyon of cookie cutter buildings on Bridgeport between 40th and 35th. Sterile and unwelcoming. As well, there is no green space (could have where the retail stores are in front of the beautiful library building.) Why does University Place need to grow? For what purpose? Where would new schools go? Most newer construction really detracts from what was a lovely town.</p> <p>Green spaces are so important to the health and well-being of our community. Our parks are exceptional and I am so grateful for them. The multi use aspect of Chambers Bay is a gift. Building a resort down the is criminal. Thank you for the opportunity to express my opinions. Above all, the esthetics and small community of UP is what I value. Again, what is the purpose of growing?</p>
Apartments = Crime	<p>Don't be taken in by PC-leftists who think housing should be free. Use your common sense when urban-planning for any anticipated population increases, due to possibly limited land use for expansion. You have to keep the basic housing prices and type of dwellings strictly under control to avoid attracting undesirable elements to an otherwise pleasant place to live. Another point to ponder is why exactly is the the population increasing here.</p>
No more apartments	<p>Stop trying to turn University Place into apartment villa. No more multi-family dwellings.</p>
Maintain community character	<p>UP is desirable because it is largely residential with single family homes. Please do not try to develop it into a larger urban area by adding large apartment home complexes. People who want to live in those environments can find them in nearby cities, such as Tacoma. Keep UP suburban. Thank you.</p>
More affordable housing More affordable housing	<p>We need more affordable housing - good luck.</p> <p>If they convince you to move out of U.P. to make room for the wealthier people they want here, where could you go that you could afford? Any ideas?</p>
Build new housing Missing middle	<p>Please continue to build on abandoned sites. No need to build up beautiful Chambers Bay, rip out the trees behind 43rs st w. I agree we need to develop new housing and mixed housing and economics in UP. Our neighborhoods are too divided.</p>
Maintain community character	<p>I think that quality of life decreases as the density of neighborhoods increase away from ownership of residential property to rental property and property without some land space.</p>
More affordable home ownership	<p>Home buyer opportunities for low income people</p>
No more apartments	<p>My family is adamantly opposed to additional apartments or large multi family dwellings.</p>
No more apartments Maintain community character	<p>Stop building apartments. It creates a transient population, without having ties to community. Generally apartment dwellers aren't going to don't buy in to the sentiment of the town because they know they won't be around long. It creates complacency, and a feeling of not being invested. Not to mention the strain on schools (which are great, let's keep it that way!) and infrastructure. We are not a large city, we are a small town.</p>

Appendix 8.3 - Postcard

UNOFFICIAL DOCUMENT



Want to have a voice in future housing choices in U.P.?

HOUSING ACTION PLAN

Housing in University Place



**The City of University Place
is developing a Housing
Action Plan that will provide
guidance regarding the
amount and types of housing
in the city for years to come.**

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Learn what is being proposed. Visit www.CityofUP.com and read the draft Housing Action Plan or contact Planning and Development Services Director David Swindale at 253.460.2519 or DSwindale@CityofUP.com and request that a copy be sent to you.

Let us know your ideas. Mr. Swindale will be glad to accept your comments and present them to the Planning Commission. You may also virtually attend the next Planning Commission meeting to express your comments and views. See the City Calendar for meeting dates and times.

We need your help - your input is important!



University Place
WASHINGTON 