

HOUSING ELEMENT

INTRODUCTION

The Growth Management Act requires consideration of housing needs through the State Planning Goals and through the requirements for a housing element. Housing Elements are required to recognize the vitality of existing neighborhoods, inventory existing and projected housing needs, identify sufficient land for a variety of housing types and needs, and make adequate provisions for the existing and projected needs for all economic segments of the community. [RCW 36.70A.070 (2)]

The Draft and Final Environmental Impact Statement inventory existing and future housing needs in Sumner. These needs include: increasing numbers of the elderly, female-headed households, large families, and the homeless; very low vacancy rates for single-family units and somewhat low vacancy rates for multi-family units; a large percentage of households which earn less than the County median income; and increasing housing ownership and rental costs. The Land Use Element and Land Use Plan Map provide for a variety of housing densities and housing types including single-family, multi-family, and mixed uses. The goals, policies and objectives below are intended to reinforce other elements of the Comprehensive Plan, and to describe the community's commitment to housing.

GOALS, POLICIES, AND OBJECTIVES

1. *Encourage the maintenance and preservation of existing housing stock and residential neighborhoods.*
 - 1.1 Encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing, such as temporarily waiving permit fees, completing public works projects, etc.
 - 1.2 Support the revitalization of older neighborhoods by keeping the streets and other municipal systems in good repair.
 - 1.3 In cooperation with the County, Puget Sound Energy, promote the use of weatherization programs in existing housing.
 - 1.4 In order to balance the protection of viable neighborhoods and the need to provide for a range of housing to all life stages and economic segments, allow for some attached single-family units, small scale multi-family developments such as duplex and tri-plex, and accessory units in single-family neighborhoods.
 - 1.4.1 Maintain Design Guidelines to ensure new multi-family is consistent with the character of existing neighborhoods. Maintain design standards for neo-traditional single-family developments.

- 1.4.2 Allow for accessory dwelling units in low density residential districts.
 - 1.4.3 Review development regulations for obstacles to permitting accessory dwelling units.
 - 1.5 Accommodate local non-profit housing agencies' efforts to purchase and rehabilitate housing to meet affordable housing needs and special needs of the community.
 - 1.6 Multi-family housing city-wide should be “ground related” where the individual housing unit entries are close to the ground and allows direct access to private ground-level usable open space. Examples of ground-related dwellings include single-family detached, single family semi-attached, cottages, tandem houses, and townhouses. This does not include mixed use commercial/residential buildings or “housing for the aged” such as assisted living facilities, continued care communities, board and care homes, hospices or nursing homes.
2. *Provide a range of housing types for all life stages and economic segments of the Sumner community.*
- 2.1 Strive to meet the City's fair share of housing needs by planning that 25% of the growth population allocation is satisfied through affordable housing.
 - 2.1.1 Develop a housing strategy to implement fair share objectives. It shall include a phased approach to meet the community's fair share housing allocation. Milestone dates and interim objectives shall be established to allow for progress in meeting the overall fair share targets.
 - 2.2 Plan for an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth.
 - 2.2.1 Through the Comprehensive Plan, Zoning Code, and Subdivision code, allow for a variety of housing types and lot configurations including multi-family housing, mixed use development, cluster development, zero-lot line and similar subdivisions, planned unit development, and non-traditional housing forms such as adult family homes.
 - 2.2.2 Allow for a variety of lot sizes in low density residential districts including a percentage of lots larger and smaller than the minimum lot size.
 - 2.2.3 Allow for accessory units in low density residential districts.
 - 2.2.4 Participate in the development of data for buildable lands analysis as required by the Growth Management Act.

- 2.2.5 Incorporate reasonable measures as necessary to accommodate the projected population growth.
- 2.3 Encourage a variety of housing available to all economic segments of the community.
 - 2.3.1 Review the zoning code, subdivision code, building codes, and other development-control ordinances to identify and remove excessive, duplicative, or unnecessary regulations. The analysis shall consider in particular lot width, street improvement standards, parking, common service lines as well as other issues.
 - 2.3.2 Review the City's administrative procedures and streamline the permit process for housing developments.
 - 2.3.3 Consider implementing strategies such as an inclusionary housing program, minimum densities, density bonuses, adaptive re-use, and others to promote affordable housing.
 - 2.3.4 Promote the development of senior housing units in proximity to needed services.
 - 2.3.5 Provide for transit and pedestrian improvements to support special needs populations.
 - 2.3.6 Consider participation in the preparation of applications for federal or state housing funds. Sources of funds may include Community Development Block Grant funds, State Affordable Housing Program, HOME program, Housing Assistance Program, Elderly Housing Program, Single-family Homeownership Bond Program, as well as others.
 - 2.3.7 Identify and catalogue real property owned by the City that is no longer required for its purposes and is suitable for the development of affordable housing for very-low to moderate income households. The inventory shall be provided to the State Department of Community Development annually in accordance with State Law.
- 2.4 Provide for a jobs and housing relationship that satisfies the local need for housing and affordability.
- 2.5 Promote fair and equal access to housing for all persons in accordance with state law.
- 2.6 Make a biennial report to the City Council and the Pierce County Regional Council regarding the progress made in meeting community housing needs.

- 2.7 Plan for a standard density of 30 dwelling units per acre in Central Business District and General Commercial zones and 40 dwelling units per acre in the Mixed Use Development zone within the Town Center.
 - 2.8 Provide incentives for developing senior housing in the downtown such as permit fee waivers and reductions and parking requirement reductions.
 - 2.9 Establish programs focused on promoting good management and reducing criminal activity in multi-family developments and areas. This could include crime free/resistant housing programs and “safe street” concepts in multi-family design and maintenance.
3. *Encourage energy efficiency in housing developments.*
- 3.1 Promote the use of energy conservation features in the design of all new residential structures.
 - 3.2 Promote higher density and infill developments that are located near major transportation links such as the Sumner Commuter Rail Station.
 - 3.3 Continue to enforce State Energy Code requirements.
 - 3.4 Establish standards for street widths, landscaping, and parking lots to reduce heat loss or provide shade.
 - 3.5 Review and update codes as necessary regarding solar energy.
 - 3.6 Recognize and support energy conservation and efficiency programs.
4. *Provide for a variety of housing types and densities in the town center in close proximity to the train station.*
- 4.1 Promote the construction of housing stock in the town center by at least 350-500 dwelling units by 2015.
 - 4.2 Examine higher density in West Sumner through the review of existing development patterns and desires of neighborhoods to consider allowing higher densities.
 - 4.3 Work with property owners and developers to promote increased housing on strategic properties in the town center.

- 4.4 Encourage land assembly allowing for feasible and attractive housing or mixed housing/commercial developments. Waive permit fees associated with lot consolidation such as lot line adjustments. Facilitate matching compatible owners that can work jointly to consolidate and sell/develop.