



## LAKEWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, February 14, 2022  
7:00 P.M.

**City Hall Council Chambers will NOT be open for this meeting. This will be a virtual meeting ONLY.**

Residents can virtually attend City Council meetings by watching them live on the city's YouTube channel:

<https://www.youtube.com/user/cityoflakewoodwa>

Those who do not have access to YouTube can call in to listen by telephone via Zoom: Dial +1(253) 215- 8782 and enter meeting ID: 868 7263 2373

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Page No.

### CALL TO ORDER

### ITEMS FOR DISCUSSION:

- (3) 1. Presentation of the PALS Plus Permitting System. – (Memorandum)
- (5) 2. Review of Climate Change Work Plan. – (Memorandum)
- (13) 3. Review of Annual Housing Report. – (Memorandum)
- (54) 4. South Sound Housing Affordability Partners (SSHA<sup>3</sup>P) Interim Work Plan Priorities.

### ITEMS TENTATIVELY SCHEDULED FOR THE FEBRUARY 22, 2022 REGULAR CITY COUNCIL MEETING:

- 1. Business Showcase.
- 2. Authorizing the award of a construction contract to Pape & Sons Construction, in the amount of \$200,000, for the 2022 Stormwater Repair Project. – (Motion – Consent Agenda)
- 3. Authorizing the execution of an agreement with MacDonald Miller, in the amount of \$52,029, to implement an investment grade audit for Lakewood City Hall. – (Motion – Consent Agenda)
- 4. Authorizing the execution of an interlocal agreement with Pierce County for the PALS Plus Permitting System. – (Motion – Consent Agenda)

*Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.*

5. Appointing Robert Estrada to serve on the Planning Commission through December 15, 2026. – (Motion – Consent Agenda)
6. Appointing L. Robin Sutton to serve on the Lakewood Arts Commission through October 15, 2024. – (Motion – Consent Agenda)
7. Adopting a three (3) year Climate Change Work Plan. – (Resolution – Regular Agenda)

## **REPORTS BY THE CITY MANAGER**

## **CITY COUNCIL COMMENTS**


## **ADJOURNMENT**

*Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.*



TO: Mayor and City Council

FROM: Courtney Brunell, Planning Manager  
Dave Bugher, Assistant City Manager/Community Economic & Development Director

THROUGH: John Caulfield, City Manager 

DATE: February 14, 2022 (Study Session)

SUBJECT: CED+ Permitting Software Launch

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**Summary:** The City of Lakewood has partnered with Pierce County to utilize Pierce County's regional permitting and land use system ("PALS+") for our individual use. With the goal of delivering a "best in class" service to our community, the County and City have been working on developing the Lakewood system ("CED+") for nearly two years. On October 27, 2021 the new system launched for City users. On January 1, 2022 the system launched for public users. This memo provides an overview of how this system improves our permitting process. During the Council meeting on February 14<sup>th</sup>, staff will also demo the online dashboard: <https://pals.cityoflakewood.us/palsonline/#/dashboard>

**Online Permitting:** Since 2019 the City has exclusively processed digital permits relying on emails and cloud storage to exchange documents and instructions with applicants. The new CED+ system features a single online dashboard for customers to apply for permits, upload documents, make payment, schedule inspections, resubmit documents, and review permit status. The public may also pull reports about recent permit activity, review the status of a particular permit, and sign up for auto-notifications on individual permit activity.

**Online Chat:** On January 3, 2022 the City also launched our online chat room, which serves as a virtual lobby for customers. Any member of the public can go on the dashboard and select the chat icon. From 9:00 AM to 3:00 PM a member of the development services permitting team is available to chat with customers. Outside of those hours, individuals can use the online chat to "leave a message" with our staff that goes directly to our email inbox. This has been a popular feature, we see 2-6 "chats" coming in per day. We expect more "chats" as clients become familiar with the program.

**Record Keeping:** Part of the online dashboard includes a link to application and final project documents. This information is stored online in perpetuity, which will likely decrease

our public record requests as individuals are able to find the information they are searching for online.


**Integrated GIS:** The City now has an online GIS portal for users to look up information about their property including: zoning, critical areas, subarea boundaries, and sewer/storm drainage connections. Under the former system, this information was available via map and limited information was available under the County's Public GIS system. As a result we have noticed a drop in the number of telephone calls.

**Older Permits:** Any permit applied for prior to 10/27/2021 is still stored in our former database and viewable online. It is a long term goal of the City to move old permit data to the new system under archived permits.

**Next Steps:** This system was entirely customized, as a result our team is able to add features and improve the user experience based on community feedback. Although there have been limited issues, we do anticipate a continued need to make minor changes overtime. The County has also committed to continuing to improve and customize the system to meet our regional needs. Long-term, we hope to have more communities using the same permitting software, offering applicants and the interested public a simple and standardized experience across jurisdictions.



**TO:** Mayor and City Council

**THROUGH:** John Caulfield, City Manager 

**FROM:** Dave Bugher, Assistant City Manager, Community & Economic Development Director

**DATE:** February 14, 2022 (Study Session)

**SUBJECT:** Climate Change Work Plan

**ATTACHMENT(S):** Recommended Planning Commission Climate Change Work Plan; Draft Resolution

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**Key Messages:** The Lakewood Planning Commission has made recommendations for a proposed 3-year climate change work plan. The City Council is requested to review the Commission's work. If this item is ready for City Council action, it would return to the City Council as a resolution adopting the 3-year climate change work plan. If the resolution is adopted, the climate change work plan items will be incorporated into the City's strategic plan.

**Background:** On July 6, 2021, the Lakewood City Council adopted Ordinance No. 756 approving the slate of comprehensive docket amendments for 2021. One of these amendments included a new climate and energy chapter to the City's comprehensive plan.

This chapter contained four basic findings:

1. Lakewood can provide (climate change) leadership and engagement.
2. Lakewood can improve upon its active modes of travel (this reducing greenhouse gases).
3. Restoring and protecting the natural environment will help to mitigate impacts of climate change.

4. Preparing for potential climate change impacts is as critical as reducing greenhouse gas impacts and planning for long-term sustainability.

To make these findings work, the chapter also contained policies and around 89 implementation measures. During the review of the chapter, both the Planning Commission and City Council expressed concern over the number of implementation measures being proposed, that is seemed a bit overwhelming to take on this many so soon.

In the fall of 2002, the Planning Commission took on the assignment of winnowing down the number of implementation measures to a more manageable level. They discussed at-length proposed 2-, 3-, and 5-year work plans. Eventually, they settled on a 3-year work plan. They met five times from October, 2021 through January, 2022. It was an iterative process that required the Planning Commission members do “homework,” review and decide on collective recommendations, conduct a public hearing, and edit/finalize work plan text. Since this was the first time that the City was collectively addressing climate change, the Planning Commission wanted to take reasonable and measured approaches for now, and as the City gained experience and matured in this area, in future years, take on the more difficult topics associated with climate change.

On January 5, 2022, the Planning Commission closed the public hearing, and adopted a 3-year climate change work plan by a unanimous voice vote of 5-0. Attached to this memorandum is the final outcome of the Planning Commission’s endeavors.

What was once 89, is now down to 40. Of the 40, 2 have been completed (5 percent), 6 have been designated as continual actions (15 percent), and 7 are in-process (18 percent). That also means that 25 items have not been started (62 percent).

The work plan is attached for City Council review. It follows the same format that is found in the City’s Strategic Plan.

**RESOLUTION NO. 2022-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD,  
WASHINGTON ADOPTING A THREE (3)-YEAR CLIMATE CHANGE WORK PLAN**

**FINDINGS**

WHEREAS, the Washington State Legislature, through Chapter 36.70A RCW, the state Growth Management Act (GMA), intends that local planning be a continuous and ongoing process; and

WHEREAS, the GMA requires that the City of Lakewood adopt a Comprehensive Plan; and

WHEREAS, on July 6, 2021, the Lakewood City Council adopted Ordinance No. 756 approving a slate of comprehensive docket amendments for 202; and

WHEREAS, one of these amendments included a new climate and energy chapter to the City's comprehensive plan; and

WHEREAS, this chapter contained a multitude of implementation measures; and

WHEREAS, following the adoption of Ordinance No. 756, the Lakewood Planning Commission began a process to develop a climate change work plan based on these adopted implementation measures; and

WHEREAS, the Lakewood Planning Commission met five times beginning in October, 2021 and ending in January, 2022; and

WHEREAS, the Lakewood Planning Commission conducted a duly-noticed public hearing on January 5, 2022; and

WHEREAS, upon conclusion of the public hearing, the Lakewood Planning Commission adopted by unanimous voice vote a three (3) year climate change action plan attached hereto; and

WHEREAS, on February 14, 2022, the Lakewood City Council examined the work, and the recommendations of the Lakewood Planning Commission; and

WHEREAS, after review of the record and recommendations of the Lakewood Planning Commission, the Lakewood City Council finds that the climate change work plan as identified within this Resolution, Exhibit A, complies with the state Growth Management Act.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD,  
WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** The Findings of the City Council are adopted as part of this Resolution.

**Section 2.** That the attached climate change work plan, Exhibit A, is hereby adopted.

**Section 3.** This Resolution shall be in full force and effect upon passage and signatures hereon.

ADOPTED by the City Council of the City of Lakewood this 22<sup>nd</sup> day of February, 2022.

CITY OF LAKEWOOD

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Jason Whalen, Mayor

Attest:

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Briana Schumacher, City Clerk

Approved as to Form:

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Heidi Ann Wachter, City Attorney



LAKEWOOD CITY COUNCIL ADOPTED CLIMATE CHANGE WORK PLAN EXHIBIT A  
February 22, 2022

No.	Tasks	Progress	Lead Dept.	Secondary Dept.	Frequency	Start Date	End Date
1	Incorporate an environmental justice assessment into the climate change work plan.	Not started	CED	CM	Unique	Aug 22	Dec 22
2	Prepare a comprehensive greenhouse gas emissions inventory and forecast.	Completed/20 & 21	CED	None	Annual	2020	2024
3	Establish emissions reduction goals for Lakewood.	Not started	CED	None	Biennial	2023	2024
4	Develop a public engagement plan for climate change.	In process	CED	COMM	Unique	Dec 2021	Jun 2022
5	Amend/revise the current strategic plan that will help guide and focus city resources and program initiatives to: reduce greenhouse gas production and the carbon footprint of city government and the Lakewood community; and, reduce and minimize the potential risks of climate change.	Not started	CED	CM	Unique	Feb 2022	Jan-25
6	Provide monitoring and implementation reports; add goals/objectives and progress to the existing Lakewood dashboard.	Not started	CED	COMM	Annual	Jan 2022	Dec-24
7	Proactively work with energy providers (Puget Sound Energy, Lakeview Light & Power, and city of Tacoma Power) to market existing energy conservation programs with Lakewood property owners. Where appropriate propose new programs to better fit Lakewood's needs. Consider the use of HUD grants and low-interest loans to complement energy provider conservation programs.	Not started	CED	CM, CC	Unique	2023	Unknown
8	Work with Pierce County and Pierce County municipalities to develop a regional approach and best practices to address climate change. One strategy: adopt revised climate change Pierce Countywide Planning Policies.	Not started	CED	CM, CC	Unique	2023	Unknown
9	Update the city's non-motorized transportation plan.	Not started	PWE	CED, CM, CC	Unique	Jun 2022	Jun 2023
9a	Identify gaps in the transportation network and explore developing potential pedestrian and bicycle priority areas or districts.	Not started	PWE	CED, CM, CC	Unique	Jun 2022	Jun 2023
9b	Review and if appropriate, update the city's street design standards so that they support public transit, and non-motorized transportation policies. The updated standards should be consistent with and tailored to street or trail function and adjacent land use type.	Not started	PWE	CED, CM, CC	Unique	Jun 2022	Jun 2023
9c	Explore bicycle sharing programs.	Not started	PWE	CED, CM, CC	Unique	Jun 2022	Jun 2023
9d	Evaluate the feasibility of reducing the number or width of travel lanes on future, key mixed-use streets that may have excess capacity and using the capacity and/or regained width for wider sidewalks and bicycle lanes.	Not started	PWE	CED, CM, CC	Unique	Jun 2022	Jun 2023

LAKEWOOD CITY COUNCIL ADOPTED CLIMATE CHANGE WORK PLAN EXHIBIT A  
February 22, 2022

No.	Tasks	Progress	Lead Dept.	Secondary Dept.	Frequency	Start Date	End Date
9e	Pursue grant funding to plan and construct missing pedestrian and bicycle connections between major destinations, such as, parks, opens spaces, civic facilities, employment centers, retail, and recreation areas.	Not started	PWE	CED, CM, CC	Unique	Jun 2022	Jun 2023
10	Develop plans for key commercial corridors in the city to guide redevelopment of these areas into mixed-use, pedestrian and transit-oriented corridors and nodes. Possible corridors include South Tacoma Way, Steilacoom Boulevard SW, Bridgeport Way, and Union Avenue SW. Include development standards and urban design guidelines.	Not started	CED	PWE	Unique	Jan 2024	Dec-24
11	Update/review existing mixed-use and infill development incentives (fee waivers, density bonuses, development impact fee, tax benefits, etc.).	Not started	CED	None	Unique	Jan 23	Ded 23
12	Establish a trip reduction policy that includes a remote work strategy, and appropriate technology. Consider incorporation into the city's land use and development code.	Not started	CED	PWE	Unique	Jan 23	Dec 23
13	Promote/encourage green development standards (e.g., LEED and equivalent, and low impact development) in both public and private development and operations.	On hold	CED	PWE	Unique	Dec-21	Dec-24
14	Use a supplemental greenhouse gas/climate change impact worksheet of climate change impacts and potential mitigation when conducting an environmental review process under the State Environmental Policy Act.	On hold	CED	PWE	Unique	Unknown	N/A
15	Review, and as appropriate, update the city's hazard mitigation plan to address climate change.	Monitor	CED	LPD	Biennial	Jan 23	Jan 25
16	Review, and as appropriate, update Lakewood Municipal Code (LMC) Title 14, Environmental Protections. Title 14 provides regulations for geologic hazard areas, flood hazard areas, and critical lands and natural resources. Climate change impacts may require that new regulations be inserted into this chapter.	Not started	CED	PWE	Unique	Jan 24	Jan 24
17	Develop an urban forest management plan.	Not started	CED	PARKS	Unique	Jan 24	Dec 24
18	Hire a consultant to explore ways in which the city and/or property owners can monetize carbon capture and storage.	Not started	CED	PARKS	Unique	Jan 24	Dec 24
19	Established a new climate change chapter to the city's comprehensive plan.	Completed	CED	None	Unique	Oct 19	Jun 21
20	Revise the Lakewood's tree preservation code.	In-Process	CED	None	Unique	Nov 21	Aug 22

LAKEWOOD CITY COUNCIL ADOPTED CLIMATE CHANGE WORK PLAN EXHIBIT A  
February 22, 2022

No.	Tasks	Progress	Lead Dept.	Secondary Dept.	Frequency	Start Date	End Date
21	Regularly update the Downtown Subarea Plan and the Lakewood Station District as market conditions and climate conditions change.	In-Process	CED	None	Biennial	Jan 22	Jul 22
22	Enforce the Uniform Plumbing Code (IPC), which requires low-flow appliances and fixtures in all new development.	Continual	CED	None	Biennial	July 22	Jul 24
23	Enforce the 2018 International Building Code, Section 429, Electric Vehicle and Charging Infrastructure. This code section includes charging infrastructure for accessible parking spaces.	Continual	CED	None	Continual	Jan 22	Dec 24
24	Allow "Occupiable Roofs" and "Vegetative and Landscaped Roofs" pursuant to adopted International Building Codes.	Monitor	CED	None	Continual	Jan 22	Dec 24
25	Adopt and enforce the 2018 Washington State Energy Code.	Continual	CED	None	Continual	Jan 22	Dec 24
26	Encourage use of drought-tolerant and native vegetation, and discourage the use of invasive non-native species in home landscaping.	Continual	CED	PARKS	Continual	Jan 22	Dec 24
29	Support the creation of a South Tacoma Way Bus Rapid Transit System (BRT) that connects Downtown Tacoma, Lakewood, and Joint Base Lewis McChord.	Monitor	CED, PWE	CM	Unique	Unknown	Unknown
30	Expore the feasibility of reducing the city hall footprint from three floors to two floors.	In-Process	ADMIN	CED	Unique	Jan 22	Dec 23
31	Continue to support neighborhood events such as clean-up/recycling events.	Continual	CM	CM	Annual	Jan 22	Dec 24
32	Examine city practices for opportunities to reduce paper consumption in the workplace. Implement a document management information system.	In-Process	ADMIN	None	Unique	Jan 21	Dec 24
33	Every two years, or as otherwise dictated by Washington State, update LMC Title 15, Buildings and Construction Codes to address hazards resulting from climate change.	Continual	CED	LPD	Biennial	Jan 22	Mar 23
34	Clover Creek Floodplain Engineering Alternatives Analysis.	In-Process	PWE	CED	Unique	Dec 21	Mar 23

LAKEWOOD CITY COUNCIL ADOPTED CLIMATE CHANGE WORK PLAN EXHIBIT A  
February 22, 2022

No.	Tasks	Progress	Lead Dept.	Secondary Dept.	Frequency	Start Date	End Date
	<i>(Clover Creek has been determined to be a significant flood risk to the Springbrook Neighborhood and Interstate 5 through Lakewood. Clover Creek has had a history of overflowing in the 47th Street vicinity shortly after entering the corporate city limits of Lakewood, but recent creek modeling has revealed a higher degree of flooding than previously envisioned. With longer records of rainfall and stream flow, hydrologic models are better able to predict future flow events. Current predictions of stream flooding expand the areas of flooding substantially. Predicted impacts from global climate changes include more frequent intense storms in the Pacific Northwest which will exacerbate flooding on rivers and streams across the region. Clover Creek is no exception. The City is analyzing potential alternatives designed to reduce or eliminate the current and future flooding from Clover Creek. This work will strengthen the community's resilience in the face of expected climate change impacts.)</i>						
35	Lakewood, as a member of the South Sound Military Communities Partnership SSMCP), advocate at both the state and federal levels, improvements to the I-5 Nisqually Corridor. These improvements, which are estimated at \$4B, would restore impaired ecosystems, and mitigate the flood risk to I-5 future flood events.	In-Process	SSMCP, CED	CM	Unique	20-Jan	Unknown



**TO:** City Council  
**FROM:** David Bugher, Assistant City Manager/Community & Economic Development Director  
**THROUGH:** John Caulfield, City Manager *John E. Caulfield*  
**MEETING DATE:** February 14, 2022  
**SUBJECT:** Lakewood Annual Housing Report

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**INTRODUCTION:** Each year the Community and Economic Development Department (CEDD) publishes its own annual housing report. There is no specific requirement for this report, but housing plays a key issue regarding Lakewood's future. Most of the department's resources are spent on housing. Housing has been and will continue be one of the department's primary assignments.

The content of the report changes from year-to-year. This year's report provides information on the following topics:

1. Lakewood and Area Population and Commuting
2. Lakewood Income and Poverty Characteristics
3. Housing Market Conditions
4. Lakewood Housing Production
5. Housing Assistance Programs and Partnerships
6. Availability of Low Income & Subsidized Housing
7. Housing Plans and Policies
8. Special Report on Mobile Home Parks
9. Environmental Factors Affecting Housing
10. Why Do We Have Problems with Housing Production?
11. How Do We Fix This - or Can We?

This report may answer some questions, but poses many others. There are no easy or quick solutions to the City's or the region's housing problems.

**SUMMARY CONCLUSION:** Lakewood has been working to address issues affecting housing availability and affordability since incorporation. Looking forward, there is a need to continue to reduce infrastructure deficiencies, to preserve existing affordable housing where possible, and to encourage new "missing middle" housing through policy, incentive, and regulation. These efforts will be affected by market forces, regional growth and economic trends, and climate change's effects on land use.

**LAKEWOOD AND AREA POPULATION AND COMMUTING:** As of January 21st, 2022, the population of the Tacoma-Lakewood Metropolitan Area is estimated at 928,200. Population continues to increase at a rate of approximately 1% per year, dipping slightly under 1% growth in 2021. Net in-migration continues to fuel a large portion of the population increase year-over-year<sup>1</sup>.

Year	2017	2018	2019	2020	2021
<b>Tacoma-Lakewood Metro. Area Population</b>	876,764	891,299	904,980	921,130	928,200
<b>Y-o-Y Change</b>	+3.15%	+1.66%	+1.51%	+1.75%	+0.76%

The Puget Sound Region currently encompasses approximately 4.3 million citizens. The VISION 2050 Regional Growth Strategy projects this will increase to 5.8 million by 2050. If we assume the Tacoma-Lakewood Metropolitan Area will hold a similar share of the region's population in 2050, we can expect a regional population of approximately 1,250,000 million in 2050. This rise in population further exacerbates the rise in housing costs over time.

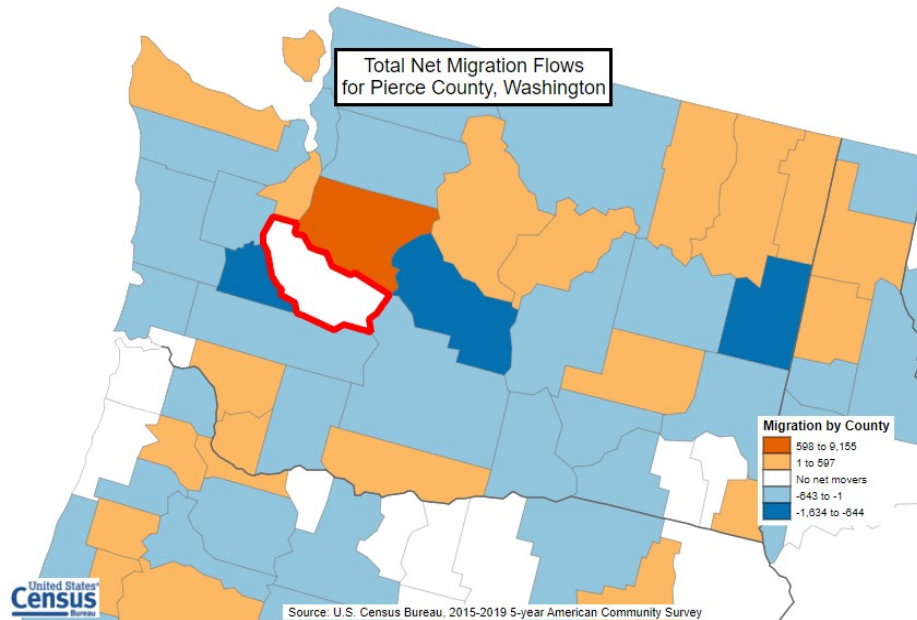
The stronger rate of population growth in the metropolitan area since 2015 is largely because of increased net in-migration from King County, which is partly attributable to the disparity in housing costs; the average home sales price in Pierce County has been approximately 50 percent less than the average home sales price in King County since 2013. The most recent data available estimates a net flow of 7,600 people from King County to Pierce County in 2018, compared with 2,500, 4,600, and 3,850 in 2017, 2016, and 2015, respectively (U.S. Census County-to-County Migration Flows).

Net migration from King County to Pierce County remains a driver of population increase in Pierce County. While Pierce and King Counties both receive more migrants from each other than any other counties in the state, King County consistently sends about twice as many migrants to Pierce County than vice versa.

<b>Washington Center for Real Estate Research 2021 Q3 Snapshot of Avg. Home Prices</b>	
<b>Pierce</b>	<b>King</b>
\$517,500	\$856,700

<sup>1</sup> Puget Sound Regional Council - Regional Data Profile: <https://www.psrc.org/rdp-population>

Net Migration Flow Between Pierce and King Counties (2015-2019) <sup>2</sup>		
King to Pierce	Pierce to King	Net Migration from King
20,736	11,581	9,155



Part of the symbiotic relationship between the Tacoma-Lakewood Metropolitan Area and King County is illustrated by commuting patterns. The most recent commuting and inflow/outflow data available is from 2019; it is expected to change significantly for 2020-2021 (although any permanent change is yet to be seen) due to increased work-from-home patterns and other effects of the pandemic.

Lakewood Worker Inflow/Outflow as of 2019 <sup>3</sup>		
Commute In to Lakewood	Commute Within Lakewood	Commute Out of Lakewood
23,418	3,444	20,355

Affordable housing *in desirable communities close to living-wage jobs* is paramount for supporting a functional community. However, even though more people commute into Lakewood than out of Lakewood for work, over half of Lakewood residents commute more than 10 miles to work, reinforcing the idea that people are willing to drive to the housing that they can afford.

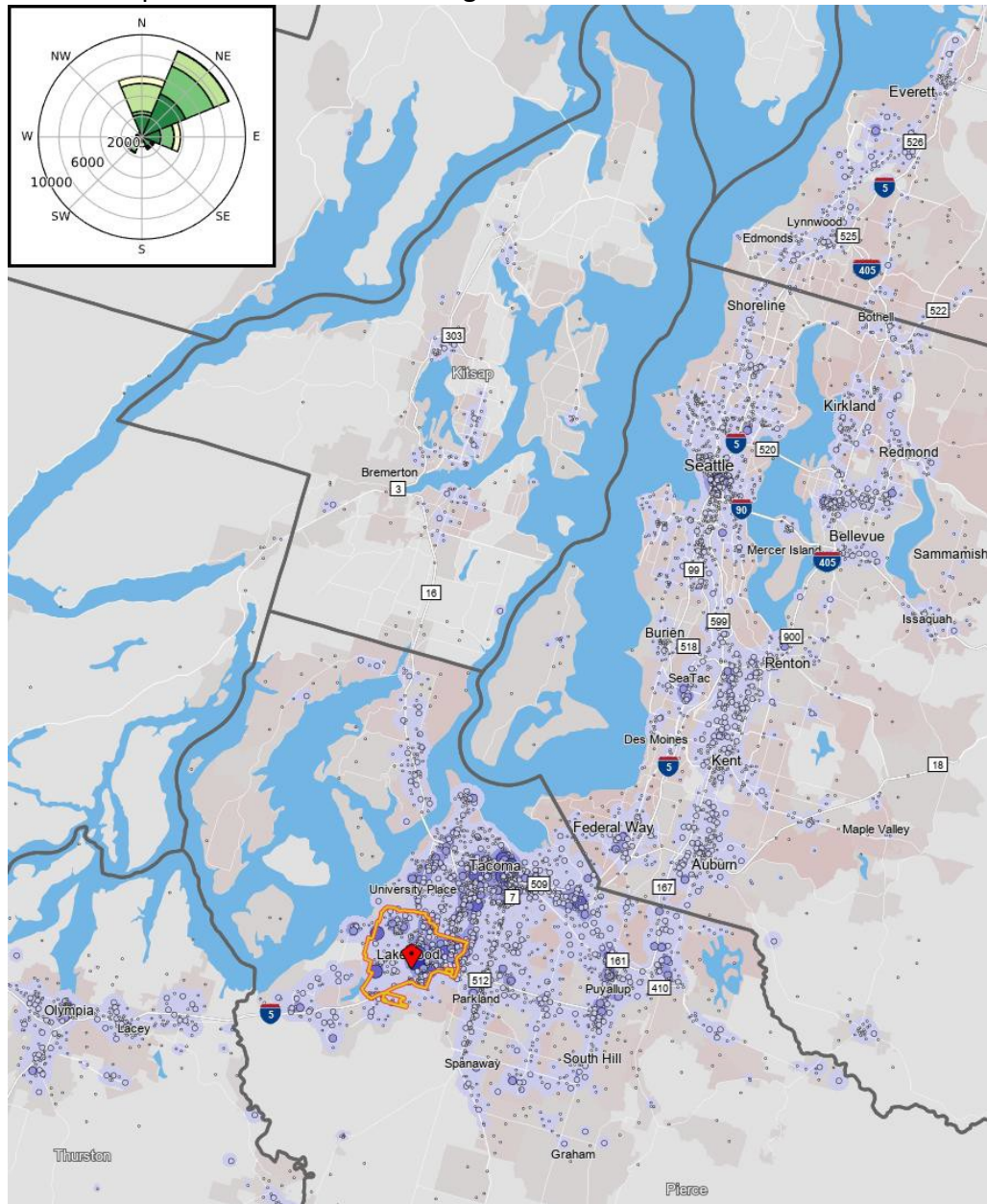
<sup>2</sup> <https://data.census.gov/cedsci/table?q=migration&g=0500000US53053&tid=ACST1Y2019.S0701>

<sup>3</sup> <https://onthemap.ces.census.gov/>



Commute-to-Work Distances of Lakewood Residents <sup>4</sup>			
Less than 10 Miles	10 to 24 Miles	25 to 50 miles	More than 50 Miles
11,413	5,964	4,458	1,964
48.0%	25.1%	18.7%	8.3%

Heat and Radar Map of Lakewood Commuting Patterns<sup>5</sup>



<sup>4</sup> <https://www.census.gov/topics/employment/commuting.html>

<sup>5</sup> <https://onthemap.ces.census.gov/>



**LAKEWOOD INCOME AND POVERTY CHARACTERISTICS**

The following demographic information regarding Housing in Lakewood, Pierce County and Washington State is available through the US Census Bureau:

	LAKEWOOD, WA	PIERCE COUNTY, WA	WASHINGTON STATE
<b>HOUSING</b>			
<b>HOUSING UNITS, JULY 1, 2019, (V2019)</b>	<a href="#">X</a>	356,273	3,195,004
<b>OWNER-OCCUPIED HOUSING UNIT RATE, 2015-2019</b>	43.4%	62.1%	63.0%
<b>MEDIAN VALUE OF OWNER-OCCUPIED HOUSING UNITS, 2015-2019</b>	\$269,200	\$303,200	\$339,000
<b>MEDIAN SELECTED MONTHLY OWNER COSTS - WITH A MORTGAGE, 2015-2019</b>	\$1,775	\$1,875	\$1,886
<b>MEDIAN SELECTED MONTHLY OWNER COSTS - WITHOUT A MORTGAGE, 2015-2019</b>	\$610	\$626	\$583
<b>MEDIAN GROSS RENT, 2015-2019</b>	\$1,034	\$1,250	\$1,258
<b>BUILDING PERMITS, 2020</b>	<a href="#">X</a>	4,922	43,881
<b>FAMILIES &amp; LIVING ARRANGEMENTS</b>			
<b>HOUSEHOLDS, 2015-2019</b>	24,725	323,296	2,848,396
<b>PERSONS PER HOUSEHOLD, 2015-2019</b>	2.38	2.65	2.55
<b>LIVING IN SAME HOUSE 1 YEAR AGO, PERCENT OF PERSONS AGE 1 YEAR+, 2015-2019</b>	79.8%	82.5%	82.3%
<b>LANGUAGE OTHER THAN ENGLISH SPOKEN AT HOME, PERCENT OF PERSONS AGE 5 YEARS+, 2015-2019</b>	22.0%	14.5%	19.7%
<b>INCOME &amp; POVERTY</b>			
<b>MEDIAN HOUSEHOLD INCOME (IN 2019 DOLLARS), 2015-2019</b>	\$51,972	\$72,113	\$73,775
<b>PER CAPITA INCOME IN PAST 12 MONTHS (IN 2019 DOLLARS), 2015-2019</b>	\$29,467	\$34,618	\$38,915
<b>PERSONS IN POVERTY, PERCENT</b>	16.6%	8.7%	9.5%

Source: <https://www.census.gov/quickfacts/fact/table/lakewoodcitywashington/RHI725219>

## Income

\$29,467

Per capita income

- **About 2/3** of the amount in the Seattle-Tacoma-Bellevue, WA Metro
- **About 3/4** of the WA State amount: \$38,915

\$51,972

Median household income

- **About 3/5** of the amount in the Seattle-Tacoma-Bellevue, WA Metro
- **About 2/3** of the WA State amount: \$73,775

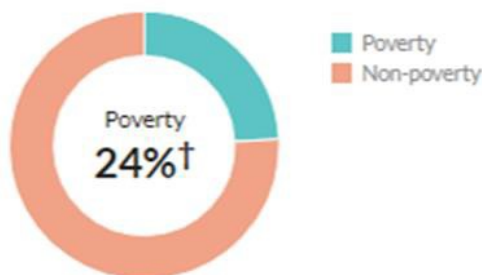
## Poverty

16.6 %

Persons below poverty line

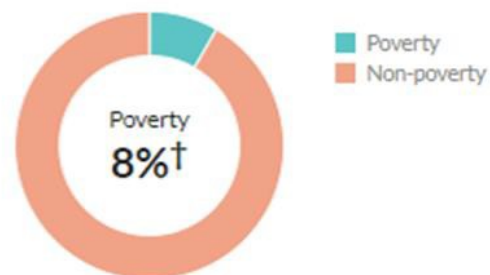
- **Nearly double the** rate in the Seattle-Tacoma-Bellevue Metro areas: 9%
- **About 1.5 times the rate of Washington: 10.8%**

Children (Under 18)



[Show data / Embed](#)

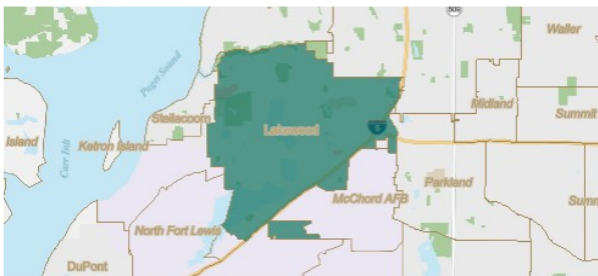
Seniors (65 and over)



[Hide data / Embed](#)

## Lakewood city, Washington

Place in Washington



Lakewood city, Washington is a city, town, place equivalent, and township located in Washington. Lakewood city, Washington has a land area of 17.1 square miles.

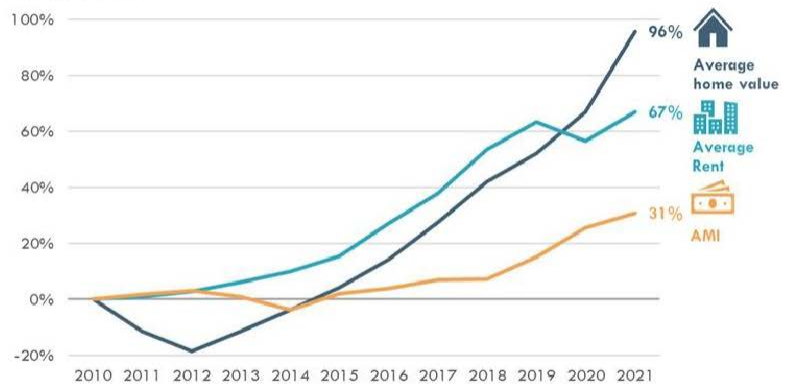
Total Population	Median Household Income	Bachelor's Degree or Higher	Employment Rate	Total Housing Units	Without Health Care Coverage	Total Households	Hispanic or Latino (of any race)
63,612	\$51,972	22.6%	54.0%	26,999	9.3%	24,725	11,516

In 2021, Pierce County commissioned a countywide Housing Needs Assessment. Initial findings included below demonstrate how housing prices – for both renters and owners – continue to outstrip incomes, and the situation worsens every year.

## KEY FINDINGS

- Housing costs have risen three times as fast as incomes over the past decade in Pierce County (2010-2021).
- The cost to purchase an average home is only affordable to those with incomes 150% AMI or higher.

**Percent Change from 2010 for Home Values, Rents, and HUD Area Median Family Income.**



Notes: Decline in 2020 rental rates may be impacted by COVID-19 pandemic. Home value increase in 2021 could be partially attributed to the monthly data through September of the year, as values often show a slight decline at the end of the year. Sources: Zillow, Sept 2021 (Home Values); WCRER Fall Apartment Survey, 2010-2021 (Rent); HUD, 2021 (AMI); BERK, 2022.

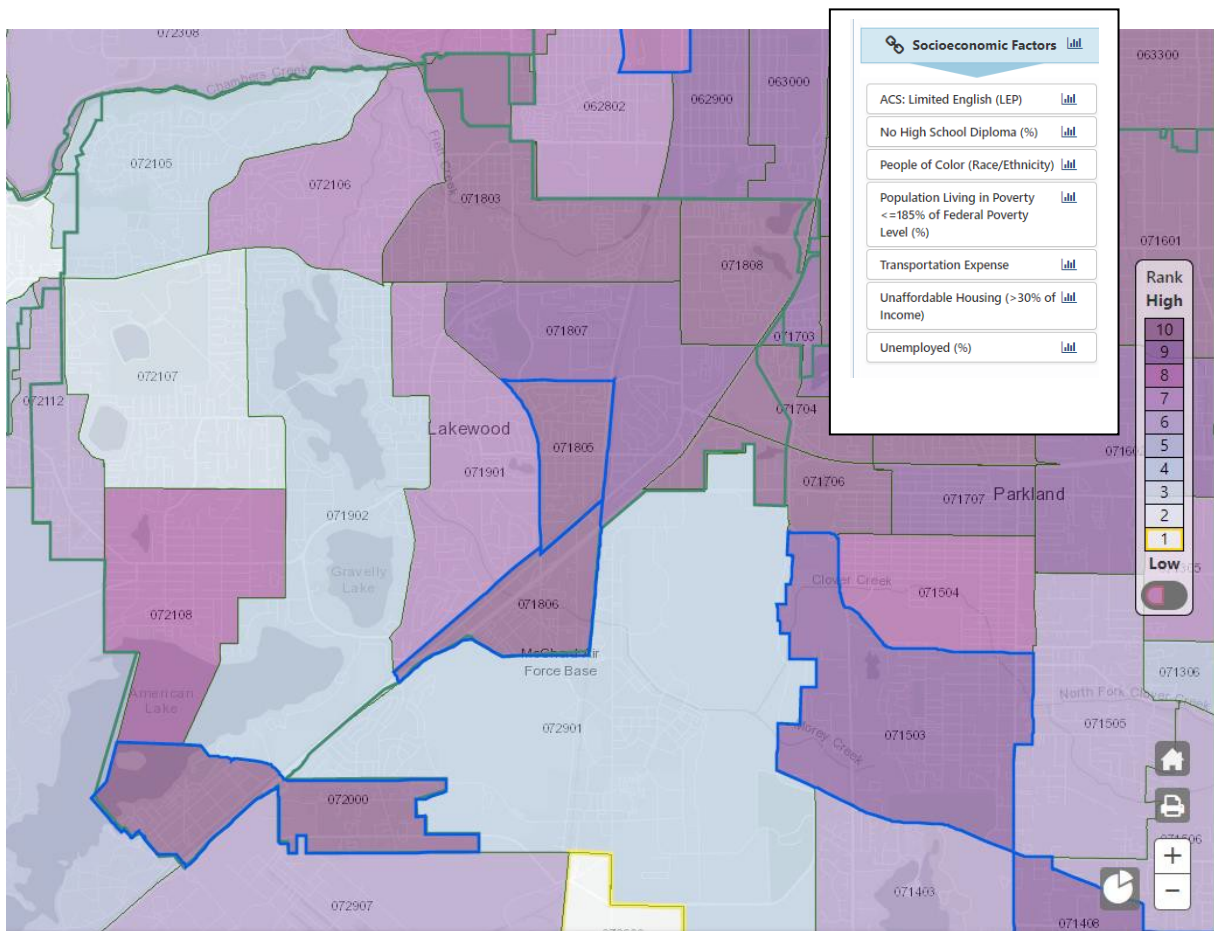


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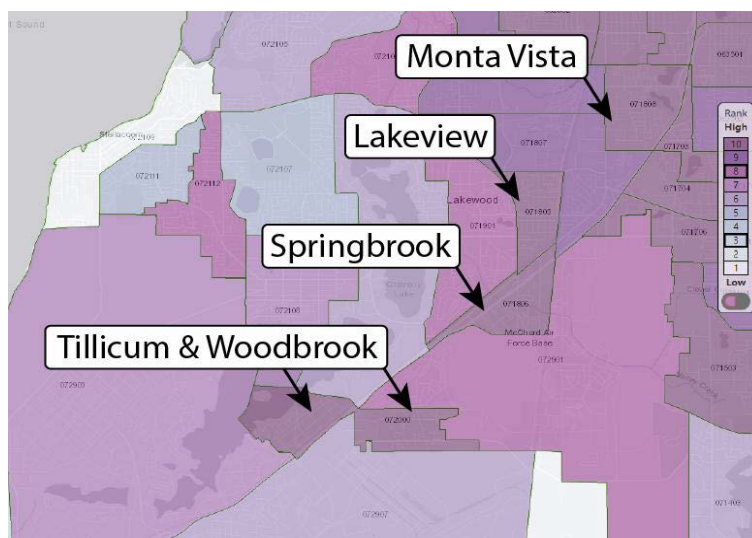
## Environmental Disparities in Lakewood

The Washington Environmental Health Disparities Map is an interactive mapping tool that compares communities across our state for environmental health disparities.

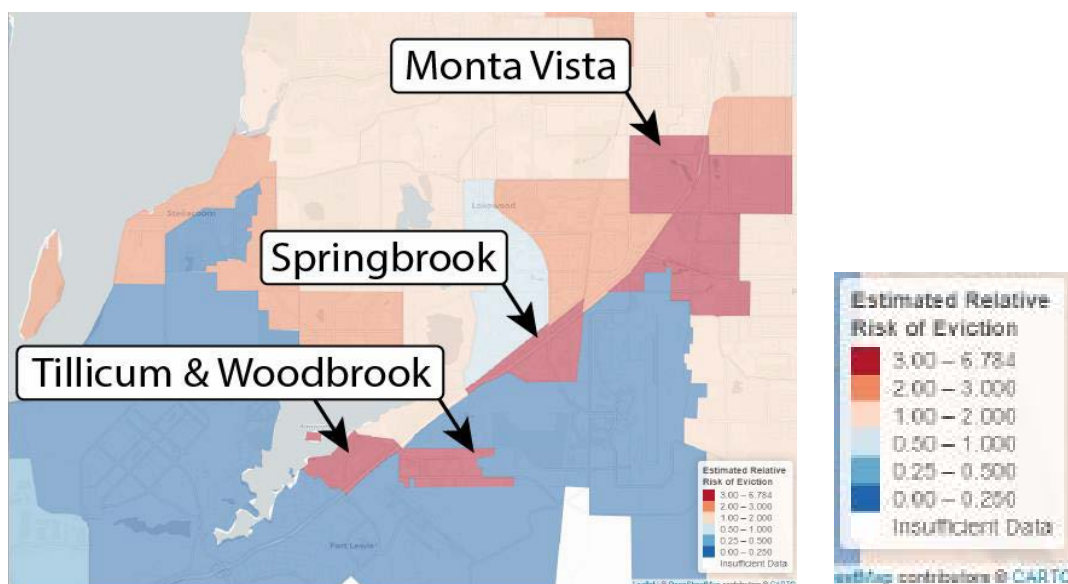
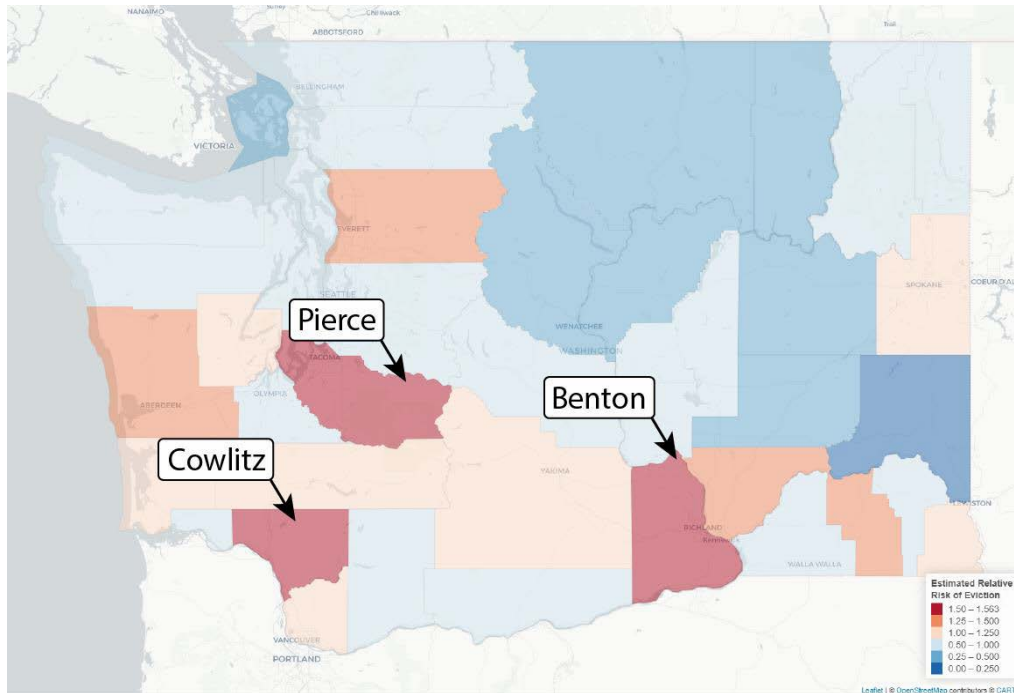
(“Environmental” is defined broader than climate/geography/geology in this context.) The map shows pollution measures such as diesel emissions and ozone, as well as proximity to hazardous waste sites. In addition, it displays measures like poverty and cardiovascular disease. Lakewood has areas ranked high for socioeconomic factors, as shown below.



The 4 specific Lakewood census tracts highlighted below have also been designated as “Qualified Census Tracts” under the American Rescue Plan Act, meaning that they are automatically qualified for targeted investment of ARPA funds to help their residents and businesses due to HUD-recognized socioeconomic status.



Lakewood residents also face higher risk of evictions than in most of Washington. The following maps<sup>6</sup> show the relative risk of eviction faced by residents. The first map shows the relative risk of eviction by county; the second shows the relative risk of eviction by Lakewood census tract.



<sup>6</sup> <https://evictions.study/washington/maps/summary.html>

**HOUSING MARKET CONDITIONS:** Lakewood has 56.6% renter-occupied units and 43.4% owner-occupied units. This is opposite the common historical situation in most cities, where there is a higher number of owner-occupied than renter-occupied units.

Owner-Occupied Housing Unit Rate	
Lakewood	43.4%
Tacoma	52.0%
Pierce County	62.1%
King County	56.9%
Washington State	63.0%
National	64.0%

Source: Census.gov

Lakewood has a wide range of apartment rents; however, Lakewood has become increasingly unaffordable for the City's median income. A median income household, based on 30% being used for rent, could afford a maximum of \$1,299.30 per month. Rents averaged \$1,133, \$1,182, \$1,467, and \$1,972 for studios, one-bedroom, two-bedroom, and three-bedroom units respectively.

Housing inaffordability is a significant barrier to quality of life for many people. Anecdotally, since the CEDD provides rental housing assistance to Lakewood residents, staff receive many comments from renters about their rental situation. Families are stressed. Staff members spend a considerable amount of time listening to and consoling people. From a program administration perspective, inasmuch as we can, the CEDD has also attempted to lessen the degree of bureaucracy in the City's assistance programs, whether they be for rental housing or commercial businesses.

According to the National Low Income Housing Coalition's Out of Reach 2021: Washington Report<sup>7</sup>, A worker making minimum wage needs to work almost 60 hours per week for a Zero-Bedroom apartment to become considered affordable. Table X and Table Y provide more detail.

Renter Benchmarks				
	SSI Recipient	30% AMI	Minimum Wage	Mean Renter
Affordable Rent	\$250	\$683	\$883	\$1,245

<sup>7</sup> Out of Reach 2021: Washington: <https://reports.nlihc.org/oor/washington>



Rental Affordability				
	Fair Market Rent	Annual Income Needed	Housing Wage	Hrs/Week @ \$13.69 to afford
Zero Bedroom	\$1,011	\$40,440	\$19.44	57
One Bedroom	\$1,126	\$45,040	\$21.65	63
Two Bedroom	\$1,461	\$58,440	\$28.10	82
Three Bedroom	\$2,091	\$83,640	\$40.21	117
Four Bedroom	\$2,530	\$101,200	\$48.65	142

Q3 2021 Apartment vacancy rates in both King and Pierce Counties decreased since Q3 2020. Due to decreased construction and decreased vacancy, the average price of rent in Lakewood increased 20% between July 2020 and January 2022.

Apartment Summary Statistics <sup>8</sup>				
	Total Units Surveyed	Vacancies	Q3 2020 Vacancy Rate	Q3 2021 Vacancy Rate
Pierce	38,880	1,401	4.5%	3.6%
King	166,285	7,345	5.3%	4.4%

Apartment market conditions in Lakewood continue to be tight, with a 2.7% vacancy rate December 2021. The average asking rent was \$1,495, and average square footage was 804. Year-over-year change in average apartment rent was a 14% increase. The statewide rental vacancy rate is 5.3%; that is 14.5% lower than the national average. The Seattle-Tacoma-Bellevue metropolitan area has a 6.0% rental vacancy rate<sup>9</sup>.

In 2021, 18.9% of households in the Seattle-Tacoma-Bellevue MSA had missed a rent or mortgage payment or had slight or no confidence in paying the next month on time.<sup>10</sup> Rent debt continues to be a major issue facing citizens in the Tacoma-Lakewood Metropolitan Area. 13,855 households were behind on rent as of August, 2021. The average rent debt per household is \$3,100. The total rent debt in the area is \$42,337,000<sup>11</sup>.

The average retail price of housing in Q3 2021 showed a 19.3% increase since Q3 2020 in the Tacoma-Lakewood Metropolitan Area. This is a significant departure from the steady ~9%

<sup>8</sup> <https://wcrer.be.uw.edu/wp-content/uploads/sites/60/2021/11/2021FallApartmentMarketReport.pdf>

<sup>9</sup> <https://ipropertymanagement.com/research/rental-vacancy-rate#washington>

<sup>10</sup> [https://www.census.gov/data-tools/demo/hhp/#/?periodSelector=12&measures=HINSEC\\_1&s\\_state=00053&s\\_metro=42660&areaSelector=msa](https://www.census.gov/data-tools/demo/hhp/#/?periodSelector=12&measures=HINSEC_1&s_state=00053&s_metro=42660&areaSelector=msa)

<sup>11</sup> <https://nationalequityatlas.org/rent-debt>

annual growth in housing prices seen since 2015. Building permits also increased by 24.8% over the same period.

The number of home sales are on the rise as of Q3 2021. Pierce County home sales increased 17.5% since Q3 2020.

Seasonally Adjusted Annual Rate of Home Sales Q3 2021, by County			
	SAAR (Q3 2020)	SAAR (Q3 2021)	% Change
<b>Pierce</b>	14,550	17,100	<b>+17.5%</b>
<b>King</b>	26,320	32,800	<b>+24.6%</b>

Home Sales (Not Seasonally Adjusted)			
	Year ending Q3 2020	Year ending Q3 2021	% Change
<b>Pierce</b>	13,561	15,880	<b>+17.1%</b>
<b>King</b>	24,034	29,970	<b>+24.7%</b>

Source: <https://wcrer.be.uw.edu/wp-content/uploads/sites/60/2021/11/2021Q3WSHMR.pdf>

Housing demand in Lakewood remains strong: 48.8% of homes sold above list price in the past year. According to Redfin<sup>12</sup>, the average home in Lakewood sells in 10 days and sells for about 1% above list price. Lakewood is considered a very competitive market for home sales compared with other areas of the country.

The current median price of a home in the Seattle-Tacoma-Bellevue area is \$708,400 as of Q3 2021. The median price of a home in the Tacoma-Lakewood metropolitan area is \$475,000. The National average median price of a home is \$356,133.

Median Home Price as of Q3 2021 <sup>13</sup>		
Tacoma-Lakewood Area	Seattle-Tacoma-Bellevue	National Average
\$475,000	\$708,400	\$356,133

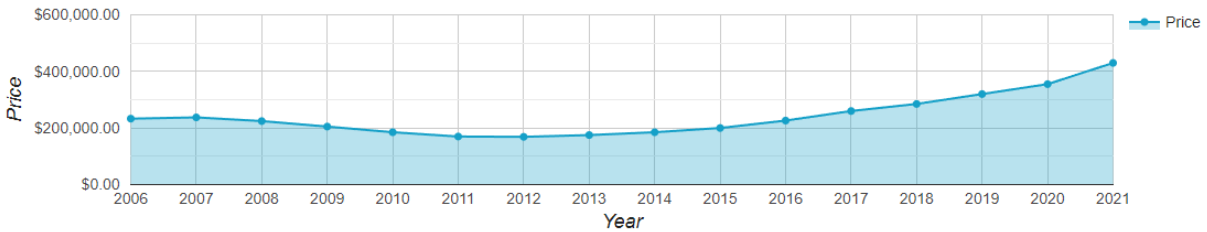
The typical home value of single family homes in Lakewood is \$476,281. This value is seasonally adjusted and only includes the middle price tier of homes. Lakewood home values have gone up 22.3% over the past year.

<sup>12</sup> <https://www.redfin.com/us-housing-market>

<sup>13</sup> <https://www.geodataplus.com/property-data/washington>



Median Sale Price of a Single Family Home in LAKEWOOD WA



Mortgage delinquency in the Seattle-Tacoma-Bellevue area continues to decrease. As of June 2021, less than 1% of mortgages are 30-89 days delinquent. The rate of mortgage delinquency in the area has been steadily declining since its peak during the recession from 2008-2012.<sup>14</sup>

Percentage of mortgages 90 or more days delinquent:  
**Seattle-Tacoma-Bellevue, WA** versus **national average**,  
January 2008-June 2021



Source: National Mortgage Database  
Date published: December 2021

Current multifamily unit owners have continued to struggle due to lack of payments by renters and the COVID rent moratorium; consequently, there has been an uptick in multifamily property sales.

South Sound Military & Communities Partnership (SSMCP) Housing Study: The 2010 Joint Base Lewis-McChord (JBLM) Growth Coordination Plan identified a need to improve off-installation housing options (also called off-base) for active duty service members in communities

<sup>14</sup> <https://www.consumerfinance.gov/data-research/mortgage-performance-trends/mortgages-30-89-days-delinquent/>

neighboring JBLM. The SSMCP received a grant from the U.S. Department of Defense’s Office of Economic Adjustment for commissioning the 2020 Off-Base Housing Study<sup>15</sup>.

The results of this 2020 Study are consistent with local and national news reports and the common experience of locating housing by the local military community. A shortage of for-sale housing and historically low rental vacancy rates has resulted in fast-rising housing costs. What is unique, however, in Lakewood is the recognition or emphasis on the need for a specific type of housing – military – that is often overlooked.

Prior federal legislation has emphasized funding opportunities and assistance programs related to the development of “affordable housing” (as defined by Department of Housing and Urban Development (HUD)) to address the needs of individuals and families living at poverty levels. However, the key challenge faced by military service members is finding available and affordable housing within a 30-minute drive given the structural supply limitations. Most of the housing developed by local single-family housing developers is priced above what is affordable for E1 to E5 service members. There is a segment of lower cost, market rate housing products that are needed and missing for the E1 to E5 service members.

The Off Base Housing Study also finds that there remains a structural deficit of housing within the Pierce and Thurston County regions. The national ratio of housing units to households is 1.14; the Puget Sound region has a ratio of 1.06. Thus, there is an existing deficit of 8,585 units of housing available with this region to satisfy existing households today. In short, this means fewer housing options are available for all households in the market area.

Lakewood Rent Ranges: January 2022 data from RentCafe.com shows rent ranges in the City:

#### Lakewood, WA Apartment Rent Ranges



Using the [Rent Café](#) website, the table below compares Lakewood’s average rent to the national average over time. The City has also collected information on rents within Lakewood and the region.

<sup>15</sup> <https://cityoflakewood.us/wp-content/uploads/2020/11/20200902.JBLMOffInstallationHousingStudy.Compressed.pdf>

Lakewood Rent Trends						
	Nov 2018	Mar 2019	Jul 2019	Nov 2019	Jul 2020	Jan 2022
<b>Lakewood</b>	\$1,143	\$1,150	\$1,167	\$1,207	\$1,245	<b>\$1,495</b>
<b>National</b>	\$1,428	\$1,432	\$1,468	\$1,475	\$1,464	\$1,463

Lakewood has a lower average price of rent than most of the jurisdictions chosen for comparison. Even though Lakewood remains one of the cheapest options in the region, it has experienced the largest growth in rent prices over the past year.

Apartment Rents by Nearby Community			
Location	Average Rent	Y-o-Y Change	Average Size (sq ft)
Seattle	\$2,197	+13.6%	692
Puyallup	\$1,805	+11.7%	951
Federal Way	\$1,729	+12.7%	882
Auburn	\$1,699	+9.9%	778
Fife	\$1,603	+10%	854
Tacoma	\$1,576	+10.7%	833
Lacey	\$1,551	+13.7%	845
Parkland	\$1,516	+12.7%	911
<b>Lakewood</b>	<b>\$1,495</b>	<b>+14.0%</b>	<b>804</b>
Spanaway	\$1,395	+10.0%	684
Pierce County	Data not available at the county-wide level		

According to the Puget Sound Regional Council's 2021 Regional Housing Needs Assessment<sup>16</sup>, housing production for the period 2010-2020 lagged behind growth targets by 40,000-50,000 housing units. This accounts for approximately two years of housing production. Increasing population and stagnating home construction is significantly impacting both home and rent prices in the region.

Rent Prices - Market Summary - Lakewood			
No. of Bedrooms	Median Rent	Year-Over-Year Change	Apartments for rent (Jan. '22)
Studio	\$995	-20%	2

<sup>16</sup> <https://www.psrc.org/sites/default/files/rhna.pdf>

1 bedroom	\$1,295	8 %	35
2 bedroom	\$1,573	10%	37
3 bedroom	\$1,970	7%	9
4-bedroom	\$2,790	30%	4

Source: <https://www.zumper.com/rent-research/lakewood-wa>

**HOUSING PRODUCTION:** The COVID-19 pandemic has affected the production of housing in many regions, which will likely further exacerbate housing availability issues. Apartment construction cooled off in 2021. Increased pressure on rental unit inventory from migration and JBLM's housing needs contributed to an increase in average rent prices in Lakewood.

However, the City continues to incentivize new construction. There is recent considerable interest in multifamily construction, particularly in the newly adopted Lakewood Station District Subarea, including both affordable and market rate units. 114 total multifamily units were applied for in 2021, with anticipated construction in 2022. According to the Fannie Mae Multifamily Economics and Strategic Research group, multifamily unit demand is increasing quickly, vacancy rates will continue to decline and then stabilize as new completions come online, and rent growth will remain positive in all classes.

Over the past five years, total new residential construction activity in Lakewood has remained relatively low. Demand for new single family construction is high, but the amount of available land remains limited. Deficient infrastructure, notably water and sewer, may currently prevent missing middle residential development in some parts of the City.

Historically, new multifamily development activity rises and falls. The share of entry-level homes has declined, yet demand has more than outstripped the declining new supply that is being generated by the market. The number of adult family home permit requests has remained high. The number of residential additions has dropped. Accessory dwellings (ADUs) remain low, but could increase with recent changes in development codes.

As a percentage, ADUs remain a very small part of the overall housing stock. ADUs can enhance affordability for renters, and can help some lower-income homeowners to rent a place to pay their mortgage and stay in place. ADUs are sometimes referred to as adding "gentle density."

Residential Construction Activity, 2017 Through 2021 – City of Lakewood (Permits Issued)							
Source: Lakewood Permit Data							
Permit Type	2017	2018	2019	2020	2021	Line Total	
Adult family home permits	11	22	9	21	18	81 <sup>17</sup>	
Manufactured unit inside park	4	5	5	0	5	18	
Manufactured unit on lot	0	0	2	2	0	4	

<sup>17</sup> 81 adult family homes represents about 486 persons (81 x 6).

<b>Residential Construction Activity, 2017 Through 2021 – City of Lakewood (Permits Issued)</b>						
Source: Lakewood Permit Data						
Permit Type	2017	2018	2019	2020	2021	Line Total
New multifamily units	11	238	10	108 <sup>18</sup>	8	267
New single family	48	67	28	57	64	264
Accessory dwelling units	1	6	5	2	6	20
Subtotal new units	64	316	49	61	83	573
Units demolished	-24	-41	-31	-48	-50	-194
<b>Total net units</b>	<b>40</b>	<b>275</b>	<b>18</b>	<b>13</b>	<b>33</b>	<b>279</b>
Single family residential additions	43	35	42	48	28 <sup>19</sup>	196

The two recently adopted Lakewood subarea plans focus future housing growth in the Downtown (a designated Regional Growth Center) and the Lakewood Station District. The subareas are zoned, incentivized and regulated to see up to 1300 housing units built by 2044.

The table below demonstrates 2021 platting activity in Lakewood.

<b>2021 Platting Activity</b>		
Type	No.	No. of Lots
Short plats, applications pending	4	9

<sup>18</sup> Washington Boulevard Apartment (48-units) under construction; Lake Grove Apartments (60-units), construction complete.

<sup>19</sup> Assumes the drop in permits contributed to new energy conservation requirements.

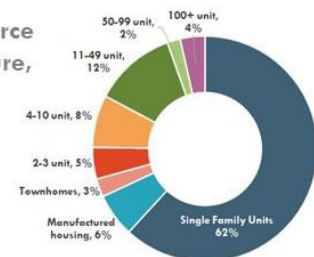
2021 Platting Activity		
Type	No.	No. of Lots
Short plats approved, but not finalized	7	23
Short plats finalized	6	15
Short plats denied	2	4
Preliminary plats, applications pending	0	0
Preliminary plats approved, but not finalized	2	35
Preliminary plats finalized	1	20
Preliminary plats denied	0	0
Plat Alteration approved, but not finalized	1	8
Plat Alteration Pending	1	2
<b>Total</b>	<b>24</b>	<b>116</b>

In 2021, Pierce County commissioned a countywide (i.e., considering both city and unincorporated county data) housing needs assessment. Phase 1 of this project has been completed, showing the following regarding the production of various housing types:

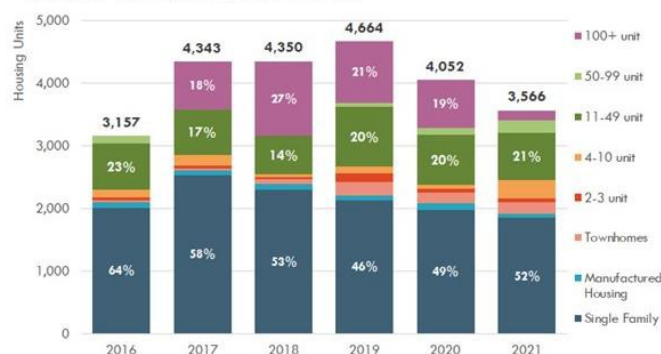
## KEY FINDINGS

- The housing supply is primarily single-family homes or larger multifamily buildings.
- There is a shortage of “missing middle” housing such as townhomes and multiplexes.
- Missing middle housing types are a small but growing share of recent housing production.

**Total Housing Units in Pierce County by Units in Structure, 2021.**



**Pierce County Housing Unit Production by Units in Structure, 2016-2021.**



Sources: Pierce County Assessor, 2021; BERK, 2022.

## **HOUSING ASSISTANCE PROGRAMS AND PARTNERSHIPS**

Living Access Support Alliance (LASA) Expansion: LASA is a local nonprofit that provides emergency housing, rapid rehousing and transitional housing in Lakewood, in addition to case management and a range of other services to prevent homelessness. The City is working with LASA to expand their facility, which opened in 2015.

Demand for LASA's services surpasses their current capacity and is only expected to intensify due to the continuation of the COVID-19 pandemic. The City has provided funding to LASA as part of its 1% general fund allocation to human services and funding totaling \$1.0 million for capital facility development. In addition, the City has provided LASA a total of \$426,390 to date to help local residents in need with rental-housing and utility assistance during the COVID- 19 pandemic.

The City is working with LASA to acquire additional property to expand their existing facilities as well as helping LASA develop a long range social services plan to help meet community needs. This budget proposal [commits \$150,000 in 2020 and up to \$300,000 in 2021/2022 for a total of \$450,000 to help LASA expand. The City has received \$500,000 from the state capital budget for LASA to accelerate its facility expansion and provide more needed services in Lakewood.

In January 2022, the City executed an agreement with LASA to use CDBG-CV2 funds (\$129,871.00) to expand LASA's Services Center to rehabilitate the existing facility to include new and improved access to laundry facilities, bathroom facilities, and general hygiene support to homeless persons. Work is to be completed no later than June 30, 2023.

Habitat for Humanity Partnership: The City continues to partner with Habitat for Humanity to build low-income housing in Lakewood; assistance includes financial support from the City's Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funds. Between 2001 and 2021, Habitat for Humanity has constructed 43 new homes for low income families in the Tillicum neighborhood. The 2022/23 adopted budget includes allocating \$715,000 of HOME funds in the form of a development subsidy to provide down payment assistance to nine (9) low-income homebuyers to construct an additional 9 new homes (four (4) duplexes and a single-family home) dedicated for low- income families. This will bring the total to 52 new homes for low-income families.

In addition, the City Council has sponsored zoning code amendments to increase residential densities on behalf of Habitat for Humanity.

"New partnerships" with Habitat for Humanity & Rebuilding Together South Sound: Lakewood has CDBG housing rehab projects in process, but cannot find contractors to perform the work. The City has reached out to these two non-profits for assistance. For the time being, the City will use these agencies to complete residential rehabs.

CDBG and HOME Programs: The City is part of the Tacoma-Lakewood-Pierce County Continuum of Care (TLP CoC) to qualify for Federal and Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) dollars. Both are federal assistance programs provided by the U.S. Department of Housing and Urban Development (HUD). HOME provides funds in support of affordable housing, particularly housing for low- and very low-income individuals. HOME funds have been used by Habitat for Humanity to construct low income housing units in the Tillicum neighborhood.

In recent years, CDBG and HOME funding allocations to Lakewood were decreasing annually. The City received CDBG funding totaling \$913,000 in 2000 and \$455,000 in 2017, a decrease of over 50% (and that does not take into account the relative value of money).

However, in 2014, the Lakewood City Council made it a federal priority to restore CDBG funding. This advocacy resulted in Congress restoring CDBG funding to 2008 levels and increased annual CDBG funds by about \$150,000 to almost \$600,000 and HOME Funds to over \$331,000 in 2020.

The City has been a CDBG entitlement City since 2000. The following table outlines Lakewood CDBG investments from 2000 through 2019. During that time, the City has invested approximately \$4.6 million to construct road improvements, add sidewalks and install street lights in a large number of low-income neighborhoods throughout Lakewood. These improvements, particularly street lights, has resulted in much safer neighborhoods. The City has also invested almost \$5.3 million in support of affordable and low-income housing such as home repairs, emergency assistance to help displaced individuals find housing, and down payment assistance.

Year	CDBG Expenditures by Investment Program					
	Infrastructure	Housing	Public Service	Economic Development	Administration	Section 108 Loan Repayment
2000	\$ 537,860	\$ 102,275	\$ 34,031	\$ -	\$ 103,618	\$ -
2001	250,287	126,612	60,023	-	153,429	-
2002	451,438	357,310	78,146	-	144,069	-
2003	399,609	350,529	76,295	-	161,200	-
2004	294,974	407,592	80,490	-	136,553	-
2005	86,156	359,033	68,336	-	130,880	-
2006	164,000	486,607	70,645	-	99,092	-
2007	-	427,346	66,380	-	96,940	-
2008	9,872	412,527	66,818	-	108,066	-
2009	20,000	433,021	64,920	-	127,986	-
2010	522,544	133,537	84,394	31,948	131,686	-
2011	185,482	268,585	86,188	-	123,854	-
2012	-	280,855	34,701	-	100,871	-
2013	284,852	301,829	3,545	13,230	98,881	-
2014	160,000	188,139	48,066	-	108,854	-
2015	320,000	85,806	-	-	98,363	-
2016	321,938	164,352	-	-	106,968	-



2017	266,003	89,040	-	-	96,106	49,311
2018	300,000	210,376	-	-	102,580	49,813
2019	-	73,386	-	-	33,292	384
<b>Total</b>	<b>\$ 4,575,014</b>	<b>\$ 5,258,755</b>	<b>\$ 922,978</b>	<b>\$ 45,178</b>	<b>\$ 2,263,288</b>	<b>\$ 99,508</b>

In June 2020, the Lakewood City Council adopted the 2020-2025 5-Year Consolidated Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) Programs. The policy direction for the investment of these funds has focused on:

- Assisting low and moderate income homeowners maintain their homes through the City's Major
- Home Repair Program (195 residences);
- Providing down payment assistance loans (69 residences);
- Loans for Public Works Trust fund projects (21);
- Providing emergency and permanent housing assistance for low income families displaced through no fault of their own;
- Providing assistance to low income households to help them afford the housing costs of market-rate units through a newly created Tenant-Based Rental Assistance (TBRA) program; and
- Funds to support the acquisition, construction and/or rehabilitation of affordable housing for low-income rentals and/or to facilitate new homeownership opportunities to include a down payment assistance program (e.g., Habitat for Humanity).

#### CDBG 2021 update:

##### Cares Act CDBG CV3 Mortgage and Rental Assistance Program

- To date, the City has received 165 applications.
- To-date, Lakewood has paid \$463,347.19 to 119 qualified applicants. Of the remaining 46 applications, 5 applications are approved and in process, 26 did not qualify for the program (non-COVID-related reason for applying or over AMI), and 15 did not respond to request for additional information /clarification. The breakdown is as follows:
  - Rental assistance: 115 applicants awarded a total of \$447,347.19. Have three additional applications currently in process.
  - Mortgage assistance: 4 applicants awarded a total of \$16,000. Have two additional applicants currently in process.

##### HOME TBRA Rental Assistance Program

- The HOME TBRA program offered in 2020 paid \$108,038.42 in rental assistance to a total of 47 rental applicants. Mortgage assistance was not part of the program.

American Rescue Plan Act (ARPA): In 2021, Lakewood was awarded \$13.76M in ARPA funds. The City Council established policies for how the funds would be used and then has taken action to approve expenditures in several rounds. As of December 31, 2021, the Council had approved a total of \$7,166,582 in ARPA allocations, some of which is for housing needs.

ARPA - LIHI, Aspen Court: The City Council approved a partnership with Tacoma and Pierce County to jointly purchase a hotel for conversion first into an enhanced shelter for two years and then into permanent supportive housing units. Lakewood contributed \$1M toward acquisition of the hotel that was reopened as Aspen Court in December 2021; the City has 12 double occupancy rooms reserved for Lakewood clients that can accommodate up to 24 individuals. The LPD Behavioral Health Contact Team is the referring agency for people needing to access Aspen Court, and as of January 26, 2022, the BHCT had placed people in 10 of the 12 available rooms at the facility.

Aspen Court will operate as an enhanced shelter through 2023 and then be converted into permanent supportive housing; when that occurs, Lakewood will not have access to Aspen Court any more.

ARPA - Rebuilding Together South Sound, Rebuilding Healthy Neighborhoods: In part, the agency is proposing to make repairs to homes for low-income families. Total amount of award is \$341,250. Some of these funds would go to housing repair, but other funds would be used for community “inreach” programs. The exact number of repair projects, and locations have not been determined. City will be seeking additional information.

ARPA - Habitat for Humanity, New Home Construction: Habitat has obtained a \$242,000 ARPA grant from the City to fund utility expansion and road construction for nine (9) residences in the Tillicum community. Work would start in 2022 and continue throughout 2023.

“Pre-COVID” Tenant-Based Rental Assistance (TBRA) program: In the fall of 2020, the City introduced a HOME rental assistance program to help tenants with rents. For a period of about three-months, the City paid out \$108,038.42 to 47-rental housing applicants. The program was suspended when the City began receiving CDBG-COVID I & CDBG-COVID II funds; these fund accounts significantly expanded assistance programs.

COVID-related Mortgage and Rental Assistance Programs: Because of the COVID pandemic, the City has offered offer rental and mortgage programs. The City may pay up to \$4,000 to assist past-due rent for eligible renters. The City may help eligible homeowners with past-due on mortgage payments. Even if mortgagees have a forbearance plan, the City can still help pay past-due mortgage payments of up to \$4,000. These current programs are set to expire when funds run out or are reprogrammed.

115 applicants have been awarded a total of \$447,347.19 in rental assistance, and as of January 20, 2022, there are three (3) applications in process. Four (4) applicants have been awarded a

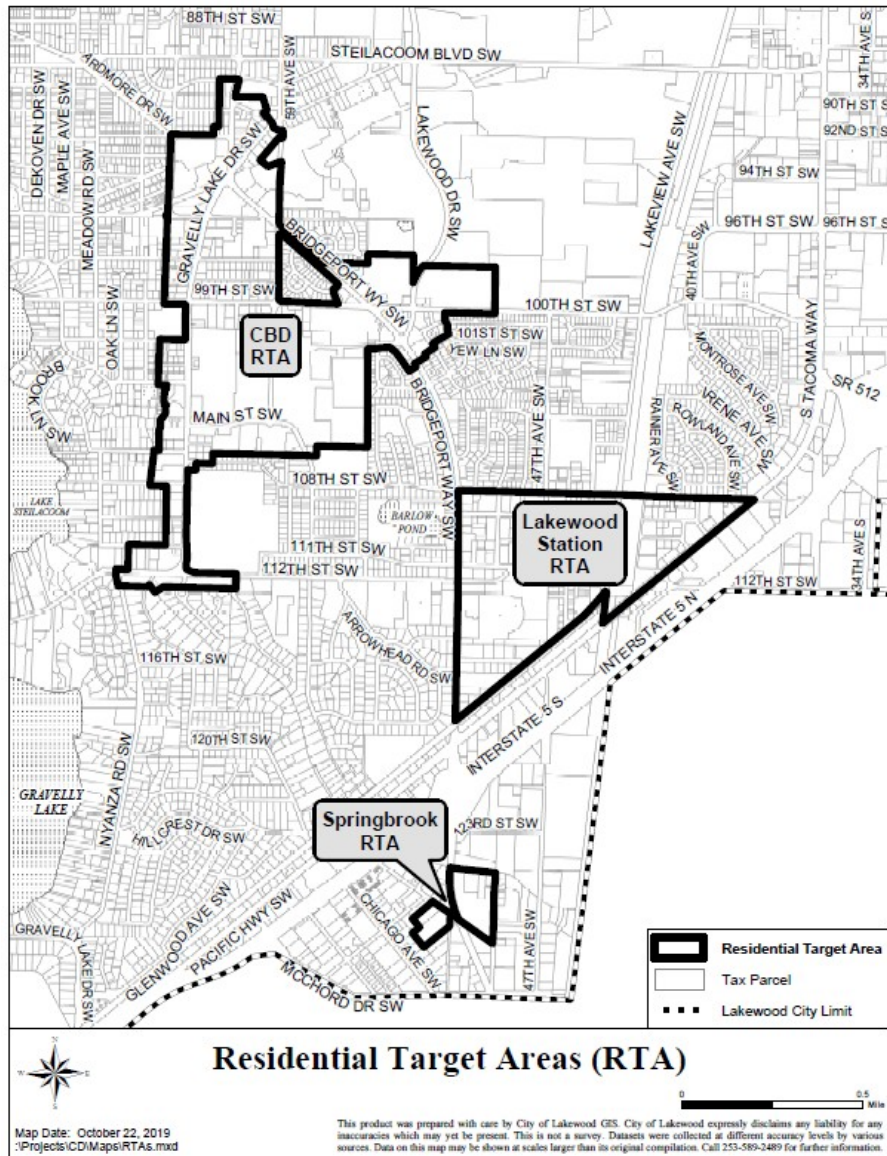
total of \$16,000 in mortgage assistance, and as of January 20, 2022, two (2) applications are in process. In addition to the City's Mortgage and Rental Assistance Programs, Lakewood citizens were also eligible for rental assistance through Pierce County Human Services.

**Affordable Housing Sales Tax Credit Program:** In March 2020, the Lakewood City Council adopted an ordinance authorizing a sales and use tax credit for affordable and supportive housing in accordance with SHB 1406 (codified as RCW 82.14.540) that was approved by the State Legislature in 2019. Beginning in 2020, the City started receiving an estimated \$97,571 per year for 20-years, totaling a projected estimated \$1,951,417. The City Council directed that the funds be used in conjunction with the City's CDBG Major Home Repair Program, CDBG Major Home Repair and Sewer Loan Program, and HOME Housing Rehabilitation Loan Program given that there is a high demand for home repair and rehabilitation loans in the City. These funds are applied to individuals who do not meet the financial criteria established under the CDBG/HUD programs, but whose residential units are still in need of repair.

**Multifamily Tax Exemption Program (MFTE):** The MFTE program allows for qualifying multifamily housing projects to be exempt from property tax on the value of housing improvements for a period of eight (8) or twelve (12) years (if at least 20% of the units are low income.) A project must have a minimum of four (4) units to be considered. The purpose of the MFTE is to remove substandard housing and to revitalize older neighborhoods thereby improving quality of life. Development contributions to infrastructure help to offset the reduction in revenue from the tax exemption with new sales tax and business revenue. The MFTE is allowed only within City Council-designated Residential Target Areas (RTAs).

There are specific requirements for MFTE projects:

- located within an RTA (see map below);
- includes at least four units of multi-family housing within a residential structure or as part of a mixed use development;
- at least 50 percent of the space designated for multifamily housing must be provided for permanent residential occupancy;
- must be scheduled to be completed within three years from the date of approval of the application; and
- must be designed to comply with the City's comprehensive plan, building, housing, and zoning codes, and any other applicable regulations in effect at the time the application is approved.



The table below shows the number of MFTE projects built since program inception.

Project Name	Applicant	Site Address	RTA	Term (Years)	Units
Oak Grove Village	Joseph E. Mayer/Lincoln Property Company (Lakewood Project LLC)	4724 Steilacoom Boulevard SW	CBD	10	254
Gravelly Lake Townhomes	Gravelly Lake Townhomes, LLC	8911 & 8919 Gravelly Lake Drive SW	CBD	10	28
Rainier Terrace	Rainier Terrace LLC/Michael Robinson	4108 and 4110 108th Street SW	LSDS	8	11
Springbrook Apartments	Springbrook SPE LLC	12632 Bridgeport Way SW	SPR	8	219

Project Name	Applicant	Site Address	RTA	Term (Years)	Units
Townview Apartments	Two Ironmen, LLC	5915, 5909 & 5903 Lake Grove Street SW	CBD	8	30
Lakeview Chapel	Lakeview Chapel, LLC	4606 108th Street SW	LSDS	12	50
112 <sup>th</sup> Street Townhouses	One-12 Fund, LLC	4812 112th Street SW	LSDS	8	15
					607

In 2021, the State Legislature amended the enabling MFTE program legislation and made some significant changes. This year, the Lakewood City Council will review the enabling legislations and follow-up with local amendments.

**Rental Housing Safety Program (RHSP):** On August 1, 2016 the Lakewood City Council approved Ordinance No. 644 creating a RHSP. The program requires all residential rental properties (apartments, single family homes, duplexes, etc.) within Lakewood city limits to be registered. The program is designed to ensure that all rental housing units comply with minimum life & safety standards and are providing a safe place for tenants to live. As of November 30, 2017, all rental properties owners will be required to register their property with the City every year and have the property inspected once every five years.

The RHSP aims to reduce, and eventually eliminate all substandard rental housing in the City. By addressing housing conditions proactively through the RHSP and quickly identifying and addressing substandard conditions and code violations, this program is preserving Lakewood's existing housing stock versus the gentrification that is occurring elsewhere in the Puget Sound region. Lakewood has more rental housing units than similarly-sized suburban cities. However, much of the rental housing stock is at an age that requires life cycle investments. The RHSP has identified that there are many rental units (not all) that are in need of maintenance.

The list of registered properties and units in the following table is based on data as of December, 2021. The number of registered units and inspections are lower in 2020 and 2021 as a result of COVID-19 protocols and the limitation on property inspections. The number of registered properties will increase once the pandemic is behind us.

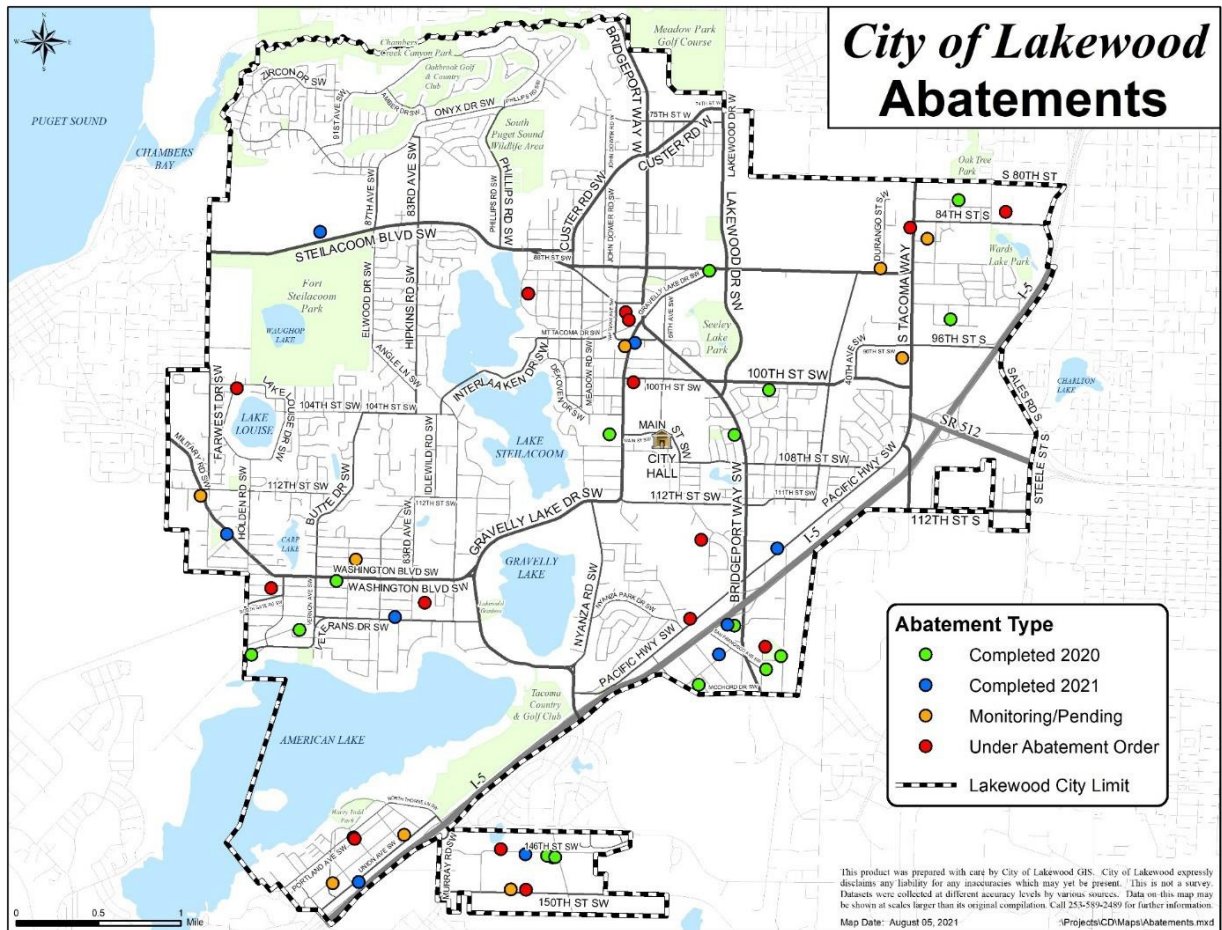
Registered RHSP Properties				
	2018	2019	2020	2021
SFR & Duplex Properties Registered	1,776	1,441	1,325	1,410
Multifamily Properties Registered	443	432	440	408
<b>Sub-Total</b>	<b>2,219</b>	<b>1,873</b>	<b>1,765</b>	<b>1,818</b>

<b>Rental Housing Safety Program (RHSP)</b>				
<b>Description</b>	<b>Oct 2017 to Dec 2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Rental properties				
Registered properties	2,218	2,219	1,647	1,765
Initially failed properties	435	423	76	222
Failure percentage	20%	19%	5%	13%
Rental apartment units				
Registered units	11,322	11,328	9,333	10,487
Initially failed units	1,361	1,009	191	360
Failure percentage	12%	9%	2%	3%

Two RHSP-related actions are taking place in 2022: the launch of updated RHSP software and proactive enforcement. Since the program's inception, there is a handful of property owners that have refused to register. To get their attention, the City is now issuing civil infractions.

**Dangerous & Nuisance Abatement Programs:** Lakewood uses its International Construction Codes (ICCs) - building and construction and property maintenance - to address structures that have fallen into a significant state of disrepair and are therefore deemed to be a public safety hazard. Pursuant to state law, property owners are provided notice to make repairs and/or demolish unsafe structures. If they fail to do so, the City proceeds to Pierce County Superior Court and obtains a warrant for abatement. This action allows the City to enter onto private property and perform work the property owner failed to do. The order also permits the City to levy a special assessment with interest on the costs the City incurred to perform the work. Abatement actions generally cause the property to enter into bankruptcy and foreclosure. This process, while it can take up to three years, frees up land for redevelopment. New units are constructed with subsequent, often dramatic improvements to a neighborhood.

Abatement costs can vary from year-to-year based on the level of activity. Generally, the City performs 25 to 30 abatements and about five (5) to seven (7) nuisances annually. However, the number of active abatements/nuisances have been down over the past couple of years because we have chosen to focus on large projects, in addition to judicial impacts related to COVID. Over the last two years getting into superior court to obtain warrants has been slow. The map below shows abatement actions for 2020 and 2021.



There are several major abatements currently underway. These include the previous QFC site, 9314 to 9316 Bridgeport Way; Karwan Village Mobile Home Park, 2621 84<sup>th</sup> Street SW; and the Mayberry property, 9616 Gravelly Lake Drive SW.

**Affordable Housing Initiative (2060) and Homeless Housing Act (2163) Programs:** The City works collaboratively with Pierce County to allocate State 2060 and 2163 funds, which support affordable housing and homelessness programs.

The 2060 program was created by the State Legislature in 2002 via SHB 2060 (codified as RCW 36.22.178) an Affordable Housing Initiative that requires the Pierce County Auditor to collect a surcharge on certain recorded documents countywide, including within Lakewood. The funds generated from the document recording fee provide affordable housing opportunities for Pierce County's very low-income (50% of median per HUD) households in a manner that is consistent with the RCW, and countywide affordable housing needs and policies. In 2018, state legislation increased the document recording surcharge from \$10 to \$13. The annual budget totals approximately \$3.0 million.

The 2163 program was created by the State Legislature in 2005, the Homeless Housing Act via SHB 2163 (codified as RCW 36.22.179). The program is also funded with a surcharge on certain recorded documents countywide to include Lakewood, again collected by the Pierce County Auditor. The surcharge revenue must be used for planning, housing, and supportive services related to homelessness. In 2018, the State Legislature passed HB 1570, which increased the surcharge from \$40 to \$62 and made the surcharge permanent.

Both programs are administered through interlocal agreements (ILA) between Pierce County and its cities and towns, including Lakewood. These funds, which are collected countywide, are distributed by an oversight committee composed of members from Tacoma and Lakewood, Pierce County and other city and town representatives.

Current rules require that 50% of the funds, which totaled a combined \$10.8 million in 2020, be issued directly to Pierce County; the remaining 50% goes to urban areas. Historically, the majority of funds have been distributed each year to the City of Tacoma. In accordance with the interlocal agreements, 16% of the funding is dedicated to the operations and maintenance of eligible homeless shelters. Also, both programs are subject to the review committee and steering committee process.

The CEDD's Housing Division works proactively with eligible agencies, Living Access Support Alliance (LASA), Emergency Food Network (EFN), and other Pierce County non-profits to apply for and secure 2060 and 2163 funds for Lakewood projects. When successful, these monies support affordable housing, homelessness, and related social service programs.

Eligible activities for this program can include rental and furnishing of dwelling units for the use of homeless persons; costs of developing affordable housing for homeless persons; services for formerly homeless individuals and families; operating subsidies for transitional housing or permanent housing serving formerly homeless families or individuals; services to prevent homelessness; temporary services to assist persons leaving state institutions and other state programs to prevent them from becoming or remaining homeless; outreach services for homeless individuals and families; and, the development and management of local homeless plans, including homeless census data collection, identification of goals, performance measures, strategies, costs, and evaluation of progress towards established goals. Funds are awarded to projects annually through a competitive Notice of Fund Availability (NOFA) process. The annual budget totals about \$7.8 million.

#### **HOUSING PLANS AND POLICIES**

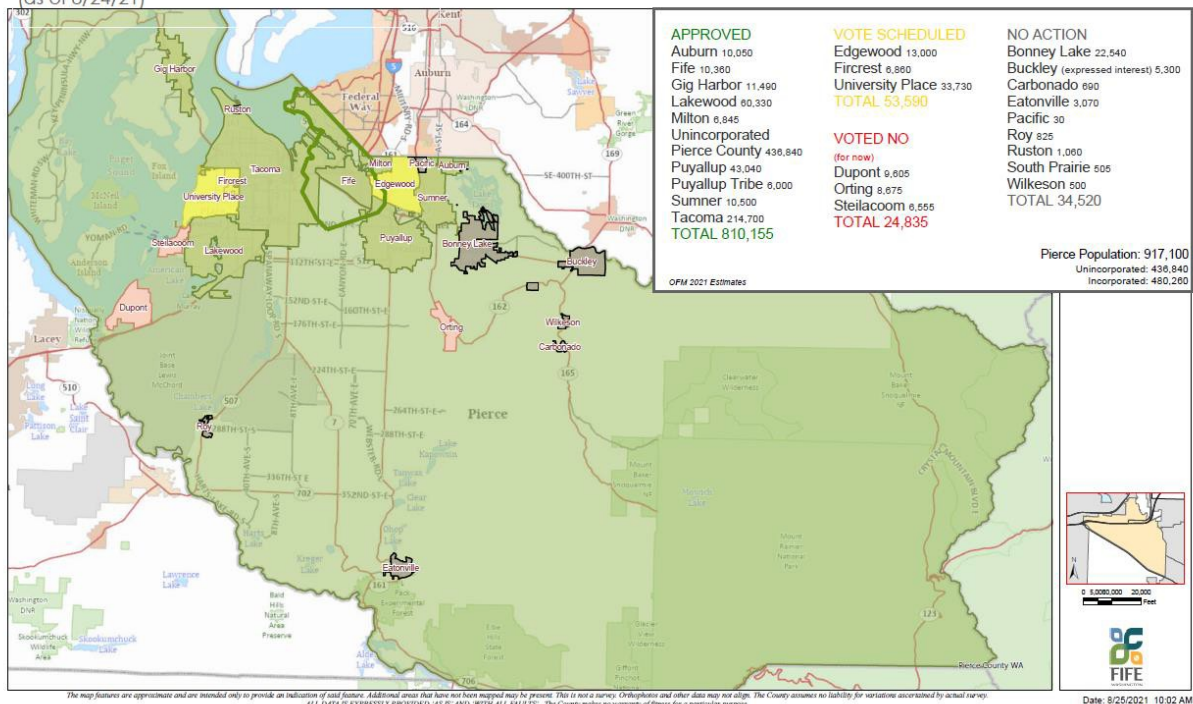
South Sound Housing Affordability Partners (SSHA<sup>3</sup>P): On July 19, 2021, the City Council adopted Resolution No. 2021-10 and was the first the first legislative body in Pierce County to authorize a city's participation in the regional coalition known as the South Sound Housing Affordability Partners (SSHA<sup>3</sup>P.) SSHA<sup>3</sup>P was formed to enable local governments to act cooperatively in formulating housing policies that address access to affordable/attainable housing, housing stability, and to foster efforts to preserve and create affordable/attainable housing by combining public funding or other resources with private-sector resources.



By the end of 2021, SSHA<sup>3</sup>P had garnered participation of 14 jurisdictions (Auburn, Edgewood, Fife, Fircrest, Gig Harbor, Lakewood, Milton, Pierce County, Puyallup Tribe of Indians, Puyallup, Sumner, Steilacoom (which joined SSHA<sup>3</sup>P after creation of the map below), Tacoma, and University Place.)

## SSHAP IGA CITIES

(as of 8/24/21)



In 2022, SSHAP will hire its Executive Manager, adopt a Work Plan, and consider whether to pursue the creation of a capital fund for use to create demonstration and/or collaborative affordable housing projects.

**Low Income and Subsidized Housing:** Lakewood has some existing low-income housing options. Combined with mobile home parks, subsidized housing totals 2,997 housing units, or about 11 percent of Lakewood's total housing stock:

- 26 mobile home parks comprising 1,451 manufactured units and RVs used as permanent housing;
- Habitat for Humanity programs which to-date have built 41 low-income residences in Tillicum;
- Living Access Support Alliance (LASA) provides housing to 15 families in Lakewood;
- Pierce County Housing Authority (PCHA) operates and manages four multifamily apartments totaling 269 units;

- Pierce County Housing Authority (PCHA) further offers a housing choice voucher program county-wide. On average, Section 8 Housing Choice vouchers pay Lakewood landlords \$800 per month towards rent. The average voucher holder contributes \$400 towards rent in Lakewood. The maximum amount a voucher would pay on behalf of a low-income tenant in Lakewood, Washington, for a two-bedroom apartment is between \$1,267 and \$1,549. There are 2,749 vouchers, and of this amount, about 550 are applied to rents in Lakewood; and
- A variety of agencies and private property owners operate subsidized low-income properties comprising 671 units.

#### City Housing Policies:

- The Lakewood City Council has prioritized both economic development and housing development to create a City identity and to provide needed “missing middle” housing for current and future residents. Basically, missing middle housing includes many housing types, such as duplexes, fourplexes, cottage courts, and courtyard buildings that provide diverse and more affordable housing options supporting locally-serving retail and public transportation options.



- In late 2018, the Lakewood City Council adopted the Lakewood Downtown Subarea Plan, accompanying development code and SEPA Planned Action, all of which were focused on solidifying a clear Downtown while encouraging well-designed, higher density housing and mixed use development that could take advantage of transit options within and near to the Downtown. The Planned Action provides a way by which development review is streamlined since individual projects consistent with the subarea plan do not have to undergo a SEPA analysis. The Lakewood Downtown Plan envisions 2,257 or more new housing units within the subarea plan boundaries by 2040.
- In 2021, Lakewood adopted the Lakewood Station District Subarea (LSDS) Plan, related development regulations, and a SEPA Planned Action. LSDS boundary incorporates the area within a half mile of the Sounder station but does not include areas southeast of I-5, since the freeway provides a significant barrier. The District implements development standards to foster a high quality, pedestrian-oriented urban environment, including incentives to encourage a dense mix of commercial and medical office, regional and

Residential densities would be up to 40 units per acres in the residential zone (MF3) and up to 54 units per acre in the mixed use zone (TOC). Residential development will target housing serving households at 65% to 110% of the area median income. Rowhouse residential development allows for compact residential development at an affordable price point. Ground-related units provide private and semiprivate outdoor space and the opportunity for zero-lot line platted development. This type of development provides homeownership opportunities and the chance to build wealth and equity for moderate income households in the subarea.

**City of Lakewood**  
**Downtown Subarea &**  
**Lakewood Station District Subarea**

Map Date: May 11, 2015  
 Project: CDMA001794.1-0000-00

This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may be present. This is not a survey. Data on this map may be shown at a scale less than its original collection. Call 353-08-2486 for further information.

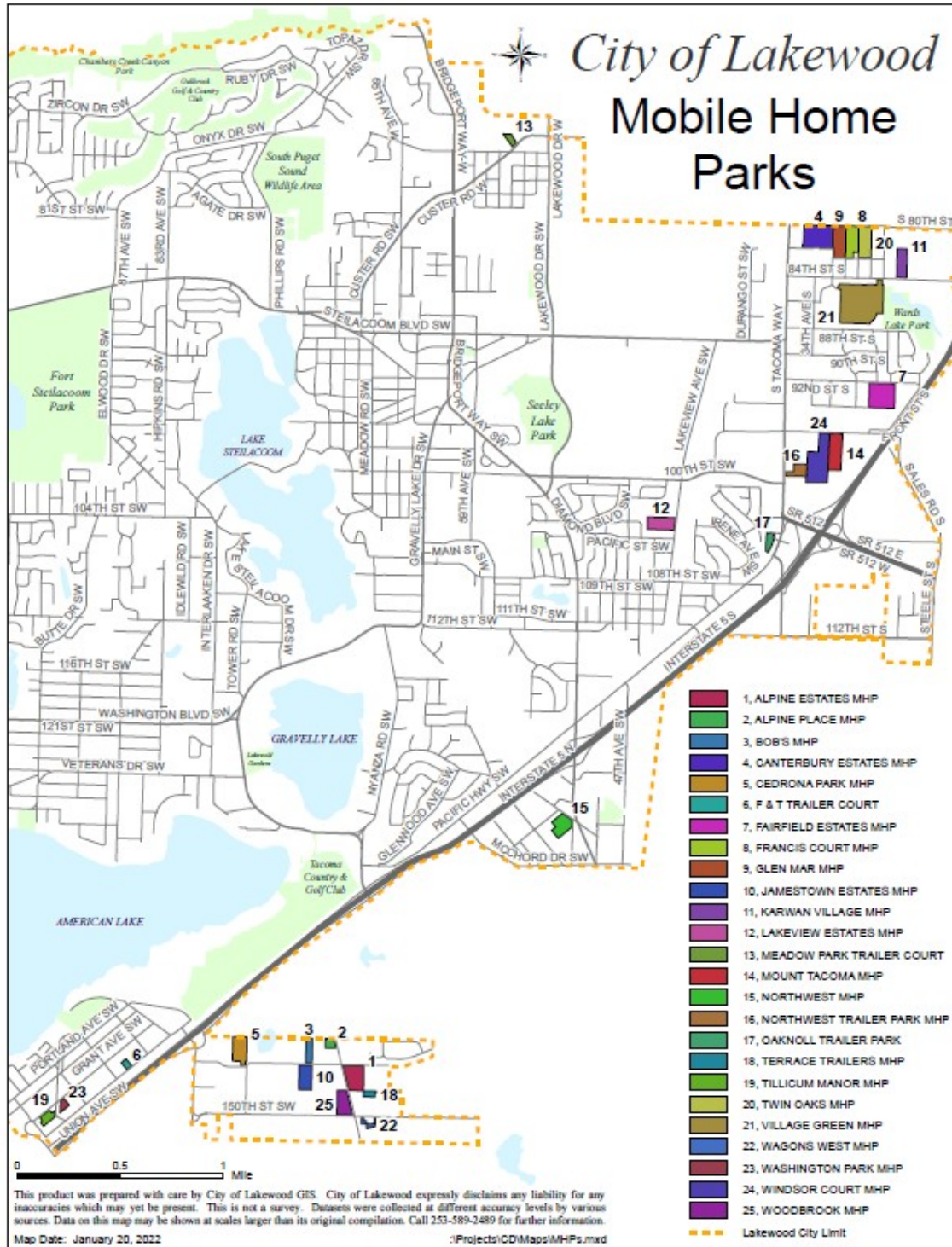
**Legend:**

- Downtown Subarea
- Lakewood Station District Subarea
- Lakewood City Limit

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**SPECIAL REPORT - MANUFACTURED HOUSING (MOBILE HOME) PARKS:** Lakewood has 25 manufactured home parks with a total of about 1,441 manufactured units. These parks were all in existence prior to incorporation.



Since incorporation, four parks have closed and the properties converted to other uses. An illegal park (mostly vacated) located in Woodbrook has also closed through an abatement action. Of the 25 existing parks, nine, or 36 percent, are located in the Air Corridor Zoning Districts AC1 and AC2 and are non-conforming uses. These land use zones do not allow new residential development and limit remodeling of residential uses in order to comply with safety guidance related to the adjacent North McChord Air Field operations.

State and federal laws limit local government regulation of manufactured housing. Local governments may not enact construction, safety, and energy standards that are stricter than those established the Department of Housing and Urban Development (HUD) since Congress passed the National Manufactured Housing Construction and Safety Standards Act of 1974.

Since 2004, under the guise of affordable homeownership and rental housing, the state adopted legislation that cities and counties are to regulate manufactured homes built to federal manufactured housing construction standards no differently than they regulate other types of homes. (See RCW 35.21.684; RCW 35A.21.312, and RCW 36.01.225.) Previously, Washington cities and counties seemingly had the authority to regulate the location of manufactured homes through zoning and even to ban them entirely.

In 2008, the legislature passed further restrictions providing that cities and counties may not prohibit a mobile or manufactured home from locating in an existing mobile home park or manufactured housing community (existing before June 12, 2008) based on the age or size of that mobile or manufactured home.

The 2009 legislature added a further limitation on the authority of cities and counties regarding manufactured/mobile home communities. Cities and counties may not have an ordinance that prevents the entry or requires the removal of a recreational vehicle used as a primary residence in manufactured/mobile home communities.

What can cities and counties regulate? They can require that manufactured homes:

1. Be set on a permanent foundation;
2. Have building permits for initial setup; carports, garages, decks, outside stairwells, and landings (but no permits required for the actual unit; that includes repairs and general maintenance);
3. Comply with any local design standards that may apply to all other homes in the neighborhood in which the manufactured home is to be located;
4. Be thermally equivalent to the state energy code;
5. Meet requirements for a "designated manufactured home" in RCW 35.63.160. (Because a "designated manufactured home" under that definition is one that includes at least two sections, cities and counties may still regulate "single-wide" manufactured homes differently than other types of homes.)
6. Have age and dimension criteria that is sited outside of mobile and manufactured housing communities, or on housing to be sited in new mobile home parks, or manufactured housing communities;

7. Be connected to utility hookups in manufactured/mobile home communities meet state and federal building code standards and that a recreational vehicle contain both an internal toilet and an internal shower (unless the manufactured/mobile home community provides toilets and showers).

History of Karwan Village Mobile Home Park, 2621 84<sup>th</sup> Street SW: There are 30-mobile homes identified in public records on the Karwan Village site as well as two stick-built structures, built in 1967, with add-ons, one of which houses electrical utilities serving the park and the other, a rental housing unit. The Property has not been consistently or properly maintained for years, requiring a great deal of attention from the City's code and law enforcement.

On October 19, 2019, the City's Hearing Examiner made the following conclusions:

...the conditions that qualify the buildings, structures and premises of the subject property as dangerous are serious and unquestionably threaten public health and safety. Multiple failing septic systems jeopardize the health of park residents as well as the public at large. Exposed and unprotected wires installed without permits are prevalent throughout several mobile home units, often in structures with leaking roofs that soak floors and walls. Squatters and vagrants use bathrooms without any functioning plumbing and RV units without septic connections simply dump sewage onto the ground. Carports that are decades old have undergone years of water damage. Some are listing and subject to makeshift repairs without required permits. Windows are broken leaving units exposed to the elements. Water is provided to some mobile homes via garden hoses. Makeshift water connections are illegally made above ground without backflow devices, facilitating the contamination of the park's water supply.

The Property has been a drain on City resources with staff responding to police calls and code enforcement violations. In 2018, Lakewood Police responded to complaints a total of 254 times and made a total of 25 arrests. Through June 26, 2019, Lakewood Police have responded to complaints a total of 100 times and made a total of 8 arrests. Lakewood Police have continued to make arrests at the property. From June 27, 2019 to date, Lakewood Police have responded to complaints 184 times (37 of which were calls from one-unit) and made a total of 19 arrests. Arrests for this period include:

- July 19, 2019 for misdemeanor arrest for physical domestic violence;
- August 20, 2019 for a misdemeanor warrant for violation of no-contact protection order;
- September 1, 2019 for felony arrest for warrant service of subject with a warrant;
- September 11, 2019 for felony arrest of subject with warrant for theft and one on the same day for felony arrest for warrant service of subject with a warrant;
- October 10, 2019 for misdemeanor arrest for physical domestic violence;
- November 4, 2019 for felony arrest for warrant service of subject with a warrant;

- December 22, 2019 for misdemeanor arrest for warrant service of subject with a warrant;
- January 19, 2020 for felony arrest for warrant service of subject with a warrant;
- June 5, 2020 for misdemeanor arrest for violation of a court order and one the same day for misdemeanor arrest for warrant service of subject with a warrant;
- July 4, 2020 for misdemeanor arrest for warrant service of subject with a warrant;
- August 6, 2020 for felony arrest for warrant service of subject with a warrant;
- August 27, 2020 for misdemeanor arrest for warrant service of subject with a warrant;
- October 24, 2020 for felony arrest for warrant service of subject with a warrant;
- November 4, 2020 for misdemeanor arrest for physical domestic violence;
- November 21, 2020 for misdemeanor arrest for warrant service of subject with a warrant; and
- November 23, 2020 for misdemeanor arrest for physical domestic violence.

For all practical purposes, the existing Karwan Village septic system is non-functional. The Tacoma Pierce County Health Department (TPCHD) did not initiate enforcement action against the previous owner or the current owner when both failed to act on permits or otherwise correct the deficiencies in the septic system until recently, when it began issuing septic system violation notices. However, the City has not received any written report or evaluation of the septic system at the Property by a TPCHD approved septic service company.

Conditions on the property remain generally unchanged since 2019 with the following exceptions:

- unit 39 has been completely demolished and removed from the property;
- nearly all of the garbage, trash, and junk conditions on the property have been cleaned up and removed from the common areas;
- both stick framed structures (unit 30 and unit 34) remain vacant;
- unit 29 was cleaned of debris, however it has not been demolished or repaired;
- unit 1 has been partially cleaned of junk and debris, however the out buildings and structures remain, along with various junk and trash; and
- the area around unit 28 remains littered with garbage and the front and rear porch and stairs have not been corrected or made safe for proper egress.

Conditions identified of specific tenant occupied trailers have been addressed with the exception of units 1 and 29.

The City is currently in Superior Court with the owner of the Karwan Village mobile home park. The purpose is to obtain a warrant of abatement to demolish unsafe structures, make substantial repairs throughout the park, and repair the septic system with least costly repair method. Upon completion of the work, the City will proceed with the filing of a lien against the property. Total costs are unknown at this time.

It is not uncommon for some of Lakewood's manufactured parks to have similar conditions. At Karwan Village, the City has resolved to "finish what we started", given its atrocious living conditions.

Why do these parks have these problems?

1. Absentee landlords take advantage of residents, because they are poor with very limited options, and do not speak English;
2. Residents do not own or control the land beneath their homes. The private company or investor owns the land, but is also responsible for its roads and utilities, which from the City's perspective, are almost never properly maintained (no long-term obligation to maintain assets);
3. Parks have a high cash flow. The economics behind parks are quite unique with many opportunities to generate cash, and without the need to maintain or upgrade the park because of state preemptions;
4. Limited appreciation in the manufactured units;
5. Units are difficult to sell, unique problems with title;
6. Unit transportation is difficult. Some units are too old to be transported in a regular manner making the cost to move a unit more than the unit's value;
7. The park's rules, if they exist, are not enforced by the private company or investor who owns the land;
8. Limited enforcement by State Labor and Industries (L&I)<sup>20</sup>, and
9. While TPCD has authority over septic systems, enforcement is not something they pursue.

**ENVIRONMENTAL FACTORS AFFECTING HOUSING:** Underlying the issue of housing is also climate change and Puget Sound water quality, both of which continue to contribute to the quickly increasing housing costs.

On the climate change front, at a minimum, developers are being required — by regulation, by changes in building codes, or by consumer demand — to substitute more energy-efficient building materials for existing materials. Developers will be required to adopt new construction methods and technologies. All these changes are likely to be expensive and involve some amount of trial and error<sup>21</sup>.

Pending amendments to the City's Tree Preservation Code could affect housing production by imposing new requirements for tree preservation set-asides, restricting development, or potentially in-lieu of fees.

Materials Cost Increases. The price of lumber has gone up 188 percent since the beginning of the COVID-19 pandemic, adding at least \$24,000 to the price of a new single-family home, according to the National Association of Home Builders (NAHB). Most of the wood supply for residential construction comes out of western Canada.

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<sup>20</sup> L&I has a total of two inspectors for all of Pierce County.

<sup>21</sup> file:///C:/Users/dbugher/Downloads/22847\_Research\_RIHA\_September\_2021\_Report\_WB.pdf



Global wood supply is determined by both sawmill and logistics capacity, and the ability of forestlands to grow trees. Although forests have always been subject to climatic events—such as drought, beetle outbreaks, windstorms, and wildfires—climate change appears to be making these events more frequent and severe.

To grasp the extensive impact that climatic events can have on wood supply, consider the mountain pine beetle in western Canada. While the beetles are a natural part of lodgepole forests, warming winters have meant there are now far fewer of the extreme cold snaps needed to keep beetle populations in check. In the 1990s, an outbreak that started in Tweedsmuir Provincial Park began growing out of control, killing large swaths of forest in its wake. Following a surge of salvage harvesting in the early 2000s, log supply began declining. Ultimately, the outbreak destroyed roughly 55% of BC's merchantable pine timber, or 25% of the province's log supply, resulting in the closure of 33 sawmills since 2005. Analysts are forecasting BC's timber harvest to decline still more in the future, due to the beetles, catastrophic wildfires, and conservation set-asides aimed at protecting an endangered population of mountain caribou<sup>22</sup>.

Sewer Rates and Fees. Most of the sewage plants in the region (58) do not filter out nutrients before discharging their treated water. The nutrient in question here is inorganic nitrogen. On top of natural sources of nitrogen, humans add this nutrient to Puget Sound in two ways: one source is wastewater, which represents nearly 70% of the human nitrogen pollution, and the other roughly 30% comes from dispersed sources of watershed "runoff," such as nitrogen-rich fertilizer that washes off the landscape into the sound.

Excess nitrogen in Puget Sound can trigger a cascade of ecological impacts and erode the ability of marine life to deal with a variety of environmental stressors. Nitrogen can feed a growth boom in algae, known as a "bloom," which, after dying off, sucks dissolved oxygen out of the water and changes the chemistry, leading to ocean acidification. Fish and other creatures that don't breathe air need certain levels of that water-bound oxygen in order to survive and thrive.

Lower oxygen levels in Puget Sound can stress out or even kill marine life, similar to the way it's harder for people to exercise or even just breathe at higher elevations, where the air is thinner and holds less oxygen. Jellyfish, on the other hand, may see a boost in numbers when water quality drops in this way, thanks to their simple and adaptable bodies, which allow them to survive in a wide range of environmental conditions. Harmful algal blooms also have a slew of effects: contaminating shellfish and potentially sickening people and animals.

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<sup>22</sup> <http://blog.cdnsiencepub.com/forest-research-and-skyrocketing-lumber-prices-whats-the-connection/>

Both King County and Tacoma estimate upgrades to treatment plants could at least double current sewer rates, worsening existing affordability issues because sewer rates are determined by water use, instead of some other measure such as property values<sup>23</sup>.

#### **WHY DO WE HAVE PROBLEMS WITH HOUSING PRODUCTION?<sup>24</sup>**

For the past 40 years, national housing supply has not kept pace with population growth. Housing starts as a share of the population decreased by roughly 39 percent in the 15-year period from January 2006 to June 2021. Researchers at Freddie Mac have estimated that the national current shortage of homes is close to 3.8 million, up substantially from an estimated 2.5 million in 2018.

These numbers are in the aggregate, but there are large and crucial differences between segments of the market. One of the most important is that the number of new homes constructed below 1,400 square feet—typically considered “entry-level” homes for first-time homebuyers—has decreased sharply since the Great Recession, and is more than 80 percent lower than the amount built in the 1970s. Similarly, entry-level homes are becoming a smaller fraction of the new homes that are being completed, representing less than 10 percent of all newly constructed homes, compared to roughly 35 percent in the 1970s. These dynamics mean that the critically important “bottom rung” of the home-ownership ladder is far too out-of-reach for young families trying to start building housing wealth.

The dearth of housing supply is caused by a range of factors and varies between markets. Many urban and suburban markets suffer from a shortage of available land. Part of the shortage of available land reflects public policy decisions of municipalities about how to use land. Additionally, labor shortages and the cost of building materials have increased in recent years.

Another key factor driving limited housing supply is rigid single-family zoning. Roughly 64 percent of all housing that has been authorized since the 2008 global financial crisis has been single-family homes. Units that have two to four residences and allow for multiple families to live on a single lot—as opposed to a large apartment which requires multiple lots to construct—have only accounted for roughly 3 percent of all permits since the financial crisis. Apartments and buildings with more than five units have accounted for approximately the remaining third.

In addition to the supply shortage in the homeownership market described above, the United States has an inadequate supply of housing for renters. Across the country, one in four renters pay more than half of their income on rent, and nearly 47 percent spend over the recommended 30 percent of their income on rent and utilities. These trends are partially driven by supply constraints. Rental unit vacancy rates from 2019 to 2021 have been, on

<sup>23</sup> <https://crosscut.com/environment/2021/10/urine-trouble-high-nitrogen-levels-puget-sound-cause-ecological-worry#:~:text=Among%20its%20many%20environmental%20challenges,peo>

<sup>24</sup> This section excerpted and modified from <https://www.whitehouse.gov/cea/written-materials/2021/09/01/alleviating-supply-constraints-in-the-housing-market/>

average, at their lowest levels in over 35 years. The problem of supply constraints appears to be worsening. In July 2021, rental prices had increased by 8.3 percent year-over-year, the largest increase for which realty website RealPage has data. In addition, 65 of the country's largest 150 metros are seeing price increases of over 10 percent year-over-year.

Now add to this, COVID-19. *The pandemic shifted families' preferences for location and type of housing, exacerbating existing supply chain constraints that have persisted for many years. These pandemic-related changes interacted with the existing housing inventory shortage, resulting in sharp price increases for both owned homes and rental units.* National home prices, as measured by the Case-Shiller Index, increased by 7 to 19 percent (year-over-year) every month from September 2020 to June 2021. Home prices outpaced income growth in 2020, with the national price-to-income ratio rising to 4.4—the highest observed level since 2006.

### **HOW DO WE FIX THIS - OR CAN WE?**

1. Recognize there is no easy solution. This housing shortage may not be solvable, at least in the short-term, and there are areas where the City has no control (market, labor and materials). Further, good intentions aside, major shifts in the application of residential density is not an easy process. As a good example, Olympia attempted to solve the missing middle housing problem by abolishing single family zoning in 2020. The zoning amendment process was a contentious confrontation with homeowners.

If Lakewood were to consider a similar approach, opening up single family zones for higher density, primary issues would be densifying the R1, R2, R3, and R4 zones, and the conversion of the Oakbrook Golf Club from open space to residential uses<sup>25</sup>. Perhaps different than Olympia would be the environmental and transportation consequences of such actions, *which the City and developers would not be able to mitigate*. Through SEPA, the City can choose to override the environment for the sake of housing, but there are consequences.

2. Locate the deficiencies in water and sewer services in Lakewood. Pierce County installed sewers in the 1980s, but based on then-existing uses. There was never any plan to have expanded capacity in the single family residential zones. One of the problems Lakewood experiences, from time-to-time, is that developers will propose density allowed under the current zoning code, but the underlying sewer capacity is not available. Consequently, under the County's sewer expansion policy of "pay as you go", the developer is required to pick up the costs for making major expansions to the sewer system. Many times, the cost of

<sup>25</sup> Over the past three years, the owner has informally requested changing land use designations to a residential designation. In each request, the City has stated that the owner would need to submit a comprehensive plan amendment to include the preparation of an EIS. At some point, according to the owner, if/when the conservation futures easement is removed/voided from the golf course (date unknown), the owner, because of rising property values would propose land use amendments.

sewer expansion is prohibitive; the developer is unable to afford installing this new sewer system, so the development stops.

The Lakewood Water District has a similar situation. The district has announced plans to replace 180 miles of aging asbestos cement water pipes over the next 50-years. These pipes are currently 50-70 years old and are at or near the end of their useful life.

The City has not yet analyzed the specific infrastructure deficiency areas in comparison to where missing idle housing might be located. Even if the City were to plan to densify with missing middle development requirements, it is unlikely to occur for many years.

3. Update the City's Comprehensive Plan Housing Element (already underway).
4. Review utility and special district permitting procedures in coordination with the City's three energy purveyors (Lakewood Light & Power, PSE and Tacoma Power), the Lakewood Water District, Pierce County Sewer District, and the West Pierce County Fire District (Fire Marshal services).
5. Considering Prepare a Housing Action Plan (HAP)<sup>26</sup> Grants have been available through the Washington State Department of Commerce to create a Housing Action Plan (HAP). The HAP answers these basic questions:
  - How much additional housing will be necessary to meet the needs of Lakewood's current and future households?
  - How effective are the city's current policies at ensuring adequate housing options?
  - How can the city, residents, and businesses work together to improve Lakewood's housing options?
  - What are Lakewood residents' preferred strategies for increasing affordable housing?
  - How can Lakewood work with its neighboring communities to meet the need for housing?
  - How do we prevent our current residents from being displaced by future development?

Since a new Lakewood Comprehensive Plan Housing Element is mandated, and due in 2024, which will likely answer these same questions, the City has opted to not pursue a HAP.

6. Consider Financial Options. There are financial programs that are addressing affordable housing at all levels of government. The key is access and coordination. A good example is the state's Connecting (affordable) Housing to Infrastructure Program (CHIP) grant, which has \$34.6 M available statewide. This is an opportunity for Tarragon Development Limited,

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<sup>26</sup> In 2020, Department of Commerce provided options for cities to develop housing strategies. Cities were given a menu of options. Two of those options were either prepare a subarea plan or a housing action plan. Since the city's housing programs were already robust, the decision was to move forward with the Lakewood Station District Subarea Plan. City received a grant of \$100,000 for this purpose.

the developer working within the Lakewood Station District Subarea in affordable housing, but the grant timing is tight this year, and the City would need assistance from special districts. If the City Council wants to take advantage of grant programs, the operations within CEDD will need to expand along with adding capacity to supporting service departments. Some of this has already occurred, but it is something we are watching.

7. Engage in active participation with the Washington State Housing Finance Commission (WSHFC). This Commission has been actively engaged in housing programs in Lakewood, oftentimes without the City's knowledge. A good example of this is the WSHFC's partnership with ROC Northwest and ROC USA, which offers the financial tools and expert guidance for manufactured-housing ("mobile-home") communities to become self-owned cooperatives. One park, Jamestown Estates, is in the process of becoming a resident-owned community. A second park is also considering a self-owned cooperative. The City became aware of the conversions as a result of an off-handed conversation between a park owner and the CEDD Director.

Further, the WSHFC is responsible for state's Low Income Housing Tax Credit (LIHTC) program, which five (5) apartment complexes in Lakewood have taken advantage of.

8. Keep doing what Lakewood is already doing.
  - The partnerships with LASA, Habitat of Humanity, Rebuilding Together South Sound, SSMCP, Pierce County, and SSHA<sup>3</sup>P are solid programs that should continue and be nurtured.
  - Continue to support the City's dangerous building abatement and public nuisance program. This endeavor helps turn over land into new housing production.
  - Continue to support the City's RHSP, which keeps existing rental housing properly maintained and deters deferred maintenance.
  - Continue the City Council's biennial review of the two subarea plans (the next review of the Downtown Subarea Plan is in 2022, and the first review of the Lakewood Station District Subarea Plan will be in 2023.)
  - Amend the City's MFTE program pursuant to state law and regulations, and expand the LDS RTA.
  - Even though it is taxing and expensive, continue to pursue the turnaround of poorly functioning manufactured housing parks as time and resources allow.
  - Continue with supporting housing efforts through CDBG/HOME; however, with less than \$1M a year, progress is going to be slow.
  - Continue to prepare the City's Annual Housing Report as a source for City Council consideration of any needed policy or legislative changes.
9. Seek an affordable housing demonstration project through SSHA<sup>3</sup>P. Exactly what this looks like, we're not sure, but additional details are expected later in the year.
10. Consider the use of ARPA funds to address not just homelessness, but housing, including the missing middle. At the moment, this remains a work in progress.

## Survey for SSHA<sup>3</sup>P Executive Board Members

### Development of Interim Work Plan Ideas

We are reaching out to all members of the SSHA<sup>3</sup>P Executive Board to ask about work plan priorities for the next two years. At the January 7 Board meeting we provided several principles, suggested by the Staff Work Group, to help think about potential work plan topics.

#### Draft Principles to Guide Selection of Interim Work Plan Topics

- Actions that demonstrate benefit to broad range of SSHA<sup>3</sup>P membership
- Provides opportunities for early “wins” for SSHA<sup>3</sup>P (“low hanging fruit”)
- Can leverage momentum from other efforts or new resources
- Creates tangible results for member governments to see
- Builds on, but does not duplicate, the value of other existing resources and entities
- Frames interim priorities to get work started while acknowledging role of Executive Mgr. to drive planning

#### A. What are the three most significant affordable/attainable housing needs in your community?

*Examples could be: Senior Housing, Preservation of Existing Affordable Housing, Low- and Moderate-Income Homeownership, “Workforce Multifamily Rental Housing”, or other topics.*

Lakewood replies -

1. \_\_\_\_ Workforce Multifamily Rental Housing \_\_\_\_\_
2. \_\_\_\_ Low- and Moderate-Income Homeownership \_\_\_\_\_
3. \_\_\_\_ Ways to prevent or mitigate displacement of current low income residents in areas of redevelopment

#### B. What are the top two supports/services you hope SSHA<sup>3</sup>P can provide for your government?

*Examples could be: Identifying and drafting new housing policies/programs such as Accessory Dwelling Units (ADUs) or Multi-Family Tax Exemption (MFTE), Best ways to Inventory and Leverage Surplus and Underutilized Public Land, Share Promising Practices from Other Pierce County Governments, or other supports/services.*

Lakewood replies -

1. \_\_\_\_ Collaborative funding for an affordable housing demonstration project outside of Tacoma \_\_\_\_\_
2. \_\_\_\_ Development of Pierce County-relevant best practices in permit review and code development for missing middle and affordable housing projects \_\_\_\_\_

#### C. What are the top two supports/services you hope SSHA<sup>3</sup>P can provide regionally (to multiple SSHA<sup>3</sup>P members)?

*Examples could be: Drafting the Housing Element of New Comprehensive Plan, Improving and Marketing Property Tax Relief for Seniors, Providing and Advocating for a Common Legislative Agenda, Determining Potential Ways That Pierce County can be More Competitive for State and Federal Resources, or other ideas.*

Lakewood replies -

1. \_\_\_\_ Determining Potential Ways That Pierce County can be More Competitive for State and Federal Resources (meaning funding for construction of units) \_\_\_\_\_
2. \_\_\_\_ Providing education to elected bodies regarding successful anti-racist and mixed income housing projects and policies \_\_\_\_\_

Anything else you would like to share:

Lakewood replies -

\_\_\_SSHA<sup>3</sup>P needs to stay abreast of activities and roles of other agencies and organizations addressing affordable housing (e.g., State Legislature, WA Dept. of Commerce, PSRC, PCRC, Washington State Affordable Housing Advisory Board (AHAB), WA Low Income Housing Alliance (WLIHA), Tacoma-Pierce County Coalition to End Homelessness, Tacoma-Pierce County Affordable Housing Consortium, Tacoma-Lakewood-Pierce County Continuum of Care, Tacoma-Lakewood HOME Consortium, Pierce County Consortium, etc.) The Executive Manager should serve as a liaison to these groups and/or track their activities in order to inform SSHA<sup>3</sup>P leaders.

## SSHAP Participating Governments: High-level Information

In preparation for the new/first executive manager, and for the benefit of the participating governments in SSHAP, we are collecting basic high-level information. This will allow us to have this information in “at-a-glance” form.

Please complete the information for your government only.

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# AUBURN

1. Please enter the name, and contact information if available, of your **staff working group member**:

Jeff Tate

253-804-5036

[jtate@auburnwa.gov](mailto:jtate@auburnwa.gov)

2. Please enter the name, and contact information if available, of your **executive board member**:

Nancy Backus

253-931-3008

[nbackus@auburnwa.gov](mailto:nbackus@auburnwa.gov)

3. Do you currently have a **housing strategy**?

☒ Yes

☐ No

If yes, please share links to the plan document and/or web pages describing the plan:

[5592 - Laserfiche WebLink \(auburnwa.gov\)](#)

4. Have you implemented **HB 1923**?

☒ Yes

☐ No

If yes, please describe any commitments made:

In 2019, applied for and received a \$100,000 grant from the State Department of Commerce for the purposes of preparing (1) a south king county housing assessment covering the cities of Auburn, Burien, Federaly Way, Kent, and Renton, and (2) development and adoption of an Auburn specific Housing Action Plan. The Auburn Housing Action Plan was adopted by City Council on July 6, 2021 under Resolution 5592.

5.

**Programs/Funding:** Which of the following have you implemented? Please check all that apply.

☒ HB 1406

☐ HB 1590

☒ HAPI

☒ TODI

☐ Other (please describe below):

6. **Policies:** Which of the following have you implemented? Please check all that apply:

☐ Inclusionary zoning    ☒ Incentive zoning    ☒ MFTE    ☐ Other (please describe below):

In November 2021 Auburn received notice of a second \$100,000 grant that has been awarded for the purposes of implementing actions within the adopted Housing Action Plan. We expect to undertake this process in 2022 and the grant requires that the scope of work be completed by June 30, 2023. It is our intent to also utilize these funds to update our Housing Element.

7. Please describe your **surplus land inventory and disposition policy and procedure:**

Very little that is not already dedicated to utilities, parks, or sensitive areas.

8. Which of the following **incentives for affordable housing** do you offer? (Please choose all that apply):

☐ Expedited permitting    ☐ Fee waivers    ☒ Bonus density    ☒ Reduced parking requirements

☐ Other (please describe):

9. Please describe any **dedicated ARPA funds** being used for affordable housing:

None

10. Name **up to 3 types of housing policy and/or program support** your government hopes to get from its SSHAP participation:

Technical resources to assist in Housing Element updates; development of programs and policies that help with housing preservation (there are many programs that incentivize new housing but few programs that help preserve existing affordable housing); advocacy at state legislature (financial assistance to local government that helps offset fee waivers or impact fees, GMA/SEPA/project review efficiencies for communities seeking to modify local ordinances and for development procedures for projects that are adding affordability concepts in their project).

11. Please feel free to add **any comments, questions, or notes** important to understanding any of your responses.

**PLEASE DO NOT ENTER TEXT, ADD SPACES, OR MAKE ANY CHANGES TO DOCUMENT BELOW BOX TO AVOID DISABLING KEY DOCUMENT CONTROLS**

# EDGEWOOD

1. Please enter the name, and contact information if available, of your **staff working group member**:

2. Please enter the name, and contact information if available, of your **executive board member**:

3. Do you currently have a **housing strategy**?

☐ Yes

☐ No

If yes, please share links to the plan document and/or web pages describing the plan:

4. Have you implemented **HB 1923**?

☐ Yes

☐ No

If yes, please describe any commitments made:

5. **Programs/Funding**: Which of the following have you implemented? Please check all that apply.

☐ HB 1406

☐ HB 1590

☐ HAPI

☐ TODI

☐ Other (please describe below):

6. **Policies**: Which of the following have you implemented? Please check all that apply:

☐ Inclusionary zoning

☐ Incentive zoning

☐ MFTE

☐ Other (please describe below):

7. Please describe your **surplus land inventory and disposition policy and procedure**:

8. Which of the following **incentives for affordable housing** do you offer? (Please choose all that apply):

☐ Expedited permitting   ☐ Fee waivers   ☐ Bonus density   ☐ Reduced parking requirements

☐ Other (please describe):

9. Please describe any **dedicated ARPA funds** being used for affordable housing:

10. Name **up to 3 types of housing policy and/or program support** your government hopes to get from its SSHAP participation:

11. Please feel free to add **any comments, questions, or notes** important to understanding any of your responses:

**PLEASE DO NOT ENTER TEXT, ADD SPACES, OR MAKE ANY CHANGES TO DOCUMENT BELOW BOX TO AVOID  
DISABLING KEY DOCUMENT CONTROLS**

1. Please enter the name, and contact information if available, of your **staff working group member**:

Taylor Jones, [tjones@cityoffife.org](mailto:tjones@cityoffife.org), office: (253) 896-8638, cell: (253) 878-4048

2. Please enter the name, and contact information if available, of your **executive board member**:

Mayor Kim Roscoe, [kroscoe@cityoffife.org](mailto:kroscoe@cityoffife.org), cell: (253) 345-9001

Alternate: Councilmember Lisa McClellan, [lmcclellan@cityoffife.org](mailto:lmcclellan@cityoffife.org)

3. Do you currently have a **housing strategy**?

☐ Yes ☒ No

If yes, please share links to the plan document and/or web pages describing the plan:

4. Have you implemented **HB 1923**?

☒ Yes ☐ No

If yes, please describe any commitments made:

Four actions implemented under Ordinance 2043: 1) triplex as new use in some zoning districts; 2) ADU regulations; 3) corner lot duplex; 4) short plat provisions

5. **Programs/Funding**: Which of the following have you implemented? Please check all that apply.

☒ HB 1406 ☐ HB 1590 ☐ HAPI ☒ TODI ☐ Other (please describe below):

HB 1406 – Implemented under Ordinance 2031; estimated to generated approximately \$72k/year

TODI – Awarded grand funding in October 2021 to propose zoning amendments that will facilitate TOD in Fife’s City Center/CoLI and near future light rail station; work to be done in coordination with City Center Planned Action EIS effort that has been started.

6. **Policies**: Which of the following have you implemented? Please check all that apply:

☐ Inclusionary zoning ☐ Incentive zoning ☐ MFTE ☐ Other (please describe below):

None. Staff currently working on draft amendments for incentive zoning (density bonuses) and considering MFTE.

7. Please describe your **surplus land inventory and disposition policy and procedure**:

Regulations for surplus property is located in [Chapter 1.28](#) of Fife Municipal Code. The City does not have any policies specifically related to the use of surplus land for affordable housing.

8. Which of the following **incentives for affordable housing** do you offer? (Please choose all that apply):

☐ Expedited permitting ☐ Fee waivers ☐ Bonus density ☐ Reduced parking requirements

☐ Other (please describe):

None, but staff currently working on identifying incentives for appropriate zones.

9. Please describe any **dedicated ARPA funds** being used for affordable housing:

1. Jobs Program (includes temporary encampment on City property)
2. ARPA funds being considered for housing

10. Name **up to 3 types of housing policy and/or program support** your government hopes to get from its SSHAP participation:

Use SSHAP as a vehicle for sharing resources that wouldn't be effective as piecemeal funds (i.e., 1406 dollars from smaller jurisdictions), resource for draft code language (i.e., affordability incentives for similarly-sized jurisdictions), communication resource (i.e., giving concerned citizens a consistent message regarding local approaches to affordability crisis), grant application assistance for relevant opportunities that may arise, expert authority to speak to our Council for any relevant presentations.

11. Please feel free to add **any comments, questions, or notes** important to understanding any of your responses:

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# FIRCREST

1. Please enter the name, and contact information if available, of your **staff working group member**:

2. Please enter the name, and contact information if available, of your **executive board member**:

3. Do you currently have a **housing strategy**?

☐ Yes

☐ No

If yes, please share links to the plan document and/or web pages describing the plan:

4. Have you implemented **HB 1923**?

☐ Yes

☐ No

If yes, please describe any commitments made:

5. **Programs/Funding**: Which of the following have you implemented? Please check all that apply.

☐ HB 1406

☐ HB 1590

☐ HAPI

☐ TODI

☐ Other (please describe below):

6. **Policies**: Which of the following have you implemented? Please check all that apply:

☐ Inclusionary zoning

☐ Incentive zoning

☒ MFTE

☐ Other (please describe below):

7. Please describe your **surplus land inventory and disposition policy and procedure**:

8. Which of the following **incentives for affordable housing** do you offer? (Please choose all that apply):

☐ Expedited permitting   ☐ Fee waivers   ☒ Bonus density   ☒ Reduced parking requirements

☐ Other (please describe):

9. Please describe any **dedicated ARPA funds** being used for affordable housing:

10. Name **up to 3 types of housing policy and/or program support** your government hopes to get from its SSHAP participation:

11. Please feel free to add **any comments, questions, or notes** important to understanding any of your responses:

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DISABLING KEY DOCUMENT CONTROLS**



# GIG HARBOR

1. Please enter the name, and contact information if available, of your **staff working group member**:

Carl de Simas; [cdesimas@gigharborwa.gov](mailto:cdesimas@gigharborwa.gov); 253-853-7628; Katrina Knutson, AICP;  
[kknutson@gigharborwa.gov](mailto:kknutson@gigharborwa.gov); 253-853-7631

2. Please enter the name, and contact information if available, of your **executive board member**:

Mayor Tracie Markley; [tmarkley@gigharborwa.gov](mailto:tmarkley@gigharborwa.gov); 253-853-7611

3. Do you currently have a **housing strategy**?

☐ Yes ☒ No

If yes, please share links to the plan document and/or web pages describing the plan:

2022 Work Program

4. Have you implemented **HB 1923**?

☐ Yes ☒ No

If yes, please describe any commitments made:

5. **Programs/Funding**: Which of the following have you implemented? Please check all that apply.

☐ HB 1406 ☐ HB 1590 ☐ HAPI ☐ TODI ☐ Other (please describe below):

6. **Policies**: Which of the following have you implemented? Please check all that apply:

☐ Inclusionary zoning ☐ Incentive zoning ☐ MFTE ☐ Other (please describe below):

7. Please describe your **surplus land inventory and disposition policy and procedure**:

8. Which of the following **incentives for affordable housing** do you offer? (Please choose all that apply):

☐ Expedited permitting   ☐ Fee waivers   ☐ Bonus density   ☐ Reduced parking requirements

☐ Other (please describe):

9. Please describe any **dedicated ARPA funds** being used for affordable housing:

10. Name **up to 3 types of housing policy and/or program support** your government hopes to get from its SSHAP participation:

11. Please feel free to add **any comments, questions, or notes** important to understanding any of your responses:

The City is planning to review and develop affordable housing policies over the next few years leading up to the 2024 Comprehensive Plan Periodic Review.

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# LAKEWOOD

1. Please enter the name, and contact information if available, of your **staff working group member**:

Tiffany Speir, Long Range & Strategic Planning Manager

2. Please enter the name, and contact information if available, of your **executive board member**:

Council Member Linda Farmer

3. Do you currently have a **housing strategy**?

☐ Yes ☒ No

If yes, please share links to the plan document and/or web pages describing the plan:

City of Lakewood has its Comprehensive Plan Housing Element and two recently adopted Subarea Plans as well as the Tillicum Neighborhood Plan.

4. Have you implemented **HB 1923**?

☒ Yes ☐ No

If yes, please describe any commitments made:

Lakewood utilized HB 1923 grant funding to develop and adopt its Lakewood Station District Subarea Plan and Development Regulations

5. **Programs/Funding**: Which of the following have you implemented? Please check all that apply.

☒ HB 1406 ☐ HB 1590 ☐ HAPI ☐ TODI ☒ Other (please describe below):

Adoption of two Subarea Plans, both of which focus missing middle and affordable housing near transit and health and social services.

6. **Policies**: Which of the following have you implemented? Please check all that apply:

☐ Inclusionary zoning ☒ Incentive zoning ☒ MFTE ☐ Other (please describe below):

7. Please describe your **surplus land inventory and disposition policy and procedure**:

UWT recently reviewed Lakewood's potential surplus property and found that none was suitable for housing development

8. Which of the following **incentives for affordable housing** do you offer? (Please choose all that apply):

☒ Expedited permitting   ☐ Fee waivers   ☒ Bonus density   ☒ Reduced parking requirements

☒ Other (please describe):

Rental Housing Safety Program, Low Income Housing Repair Loans to reserve existing affordable housing

9. Please describe any **dedicated ARPA funds** being used for affordable housing:

Lakewood is in the process of determining ARPA expenditures. To date, \$242K has been allocated for offsite infrastructure to an affordable housing project. \$1M has been allocated to the purchase of Comfort Inn for use as an enhanced emergency shelter. The City anticipates receiving additional affordable housing-related applications for ARPA funds when it calls for 3<sup>rd</sup> party applications.

10. Name **up to 3 types of housing policy and/or program support** your government hopes to get from its SSHAP participation:

Access to best practices; ordinance/policy/regulation template language; possibly collaboration on affordable housing project(s) funding and construction.

11. Please feel free to add **any comments, questions, or notes** important to understanding any of your responses:

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# MILTON

1. Please enter the name, and contact information if available, of your **staff working group member**:

Angelie Stahlnecker, 253-517-2701, [astahlnecker@cityofmilton.net](mailto:astahlnecker@cityofmilton.net)

2. Please enter the name, and contact information if available, of your **executive board member**:

Shanna Styron Sherrell, 253-922-8733 ext. 2705, [sstyronsherrell@cityofmilton.net](mailto:sstyronsherrell@cityofmilton.net)

3. Do you currently have a **housing strategy**?

☐ Yes ☒ No

If yes, please share links to the plan document and/or web pages describing the plan:

4. Have you implemented **HB 1923**?

☐ Yes ☒ No

If yes, please describe any commitments made:

5. **Programs/Funding**: Which of the following have you implemented? Please check all that apply.

☐ HB 1406 ☐ HB 1590 ☐ HAPI ☐ TODI ☐ Other (please describe below):

6. **Policies**: Which of the following have you implemented? Please check all that apply:

☐ Inclusionary zoning ☐ Incentive zoning ☐ MFTE ☐ Other (please describe below):

7. Please describe your **surplus land inventory and disposition policy and procedure**:

The City doesn't have a policy besides state requirements.

8. Which of the following **incentives for affordable housing** do you offer? (Please choose all that apply):

☐ Expedited permitting   ☐ Fee waivers   ☐ Bonus density   ☐ Reduced parking requirements

☐ Other (please describe):

9. Please describe any **dedicated ARPA funds** being used for affordable housing:

10. Name **up to 3 types of housing policy and/or program support** your government hopes to get from its SSHAP participation:

~ Aid seniors to stay in their home and the community

~Coordinate and assist our neighboring communities

~Assist us determine where our housing gaps are

11. Please feel free to add **any comments, questions, or notes** important to understanding any of your responses:

**PLEASE DO NOT ENTER TEXT, ADD SPACES, OR MAKE ANY CHANGES TO DOCUMENT BELOW BOX TO AVOID  
DISABLING KEY DOCUMENT CONTROLS**

# PIERCE COUNTY

1. Please enter the name, and contact information if available, of your **staff working group member**:

Bryan Schmid, [bryan.schmid@piercecountywa.gov](mailto:bryan.schmid@piercecountywa.gov). Joe Van Dyk  
[joseph.vandyk@piercecountywa.gov](mailto:joseph.vandyk@piercecountywa.gov).

2. Please enter the name, and contact information if available, of your **executive board member**:

Pierce County Councilmember, Ryan Mello  
Pierce County Executive, Bruce Dammeier

3. Do you currently have a **housing strategy**?

☒ Yes ☐ No

If yes, please share links to the plan document and/or web pages describing the plan:

Pierce County – HUD Consolidated Plan 2020-24 / [www.piercecountywa.gov/2781/Program-Plans](http://www.piercecountywa.gov/2781/Program-Plans).

4. Have you implemented **HB 1923**?

☐ Yes ☐ No

If yes, please describe any commitments made:

5. **Programs/Funding**: Which of the following have you implemented? Please check all that apply.

☒ HB 1406 ☐ HB 1590 ☐ HAPI ☐ TODI ☐ Other (please describe below):

6. **Policies**: Which of the following have you implemented? Please check all that apply:

☐ Inclusionary zoning ☒ Incentive zoning ☐ MFTE ☐ Other (please describe below):

7. Please describe your **surplus land inventory and disposition policy and procedure**:

Currently no policy around priority for affordable housing in the County code related to surplus property.

8. Which of the following **incentives for affordable housing** do you offer? (Please choose all that apply):

☒ Expedited permitting   ☒ Fee waivers   ☐ Bonus density   ☒ Reduced parking requirements

☒ Other (please describe):

Open Space Reductions

9. Please describe any **dedicated ARPA funds** being used for affordable housing:

Community First Village \$22,300,000

2021 Affordable Housing Waitlisted Projects \$7,550,000

2022-2023 Affordable Housing NOFA \$12,350,000

Reserved for affordable housing for homeless \$9,000,000

10. Name **up to 3 types of housing policy and/or program support** your government hopes to get from its SSHAP participation:

1. Collaboration on affordable housing projects / possible funding collaboration.
2. Sharing of affordable housing tools and best practices.
3. Information sharing with members governments to gain better understanding of affordable, attainable and accessible housing.

11. Please feel free to add **any comments, questions, or notes** important to understanding any of your responses:

**PLEASE DO NOT ENTER TEXT, ADD SPACES, OR MAKE ANY CHANGES TO DOCUMENT BELOW BOX TO AVOID  
DISABLING KEY DOCUMENT CONTROLS**



# CITY OF PUYALLUP

1. Please enter the name, and contact information if available, of your **staff working group member**:

Katie Baker, Planning Manager, [kbaker@puyallupwa.gov](mailto:kbaker@puyallupwa.gov), (253) 435-3604

2. Please enter the name, and contact information if available, of your **executive board member**:

Councilmember Ned Witting, [nwitting@puyallupwa.gov](mailto:nwitting@puyallupwa.gov), (253) 303-1822

3. Do you currently have a **housing strategy**?

☒ Yes ☐ No

If yes, please share links to the plan document and/or web pages describing the plan:

<http://www.cityofpuyallup.org/1808/Housing-Action-Plan>

4. Have you implemented **HB 1923**?

☒ Yes ☐ No

If yes, please describe any commitments made:

Puyallup adopted a Housing Action Plan (above) in response to HB 1923. However, we have not yet made any code amendments or updates to our Housing Element in response.

5. **Programs/Funding**: Which of the following have you implemented? Please check all that apply.

☒ HB 1406 ☐ HB 1590 ☐ HAPI ☐ TODI ☐ Other (please describe below):

6. **Policies**: Which of the following have you implemented? Please check all that apply:

☐ Inclusionary zoning ☒ Incentive zoning ☒ MFTE ☐ Other (please describe below):

7. Please describe your **surplus land inventory and disposition policy and procedure**:

Authorized methods of disposal for any assets are direct sale, bid, trade-in or auction. Disposition of property requires approval of the City Council. Policy is linked here <http://cityofpuyallup.org/DocumentCenter/View/3048/439-Disposal-of-Surplus-City-Assets->

8. Which of the following **incentives for affordable housing** do you offer? (Please choose all that apply):

☐ Expedited permitting   ☐ Fee waivers   ☒ Bonus density   ☒ Reduced parking requirements

☐ Other (please describe):

9. Please describe any **dedicated ARPA funds** being used for affordable housing:

N/A

10. Name **up to 3 types of housing policy and/or program support** your government hopes to get from its SSHAP participation:

Model ordinances for certain code amendments; funding opportunities available to our specific community; generally providing policy/program examples from other Pierce County jurisdictions

11. Please feel free to add **any comments, questions, or notes** important to understanding any of your responses:

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# PUYALLUP TRIBE

1. Please enter the name, and contact information if available, of your **staff working group member**:

2. Please enter the name, and contact information if available, of your **executive board member**:

3. Do you currently have a **housing strategy**?

☐ Yes

☐ No

If yes, please share links to the plan document and/or web pages describing the plan:

4. Have you implemented **HB 1923**?

☐ Yes

☐ No

If yes, please describe any commitments made:

5. **Programs/Funding**: Which of the following have you implemented? Please check all that apply.

☐ HB 1406

☐ HB 1590

☐ HAPI

☐ TODI

☐ Other (please describe below):

6. **Policies**: Which of the following have you implemented? Please check all that apply:

☐ Inclusionary zoning

☐ Incentive zoning

☐ MFTE

☐ Other (please describe below):

7. Please describe your **surplus land inventory and disposition policy and procedure**:

8. Which of the following **incentives for affordable housing** do you offer? (Please choose all that apply):

☐ Expedited permitting   ☐ Fee waivers   ☐ Bonus density   ☐ Reduced parking requirements

☐ Other (please describe):

9. Please describe any **dedicated ARPA funds** being used for affordable housing:

10. Name **up to 3 types of housing policy and/or program support** your government hopes to get from its SSHAP participation:

11. Please feel free to add **any comments, questions, or notes** important to understanding any of your responses:

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# STEILACOOM

1. Please enter the name, and contact information if available, of your **staff working group member**:

Paul Loveless, Town Administrator, 1030 Roe Street, Steilacoom, Washington 98388  
253.983.2074 paul.loveless@ci.steilacoom.wa.us

2. Please enter the name, and contact information if available, of your **executive board member**:

Dick Muri, Mayor

3. Do you currently have a **housing strategy**?

☒ Yes ☐ No

If yes, please share links to the plan document and/or web pages describing the plan:

Town Comprehensive Plan is required to have a housing element.

4. Have you implemented **HB 1923**?

☐ Yes ☐ No

If yes, please describe any commitments made:

We are a community under 10,000 in population so most of the provisions don't apply. As we update the Comprehensive Plan, we will discuss possible changes to the Housing element.

5. **Programs/Funding**: Which of the following have you implemented? Please check all that apply.

☐ HB 1406 ☐ HB 1590 ☐ HAPI ☐ TODI ☐ Other (please describe below):

6. **Policies**: Which of the following have you implemented? Please check all that apply:

☐ Inclusionary zoning ☐ Incentive zoning ☐ MFTE ☐ Other (please describe below):

7. Please describe your **surplus land inventory and disposition policy and procedure**:

No surplus property. If property is sold, proceeds must go into the Capital Projects Fund.

8. Which of the following **incentives for affordable housing** do you offer? (Please choose all that apply):

☐ Expedited permitting   ☐ Fee waivers   ☐ Bonus density   ☐ Reduced parking requirements

☐ Other (please describe):

9. Please describe any **dedicated ARPA funds** being used for affordable housing:

None.

10. Name **up to 3 types of housing policy and/or program support** your government hopes to get from its SSHAP participation:

Resource for assistance in updating the Housing element of the Comprehensive Plan.

11. Please feel free to add **any comments, questions, or notes** important to understanding any of your responses:

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# SUMNER

1. Please enter the name, and contact information if available, of your **staff working group member**:

Ryan Windish, Community Development Director, [ryanw@sumnerwa.gov](mailto:ryanw@sumnerwa.gov) , 253.299.5524

2. Please enter the name, and contact information if available, of your **executive board member**:

Mayor Bill Pugh, [mayorbill@sumnerwa.gov](mailto:mayorbill@sumnerwa.gov) 253.299.5790

3. Do you currently have a **housing strategy**?

☒ Yes ☐ No

If yes, please share links to the plan document and/or web pages describing the plan:

<https://sumnerwa.gov/housing-action-plan/>

4. Have you implemented **HB 1923**?

☒ Yes ☐ No

If yes, please describe any commitments made:

See above. We have a Housing Action Plan and have begun working on actions such as amending the senior housing portions of the zoning code.

5. **Programs/Funding**: Which of the following have you implemented? Please check all that apply.

☒ HB 1406 ☐ HB 1590 ☒ HAPI ☐ TODI ☐ Other (please describe below):

HB1406 was implemented and we just received a HAPI grant for \$75,000.

6. **Policies**: Which of the following have you implemented? Please check all that apply:

☐ Inclusionary zoning ☐ Incentive zoning ☒ MFTE ☐ Other (please describe below):

We have adopted the MFTE for our Town Center to promote housing and affordable housing near the Sounder train station.

7. Please describe your **surplus land inventory and disposition policy and procedure**:

We do not currently have a formal disposition policy and procedure as it relates to surplus city land that considers affordable housing options.

8. Which of the following **incentives for affordable housing** do you offer? (Please choose all that apply):

☐ Expedited permitting   ☐ Fee waivers   ☐ Bonus density   ☐ Reduced parking requirements

☐ Other (please describe):

MFTE is the only incentive we offer.

9. Please describe any **dedicated ARPA funds** being used for affordable housing:

None allocated at this time.

10. Name **up to 3 types of housing policy and/or program support** your government hopes to get from its SSHAP participation:

1. Support in developing and reviewing potential codes and policies to make sure we aren't missing any opportunities. We want to adopt codes that will work to bring more affordable housing to Sumner.
2. Information on inclusionary zoning, as we have about 500-1000 units coming in the next 2-5 years and want to be ahead of that. We need to understand the pro/cons of inclusionary zoning.
3. Implementing more generous ADU and Missing middle housing in single-family zones.

11. Please feel free to add **any comments, questions, or notes** important to understanding any of your responses:

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1. Please enter the name, and contact information if available, of your **staff working group member**:

Felicia Medlen, desk 253.591.5238, cell 253.732.0252, fmedlen@cityoftacoma.org  
Melanie Harding, desk 253-591-5156, cell 253-777-8692, Melanie.harding@cityoftacoma.org

2. Please enter the name, and contact information if available, of your **executive board member**:

Mayor Victoria Woodards, Office Admin Nicole Nowman: 253-279-2824,  
mayor@cityoftacoma.org

3. Do you currently have a **housing strategy**?

☒ Yes ☐ No

If yes, please share links to the plan document and/or web pages describing the plan:

Affordable Housing Action Strategy:  
<https://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=148642>

4. Have you implemented **HB 1923**?

☐ Yes ☐ No

If yes, please describe any commitments made:

5. **Programs/Funding**: Which of the following have you implemented? Please check all that apply.

☒ HB 1406 ☐ HB 1590 ☐ HAPI ☐ TODI ☐ Other (please describe below):

6. **Policies**: Which of the following have you implemented? Please check all that apply:

☐ Inclusionary zoning ☐ Incentive zoning ☐ MFTE ☐ Other (please describe below):

7. Please describe your **surplus land inventory and disposition policy and procedure**:

8. Which of the following **incentives for affordable housing** do you offer? (Please choose all that apply):

☐ Expedited permitting   ☐ Fee waivers   ☐ Bonus density   ☐ Reduced parking requirements

☐ Other (please describe):

9. Please describe any **dedicated ARPA funds** being used for affordable housing:

10. Name **up to 3 types of housing policy and/or program support** your government hopes to get from its SSHAP participation:

11. Please feel free to add **any comments, questions, or notes** important to understanding any of your responses:

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# UNIVERSITY PLACE

1. Please enter the name, and contact information if available, of your **staff working group member**:

2. Please enter the name, and contact information if available, of your **executive board member**:

3. Do you currently have a **housing strategy**?

☐ Yes

☐ No

If yes, please share links to the plan document and/or web pages describing the plan:

4. Have you implemented **HB 1923**?

☐ Yes

☐ No

If yes, please describe any commitments made:

5. **Programs/Funding**: Which of the following have you implemented? Please check all that apply.

☐ HB 1406

☐ HB 1590

☐ HAPI

☐ TODI

☐ Other (please describe below):

6. **Policies**: Which of the following have you implemented? Please check all that apply:

☐ Inclusionary zoning

☐ Incentive zoning

☐ MFTE

☐ Other (please describe below):

7. Please describe your **surplus land inventory and disposition policy and procedure**:

8. Which of the following **incentives for affordable housing** do you offer? (Please choose all that apply):

☐ Expedited permitting   ☐ Fee waivers   ☐ Bonus density   ☐ Reduced parking requirements

☐ Other (please describe):

9. Please describe any **dedicated ARPA funds** being used for affordable housing:

10. Name **up to 3 types of housing policy and/or program support** your government hopes to get from its SSHAP participation:

11. Please feel free to add **any comments, questions, or notes** important to understanding any of your responses:

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