



2012 Annual Amendment Application No. 2012-2
Housing Element

ASSESSMENT REPORT

Application #:	2012-2
Applicant:	Community and Economic Development Department
Contact:	Ian Munce, 573-2478, imunce@cityoftacoma.org
Type of Amendment:	Comprehensive Plan Text Change
Current Land Use Intensity:	N/A
Current Area Zoning:	N/A
Size of Area:	Citywide
Location:	Citywide
Neighborhood Council area:	All
Proposed Amendment:	Amending the Housing Element of the Comprehensive Plan to comply with Resolution No. 38264 and with recently adopted 2011 Countywide Planning Policies on Affordable Housing

General Description of the Proposed Amendment:

The Comprehensive Plan's Housing Element needs to be updated to comply with and advance the City Council's directive as set forth in Resolution No. 38264, adopted on May 17, 2011 (Exhibit A). This update must also comply with the State Growth Management Act requirements that this work be done in a manner that is consistent with the Countywide Planning Policies for Pierce County (CPPs) taken as a whole and consistent with each of the specific Affordable Housing CPPs. The current version of the Affordable Housing CPPs is attached as Exhibit B (with grey highlighting and strike-out showing the changes adopted and ratified in 2011).

Additional Information:

Resolution No. 38264 directs the Planning Commission to consider 8 policy principles that are the result of work initiated by the City Council's Neighborhood and Housing Committee and the Affordable Housing Policy Advisory Group, a Group initially appointed by City Council on April 27, 2010 and recently reappointed. The Countywide Planning Policies for Pierce County have been updated in response to a Pierce County Regional Council initiative to further affordable housing goals and objectives among all jurisdictions in Pierce County.

Assessment Criteria:

In order to assist the Commission in determining which applications should be considered in which amendment cycle, staff provides an assessment of each application pursuant to the following criteria, which are contained in TMC 13.02.045.F.

- 1. Determining if the amendment request is legislative, and properly subject to Commission review, or quasi-judicial, and not properly subject to Commission review.**

The amendment request is legislative and properly subject to Commission review. Per Resolution

No. 38264, the Planning Commission is requested by the City Council to incorporate the affordable housing policy principles into the City's Comprehensive Plan.

2. Determining if the request is site-specific (i.e., a land use intensity or a zoning change for a specific parcel(s) likely to be under one ownership).

Amending the Housing Element is not a site specific action.

3. Receipt by the application deadline, if applicable (a large volume of requests before the deadline may necessitate that some requests be reviewed in a subsequent amendment cycle).

City Council action was taken prior to June 30, 2011.

4. Order of receipt.

Not applicable.

5. Recent study of the same area or issue (this may be cause for the Commission to decline further review).

Not applicable.

6. Amount of analysis necessary (if a large-scale study is required, an application may have to be delayed until a future amendment cycle due to work loads, staffing levels, etc.).

The Housing Element was last amended in 2007. The proposed scope of review is to evaluate the Housing Element for policy direction to address affordable housing needs with the intent to establish policies that would support future activities, programs and code changes to increase the number of affordable units available in the city. A review of other elements of the Comprehensive Plan also is required to ensure consistency. The Affordable Housing Policy Advisory Group has provided new information on affordable housing needs that can inform this project.

7. Available incorporation into planned or active projects.

Not applicable. This is a standalone project.

Recommendation:

The Planning Commission will review the assessment and make its decision as to: (1) whether or not the application is complete or what information is needed to make the application complete; (2) which amendment application(s) will be considered and in which amendment cycle; and (3) whether or not to prepare alternative proposed amendment(s) that either expand or contract the scope of the original proposed amendment (TMC 13.02.045.F).

Staff recommend that the Planning Commission judge the application to be complete, accept the application for processing in the 2012 cycle, and do not take action at this time to either expand or contract the scope of the original proposed amendment (TMC 13.02.045.F).

Exhibits:

- A. Resolution No. 38264, adopted May 17, 2011, concerning Affordable Housing Policy Principles
- B. 2011 Amendments to the Countywide Planning Policies for Pierce County, concerning Affordable Housing



RESOLUTION NO. 38261

1 BY REQUEST OF DEPUTY MAYOR WALKER AND COUNCIL MEMBERS FEY,
2 LONERGAN, AND MANTHOU

3 A RESOLUTION relating to affordable housing; authorizing the adoption of the
4 Affordable Housing Policy Principles.

5 WHEREAS, throughout 2009, the Neighborhoods and Housing
6 Committee ("Committee") worked to create an affordable housing policy
7 recommendation for the City Council, and

8 WHEREAS, prior to recommending its final draft, the Committee
9 recommended that the City Council pursue additional public feedback, and

10 WHEREAS, on April 27, 2010, the City Council created and appointed
11 an Affordable Housing Policy Advisory Group ("Advisory Group") to perform the
12 following: (1) review the prior work of the Committee's affordable housing
13 policy development process and the work of the Pierce County Housing
14 Affordability Task Force; (2) review demographic data and identify data
15 development needs in order to inform planning efforts; (3) provide input and
16 consultation necessary to refine the Committee's affordable housing policy
17 recommendations; (4) recommend a series of supporting policy actions that are
18 consistent with or complementary to the City's Comprehensive Plan; and
19 (5) build a consensus of Advisory Group members, and

20 WHEREAS, on December 3, 2010, the Advisory Group provided a final
21 report to the Committee, and
22
23
24
25
26



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

WHEREAS the Committee is in the process of reviewing the recommendations of the Advisory Group and recommends that the City Council adopt the eight policy principles recommended by the Advisory Group in recommendation 3.1 of the report, and

WHEREAS, in summary the policy principles include the following:

A. The City's welfare requires an adequate supply of well-built and well-managed affordable housing serving the full range of incomes appearing among its residents. An adequate supply of this housing is vital to the following important civic needs and values:

- The City's prosperity, economic development, and growth of employment opportunities;
- The appropriate management of the City's projected population growth and transportation needs;
- The City's fulfillment of its legal obligations under the Growth Management Act to make "adequate provisions for existing and projected (housing) needs of all economic segments of the community" and to comply with the related directives of the Pierce County Countywide Planning Policies;
- The survival of green spaces throughout the City and Pierce County;
- The success of the City's schools;
- The effectiveness of the City's emergency services;
- The City's ability to continue its accommodation of a population that is increasingly diverse by income, race, ethnicity, ability, disability, and age;
- The City's ability to accommodate a population that, in the aggregate, is getting older; and
- The City's values of social justice.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

B. Affordable housing developments by nonprofit developers, public and private, in the City, region, and nation have been among the most attractively designed, most environmentally innovative, and best managed in the market place.

C. Nonprofit developments of affordable housing will never likely be adequate to meet the City's needs. The City also needs a companion strategy to enlist the engine of private market rate developments to include a measure of affordable units. These strategies also provide the added benefit of economic and demographic integration.

D. Affordable housing developments have spurred the revitalization of neighborhoods, encouraging both public and private investment, helping the City attain its desired density, and furthering a neighborhood's economic development.

E. Affordable housing is an asset to be encouraged and not a detriment to be tolerated and controlled.

F. The City should promote the development of affordable housing in every City neighborhood.

G. In seeking the appropriate balance, the City should not have to compromise important neighborhood design standards in order to promote affordable housing. Instead, proper design should allow affordable housing to show the way for all developments servicing all incomes toward a greener,



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

more sustainable urban future that accommodates the appropriate density that the City's planning documents anticipate to be necessary for the City's projected population allocations.

H. In a complex community like Tacoma, interests and policies often clash. Good governance is the effort to balance them appropriately. In doing so, the City should give a very high priority to the promotion of affordable housing development, and

WHEREAS the City Council wishes to include consideration of these policy principles in future updates to the City's Comprehensive Plan, Consolidated Plan, and Human Services Strategic Plan; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the City Council hereby adopts the policy principles set out in recommendation 3.1 of the Affordable Housing Policy Advisory Group Final Report, received on December 3, 2010.

Section 2. That the City Council requests the Planning Commission, the Tacoma Community Redevelopment Authority, the Human Services Commission, and other appropriate City bodies to incorporate the policy principles into the City's Comprehensive Plan, Consolidated Plan, the Human Services Strategic Plan, and other appropriate policy documents.

Section 3. That the City Manager is directed to make available staff from the Tacoma Community and Economic Development Department, the Human



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

Rights and Human Services Department, and other General Government
Departments, as may be necessary, to assist the appropriate boards and
commissions in the incorporation of these policy principles.

Adopted MAY 17 2011

Mark Tomblid
Mayor

Attest:

Doris Seum
City Clerk

Approved as to form:

[Signature]
City Attorney

2011 Amendments to the

Countywide Planning Policies (Affordable Housing)

for Pierce County, Washington

**COUNTYWIDE PLANNING POLICY ON THE "NEED
FOR AFFORDABLE HOUSING FOR ALL ECONOMIC SEGMENTS
OF THE POPULATION AND PARAMETERS FOR ITS DISTRIBUTION"**

▪ **Background - Requirement of Growth Management Act**

The Washington Growth Management Act identifies as a planning goal to guide the development and adoption of comprehensive plans and development regulations that counties and cities encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of the existing housing stock. [RCW 36.70A.020(4)] The term "affordable housing" is not defined, but the context in which it appears suggests that its meaning was intended to be broadly construed to refer to housing of varying costs, since the reference is to all economic segments of the community.

The Washington Growth Management Act requires the adoption of countywide planning policies for affordable housing in order to establish a consistent county-wide framework from which county and city comprehensive plans are developed and adopted. These policies are required to, at a minimum, “consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution” [RCW 36.70A.210(3)(e)].

The Washington Growth Management Act also identifies mandatory and optional plan elements. [RCW 36.70A.070 and .080]. A Housing Element is a mandatory plan element that must, at a minimum, include the following [RCW 36.70A.070(2)]:

- (a) an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- (b) a statement of goals, policies and objectives, and mandatory provisions for the preservation, improvement and development of housing, including single-family residences;
- (c) identification of sufficient land for housing, including, but not limited to, government-assisted housing, housing for low income families, manufactured housing, multi-family

housing, group homes, and foster care facilities, and senior housing;

- (d) adequate provisions for existing and projected housing needs of all economic segments of the community.

Since the Comprehensive Plan of every city and county must be an internally consistent document [RCW 36.70A.070] and all plan elements must be consistent with the future land use map prepared as part of the required land use element [RCW 36.70A.070], these other plan elements will, to a great extent, dictate what will be in the housing element.

Thus, the land use element, relying upon estimates of future population, growth, average numbers of persons per household, and land use densities, will indicate how much (and where) land needs to be made available to accommodate the identified housing needs. The capital facilities, transportation and utilities elements will then indicate when and how public facilities will be provided to accommodate the projected housing, by type, density and location.

▪ **Countywide Planning Policy**

1. The County, and each municipality in the County, shall determine the extent of the need (~~i.e., the demand~~) for housing for all economic segments of the population ~~that are, both existing and projected for the community~~ its jurisdiction over the planning period.

~~1.1 the projection shall be made in dwelling units, by type, provided, that the projection may be a range and that the types of dwelling units may be in broad categories, such as single-family detached, single-family attached, duplex, triplex, fourplex, apartments and special housing types;~~

~~1.2 the projection shall be reflective of census or other reliable data indicating the economic segments of the population for whom housing needs to be provided, and shall incorporate the jurisdiction's fair share of the County's housing needs;~~

~~1.3 the projections shall be reflective of the Countywide fair share housing allocation as shall be established pursuant to federal or state law and supplemented by provisions established in intergovernmental agreements between County jurisdictions.~~

- ~~2. The County and each municipality in the County shall meet their projected demand for housing by one or more or all of the following:~~

~~2.1 preservation of the existing housing stock through repair and maintenance, rehabilitation and redevelopment;~~

~~2.2 identification of vacant, infill parcels appropriately zoned for residential development with assurances that neighborhood compatibility and fit will be maintained through appropriate and flexible zoning and related techniques, such as:~~

- 2.2.1 — sliding scale buffering and screening requirements based on adjacent use considerations;
- 2.2.2 — performance standards;
- 2.2.3 — height and bulk limitations;
- 2.2.4 — provision of open space;
- 2.2.5 — front, side and rear yard requirements;
- 2.2.6 — protection of natural resources and environmentally sensitive lands;
- 2.2.7 — architectural controls and design standards.

2.3 — identification of other vacant lands suitable for residential development and permitting sufficient land through zoning to meet one or more or all of the following types and densities, of housing:

- 2.3.1 — multi-family housing
- 2.3.2 — mixed use development
- 2.3.3 — cluster development
- 2.3.4 — planned unit development
- 2.3.5 — non-traditional housing

2.4 — In determining the suitability of the location and identification of sites for affordable housing, the jurisdictions shall consider the availability and proximity of transit facilities, governmental facilities and services and other commercial services necessary to complement the housing.

2. The County, and each municipality in the County, should explore and identify opportunities to reutilize and redevelop existing parcels where rehabilitation of the buildings is not cost-effective, provided the same is consistent with the countywide policy on historic, archaeological, and cultural preservation.

3. The County, and each municipality in the County shall assess their success in meeting the housing demands and shall monitor the achievement of the housing policies not less than once every five years.

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.

3.1 For the purpose of the Pierce County Countywide Planning Policies the following definitions shall apply:

3.1.1 “Affordable housing” shall mean the housing affordable to households earning up to 80 percent of the countywide median income.

3.1.2 “Low income households” shall mean households earning 80 percent or less of the countywide median income.

- 3.1.3 “Moderate income households” shall mean households earning 80 to 120 percent of the countywide median income.
 - 3.1.4 “Special Needs Housing” shall mean 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.
- 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.
- 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.
- ~~4. The County, and each municipality in the County, shall maximize available local, state and federal funding opportunities and private resources in the development of affordable housing.~~
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.
- ~~5. The County, and each municipality in the County, shall explore and identify opportunities for non-profit developers to build affordable housing.~~
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.
- 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.

- 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.
- 5.3. To promote affordable housing, jurisdictions should consider the availability and proximity of public transportation, governmental and commercial services necessary to support residents' needs.
- 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 multi-family 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.
- 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.
6. 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.
 - 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.
 - 6.2 All jurisdictions should pursue state legislative changes to give local jurisdictions the authority to provide tax relief to developers of affordable housing.

- 6.3 All jurisdictions should explore opportunities to dedicate revenues from sales of publicly owned properties, including tax title sales, to affordable housing projects.
- 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 non-profit 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.
67. The County, and each municipality in the County, should explore and identify opportunities ~~to reutilize and redevelop existing parcels where rehabilitation of the buildings is not cost effective, provided the same is consistent with the Countywide policy on historic, archaeological and cultural preservation~~ to reduce land costs for non-profit and for-profit developers to build affordable housing.
- 7.1 Jurisdictions should explore options to dedicate or make available below market-rate surplus land for affordable housing projects.
- 7.2 All jurisdictions should explore and identify opportunities to assemble, reutilize, and redevelop existing parcels.
7. ~~New fully contained communities shall comply with the requirements set forth in the Growth Management Act and shall contain a mix in the range of dwelling units to provide their "fair share" of the Countywide housing need for all segments of the population that are projected for the County over the planning period.~~
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.
- 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.
- 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 and financial measures taken to address the allocation need.
- 8.3 Each jurisdiction should provide, if available, the quantity of affordable housing units created, preserved, or rehabilitated since the previous required update.
- 8.4 Jurisdictions should consider using a consistent reporting template for their

evaluations to facilitate the countywide monitoring and assessment.

8.5 In conjunction with the Growth Management Act Update schedule, a report should be forwarded to the Pierce County Regional Council addressing the progress in developing new affordable housing.