



# A G E N D A

## PLANNING COMMISSION

Don Daniels • Ryan Pearson • Paul Wagemann  
Phillip Combs • Linn Larsen • Brian Parsons • Robert Estrada

**Wednesday, October 19, 2022 at 6:30 pm**

**Hybrid Meeting: In-Person & Virtual via ZOOM**

**City Council Chambers (6000 Main St. SW, Lakewood 1<sup>st</sup> floor)**

**Per the Lakewood City Council, the Planning Commission will meet in a hybrid in-person and virtual format.**

Residents can attend in person at the Lakewood City Council Chambers; they can also attend virtually by watching them live on the City's YouTube channel @ <https://www.youtube.com/user/cityoflakewoodwa> or by calling in to listen by telephone at +1 (253) 215-8782 and by entering meeting ID: 831 0451 3207

**To Submit Public Comment and/or Public Hearing Testimony Prior to Meeting:** Send comments by mail or email to Karen Devereaux, Planning Commission Clerk, at [kdevereaux@cityoflakewood.us](mailto:kdevereaux@cityoflakewood.us) or 6000 Main Street SW Lakewood, WA 98499. Comments received by noon on the day of the meeting will be provided to the Planning Commission electronically.

**Live Virtual Public Participation:** To provide live virtual Public Comments or Public Hearing Testimony during the meeting, join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: 831 0451 3207 or by going online at <https://us06web.zoom.us/j/83104513207>. Each speaker will be allowed (3) three minutes to speak during the Public Comment and during each Public Hearing. Outside of Public Comments and Public Hearings, attendees will not be acknowledged and their microphone will remain muted.

By Phone: For those participating by calling in by phone to testify, the Chair will call on you during the Public Comment and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

Online: For those using the ZOOM link <https://us06web.zoom.us/j/83104513207> to testify, upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Chair during the Public Comments and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

<b>1.</b>	<b>Call to Order and Welcome to Guests Community Service Advisory Board Members</b>
<b>2.</b>	<b>Roll Call</b>
<b>3.</b>	<b>Approval of Minutes from October 5, 2022</b>
<b>4.</b>	<b>Agenda Updates</b>
<b>5.</b>	<b>Public Comments</b>
<b>6.</b>	<b>Public Hearings</b> <ul style="list-style-type: none"><li>• 2023 Comprehensive Plan Docket Public Hearing (continued from October 5)</li></ul>
<b>7.</b>	<b>Unfinished Business</b> <ul style="list-style-type: none"><li>• Action on Recommendation re 2023 Comprehensive Plan Docket</li></ul>
<b>8.</b>	<b>New Business</b> <ul style="list-style-type: none"><li>• 2024 Comprehensive Plan Periodic Review Process – PSRC VISION 2050 &amp; Regional Housing Work</li><li>• Review of City Housing Programs</li></ul>
<b>9.</b>	<b>Reports from Council Liaison, City Staff &amp; Commission Members</b> <ul style="list-style-type: none"><li>• City Council Updates/Actions</li><li>• City Staff Updates</li><li>• Next meeting November 2, 2022</li></ul>

**Meeting materials will be distributed and published no later than 24 hours prior to the meeting**

1. Draft Meeting Minutes from October 5, 2022
2. Staff Report: Action on Recommendation re 2023 Comprehensive Plan Docket
3. Staff Report: 2024 Comprehensive Plan Periodic Review Process - PSRC VISION 2050 & Regional Housing Work
4. Staff Report: Review of Housing Programs

### Members Only

Please email [kdevereaux@cityoflakewood.us](mailto:kdevereaux@cityoflakewood.us) or call Karen Devereaux at 253.983.7767 no later than Tuesday, October 18, 2022 at noon if you are unable to attend. Thank you.



**PLANNING COMMISSION  
MEETING MINUTES  
October 5, 2022  
Hybrid In-Person/Virtual Meeting via ZOOM  
6000 Main Street SW, Lakewood, WA 98499**

**Call to Order**

Mr. Don Daniels, Chair called the hybrid ZOOM meeting to order at 6:30 p.m.

**Roll Call**

Planning Commission Members Present: Don Daniels, Chair; Ryan Pearson, Vice-Chair; Paul Wagemann, Phillip Combs, Brian Parsons, and Linn Larsen

Planning Commission Members Excused: Robert Estrada

Commission Members Absent: None

Staff Present: Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (not present)

**Approval of Minutes**

The minutes of the meeting held on September 21, 2022 were approved as written by voice vote M/S/C Wagemann/Larsen. The motion carried unanimously, 6 - 0.

**Agenda Updates**

None

**Public Comments**

None

**Public Hearings**

2023 Comprehensive Plan Amendment Docket

Ms. Tiffany Speir briefly reviewed the eight (8) applications submitted for inclusion in the 2023 Comprehensive Plan and Zoning Map amendment cycle; four (4) privately initiated and four (4) City initiated amendments as listed below.

- 2023-01** Request to redesignate /rezone Parcel 020352126 (8821 John Dower Rd SW) from Multifamily (MF) / Multifamily 1 (MF1) to Corridor Commercial CC/Commercial 1 (C1).
- 2023-02** Request to redesignate/rezone parcel numbers 0219024020 and 0219024021 (5626 and 5634 Main St SW, respectively), and 0219024022 (1064 Davisson Rd SW) from Multifamily (MF)/Multifamily 3 (MF3) to Downtown /Central Business district (CBD).
- 2023-03** Request to redesignate/rezone parcel(s) 0219111038, -1040, and 3097000312 (5820 112<sup>th</sup> St SW) from Mixed Residential (MR)/Mixed Residential 1 (MR1) to Open Space & Recreation (OSR)/ Open Space Recreation 2 (OSR2).
- 2023-04** LASA request to redesignate/rezone parcel(s) for development of low income housing:
- 5130001640 (5516 Fairlawn Dr SW) and -1650 (5520 Fairlawn Dr SW) from

**Residential (R)/Residential 4 (R4) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2); and**

**-5130001660 (8966 Gravelly Lake Dr SW), and -1671 (8956 Gravelly Lk Dr SW) from Arterial Corridor (ARC)/arterial Residential-Commercial (ARC) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2)**

- 2023-05      Allow permanent supportive housing (PSH) and Transitional Housing (TH) within the City's Commercial 1, 2, and 3 zones.**
- 2023-06      Amend Policy LU-5.3 to reflect changes in allowed types of funding for financial and relocation assistance for people displaced as a result of construction and development projects**
- 2023-07      Rezone Parcel 880900340 from Residential/Residential 3 (R3) to Open Space & Recreation 1 (OSR1) for expansion of Wards Lake Park**
- 2023-08      Update of Comprehensive Plan text regarding Western State Hospital to reflect adoption of new Master Plan (continued from 2021 amendment cycle)**

Mr. Don Daniels, Chair, opened the floor for the public comment period.

- Mr. Matt Sweeney, representing Mr. Claude Remy, spoke on behalf of the proposed amendment 2023-02 project explaining how its completion would benefit the community and fit well with the Downtown Subarea Plan. Mr. Claude Remy spoke in favor of the project as well.
- Janne Hutchins from LASA testified in favor of 2023-04.

No one else present or online requested to speak during the comment period. Mr. Don Daniels, Chair, closed the floor for the public comment period. The public hearing would remain open for written comments to be received until 12:00 noon on Wednesday, October 19, 2022.

Ms. Speir presented the next steps in the 2023 CPA legislative process (subject to change):  
October 19: Closing of the open public hearing; and Planning Commission action on 2023 CPA docket recommendation;

November 7: City Council study session on Commission-recommended 2023 CPA docket

November 21: City Council public hearing on 23 CPA docket

## **Unfinished Business**

None

## **New Business**

### **2024 Comprehensive Plan Periodic Review Process - Housing**

Ms. Speir introduced guest speakers from Department of Commerce Ms. Anne Fritzel, Housing Programs Manager; and Ms. Shane Hope, Commerce Housing Specialist who presented information on the new requirements for local housing planning.

Discussion centered around the required element of a Growth Management Act comprehensive plan of housing. Cities must look at their inventory of existing housing and projected needs; identify sufficient land for all income levels and a variety of housing types.

Ms. Speir presented information regarding the main focus of expanding the scope and level of detail in planning for housing, specifically how RCW 36.70A.070(2) sets out the requirements for the housing element in a housing needs assessment; goals, policies and objectives; residential land capacity analysis; and provisions for all economic segments.

Ms. Speir also presented draft data from the 2022 Lakewood Housing Needs Assessment.

**Report from Council Liaison**

None

**Reports from Commission Members and Staff**

None

**Next Regular Meeting** would be held as a hybrid in-person/ZOOM meeting on October 19, 2022.

**Meeting Adjourned** at 8:23 p.m.

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Don Daniels, Chair  
Planning Commission      10/19/2022

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Karen Devereaux, Recording Secretary  
Planning Commission      10/19/2022



TO: Planning Commission  
FROM: Tiffany Speir, Long Range & Strategic Planning Manager  
DATE: October 19, 2022  
SUBJECT: Proposed 2023 Lakewood Comprehensive Plan and Zoning Map Amendment (23CPA) Docket  
ATTACHMENT: Draft Resolution 2022-08 (Attachment A)

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### **BACKGROUND**

The Planning Commission held a study session on the draft 2023 Comprehensive Plan and Zoning Map Amendment (23CPA) Docket list on September 21. The Commission held a public hearing on October 5; the public record was held open until October 19 at noon.

On October 5, the Planning Commission discussed the eight proposed amendments in the 23CPA Docket:

- 2023-01** Rick Hjelm request to redesignate/Rezone Parcel 0220352126 (8821 John Dower Rd SW) from Multifamily (MF)/Multifamily 1 (MF1) to Corridor Commercial (CC)/Commercial 1 (C1).
- 2023-02** Claude Remy request to redesignate/rezone parcel numbers 0219024020 and 0219024021 (5626 and 5634 Main St SW, respectively), and 0219024022 (10604 Davisson Rd SW) from Multifamily (MF)/Multifamily 3 (MF3) to Downtown/Central Business District (CBD).
- 2023-03** Lakewood Racquet Club request to redesignate/rezone parcel(s) 0219111038, -1040, and 3097000312 (5820 112<sup>th</sup> St. SW) from Mixed Residential (MR)/Mixed Residential 1 (MR1) to Open Space & Recreation (OSR)/ Open Space & Recreation 2 (OSR2).
- 2023-04** LASA request to Redesignate/Rezone parcel(s) for development of low income housing:
- 5130001640 (5516 Fairlawn Dr. SW) and -1650 (5520 Fairlawn Dr. SW) from Residential (R)/Residential 4 (R4) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2); and
  - 5130001660 (8966 Gravelly Lake Dr. SW), and -1671 (8956 Gravelly Lake Dr. SW) from Arterial Corridor (ARC)/Arterial Residential-Commercial (ARC) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2)
- 2023-05** Allow permanent supportive housing (PSH) and transitional housing (TH) within the City's Commercial 1, 2, and 3 zones.

- 2023-06** Amend Policy LU-5.3 to reflect changes in allowed types of funding for financial and relocation assistance for people displaced as a result of construction and development projects
- 2023-07** Rezone Parcel 880900340 from Residential/Residential 3 (R3) to Open Space & Recreation (OSR)/Open Space & Recreation 1 (OSR 1) for expansion of Wards Lake Park
- 2023-08** Update of Comprehensive Plan text regarding Western State Hospital to reflect adoption of new Master Plan (continued from 2021 amendment cycle)

The Commission is scheduled to take action on a recommendation to the City Council on October 19.

## DISCUSSION

**Public Hearing Comments:** On October 5, public comments were received in support of proposed amendments 2023-02 and 2023-04. As of the time of drafting this memorandum, no additional public comments were received.

**Proposed Amendments:** City staff recommends including proposed amendments **2023-03 through 2023-08** as submitted in the 2023 Comprehensive Plan Amendment Docket.

**2023-01:** City staff is not recommending proposed amendment 2023-01 for the 23CPA Docket. This application proposes to rezone a single parcel, which is actually a “site-specific rezone” that is subject to the review process per LMC 18A.30 Article VII and subsection .680. The parcel hosts a nonconforming use (a building contractor business) that can continue to operate without a rezone under LMC Chapters 18A.10 and 18A.20 even if there is a transfer of ownership of the nonconforming lot, use, or structure.

**2023-02:** On October 5, several Planning Commission members expressed interest in expanding the number of parcels included in amendment 2023-02 for rezoning in order to increase possible residential redevelopment opportunities able to use the Downtown Subarea Plan, Planned Action, and LMC Title 18B. Adding parcels along the north wide of Wildaire Rd SW from Wildaire Ct SW to Main St SW to the amendment was discussed.

This amendment, if ultimately passed, would also trigger an expansion of the Downtown Subarea boundary.

Included below is underlined language the Planning Commission could consider adding to the amendment as part of its action on Resolution 2022-08:

**2023-02** Redesignate/rezone parcel numbers 0219024020 and 0219024021 (5626 and 5634 Main St SW, respectively), and 0219024022 (10604 Davisson Rd SW) from Multifamily (MF)/Multifamily 3 (MF3) to Downtown/Central Business District (CBD);

Redesignate/rezone parcel numbers 6720100160, -170, -180, -191, -200, and 0219024024 from Multifamily (MF)/Multifamily 1 (MF 1) to Downtown/Central Business District (CBD);

Redesignate/rezone parcel numbers 6720100010, -020, -030, -040, -050, -060, -070, -080, -090, -100, -115, -116, -117, -118, -120, -130, -141, and -151 from Single Family (SF)/Residential 4 (R4) to Downtown/Central Business District (CBD); and

Update the boundaries of the Downtown Subarea to include parcel numbers 6720100010, -020, -030, -040, -050, -060, -070, -080, -090, -100, -115, -116, -117, -118, -120, -130, -141, -151, -160, -170, -180, -191, -200, and 0219024024.



**Planning Commission Resolution 2022-08:** Attached is draft Resolution 2022-08 that *DOES NOT* include:

- proposed amendment 2023-01; or
- the draft language above for editing proposed amendment 2023-02.

➔ If the Planning Commission wishes to include proposed amendment 2023-01 and/or the draft language to edit proposed amendment 2023-02, the Commission will need to amend the Resolution to include the relevant language.

**Next Steps:** The schedule for the 23CPA legislative process (subject to change) is as follows:

- October 19: Planning Commission action on 23CPA docket recommendation;
- November 7: City Council study session on Commission-recommended 23CPA docket;
- November 21: City Council public hearing on 23CPA docket
- December 5: City Council takes action on 22CPA docket Resolution;
- Winter - Spring 2023: City substantive review of the proposed 21CPAs and preparation of recommendations for each;

- Spring/Summer 2023: Planning Commission substantive review and public hearing on proposed 23CPA amendments; and
- Summer/Fall 2023: City Council adopts 2023 Comprehensive Plan Amendments.



## **ATTACHMENT A**

### **RESOLUTION 2022-08**

#### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD, WASHINGTON, RECOMMENDING TO THE CITY COUNCIL THE 2023 DOCKET OF COMPREHENSIVE PLAN LAND USE/ ZONING MAP AND POLICY AMENDMENTS**

**WHEREAS**, under RCW 36.70A.130(2), Comprehensive Plan policy or map amendments may be initiated by the City or by other entities, organizations, or individuals through petitions filed with the City each year; and

**WHEREAS**, the City of Lakewood received the following timely applications to amend the Comprehensive Plan and Land Use & Development Regulations in 2023 (full amendatory language and maps for each will be prepared once City Council approves Docket):

- 2023-01** Request to redesignate/Rezone Parcel 0220352126 (8821 John Dower Rd SW) from Multifamily (MF)/Multifamily 1 (MF1) to Corridor Commercial (CC)/Commercial 1 (C1).
- 2023-02** Request to redesignate/rezone parcel numbers 0219024020 and 0219024021 (5626 and 5634 Main St SW, respectively), and 0219024022 (10604 Davisson Rd SW) from Multifamily (MF)/Multifamily 3 (MF3) to Downtown/Central Business District (CBD).
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  - 5130001640 (5516 Fairlawn Dr. SW) and -1650 (5520 Fairlawn Dr. SW) from Residential (R)/Residential 4 (R4) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2); and
  - 5130001660 (8966 Gravelly Lake Dr. SW), and -1671 (8956 Gravelly Lake Dr. SW) from Arterial Corridor (ARC)/Arterial Residential-Commercial (ARC) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2)
- 2023-05** Allow permanent supportive housing (PSH) and transitional housing (TH) within the City's Commercial 1, 2, and 3 zones.
- 2023-06** Amend Policy LU-5.3 to reflect changes in allowed types of funding for financial and relocation assistance for people displaced as a result of construction and development projects
- 2023-07** Rezone Parcel 880900340 from Residential/Residential 3 (R3) to Open Space & Recreation (OSR)/Open Space & Recreation 1 (OSR 1) for expansion of Wards Lake Park
- 2023-08** Update of Comprehensive Plan text regarding Western State Hospital to reflect adoption of new Master Plan (continued from 2021 amendment cycle); and

**WHEREAS**, on August 1, 2022, the Community and Economic Development Department published a Notice of Application Availability on the City’s website and in the City Manager’s Bulletin; and

**WHEREAS**, on August 3, 2022, the Community and Economic Development Department published a Notice of Public Hearing in The News Tribune; and

**WHEREAS**, On October 5, 2022 the Lakewood Planning Commission held a duly noticed public hearing on the proposed 2023 Comprehensive Plan Zoning Map and Text Amendment docket; and

**WHEREAS**, on October 5 and 19, 2022, the Lakewood Planning Commission reviewed the applications, docketing recommendations, and public comment; and

**WHEREAS**, also on October 19, 2022, the Lakewood Planning Commission adopted a motion approving docketing recommendations to the Lakewood City Council as included herein; and

**WHEREAS**, amendment proposals placed on the docket will undergo further public, agency, and environmental review, consideration by the Planning Commission, and final consideration by the Lakewood City Council; in addition, placing a proposal on the docket does not guarantee or imply its ultimate approval.

**NOW, THEREFORE BE IT RESOLVED** by the Lakewood Planning Commission:

The Planning Commission finds that each of the following applications sufficiently meet the docketing criteria and are hereby recommended to the City Council for inclusion in the 2023 Lakewood Comprehensive Plan and Land Use & Development Code docket (see **EXHIBIT A.**)

**PASSED AND ADOPTED** at a regular meeting of the City of Lakewood Planning Commission this 19<sup>th</sup> day of October, 2022, by the following vote:

AYES:                   \_\_ BOARDMEMBERS:

ABSTENTIONS:    \_\_ BOARDMEMBERS:

NOES:                   \_\_ BOARDMEMBERS:

ABSENT:               \_\_ BOARDMEMBERS:

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DON DANIELS, CHAIR

ATTEST:

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KAREN DEVEREAUX, SECRETARY

## EXHIBIT A

**2023-02      Request to redesignate/rezone parcel numbers 0219024020 and 0219024021 (5626 and 5634 Main St SW, respectively), and 0219024022 (10604 Davisson Rd SW) from Multifamily (MF)/Multifamily 3 (MF3) to Downtown/Central Business District (CBD)**

The parcels in question are immediately outside the Downtown Subarea Plan boundaries. They are within a Residential Target Area (RTA), meaning they are eligible for the City's MFTE program. They are bounded by Multifamily 1 (MF1) zoning to the south, Residential 4 (R4) to the east and west, and Central Business District (CBD) to the north.

The applicant wishes to remove the existing apartment building and its surface parking in order to construct a new building with approximately 200 housing units and 200 parking stalls. The site development standards and form-based code regulations for the CBD zone within the Downtown Subarea and LMC Title 18B would allow for higher building heights and higher density than is allowed in the MF1 zone:

Zone and Density	MF3    54 dua	CBD    80+ dua
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If rezoned to CBD by changing the Downtown Subarea Plan boundaries to include the parcels in question, the parcels would be located within the Town Center Incentive Transition Overlay (TCI-O) as defined in LMC 18B.200.210. This would mean the parcels would be available for master planning per LMC 18B.700.720, and while stand-alone residential development is prohibited in the TCI-O, mixed-use development incorporating multifamily residential uses is allowed.





**2023-03 Request to redesignate/rezone parcel(s) 0219111038, -1040, and 3097000312 (5820 112<sup>th</sup> St. SW) from Mixed Residential (MR)/Mixed Residential 1 (MR1) to Open Space & Recreation (OSR)/ Open Space & Recreation 2 (OSR2).**

Per Ordinance 629, these parcels were rezoned from OSR to MR1 in 2015 at the request of the Lakewood Racquet Club, which was thinking at the time that parcels would be developed and sold for revenue to operate the Club. Parcels 0219111040 and -1038 currently have split zoning, with part of each zoned MR1 and part zoned OSR2.

The Club is now requesting that the zoning for all three parcels be returned to OSR2 in order to be able to create six (6) new tennis courts for children, senior and family tennis.





**2023-04 Request to Redesignate/Rezone parcel(s) for development of permanently low income housing:**

**- 5130001640 (5516 Fairlawn Dr. SW) and -1650 (5520 Fairlawn Dr. SW) from Residential (R)/Residential 4 (R4) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2); and**

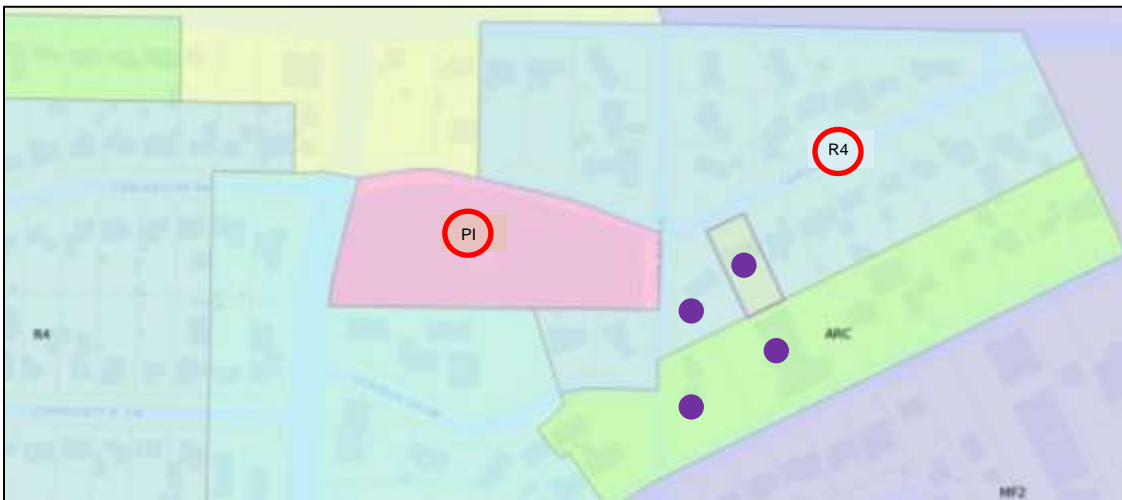
**- 5130001660 (8966 Gravelly Lake Dr. SW), and -1671 (8956 Gravelly Lake Dr. SW) from Arterial Corridor (ARC)/Arterial Residential-Commercial (ARC) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2)**

LASA is planning to construct 25 permanently low income housing units with 1, 2, and 3 bedrooms as part of the third phase of its four-phase master plan for “Gravelly Lake Commons.” LASA plans to construct a fourth phase including a day care and 30 more permanently low income units. The parcels included in this application are where phases 3 and 4 would be located and would rezone them to the NC2 which would allow for higher density on the parcels.



As currently planned, Gravelly Lake Commons Phase 3 includes construction of 25 new affordable housing units in four separate two and three-story buildings that would include a total of 4 one-bedroom, 11 two-bedroom and 10 three bedroom units. Each unit has a private balcony or patio. Shared Laundry is provided for the one and two-bedroom units while the three bedroom units have in unit washer and dryers. Site work includes a

designated playground, parking, dumpster and recycling enclosure, landscaping and irrigation.



Type of Use	Use	R4 6.4 dua	ARC 15 dua	NC2 35 dua
<b>Lodging</b>	Bed and breakfast guest houses	C	-	-
	Hostels	-	-	-
	Hotels and motels	-	-	-
	Short term vacation rentals	P	P	P
<b>Residential Uses</b>	Accessory caretaker's unit	-	-	P
	Accessory dwelling unit	P	-	-
	Babysitting care	P	P	P
	Boarding house	C	-	-
	Cottage housing	P	-	-
	Co-housing (dormitories, fraternities and sororities)	-	-	P
	Detached single family	P	P	-
	Two family residential, attached or detached dwelling units	C	P	P
	Three family residential, attached or detached dwelling units	-	-	-
	Multifamily, four or more residential units	-	P	P
	Mixed use	-	-	P
	Family daycare	P	P	P
	Home agriculture	P	P	-
	Home occupation	P	-	-
	Mobile home parks	C	-	-
	Mobile and/or manufactured homes, in mobile/manufactured home parks	C	-	P
	Residential accessory building	P	P	P
	Rooms for the use of domestic employees of the owner, lessee, or occupant of the primary dwelling	-	-	-
	Small craft distillery	P	-	P
	Specialized senior housing	-	-	P
	Accessory residential uses	P	P	P



**2023-05      Allow permanent supportive housing (PSH) and transitional housing (TH) within the City’s Commercial 1, 2, and 3 zones.** (Related to purchase of parcel 0219018014 (10720 Pacific Hwy SW) for use as PSH.)

RCW 35A.21.430 states, “A code city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed.” The RCW also states “[r]easonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety.”

“Permanent Supportive Housing” is defined in state law as subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors (RCW 36.70A.030 (19).)

“Transitional Housing” is defined in state law as a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living (RCW 84.36.043 (2)(c).)

Permanent Supportive Housing is currently undefined in the Lakewood Municipal Code (LMC), but is not Lakewood’s defined “group homes” or “adult family homes” that are currently regulated under LMC Title 18A:

“Adult family home” means a residential home in which a person or persons provide personal care, special care, room and board to more than one (1) but not more than eight (8) adults who are not related by blood or marriage to the person or persons providing the services (see RCW 70.128.010.) Adult family homes shall serve those with functional limitations and are not intended to serve those with a history of violence, including sex offenses. See also “Group Homes.”

The LMC defines “transitional housing” as:

[H]ousing that provides homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing. Transitional housing may be used to cover the costs of up to twenty-four (24) months of housing with accompanying supportive services. Program participants must have a lease (or sublease) or occupancy agreement in place when residing in transitional housing.

The following Lakewood land use zones currently allow hotels and/or residential dwelling units either conditionally or outright:

	Zoning Classifications									
Description(s)	R1, R2, R3, R4,	MR1, MR2	MF1, MF2, MF3	ARC, NC1, NC2	TOC, CBD	C1, C2, C3	IBP, I1, I2	OSR1, OSR2	PI	ML, CZ, AC1, AC2
Hotels	-	-	-	-	x	x	-	-	-	-
Residential	x	x	x	x	x	x	-	-	-	-

Under Lakewood’s current LMC 18A.40.120, the following land use zones currently allow Permanent Supportive Housing (PSH) and Transitional Housing (TH) either conditionally or outright:

	Zoning Classifications									
Description(s)	R1, R2, R3, R4,	MR1, MR2	MF1, MF2, MF3	ARC, NC1, NC2	TOC, CBD	C1, C2, C3	IBP, I1, I2	OSR1, OSR2	PI	ML, CZ, AC1, AC2
PSH	x	x	x	x	x	-	-	-	x	-
TH	x	x	x	x	x	-	-	-	x	-

In order to comply with RCW 35A.21.430, the allowed uses within the City’s C1, C2 and C3 zones must be amended to include PSH and TH. Per the same statute, “[r]easonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety.”

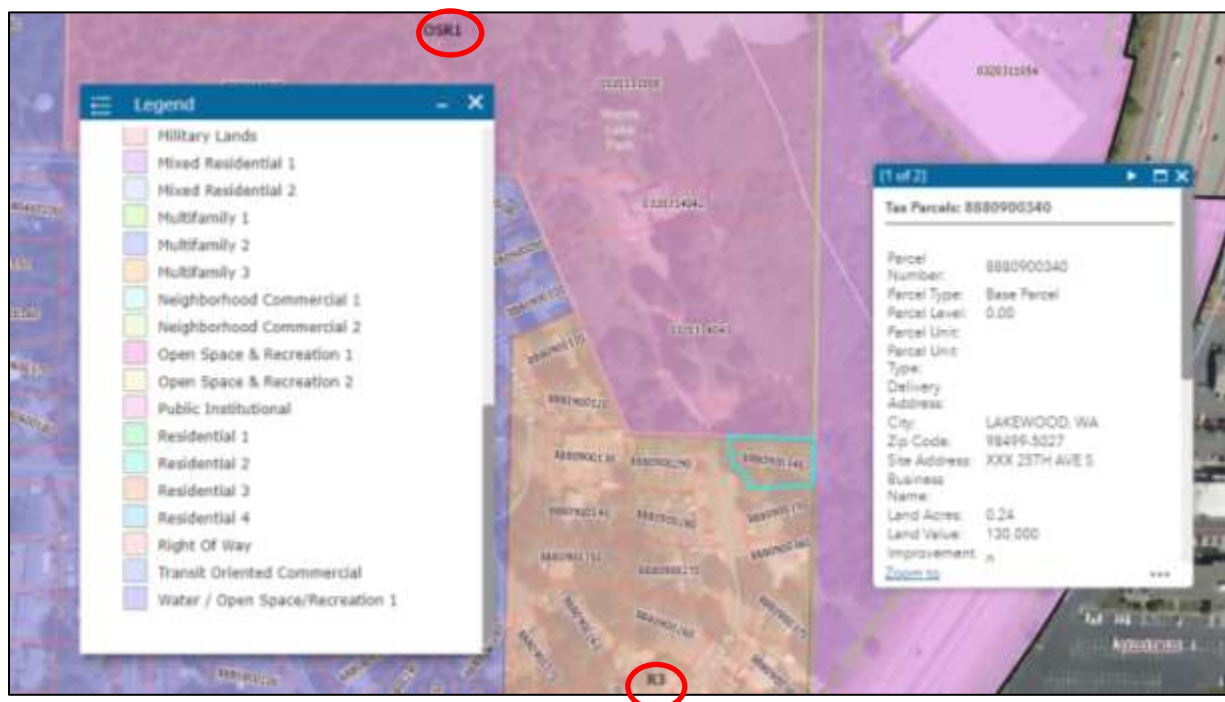
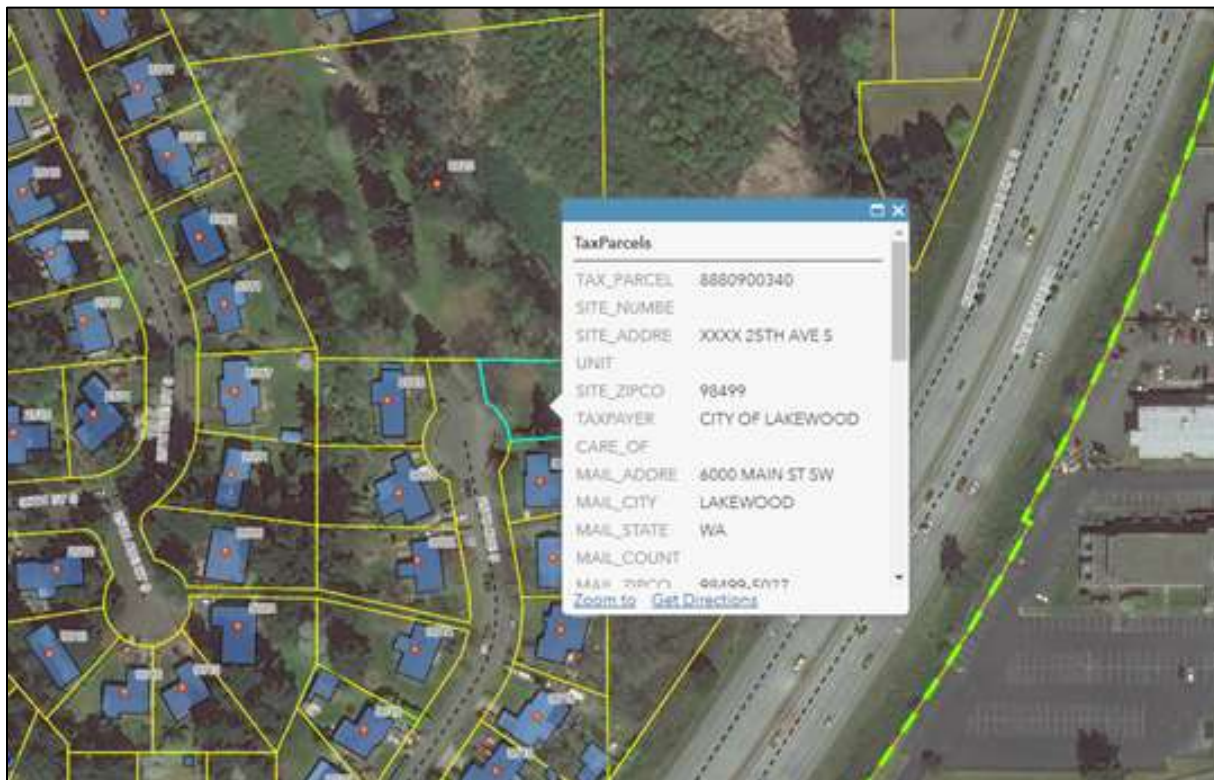
**2023-06**

**Amend Policy LU-5.3 to reflect changes in allowed types of funding for financial and relocation assistance for people displaced as a result of construction and development projects as follows:**

LU-5.3: Enforce the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended by the Uniform Relocation Act Amendments of 1987 and any subsequent amendments, to provide financial and relocation assistance for people displaced as a result of construction and development projects ~~using federal funds~~. Lakewood shall also enforce Section 104(d) of the Housing and Community Development Act of 1974, as amended, requiring the replacement of low- and moderate-income housing units that are demolished or converted to another use in connection with a CDBG project.

**2023-07      Rezone Parcel 880900340 from Residential/Residential 3 (R3) to Open Space & Recreation (OSR)/Open Space & Recreation 1 (OSR 1) for expansion of Wards Lake Park**

The City purchased parcel 880900340 with grant funds in 2020. Phase 2 of the City's Ward's Lake Park CIP improvements can include this parcel once it is zoned OSR1.



**2023-08      Update of Comprehensive Plan text regarding Western State Hospital to reflect adoption of new Master Plan (continued from the 2021 Comprehensive Plan amendment cycle)**

On August 22, 2022, the Lakewood Hearing Examiner issued a Final Decision on the DSHS conditional use permit and master plan application to amend the 1999 Western State Hospital (WSH) Master Facilities Plan for a major reconstruction of the WSH campus. On August 30, the Department of Social and Health Services filed a request for reconsideration on the Hearing Examiner's Decision, and on September 21, the Hearing Examiner issued a Decision on the Request for Reconsideration. The appeal period on the decision ends December 13, 2022.

Edits to the following Comprehensive Plan and related LMC text and maps will be presented to the Planning Commission once the WSH Master Plan is approved and after the City Council takes action to include the amendment in the 2023 Comprehensive Plan amendment docket.

**3.2.7 Housing Characteristics**

\* \* \*

**I. Group Quarters**

There were 1,544 people living in group quarters in Lakewood at the time of the 2010 census, the most recent data available. This was equal to 2.7% of the total population in Lakewood. Group quarters includes Western State Hospital which is a regional facility serving 19 counties in Washington. There were 794 people counted residing at the psychiatric hospital.

\* \* \*

**3.8 Western State Hospital (WSH)**

Shortly after the City's incorporation in 1996, the state Department of Social and Health Services (DSHS) completed a master plan for the WSH campus. In 1998, DSHS applied for and received a public facilities permit from the City to formally acknowledge the proposed improvement projects within the master plan. The scope of work under the public facilities permit formed a basis upon which DSHS could then seek capital appropriations for projects upon the WSH Campus. The WSH public facilities permit (LU98059) was approved by the Hearing Examiner on September 22, 1998, and formally ratified by the City after adoption of an interlocal agreement in March 30, 1999. This action permitted DSHS to implement a six year capital facilities plan including the construction of a 163,000 square foot replacement legal offender unit. The plan, in part, was to include the demolition of a women's work release building which in past years was operated by the state Department of Corrections (DOC); demolition was to take place in 2004.

However, the women's work release building was not demolished. In February 2005, the City became aware of a plan by DOC to relocate the Tacoma-based Progress House, a work release facility to the WSH campus, in place of the women's pre-release facility which had been closed. Media surrounding the

action made it appear that DOC was not going to pursue a siting process, as required by law, or potentially, City permits to undertake the move. The City, unsure of the actions of DOC, imposed a moratorium on the WSH Campus. The City also instituted revised land use regulations for essential public facilities. Legal action ensued. Both the moratorium and the revised land use amendments were eventually upheld. To-date, the current master plan adopted in 1999 for WSH has never been updated. Only minor additions/alterations have been permitted on the WSH campus.

**GOAL LU-40:** Recognize the unique nature of federal patent lands at Western State Hospital and Fort Steilacoom Golf Course.

Policies:

LU-40.1: Work with DSHS to update the Western State Hospital Campus Master Plan.

LU-40.2: Enforce the City's public facilities master plan process confirming that: 1) appropriate provisions are made for infrastructure and/or services; 2) approval criteria and mitigation measures are incorporated into project approvals; and 3) the safety of the general public, as well as workers at, and visitors to, Western State Hospital is ensured.

LU-40.3: Avoid as much as possible incompatible uses on the WSH campus which could adversely impact existing uses, adjoining properties, or adversely impact at-risk or special needs populations, including but not limited to children and the physically or mentally disabled.

\* \* \*

## **7.1 Sanitary Sewers**

Sewer service in the City of Lakewood is almost entirely provided by Pierce County Public Works and Utilities. Sewer service was recently expanded to serve the Tillicum and Woodbrook communities. The Town of Steilacoom provides sewer service to Western State Hospital. Steilacoom has indicated that its facilities serving the Western State Hospital currently have additional growth capacity. The City of Tacoma provides sewer service to the Flett subdivision, and to commercial and residential users located in northeast Lakewood (80<sup>th</sup> Street and 84<sup>th</sup> Streets). Figure 7.2 describes the locations of all major sewer trunk lines within Lakewood.

\* \* \*

### **7.1.1 Other Water Purveyors**

Minor portions of the city are served by the Southeast Tacoma Mutual Water Company, and the City of Tacoma. Continued service to these areas is expected to be adequate for the 20-year planning period. Western State Hospital provides its own water service. There are also private wells servicing existing mobile home parks scattered throughout Lakewood.



TO: Planning Commission

FROM: Tiffany Speir, Long Range & Strategic Planning Manager

DATE: October 19, 2022

SUBJECT: 2024 Lakewood Comprehensive Plan and Development Regulations Periodic Review Process – Housing *Continued*

ATTACHMENTS: PSRC Presentation re Housing (Laura Benjamin); Summary of Draft Lakewood 2044 Housing Needs by Income Band

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## BACKGROUND

The Planning Commission began review of the 2024 Comprehensive Plan Periodic Review (24CPPR) process on September 21. The Commission will hold a series of study sessions focusing on parts of the required 24CPPR during fall 2022 and into early 2023. The subject for October 5 and October 19 is housing.

## DISCUSSION

### Statewide Growth Planning Framework



WAAPA October 2022 | 10

Lakewood must submit its draft 2024 Comprehensive Plan and Development Regulations to both the Department of Commerce and the Puget Sound Regional Council (PSRC) for review before December 31, 2024. Commerce reviews the draft Plan and regulations for consistency with the GMA. PSRC certifies local Comprehensive Plans as consistent with GMA transportation requirements, regional transportation plans and the VISION 2050 Multi-county Planning Policies (MPPs.)

**Attachment A** to this memorandum is the presentation to be provided by Laura Benjamin, PSRC Growth Management Principle Planner, regarding VISION 2050 and Regional Housing Work, both of which will inform the Lakewood 2024 Periodic Review Process.

**Attachment B** is a summary of the draft Lakewood 2044 Housing Needs Assessment results based on the WA Department of Commerce's tool. These numbers are subject to change as the tool get refined and finalized by Commerce.



# VISION 2050



## **VISION 2050 and Regional Housing Work**

Lakewood Planning Commission

October 19, 2022





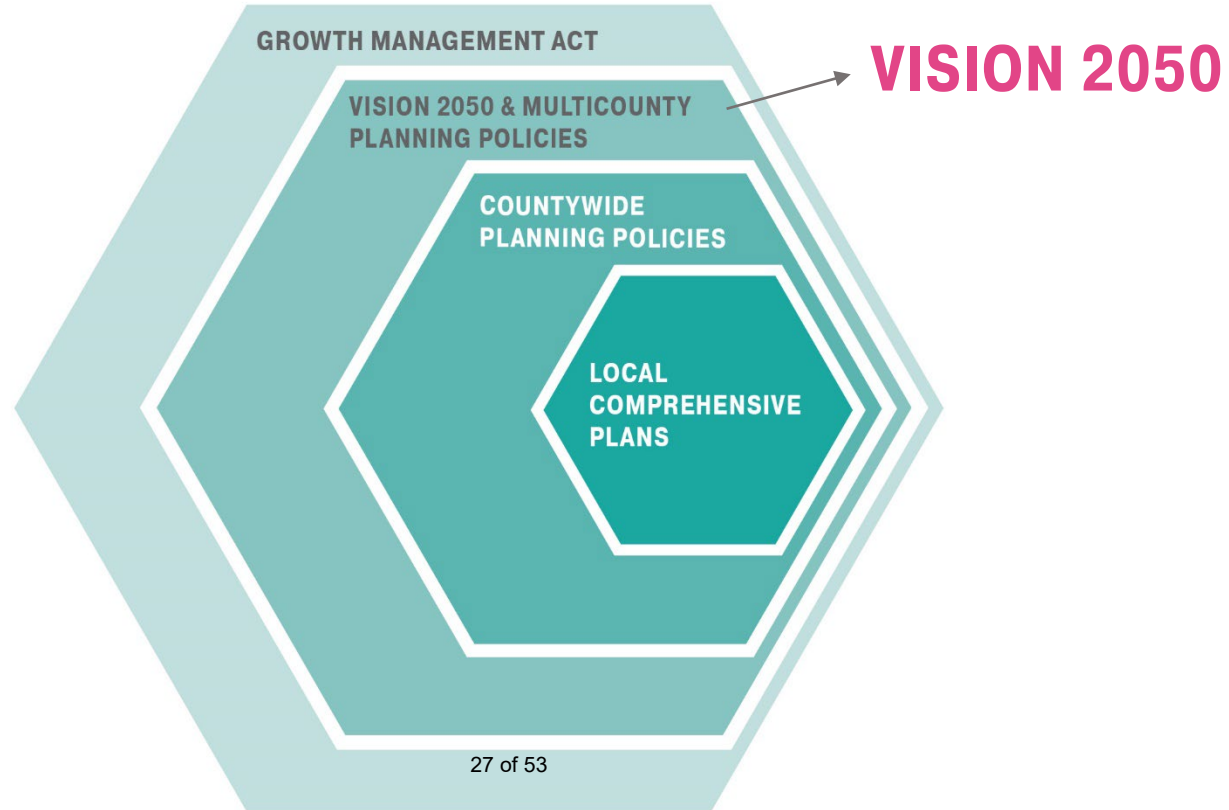
# Central Puget Sound Region



- 4 million people
- 4 counties: King, Pierce, Snohomish, and Kitsap
- 82 cities and towns
- Urban and rural
- 6,300 square miles
- 1,000 square miles in urban growth areas



# Planning Framework



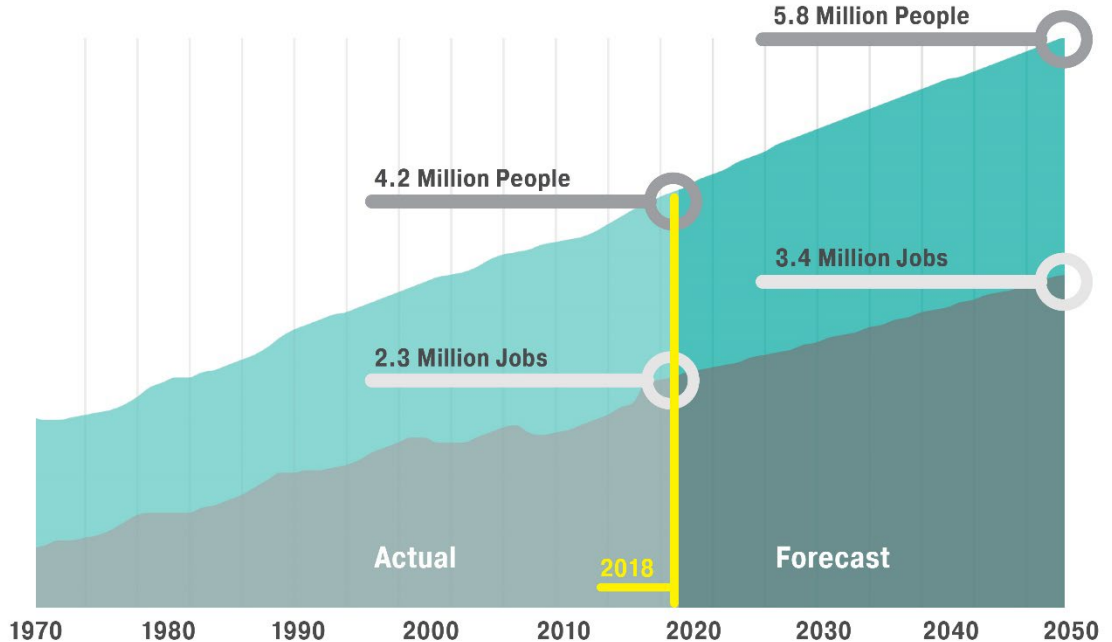
**Adopted October 29, 2020**



# Regional 2050 Growth Forecast












- The region is projected to grow by about **1.6 million people** by 2050
- The region is projected to add about **1.1 million jobs** by 2050



Source: PSRC, 2018 Regional Macroeconomic Forecast



# Key Policy Themes

-  Increase **housing** choices and affordability
-  Provide **opportunities** for all
-  Sustain a strong **economy**
-  Significantly reduce greenhouse gas **emissions**
-  Keep the region **moving**
-  Restore the health of **Puget Sound**
-  Protect a network of **open space**
-  Growth in **centers** and near **transit**
-  Act **collaboratively** and support **local efforts**



# Housing in VISION 2050

- Housing is a regional issue
- Housing access and affordability are tied to transportation, the economy, the environment, and overall quality of life
- Jobs-housing balance is a key issue



# REGIONAL HOUSING STRATEGY



Regional Housing  
Strategy

VISION 2050

VISION 2050

Housing  
Needs  
Assessments

Housing Action  
Plans

Housing  
Elements

Zoning/  
Development  
Regs





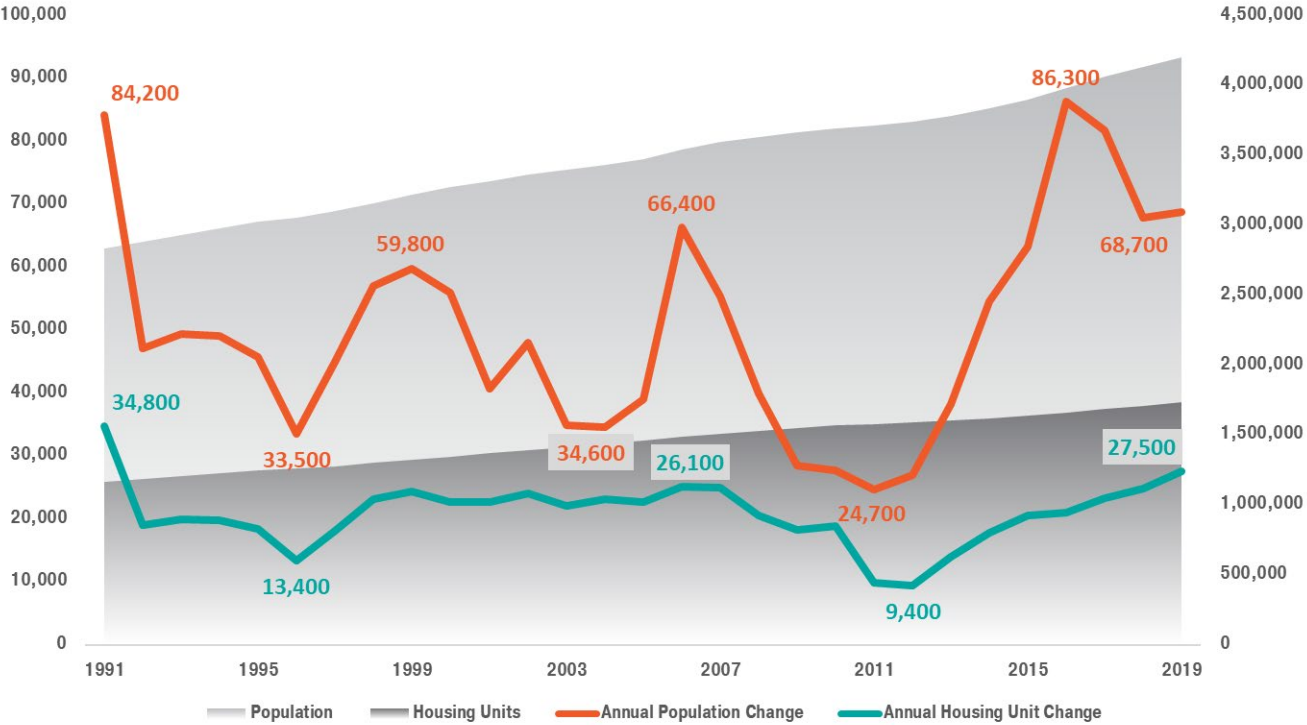
# What's Informing the Strategy?

- Regional Housing Policy
- Data
- People
  - Folks impacted by housing access and affordability
  - Folks we usually talk to
  - Folks who work in the housing sector



# The region is two years behind in housing production

## Annual Population & Housing Unit Trends



# Between 2020 and 2050 the region needs 810,000 additional housing units to accommodate future growth



King County – 418,000 units



Kitsap County – 43,000 units



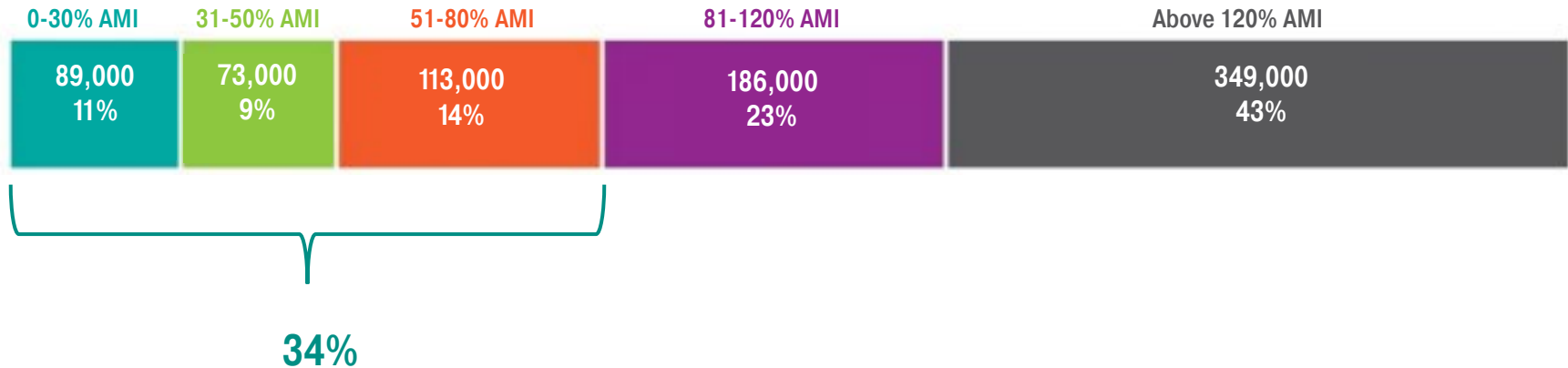
Pierce County – 161,000 units



Snohomish County – 187,000 Units

# Over one-third of new units should be affordable to moderate- and lower-income households to meet future affordability needs

Households by Income Level, 2050



# Focus Areas for Actions and Tools

**Supply**



**Stability**



**Subsidy**





# Supply: Build more housing of different types

Supply



- Allow for more multi-family housing choices near transit
- Allow for more middle density housing
- Allow for more housing choices within single-family zones
- Reduce the costs to build housing



# Stability: Provide opportunities for residents to live in housing that meets their needs

Stability



- Strengthen **tenant assistance and protections** to provide opportunities for residents to continue to live in their communities
- Increase **access to home ownership**
- Increase **services and amenities** to provide access to opportunity in low opportunity
- Incentivize and/or require the **creation and preservation of long-term affordable housing**

# Subsidy: Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents



- Identify public, private, and philanthropic funding to increase affordable housing and access to housing for lower-income families
  - Advocate for **substantial federal and state funding** to address affordability for very low-income households
  - Encourage **major employers to finance affordable housing construction and preservation** to provide opportunities for employees to live closer to where they work
  - Expand **local funding options** and how they are used across the region



# Implementation – Regional

	Capacity	Resources	Funding
PSRC	<p>Support state and local efforts to advocate for funding reforms</p> <p>Convene stakeholders to increase collaboration, resource sharing, and public-private partnerships</p>	<p>Provide technical assistance to support local work, including guidance on engaging community members, and model codes and ordinances</p> <p>Provide data and research including ongoing monitoring of implementation efforts, and exploring the feasibility of potential new tools and resources</p>	<p>Explore financial incentives for housing actions</p>

# Implementation – Subregional & Local

	Capacity	Resources	Funding
Sub-Regional Agencies	<p>Support state and local efforts to advocate for funding reforms</p> <p>Convene stakeholders to increase collaboration, resource sharing, and public-private partnerships</p>	<p>Support local audits of existing development regulations and revise as needed</p> <p>Increase consistency in development regulations</p>	<p>Establish and/or expand a capital fund</p> <p>Explore establishing a housing benefit district, if enabled</p>
Local Jurisdictions	<p>Join a multi-jurisdictional agency, if applicable</p>	<p>Rezone/upzone</p> <p>Establish/expand tenant and landlord programs</p> <p>Audit existing development regulations and revise as needed</p>	<p>Contribute to multi-jurisdictional agency capital funds, if applicable</p> <p>Audit existing and potential local revenue sources and adopt new sources as needed</p>

# Regional Housing Strategy – PSRC Next Steps

**Monitoring**— A framework to track performance and outcomes over time and identify challenges or barriers over time

**Typology** –Develop and use a typology to identify the strategies, tools, and actions that have the most potential to make an impact in different types of places

**Plan Review** – Develop resources and guidance and convene stakeholders to support the 2024 major periodic comprehensive plan update



# Housing Resources and Guidance

- Draft Housing Element Guide – available in late October
- Passport to 2044 –Housing Webinar(s)
  - Racially Disparate Impacts – October 26 – [Register now!](#)
  - Assessing and Accommodating Need – February 15 (tentative)
- Plan Review Manual
  - Local Comprehensive Plans [Housing Checklist](#) (pp.42-43)





Laura Benjamin, AICP

[Lbenjamin@psrc.org](mailto:Lbenjamin@psrc.org) • 206-464-7134



Thank you.



# ATTACHMENT B

## 10/11/22 DRAFT Lakewood 2044 Housing Needs Assessment based on % of VISION 2050-identified Pierce County Growth allocated to Lakewood

Pierce County

Scenario: PSRC Vision 2050 Projection - (2044)

	Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	Emergency Housing Needs (Temporary)
		Non-PSH	PSH						
Countywide Estimated Units (2020)	355,799	9,089	1,038	36,738	112,533	72,435	46,088	77,878	1,444
Countywide Total Housing Needs(2044)	493,590	19,762	9,107	49,317	133,802	86,501	59,123	135,978	6,519
Countywide Additional Units Needed (2020-2044)	137,791	10,674	8,069	12,579	21,269	14,065	13,035	58,100	5,075
Sum of Allocation to Jurisdictions (from User Inputs)	137,791	10,674	8,069	12,579	21,269	14,065	13,035	58,100	5,075

100.00% Met Target

<-- Sum of user inputs for jurisdiction shares of county future net housing need. If below 100%, increase shares. If above 100%, decrease shares.

User Input - Share of County Growth

<-- Note: these shares are tied to user inputs from Allocation Method A

	Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	Emergency Housing Needs (Temporary)
		Non-PSH	PSH						
Lakewood city	26,999	689	no data	4,565	11,699	4,347	2,250	3,449	no data
Allocation Method A (2020-2044)	9,521	738	558	869	1,470	972	901	4,015	351

6.91 %

Change in the Share by Affordability Level (2020-2044, percentage points)

0-30%	>30-50%	>50-80%	>80-100%	>100-120%	>120%
+2.9	-2.0	-7.3	-1.5	+0.3	+7.7

Distribution of Units in 2044, Based on Allocation of Need

5%

15%

36%

15%

9%

20%

	Total	0-30%	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	Emergency Housing Needs (Temporary)
Lakewood city	26,999	689	no data	4,565	11,699	4,347	2,250	3,449	no data	
Allocation Method B (2020-2044)	9,521	889	558	-916	-1,799	2,053	2,125	6,612	351	

6.91 %

### Scenario: PSRC Vision 2050 Projection - (2044)

Higher	indicates that the allocation method allocates a larger number of net new units to that particular affordability level than the other allocation method						
Lower	indicates that the allocation method allocates a smaller number of net new units to that particular affordability level than the other allocation method						
		0-30%	>30-50%	>50-80%	>80-100%	>100-120%	>120%
Lakewood city	Allocation Method A	Lower	Higher	Higher	Lower	Lower	Lower
	Allocation Method B	Higher	Lower	Lower	Higher	Higher	Higher



The HNAT tool allocates housing needs for the selected county in two alternative ways. These allocations are available on the **Allocation\_Method\_A** and **Allocation\_Method\_B** tabs. Method A assumes all housing needs are accommodated through new housing production. Method B assumes all jurisdictions accommodate equivalent shares of housing, proportional to their size. In other words, it assumes jurisdictions should be planning to provide the same percentage share of their total housing supply at each income level as needed countywide. So, Method B can result in negative allocations which indicate that the jurisdiction is already providing greater than its own fair share of housing at a given income level. See the Guidance for considerations when this occurs.

**Pierce County**

**Projected Countywide Needs Based on User Inputs**

**Scenario: PSRC Vision 2050 (2044)**

	<b>Total</b>	<b>0-30%</b>	<b>30-50%</b>	<b>50-80%</b>	<b>80-100%</b>	<b>100-120%</b>	<b>120%+</b>
Total Future Housing (2044)	493,590	28,869	49,317	133,802	86,501	59,123	135,978
Baseline Housing Supply (2020)	355,799	10,127	36,738	112,533	72,435	46,088	77,878
Net New Housing Needed (2020-2044)	137,791	18,742	12,579	21,269	14,065	13,035	58,100



TO: Planning Commission  
FROM: Tiffany Speir, Long Range & Strategic Planning Manager  
DATE: October 19, 2022  
SUBJECT: Lakewood Housing Programs

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### **BACKGROUND**

In addition to the new housing unit construction that occurs in Lakewood, the City also administers a number of housing support programs. These include the robust Rental Housing Safety Program and Nuisance and Dangerous Building Abatement Program to ensure existing housing is safe and habitable for residents.

### **DISCUSSION**

Since incorporation, the City has been proactive in addressing housing and homelessness needs of the Lakewood community. The City has responded to these problems in a number of ways to assist our most vulnerable residents.

The first is that the City has fostered many collaborative partnerships with multiple service providers that include City funding. For example, the City partners with multiple organizations within Lakewood to address affordable housing and homelessness, including: Living Access Support Alliance (LASA), Habitat for Humanity, Catholic Community Services.

The second is that the City funds and supports a number of City programs to address homelessness and mental health. The City will continue to take a leadership role to address longstanding human service needs in Lakewood to include ensuring a safety net exists for our most vulnerable coupled with increasing employment and housing opportunities. The proposed 2023-2024 Biennial Budget sets aside \$4.4 million in support of a number of human services, housing and homeless prevention programs.

**CDBG and HOME Programs:** The City of Lakewood has been a federal entitlement city under the Community Development Block Grant (CDBG) program since 2000 and receives and annual allocation directly from the federal government. Additionally, through the City's partnership with the City of Tacoma, the City qualifies to receive additional funding through the HOME Investment Partnerships Program (HOME) program. 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 for Habitat for Humanity to construct low income housing units in the Tillicum neighborhood.

Between 2000 and 2021, 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 \$6.6 million in support of affordable and low income housing such as home repairs, emergency assistance to help displaced individuals find housing, down payment assistance, and repair to affordable housing units owned and operated by the Pierce County Housing Authority.

In June 2020, the Lakewood City Council adopted the 2020-2024 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**;
- Providing **down payment assistance loans**;
- Funding in support of infrastructure improvements and development;
- 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 **Tenant-Based Rental Assistance (TBRA)** and related rental and mortgage assistance programs;
- 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); and
- To **demolish blighted and dangerous properties** in low-income neighborhoods in order to eliminate blight and foster redevelopment activities.

**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.

The City will receive an estimated \$98,000 per year for twenty years, totaling an estimated \$1,960,000. The direction from the Lakewood City Council is to use the funds 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.

**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. Both programs are administered through interlocal agreements (ILA) between Pierce County and its cities and towns, including Lakewood.

These funds are collected countywide and are distributed by an oversight committee composed of members from the cities of 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, with the majority being 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.

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. 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.

Eligible activities for the 2163 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.

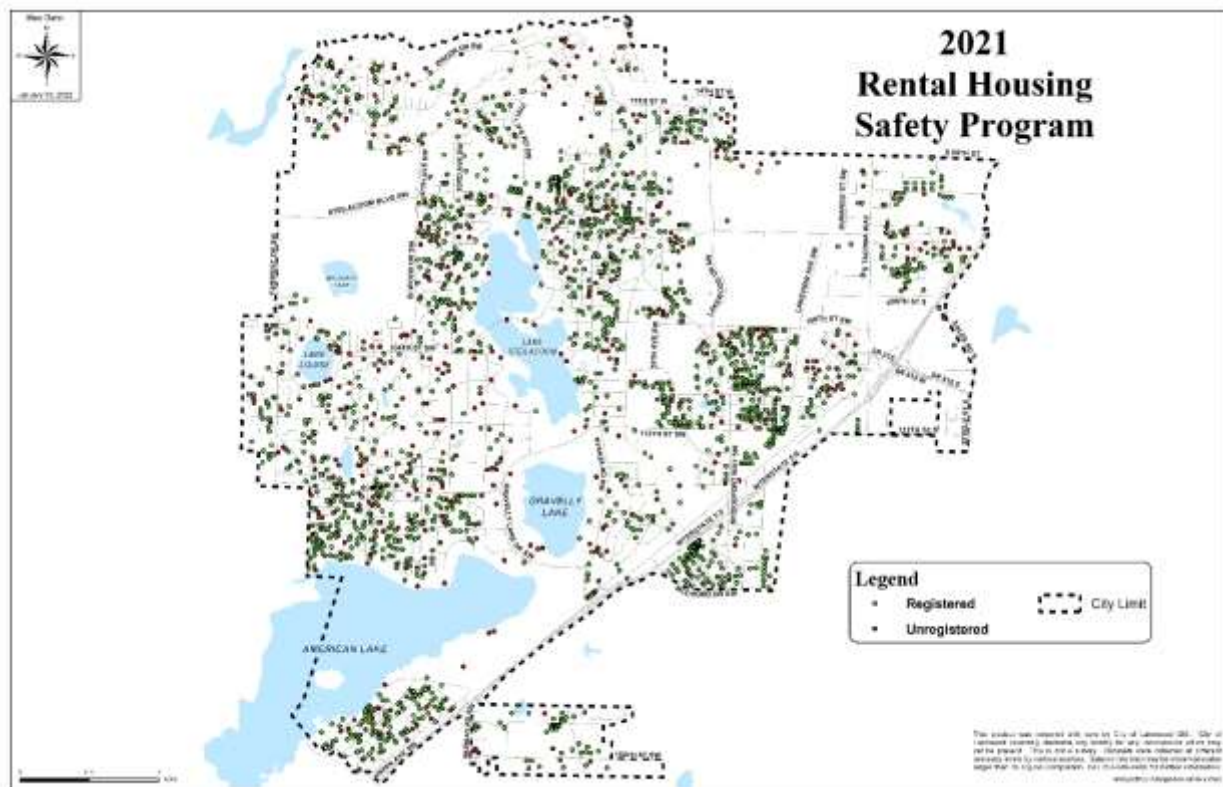
### **Rental Housing Safety Program**

Out of the 26,999 total housing units within the City, Lakewood has approximately 15,335 rental properties. While much of rental housing in Lakewood meets basic life and safety standards, the troubling fact is: some do not. Substandard housing disproportionately affects poor and working class families, seniors, and people who already suffer from chronic illnesses. These are some of the City's most vulnerable of residents.

The Rental Housing Safety Program (RHSP) aims to reduce, and eventually eliminate, all substandard rental housing in Lakewood and by doing so, improve the lives of all of the City's residents. The City began the implementation of a RHSP in late 2017. This proactive program is designed to ensure that all rental housing units comply with specific life and safety standards and are providing a safe place for tenants to reside.

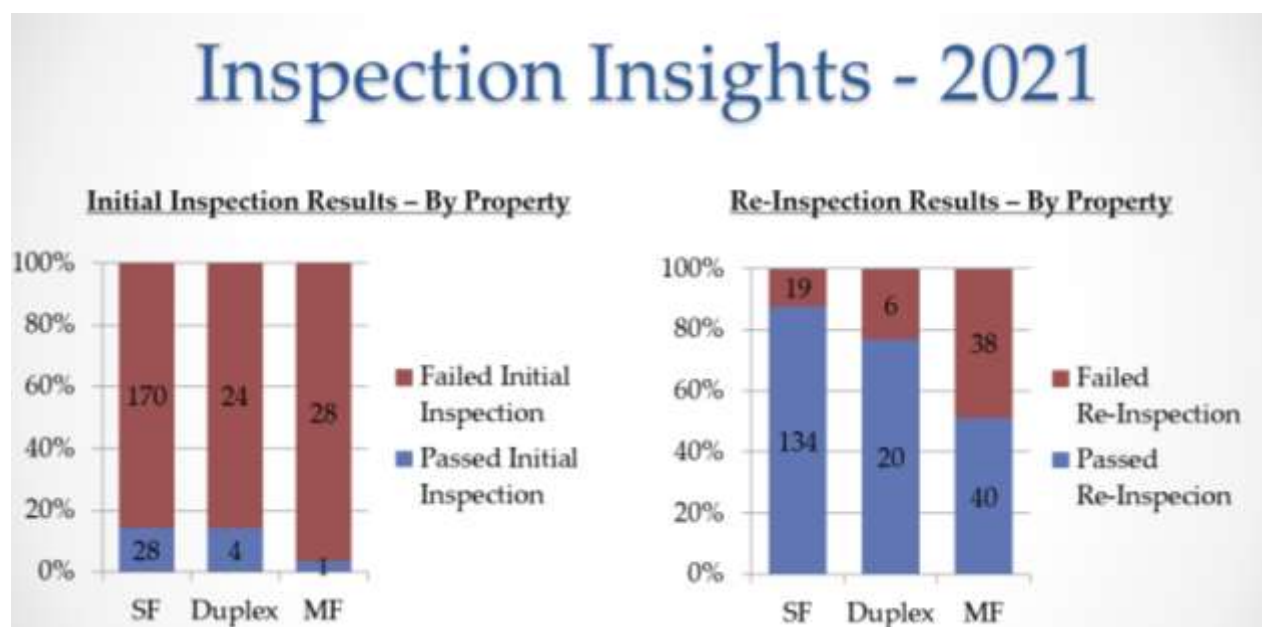
The program ensures that Lakewood's rental housing stock is maintained and that residents live in healthy conditions. The program also protects vulnerable tenants, who may be afraid to complain about their housing for fear of increased rent or landlord retaliation such as eviction, or who have language barriers or disability-related issues.

Lakewood has more rental housing units than similarly-sized suburban cities. By addressing housing conditions proactively and quickly identifying and addressing substandard conditions and code violations, the RHSP is preserving Lakewood's existing housing stock as an affordable option for people. Much of the rental housing stock is at an age that requires life cycle investments, and the RHSP has identified that many rental units that are in need of maintenance and has improved the quality of life for hundreds of City residents.



The list of registered properties and units in the following table is based on data as of September 26, 2022. The number of registered units and inspections were lower in 2020 as a result of COVID-19, and the limitation on property inspections. However, activity has rebounded in 2021 and into 2022.

Description	Rental Housing Safety Program (RHSP)				
	Oct 2017 to Dec 2018	2019	2020	2021	2022 (thru Sep)
Rental Properties					
Registered properties	2,218	2,219	1,647	1,818	1,848
Initially failed properties	435	423	76	222	64
Failure percentage	20%	19%	5%	12%	3%
Rental Apartment Units					
Registered units	11,322	11,328	9,333	10,923	11,617
Initially failed units	1,361	1,009	191	360	115
Failure percentage	12%	9%	2%	3%	1%



### Nuisance and Dangerous Building Abatement Program

Funded through a revolving loan fund, this program focuses on the elimination of slums and blight through the removal of dangerous and nuisance buildings which have been foreclosed, abandoned or left vacant and unmaintained. Since 2013, 152 abatements (including a combination of residential and non-residential structures) have been completed and 16 more are underway.

**Low Income and Subsidized Housing:** The City provides low-income and subsidized housing opportunities through a variety of federal, state, and Pierce County sponsored programs. In total, Lakewood hosts extremely low-income, very low-income, and low-income individuals and families in over 57 percent of all of the City's housing units. These high numbers of cost-burdened households reflect that housing is expensive in western Washington and very few affordable rental units are available for the lower income households.



Combined with mobile home parks, Lakewood's low income and subsidized housing totals and estimated 2,997 housing units, or about 11 percent of Lakewood's total housing stock, including:

- 1,451 manufactured units and trailers in 26 mobile home parks;
- 41 low-income residences in Tillicum built through Habitat for Humanity programs;
- 15 low-income family units operated by Living Access Support Alliance (LASA);
- 4 multifamily apartments totaling 269 units operated by Pierce County Housing Authority (PCHA);
- 550 housing choice vouchers administered by PCHA are applied to rents in Lakewood.
- 671 subsidized low-income units operated by a variety of agencies and private property owners.