

2024 Changes to Lakewood Housing Rules

9/28/23 Mayor's Community Coffeehouse

Tiffany Speir, Long Range & Strategic Planning Manager
Community & Economic Development Department

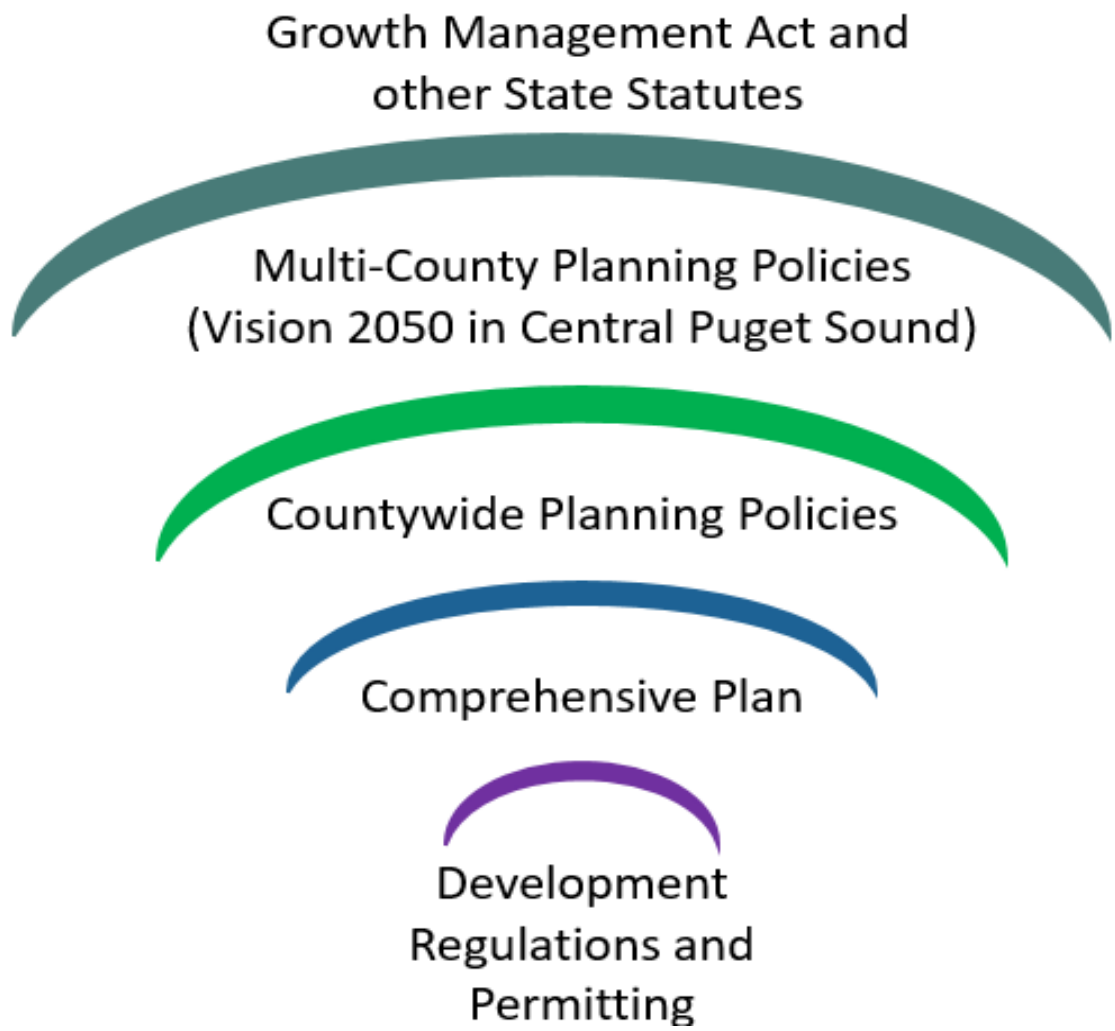
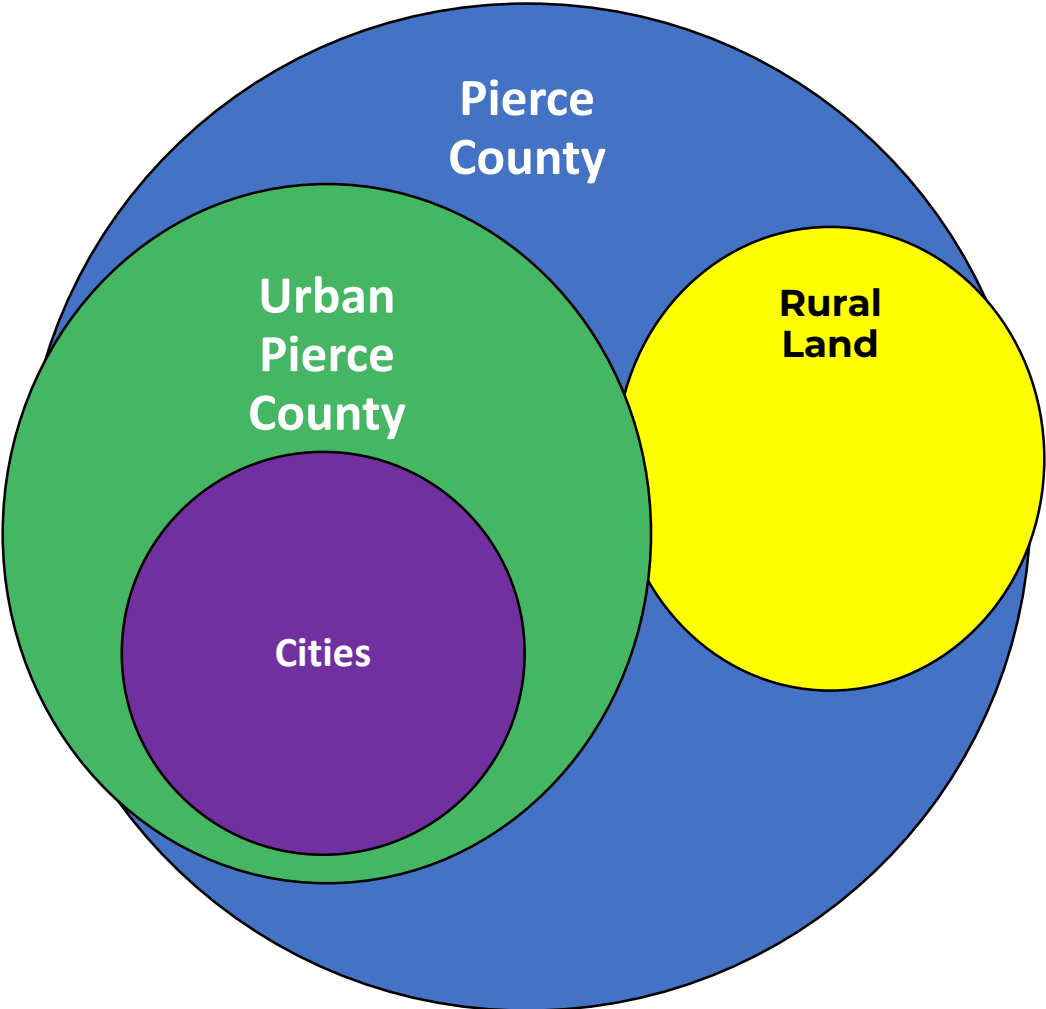
tspeir@cityoflakewood.us



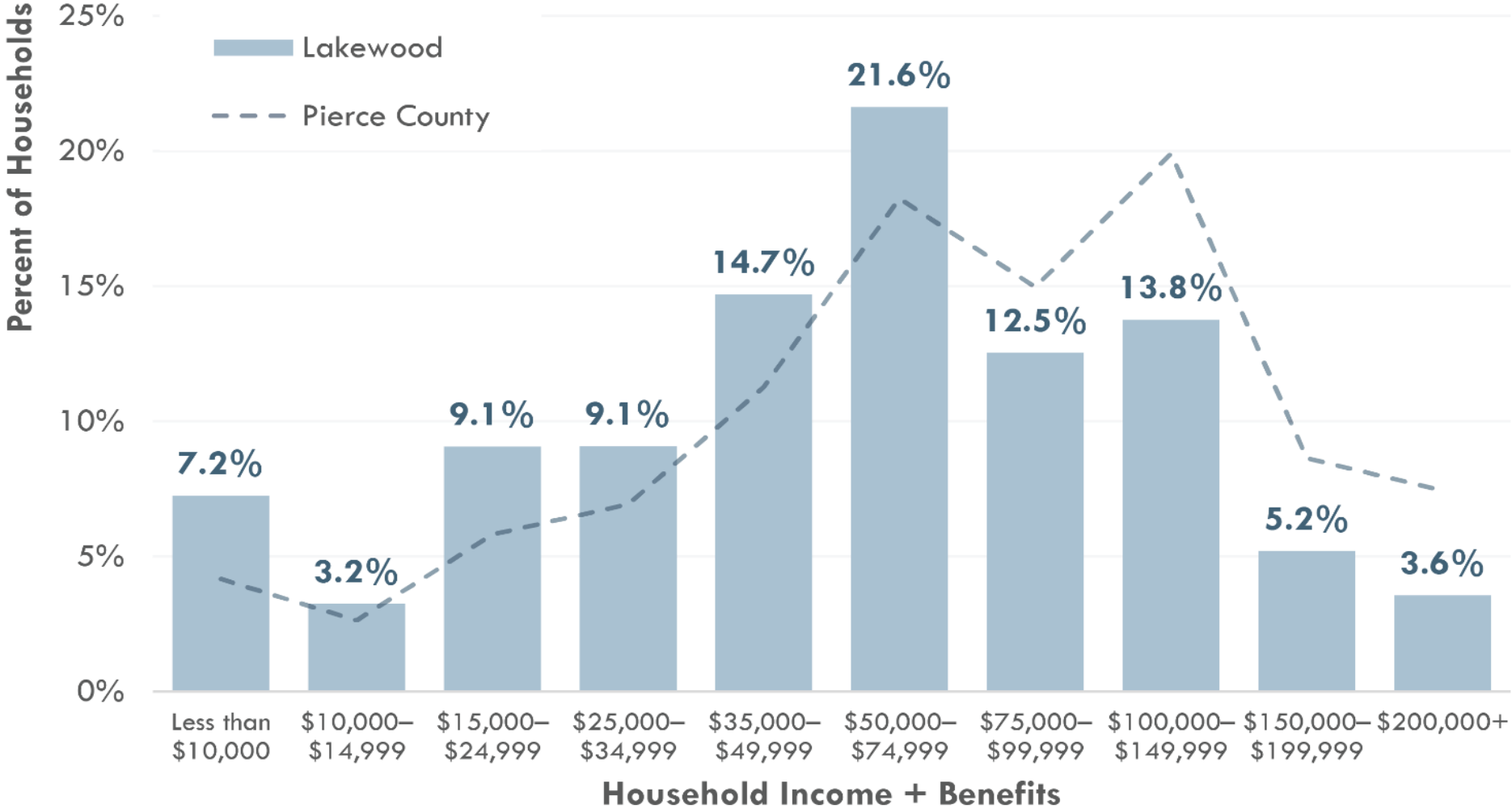
Lakewood

2024 Periodic Review

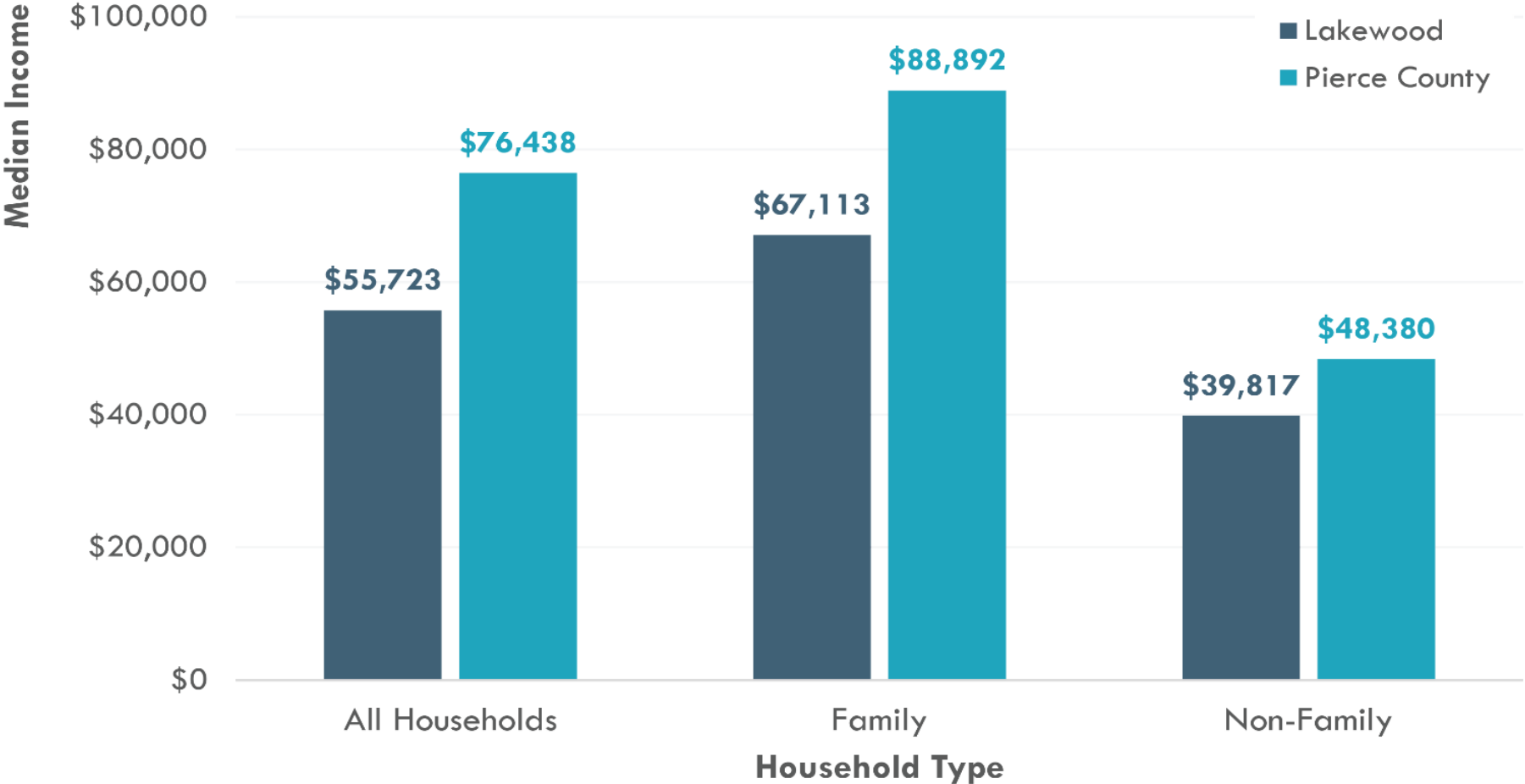
Land Use Planning in WA



Lakewood and Pierce County Households by Income Range, 2020



Comparison of Household Median Income, Lakewood and Pierce County.



2044 Lakewood Housing Targets per New State Laws

What is “affordable housing”? Housing that costs no more than 30% of what a household makes each month.

Pierce County AMI = \$88,892 for a family or \$48,380 for a non-family

Lakewood has to plan for **9,378 new housing units** plus **574 new emergency housing units** by 2044 and some of the units have to be **affordable** to people at all levels of the Pierce County area media income (AMI):

- **1,212** Permanent Supportive Housing Units for **0-30% of** Pierce County AMI
- **1,367** Non-Permanent Supportive Housing Units for **0-30%** Pierce County AMI
- **1,739** housing units for **30-50%** Pierce County AMI
- **1,375** housing units for **50-80%** Pierce County AMI
- **592** housing units for **80-100%** Pierce County AMI
- **536** housing units for **100-120%** Pierce County AMI
- **2,287** housing units for **120%+** Pierce County AMI

2023 State Law changes about how Lakewood must plan for Housing

Lakewood must allow at least 6 of the 9 middle housing types included in the GMA:

"Middle housing" means buildings that... contain two or more attached, stacked, or clustered homes including **duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.**



Duplex



Fourplex

Lakewood already allows all of these in some places – it will have to expand where they are allowed



Courtyard Apartments



Cottage Housing



Townhouses

Detached ADU example



Detached ADU/"Carriage House" in Portland. Credit: Radcliffe Dacannay, radworld (Creative Commons).

Attached ADU example



Basement AADU example, with AADU entrance on the side of the structure. Credit: Steve Butler.

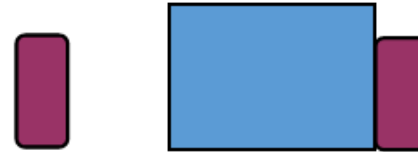
2023 State Law changes about how Lakewood must plan for Housing

- Increase **middle housing** in areas traditionally dedicated to single-family (SF) detached housing
- Allow 2+ **accessory dwelling units** (ADUs) in all zones that allow SF homes.

Housing Units	How many per lot?
Middle Housing Base Rule	2 units/lot in SF areas
Middle Housing ¼ Mile from Major Transit Stop	4 units/lot in SF areas
Middle Housing if 1+ unit affordable	4 units/lot anywhere base rule applies in SF areas
Accessory Dwelling Units	<p>2 ADUs on all lots that meet the minimum lot size in each zone that allows for single-family homes.</p> <p>The ADUs may be:</p> <ul style="list-style-type: none"> a. 2 attached accessory dwelling units (ADUs) such as unit in a basement, attic, or garage. b. 1 attached ADU and 1 detached ADU, <u>or</u> 2 detached ADUs that may be comprised of either 1 or 2 detached structures. c. A conversion of an existing structure, such as a detached garage

Allowing 2+ ADUs on all lots that allow for single-family homes in the following configurations (in addition to primary residence):

1 attached ADU and 1 detached ADU



or

2 attached ADUs



or

2 detached ADUs



Graphic depictions illustrative only

What control does Lakewood have about where ADUs can be allowed?

The City:



- may choose to prohibit ADUs on lots that are not connected to public sewer;
- may restrict ADUs:
 - Within areas designated as wetlands, fish and wildlife habitats, flood plains, or geologically hazardous areas.
 - In zones with a density of one dwelling unit per acre or less that are in critical areas.
 - may limit to attached ADUs within the footprint of an existing building in designated shoreline areas, and should consult WA Department of Ecology guidance.

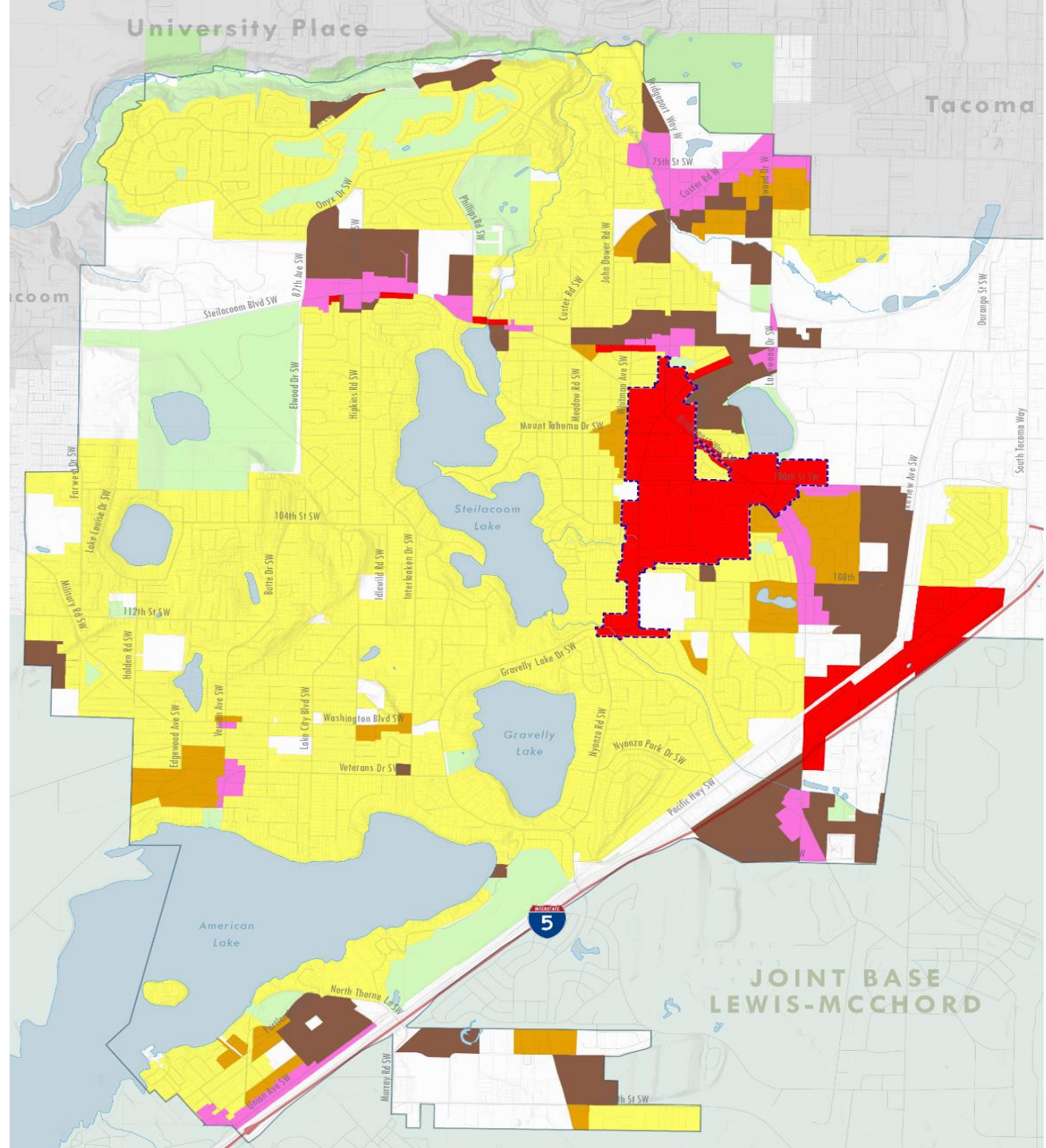
Lakewood must change what types of housing are allowed and how many housing units per lot are allowed in the yellow areas of the map.

BUT

There are limitations in parts of the City because of lakes, wetlands, Oregon White Oak stands, and other “critical” (environmentally sensitive) areas.

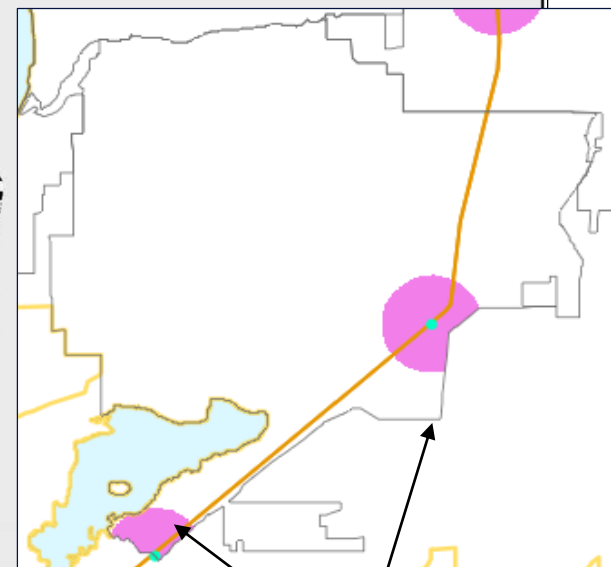
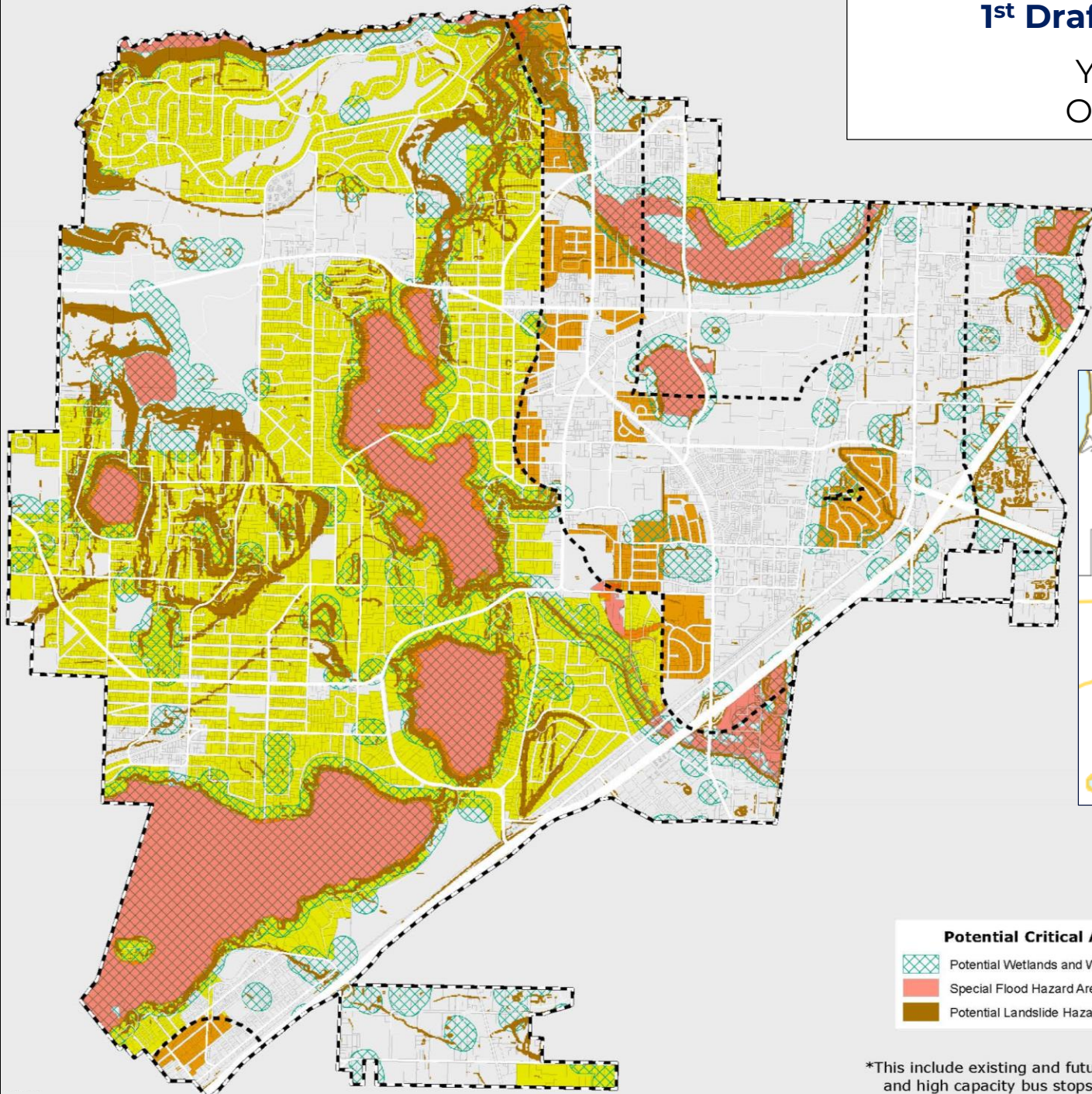
Residential and Mixed-Use Zoning Categories

-  Single-Family Residential
-  Mixed Residential
-  Multifamily
-  Neighborhood Business
-  Commercial (Mixed-Use)



1st Draft Middle Housing Map

Yellow = 2 units/lot
Orange = 4 units/lot



Major Transit Stop

Potential Critical Areas

- Potential Wetlands and Wetland Buffers
- Special Flood Hazard Area
- Potential Landslide Hazard Areas

R1 through R4 Zoned Parcels

- Inside 1/4 Mile Transit Distance
- Outside 1/4 Mile Transit Distance
- 1/4 Mile Transit Buffer*

*This include existing and future Sounder stations, Bus Rapid Transit (BRT) lines, and high capacity bus stops as planned by Pierce transit and Sound Transit.

DRAFT

1st Draft Map where 2-4 middle housing units/lot & 2+ ADUs/lot might apply

Potentially Affected (vacant properties not encumbered by critical areas, existing SFRs without additional units and no covenants)

Potentially Not Affected (too small, already exceed the unit counts, may have subdivision covenants/protections, condos, commercial/civic properties that would likely not become residential, encumbered by critical areas, etc.)

Undevelopable/Not Affected (the lot is not a developable lot (e.g., tracts), or there is already the maximum # of units on the property, or significant critical areas)

Legend

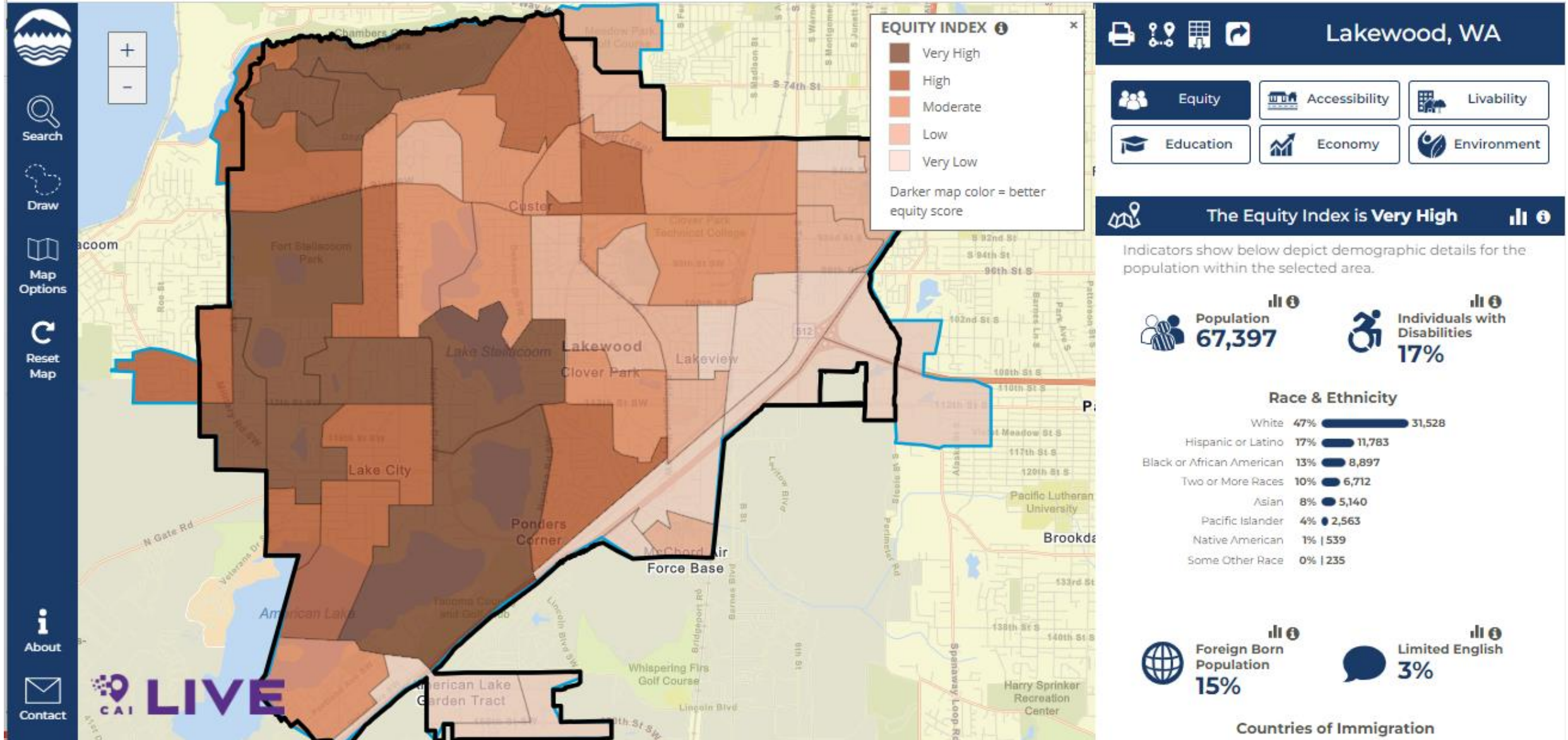
- Lakewood City Limit
- ▨ 1/4 Mile Transit Buffer Area*
- 🌳 Oak Dominated or Co-Dominated Canopies (WNHP)
- 🌳 Oak Presence (Pierce County)
- 🌸 Critical Areas Net Calculation (Pierce County)
- 🔵 Potentially Affected Tax Parcel
- 🟡 Potentially Not Affected Tax Parcel
- 🔴 Undevelopable / Not Affected Tax Parcel
- ⬜ Tax Parcel

2023 Lakewood Equity Index Map

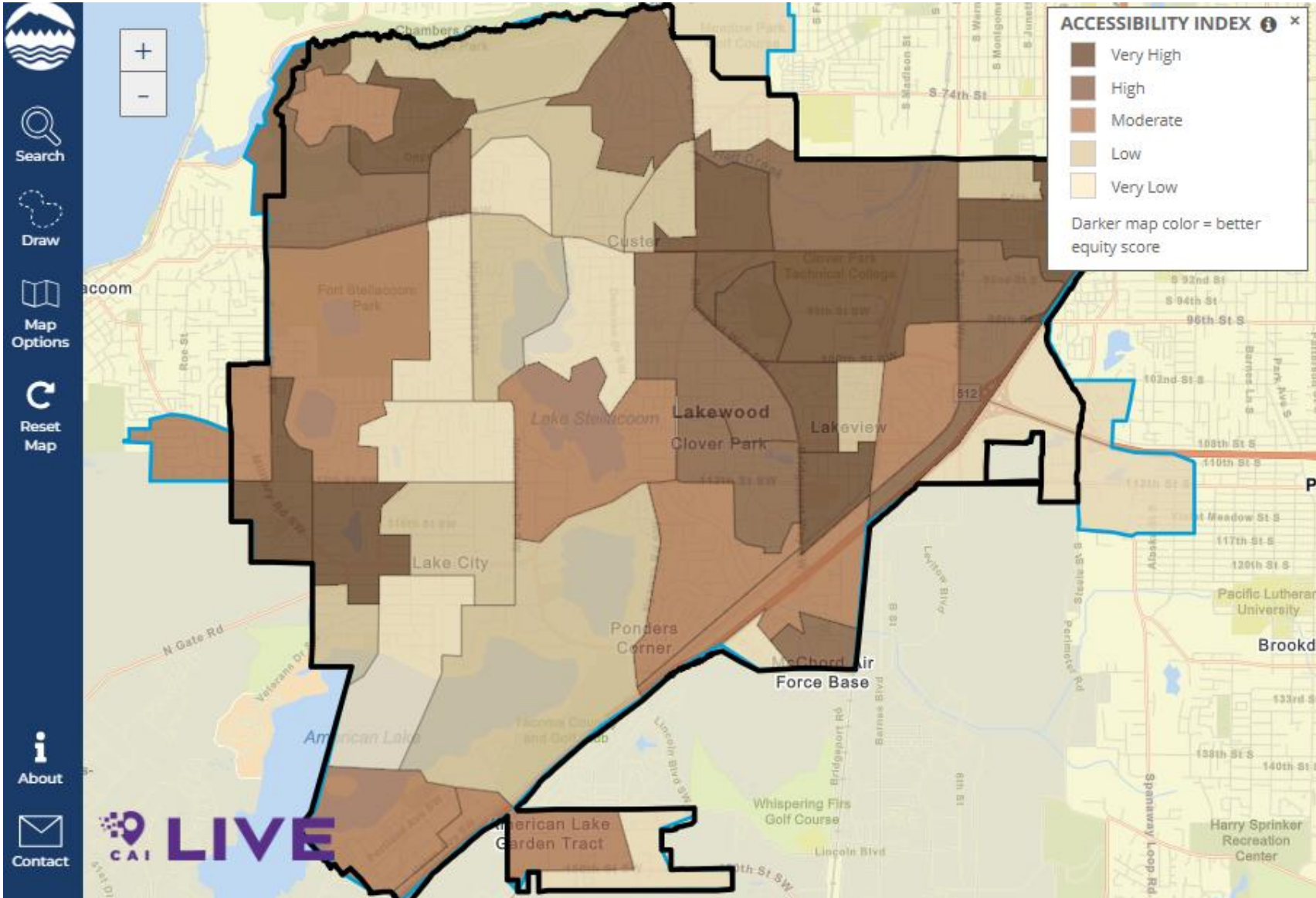
<https://lakewood.caimaps.info/>

Map excerpts from Lakewood Equity Index Map

Equity Index (Composite of all other Indices)



Accessibility Index



Lakewood, WA

Equity Accessibility Livability

Education Economy Environment

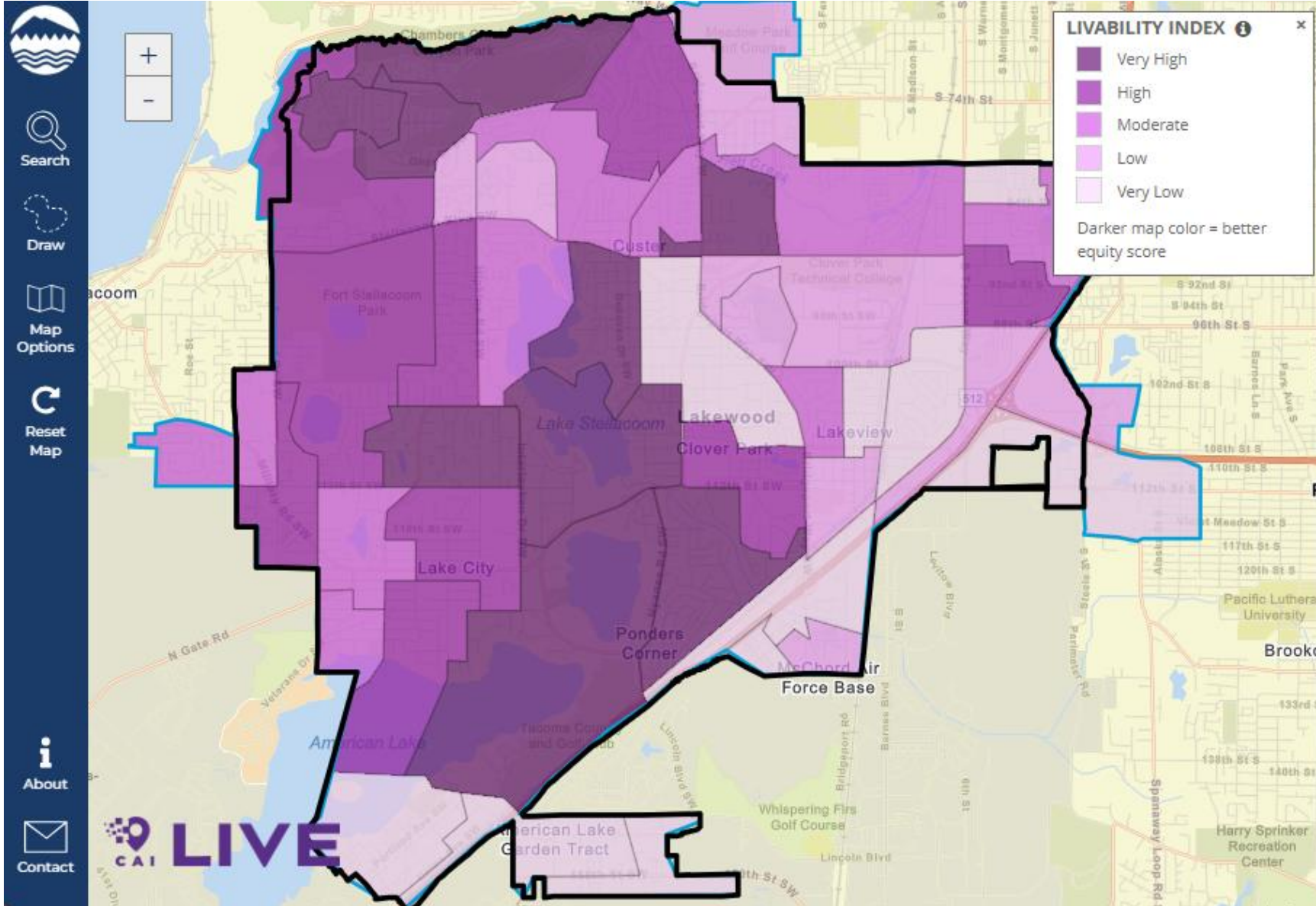
The Accessibility Index is **Very High**

<p>Transit Accessibility 26%</p>	<p>Internet Access at Home 92%</p>
<p>Access to Household Vehicle 93%</p>	<p>Average Road Quality 84</p>
<p>Retail Service Jobs 3193</p>	<p>Voter Participation 20%</p>
<p>Library Access 11%</p>	<p>Food Access 56%</p>
<p>Arterial Pedestrian and Bike Facilities 1.80</p>	<p>Pedestrian and Bike Trails 0.01</p>

About Contact



Livability Index



Lakewood, WA

Equity

Accessibility

Livability

Education

Economy

Environment

The Livability Index is Very Low

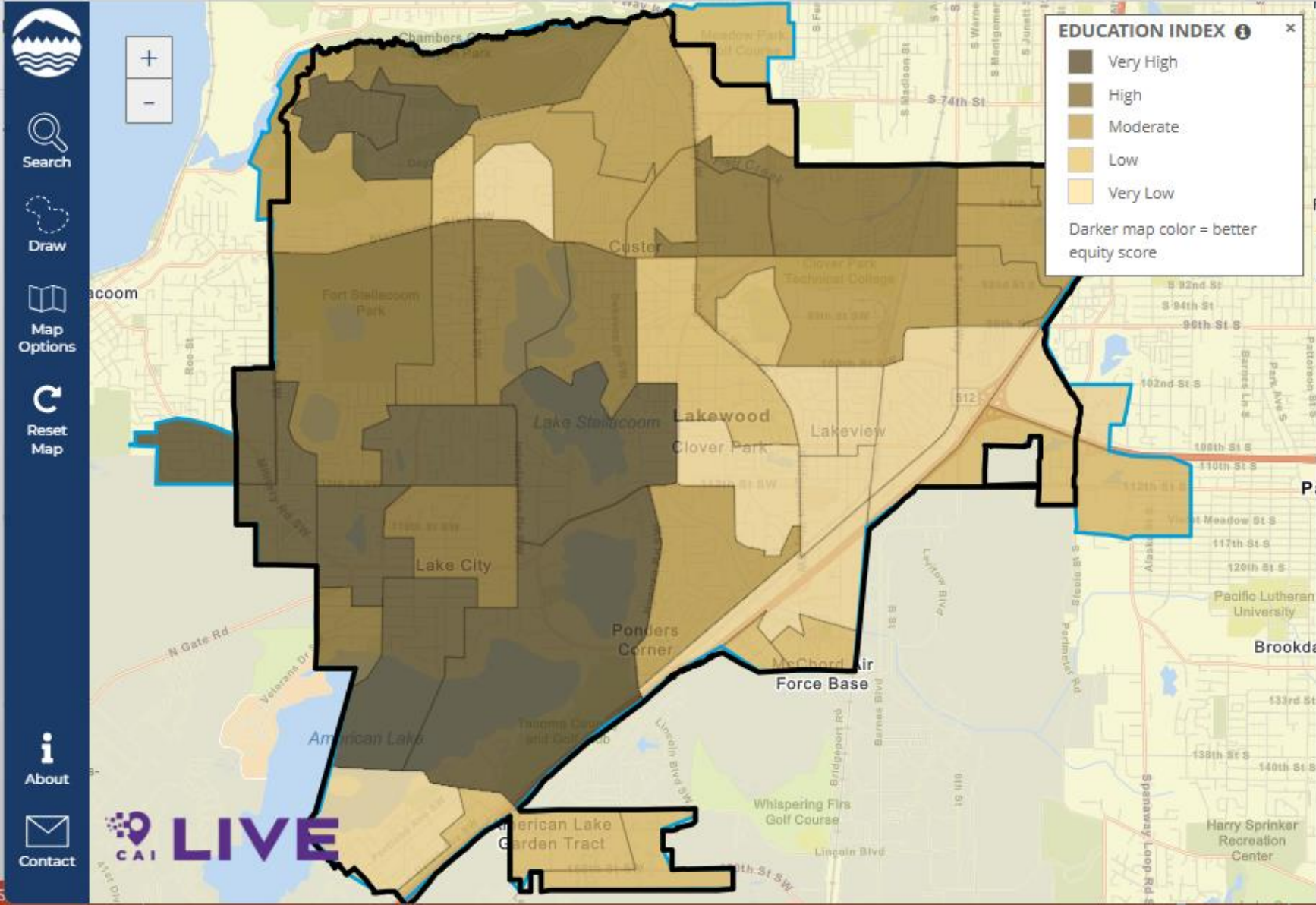
Median Home Value \$309,835	Cost-Burdened Households 39%
Self-Rated Health 15%	Health Uninsured Rate 9%
Fatal/Serious Injury Crashes 22	Average Life Expectancy 77.57 <small>Years</small>

Crime

Property	10,069
Personal	2,447
Society	157

Total in 2020 - 2021

Education Index



Lakewood, WA

Equity Accessibility Livability

Education Economy Environment

The Education Index is Very High

Education Attainment
0.39

Four-Year High School Graduation Rate
90%

Average Student Test Rate
23%

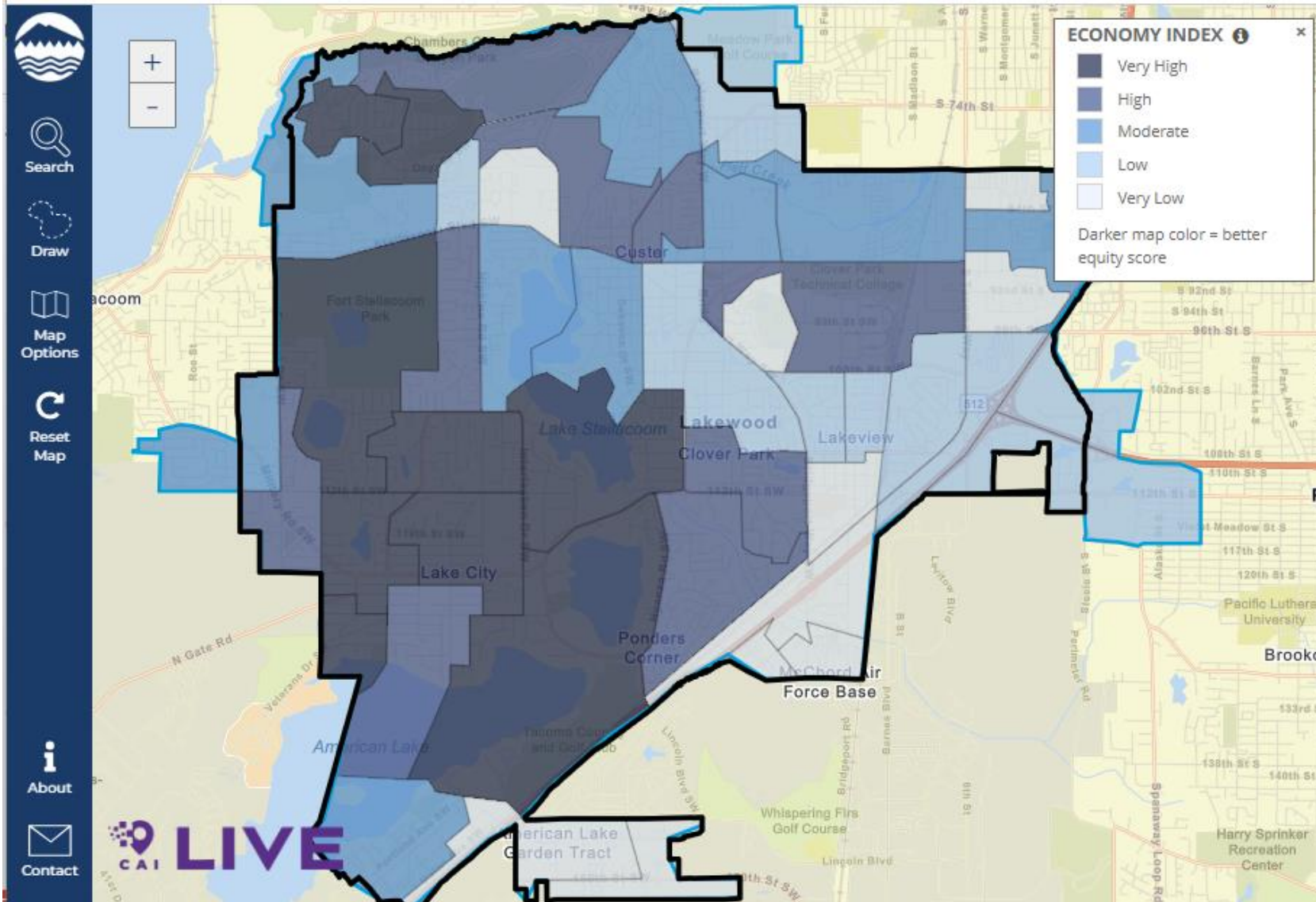
Average Student Mobility Rate
9%

Kindergarten Readiness
29%

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Economy Index



Lakewood, WA

- Equity
- Accessibility
- Livability
- Education
- Economy**
- Environment

The Economic Index is **Very Low**

Quality Jobs Index
3.05

Unemployment Rate
6%

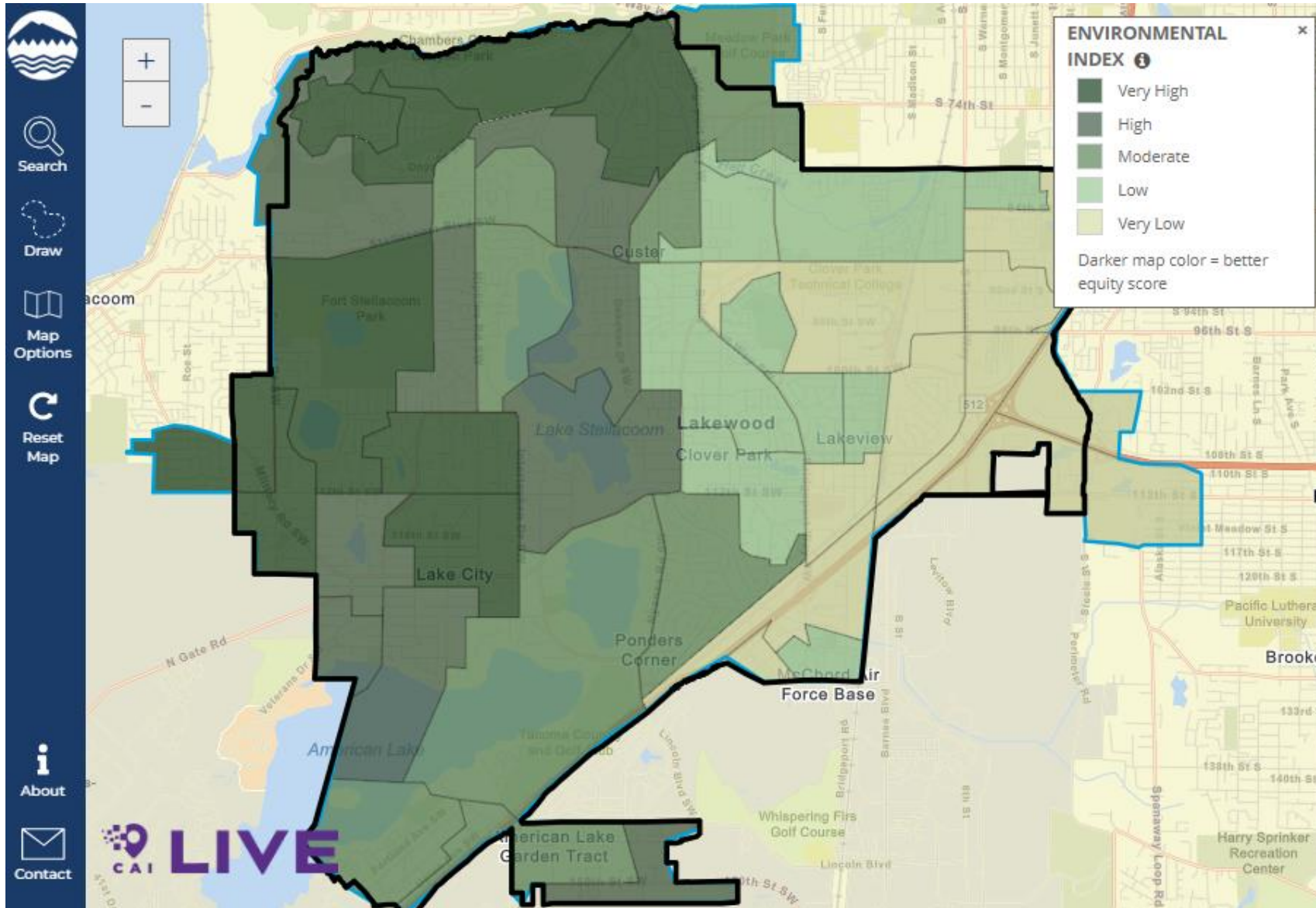
Median Household Income
\$68,753

Home-Ownership Rate
46%

Non-Auto Commuters
7%

Poverty Rate
14%

Environmental Index



Lakewood, WA

- Equity
- Accessibility
- Livability
- Education
- Economy
- Environment**

The Environmental Index is **Very High**

Heavy Traffic Roadways
951.74

Urban Tree Canopy
28%

Urban Heat Island
1.39

Diesel Emissions
0.38 tons/km²/year

PM2.5 Concentration
7.82

Toxic Releases from Facilities
132.00

Ozone Concentration
34.24

Where can you track Lakewood's Housing Changes?

<https://cityoflakewood.us/24periodicreview/>

<https://lakewoodwaspeaks.org/>

<https://lakewood.caimaps.info/>

