



# Puyallup housing action plan

Planning Commission Presentation | April 14, 2021



# Today's objectives

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1. Share community input on housing.
2. Review and discuss strategies.

# Community Input on Housing: Findings

# Housing Action Plan Process

We Are Here



# Community Input Activities

- Interviews
- Community Survey
- Ideas Wall

Click on a button to add your ideas...

Housing Needs

Your Housing Story

Desired Home Types

Neighborhood Qualities

Values

People should have the option to live somewhere where they can walk to restaurants, parks, transit, or other places if they want.

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4 months ago

When incorporating new kinds and types of housing, we need to keep safety in the forefront for our community. Where is the parking for the housing? Is it adequate? Is it well lit and safe? I would rather see smaller cottages pop up around the city that are affordable for young small families or individuals just starting out. Parks!! More parks as more housing is created is important. Look at Temecula, CA parks for reference. They incorporated many parks and nice wide sidewalks with grass.

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4 months ago

Example housing type: Cottage Housing

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4 months ago

Dense, walkable community relieved of the focus on automobile dependency, which is a huge financial and land use inefficiency, needs to be created surrounding our transit centers. Reducing the need for costly automobile transportation by allowing people to work & play where they live is an important part of the affordable housing strategy. Dense mixed use, transit oriented development is cost effective, puts less burden on government & utilities for maintenance, & is environmentally positive.

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4 months ago

Apartment are being built without the infrastructure to support them. Streets in need of total overhaul are a major concern. Developers are not building large enough garages and parking lots to support two car families which creates a burden on the rest of the community surrounding these developments.

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2 months ago

There really needs to be incentives to build alternative housing types. Clearly, if developers are not building them that says they can't make money on them. Incentives to reduce impact fees, property tax exemptions can all help make these more feasible.

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4 months ago

Neighborhoods should be walkable and safe for people responsible for caring for their...

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4 months ago

We have been focused in the last few years on housing for the homeless, and that need is great and unmet, but in addition, we need housing for young residents that are just getting a start in the community and not yet earning enough to afford current housing in the Puyallup area and also for the elderly, who are no longer earning income by working who may need to find housing they can afford on social security and their savings. Congregant senior housing built recently is not affordable for many.

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3 months ago

I live in a trailer park whose new owner intends to convert the area to office space? The park provides walkability, easy access to 512, public transportation and affordable rents which is why it is occupied by seniors, recent immigrants, the disabled, large families, and people who've had the financial stuffing kicked out of them. Here's a radical idea that might help. KEEP THE AFFORDABLE HOUSING THAT ALREADY EXISTS! The alternative? Welcome more homeless if the owner's plan sails through.

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4 months ago

High demand for housing affects prices everywhere in the region - every city needs to do its part to increase the supply of housing to help reduce housing costs.

[View the discussion](#)

4 months ago

Example housing type: Fourplex

[View the discussion](#)

4 months ago

The housing issues in Puyallup are a reflection of what is going on Nationwide. Wages for ALL working Americans is continuing to fall behind the housing market and we need to catch the backlog but...

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4 months ago

High densities with more variety of housing types should be targeted in areas within 1/2-mile of Sounder Station.

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4 months ago

Example housing type: Sixplex

[Join the discussion \(1\)](#)

4 months ago

Everyone should have a roof over their head.

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4 months ago

It has to be predictable, easy, and quick to build housing. Otherwise developers will go elsewhere. But the City should be in the business of facilitating projects but not giving away valuable resources.

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4 months ago

Example housing type: Townhouses

[Join the discussion \(1\)](#)

4 months ago

We need more creative housing options. High quality but smaller sizes. Accessory Dwelling Units, Cottage housing, alternatives to the current standard apartments and subdivisions. We do have a few scattered around town that are affordable but they tend to be older and we need to have newer ones coming online.

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4 months ago

Renovating downtown properties and converting them into residential units is currently impractical due to expensive building code requirements. There needs to be more flexibility by development services to enable these projects to be financially feasible.

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4 months ago

We need a variety of housing types. But please make sure developers help pay for infrastructure. Sidewalks need to be built, roads widened and money for additional schools & teachers. Please don't build like crazy and think of the road situation afterwards. Building high density housing with minimal parking is acceptable if it's close to the Sounder, but not if it's further away. That just clogs up the parking for those already there.

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4 months ago

Condominiums taking advantage of the tax incentives available to the city through the state, longer terms for allowing a percentage of affordable housing. Mixed use attracting both businesses and residents.

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4 months ago

We need to be more active about creating more neighborhoods with medium density housing in housing (such as townhomes, duplexes or triplexes). We need to stop codic development that further cements automobile dependence. We need to stop the notion that every structure must have maximum parking standards and begin to think about maximum parking limits. We need to ensure that all who live within are within acceptable walking distance to a transit stop with frequent, reliable service.

[View the discussion](#)

4 months ago

Example housing type: Walk-up Apartments

[View the discussion](#)

2 months ago

Example housing type: Garage ADU (accessory dwelling unit)

[View the discussion](#)

4 months ago

Example housing type: Basement ADU (accessory dwelling unit)

[View the discussion](#)

4 months ago

Affordable housing for seniors. Not everyone has a big retirement fund that they can afford \$1,500, \$2,000 and more a month. My 72 y.o. mother can't even afford to live in the SNAG facilities. They want them to make 2-3 times the rent. She gets less than \$2,000 a month. How is she to pay rent, car payment (which she has to get rid of), car insurance, food and other bills?

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3 months ago

Example housing type: Walk-up Apartments

[View the discussion](#)

2 months ago

Desire flexibility with development of existing residential property for residential use. Streamline of property subdivisions and any administrative adjustments to ease development.

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21 days ago



# Key Findings

## Overall Growth and Demand

- Vacancy rates are too low.
- Interest in increasing density.

## Rental Market

- Rents are unaffordable for households with lower incomes.

## Homeownership Market

- Homeownership feels unattainable for many residents.

## Demand for Smaller Units

- Significant interest in ADUs and DADUs.

## Need for housing type variety

- Existing housing stock does not meet residents' diversity of need.

## Barriers or Equity Implications

- Additional hardships for BIPOC, people with disabilities.

### Quotes

- “This exercise will make the most sense if it is carried out in the **context of a larger vision** for the city.”
- “There is **a struggle to find units** within multifamily and find **affordable single-family units.**”
- “**Race is embedded in this conversation.** The issue of housing exists at the intersection of economics, environment and equity.”

# Survey Distribution

- November 9, 2020 through January 15, 2021.
- English and Spanish.
- Primarily online, with paper versions distributed via service providers.
- Publicized through community groups and Spanish media (print, online, and radio).
- Narrated videos on city website.

**Puyallup housing action plan**

Es necesario que Puyallup sepa lo que piensas acerca de las opciones de vivienda en nuestra ciudad.

<http://www.es.surveymonkey.com/r/viviendapuyallup>

¡Comparte aquí tus comentarios antes del 15 de enero!

**Puyallup housing action plan**

### Community Housing Needs Survey

**ALERT! Have you taken this survey online already?** If so, please don't complete the survey again. If you'd prefer to take this survey on your phone or computer, visit: [surveymonkey.com/r/HousingPuyallup](https://www.surveymonkey.com/r/HousingPuyallup)

The City of Puyallup is developing a Housing Action Plan to identify strategies, actions, and policy tools to create enough housing options to meet community needs. If you live or work in Puyallup, we want to hear your thoughts on housing needs and potential solutions.

Return this survey by **DECEMBER 31, 2020** in one of the following ways:

- Give it back to the person or provider who gave it to you.
- Take a photo of it and email it to [jflio@berkconsulting.com](mailto:jflio@berkconsulting.com)
- Mail it to: City of Puyallup Attn: Felita Baker, 333 S Meridian, Puyallup, WA 98371

**Question 1** What should the Housing Action Plan prioritize to make sure housing in Puyallup meets the community's needs? Please read the statements below that describe housing needs in Puyallup and indicate with a circle how much you agree or disagree with each statement.

**"Puyallup needs more..."**

Variety in housing to meet a greater variety of housing needs in the community.	Strongly Disagree	Disagree	No opinion	Agree	Strongly agree
Affordable housing options.	Strongly Disagree	Disagree	No opinion	Agree	Strongly agree
Apartments and other rental housing options.	Strongly Disagree	Disagree	No opinion	Agree	Strongly agree
Emergency housing options and services.	Strongly Disagree	Disagree	No opinion	Agree	Strongly agree
Tenant protections for renter households.	Strongly Disagree	Disagree	No opinion	Agree	Strongly agree
Affordable ownership housing options.	Strongly Disagree	Disagree	No opinion	Agree	Strongly agree
Housing affordable to those who work in the community.	Strongly Disagree	Disagree	No opinion	Agree	Strongly agree
Smaller housing options for smaller households.	Strongly Disagree	Disagree	No opinion	Agree	Strongly agree
Larger homes for housing large or extended families.	Strongly Disagree	Disagree	No opinion	Agree	Strongly agree
Flexibility for single-family homeowners to build "accessory dwelling units" such as backyard cottages.	Strongly Disagree	Disagree	No opinion	Agree	Strongly agree
Housing for older community members.	Strongly Disagree	Disagree	No opinion	Agree	Strongly agree
Supportive housing for residents at risk of homelessness.	Strongly Disagree	Disagree	No opinion	Agree	Strongly agree
Resources to keep homes in good repair and energy efficient/ weatherized to support fixed income, poor, vulnerable and at-risk households from housing instability.	Strongly Disagree	Disagree	No opinion	Agree	Strongly agree

Other: \_\_\_\_\_

**Question 2** What challenges have you faced in finding housing that meets your needs? Please tell us your story so we can create the best Plan for Puyallup. (Additional space available on the back of this page.)

For more information, visit: [cityofpuyallup.org/housingactionplan](http://cityofpuyallup.org/housingactionplan)

**Encuesta sobre las necesidades de vivienda en Puyallup:**  
¡Comparte aquí tus comentarios antes del 15 de enero!

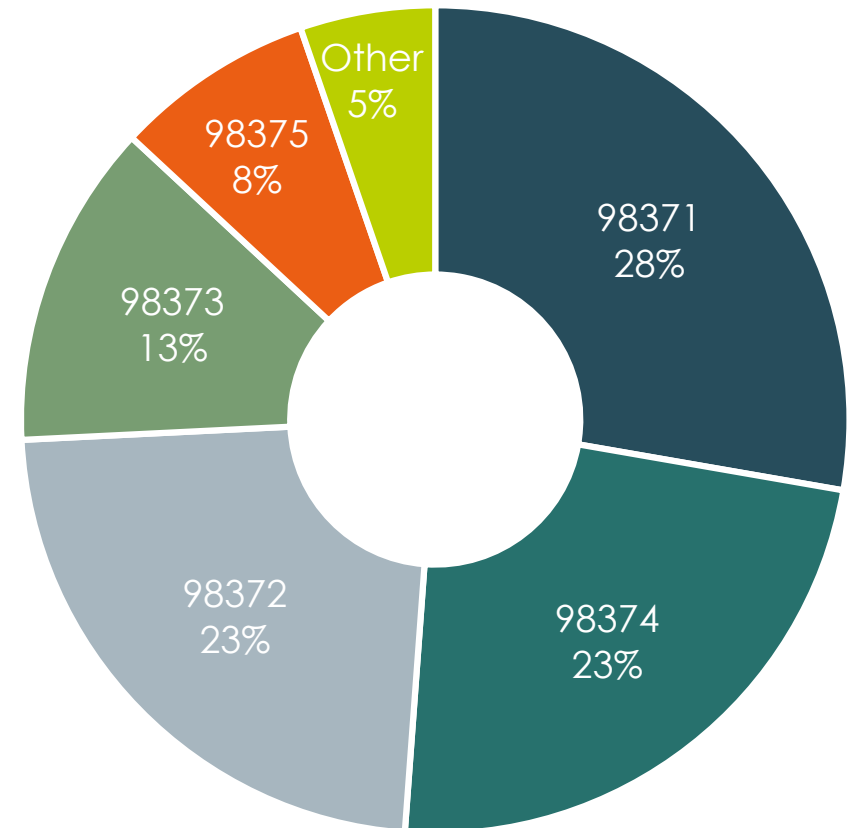
**Puyallup housing action plan** Es necesario que Puyallup sepa lo que piensas acerca de las opciones de vivienda en nuestra ciudad: [www.es.surveymonkey.com/r/viviendapuyallup](http://www.es.surveymonkey.com/r/viviendapuyallup)

**Above:** Spanish print ad, English print survey, and Spanish online banner.

# Survey Respondents

- **534 survey respondents.**
  - **96%** live in Puyallup.
  - **36%** work in Puyallup.

Survey Respondents' ZIP Codes of Residence (512 responses)



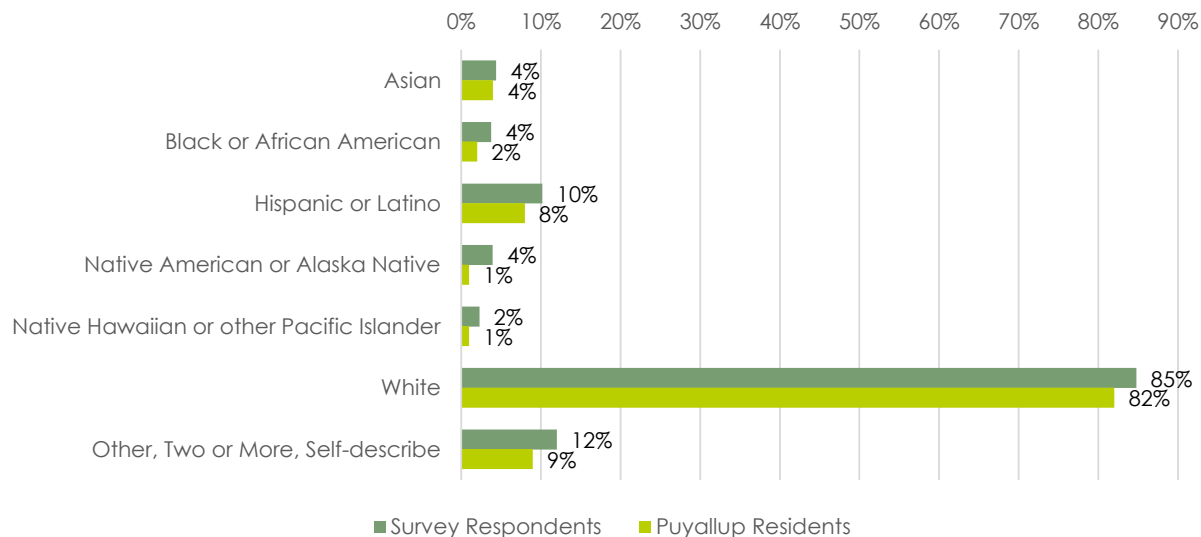


# Demographics: Who responded?

## Race and Ethnicity

- No major differences in responses when disaggregated by race or ethnicity.

**Race or Ethnicity of Survey Respondents (480 responses)**

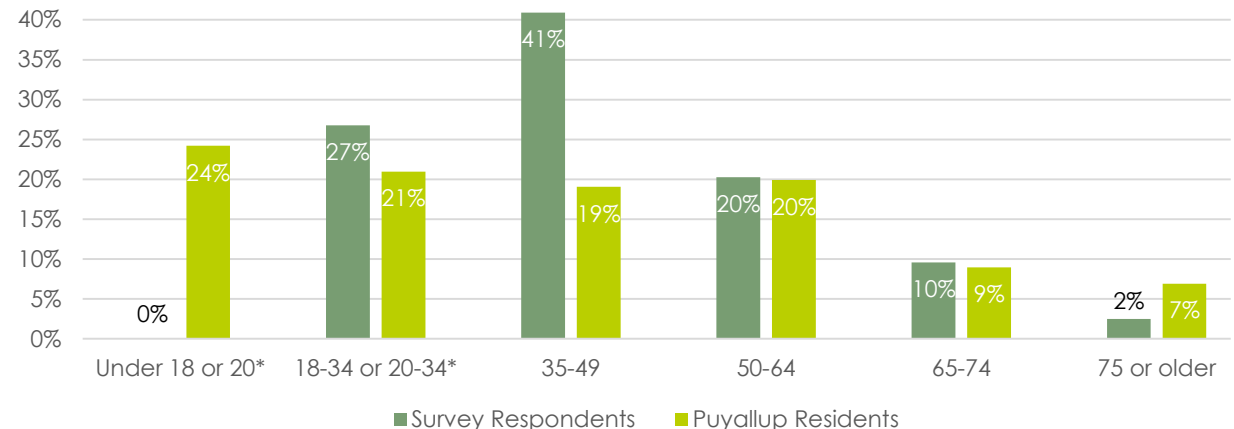


Sources: American Community Survey B02001 5-Yr Estimates, 2018; BERK, 2021.  
 Note: Survey respondents could select multiple races or ethnicities. Census data used for citywide demographics does not allow selection of multiple races or ethnicities.

## Age

- The survey overrepresents the cohort from 35 to 49 years of age.
- No youth (under 18 years of age) responded to the survey.

**Age of Survey Respondents (523 responses)**



Sources: American Community Survey S0101 5-Yr Estimates, 2014-2018; BERK, 2021.  
 \* Available citywide data and the survey used different age brackets for youth. The survey used the brackets "Under 18" and "18-34," whereas citywide data uses brackets "15-19" and "20-24." All other data brackets are identical.

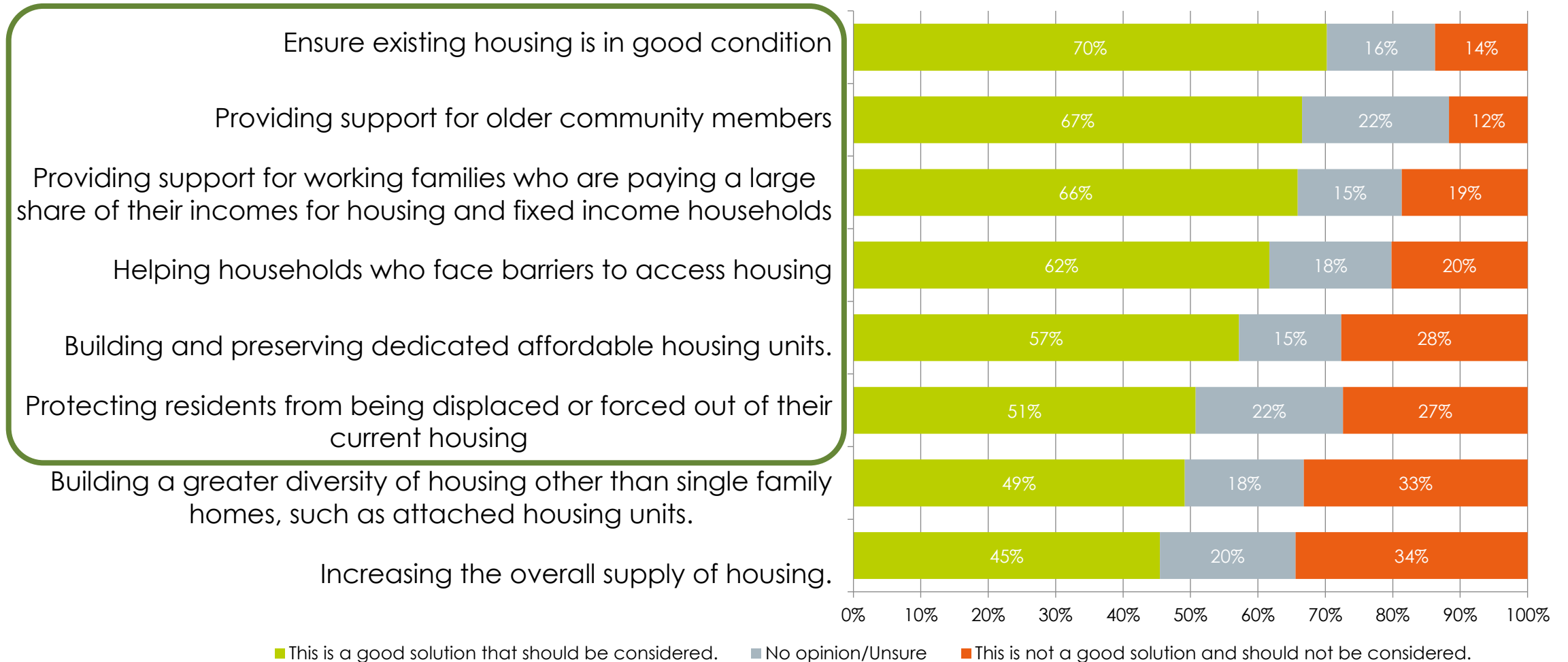
# Respondent Priorities

## What survey respondents want the HAP to Prioritize (534 responses)



# Respondent Solutions

## Survey respondents' opinion on the viability of potential housing solutions (532 responses)



# Goals & Strategies

# Goals of the Housing Action Plan

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## 1. Livability

Promote livable neighborhoods.

## 2. Attainability\*

Preserve the affordability and quality of existing housing.

## 3. Supply & Variety

Build a diverse range of new housing.

## 4. Equity

Remove barriers and constraints that limit access to housing.

## 5. Stability

Encourage housing for people experiencing homelessness, older adults, and people with disabilities.

\* Preferred term to affordability.



# Preliminary Priority Strategies

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1. Explore **strategic rezones** in areas to allow more density and missing middle housing types.
2. Explore **residential infill pilot program**.
3. Consider **incentives for attainable housing**.
  - Provide fee waivers for affordable housing
  - Provide expedited permitting for developments with attainable set-aside housing units.
4. Expand **MFTE program**
  - Outside of downtown core to South Hill Regional Growth Center and/or River Road Mixed Use Center and other areas.
5. Make **strategic infrastructure investments**.

# Second Priority Strategies

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1. **Review existing zoning** districts and approval processes.
  - streamline site plan and SEPA review thresholds, design review.
2. Make it **easier to build ADUs** by revising standards and creating pre-approved plans.
3. Expand City support for housing services and programs:
  - Programs to repair credit and help with first and last deposit.
  - Down payment assistance
  - Need-based rehabilitation assistance.
4. Encourage **permanent supportive housing**.
5. Support **mobile home parks**.
6. Use **surplus or city-owned land** for attainable housing.

# Third Priority Strategies

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1. Consider **actions to preserve existing attainable housing**
  - Track affordable rental properties facing expiring affordable housing use.
  - Adopt a Notice of Intent to Sell / Sale Ordinance.
  - Pursue strategic acquisition and financing of existing multi-family housing.
2. Consider an **affordable housing bond/trust fund**.
3. Adopt **Just Cause eviction** protections.
4. Consider **developer agreements** to require inclusion of diverse housing types, flexible space or affordable housing units.

# Discussion Questions

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- Do these seem like the right priority strategies?
- Any other strategies to consider for prioritization?

**Next Steps**



# Upcoming Milestones

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- Early May – Draft Plan for public review
- Early May – Online Open House and survey to collect public comment
- May 26 Planning Commission meeting