

Engagement Summary

This appendix provides a detailed overview of the engagement approaches and findings of this project. Community engagement was responsive to COVID-19 social distancing requirements. The project team relied on eight methods of engagement, including some methods that focused on experts and key stakeholders and others that focused on the public at large. These eight methods are listed below and detailed in the following sections:

1. Community Survey: Housing Needs
2. Interviews with community stakeholders
3. Online Ideas Wall
4. Online open house
5. Community Survey: Draft plan
6. Meetings with a Panel of Experts
7. Interviews with City Council members
8. Updates to City Council, Boards, and Commissions

1. COMMUNITY SURVEY: HOUSING NEEDS

Community members provided feedback through a housing needs survey available for over two months from November 9, 2020 through January 15, 2021. The survey gathered input from 534 respondents and was available in both English and Spanish. To comply with social distancing requirements under COVID-19, the survey was primarily conducted online. Some service providers with in-person programming also offered paper versions of the survey to gather input from people without internet access.

The project team publicized the survey through community groups and Spanish media, including printed news, online news, and radio. Notably, Katie Baker of the City of Puyallup joined a host on VT Radio, a Spanish-language radio station with listeners in Puyallup, to provide a 10-minute interview about the HAP. Exhibit 1 details the distribution channels and partners for the Spanish and English versions of the survey. Exhibit 2 and Exhibit 3 show an example of the Spanish online survey advertising and the English print version of the survey.

Exhibit 1. Spanish and English survey distribution channels and community partners

Spanish survey distribution channels and partners	English language distribution channels and partners
Communities in Schools	All Saints Parish
El Mundo	Church of the Nazarene
New Hope Spanish Facebook Page	Communities in Schools

Spanish survey distribution channels and partners	English language distribution channels and partners
VT Radio	New Hope Resource Center New Seasons Puyallup Activity Center St. Francis House

Source: BERK, 2021.

Exhibit 2. Example Online Spanish Survey Advertisement

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

Source: BERK, 2021.

Exhibit 3. Example Print Survey



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

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 julia@berkconsulting.com	Mail it to: City of Puyallup Attn: Katie Baker, 333 S Meridian, Puyallup, WA 98371
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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..."

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

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

Source: BERK, 2021.

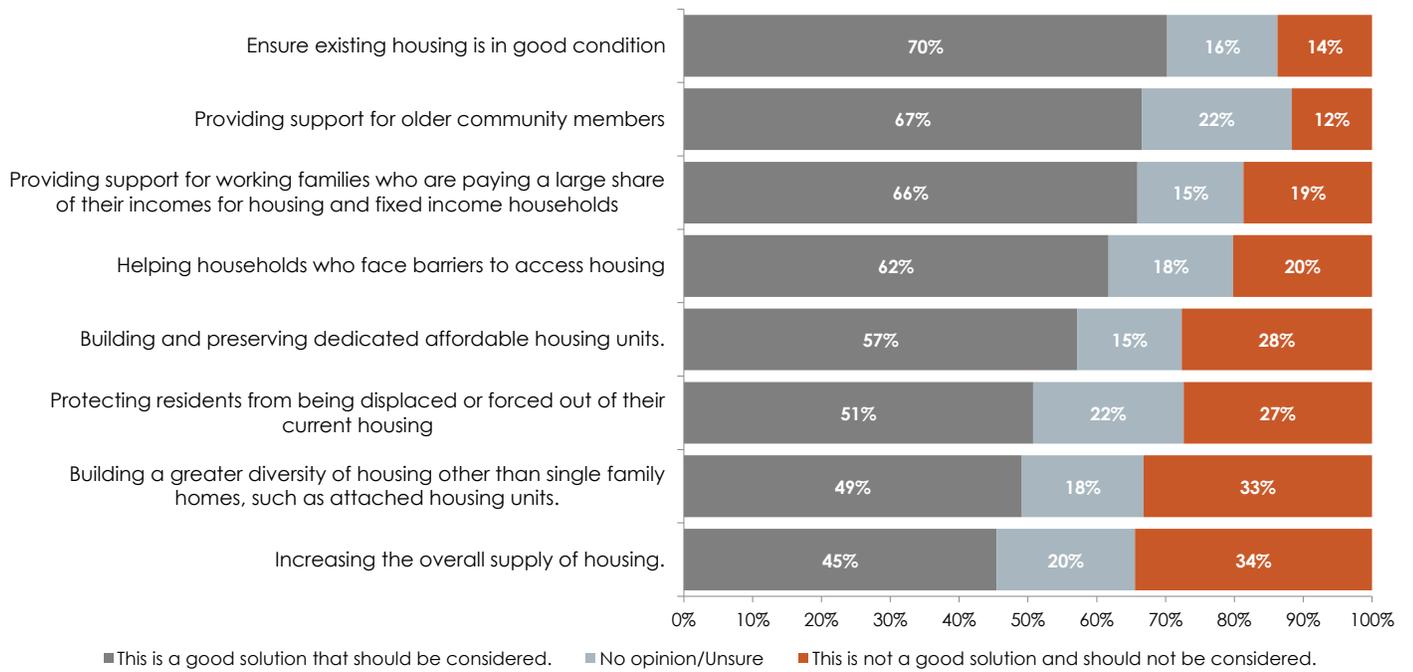
Key Survey Takeaways

- Survey respondents want the HAP to **prioritize**:
 - Housing affordable to those who work in the community.
 - Affordable ownership housing options.
 - Resources to keep homes in good repair and energy efficient/weatherized to support fixed income, poor, vulnerable and at-risk households from housing instability
 - Affordable housing options.
- Survey respondents' top **solutions** for Puyallup's housing needs include:
 - Ensuring existing housing is in good condition.
 - Providing support for older community members.
 - Providing support for working families who are paying a large share of their incomes for housing and fixed-income households.
 - Helping households who face barriers to access housing.
- **Renters** are more likely than owners to prioritize all the HAP outcomes and to support potential HAP strategies. The exception to this trend was for housing for older community members, which owners are more likely to prioritize.
- Survey respondents between the ages of **35 and 49**, the largest age cohort of survey respondents, are most likely to prioritize the potential HAP outcomes and to support potential HAP strategies.

HAP Strategy Priorities

Exhibit 4 summarizes survey respondents' opinions on the viability of potential housing solutions. 70% of respondents indicate that solutions should ensure existing housing is in good condition. The majority of respondents believe solutions should provide support for older community members, support working families, help households who face barriers to accessing housing, build and preserve dedicated affordable housing units, and protect residents from being displaced or forced out of current housing.

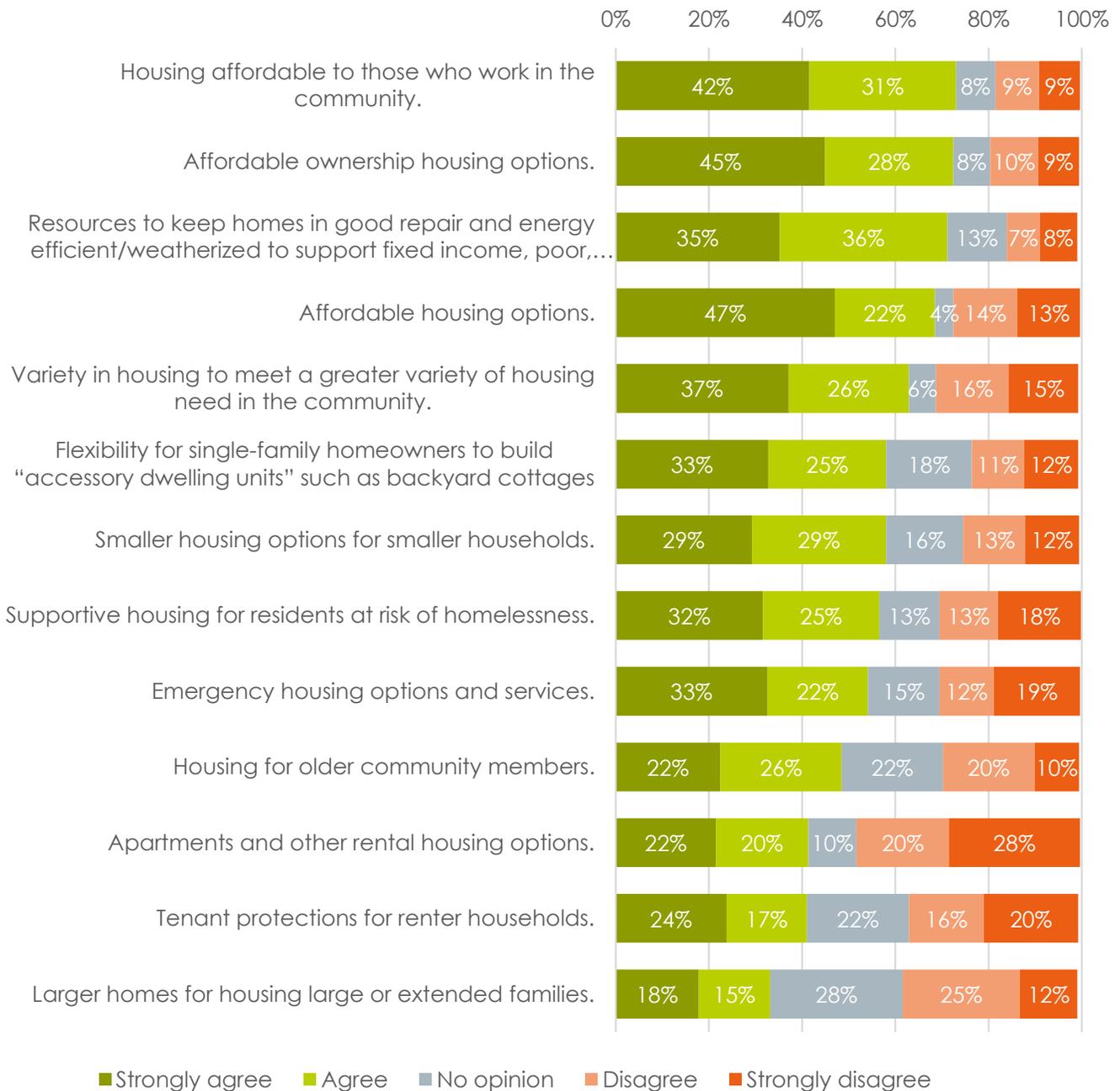
Exhibit 4. Survey respondents' opinion on the viability of potential housing solutions (n = 532)



Source: BERK, 2021.

Exhibit 5 summarizes what survey respondents want this HAP to prioritize. Ensuring affordable housing options and affordable ownership housing options received the highest share of respondents indicating they strongly agree.

Exhibit 5. What survey respondents want the HAP to Prioritize (n = 534)



Source: BERK, 2021.

The survey asked survey respondents to share their stories. 302 people responded to this open-ended question and spoke to the following themes:

- Challenges of finding affordable housing in Puyallup.** Many people shared stories about the difficulties of finding affordable housing. Some community members need to live in

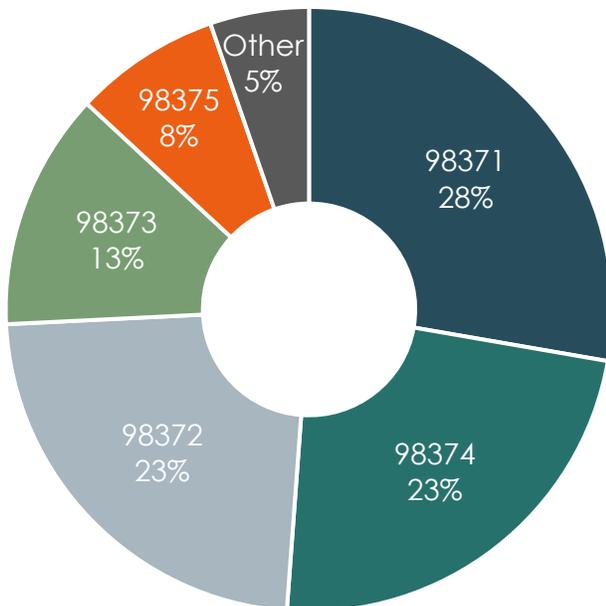
other cities though they would like to live in Puyallup. Some people who work in Puyallup cannot afford to live in the community.

- **Inability to purchase a home in Puyallup.** Some current renters would like to purchase a home but cannot afford to make down payments due to low supply and high prices.
- **Unaffordable rent.** Rental prices are increasing, and community members cannot afford high prices. Wages are not increasing quick enough to meet rising rents. Even some households with two incomes cannot afford to rent in Puyallup.
- **Limited supply of housing and limited diversity in types of housing stock.** People are looking for more and different types of housing to meet community needs.
- **Challenges for seniors, older adults, and people with disabilities.** These community members have faced specific challenges in finding affordable and accessible housing.
- **Some community members said that they have not faced challenges in finding housing.** Some may have moved to the city many years ago.

Respondent Demographics

Exhibit 6 shows the zip codes of residence for survey respondents. **96%** of survey respondents live in Puyallup and **36%** of respondents work in Puyallup.

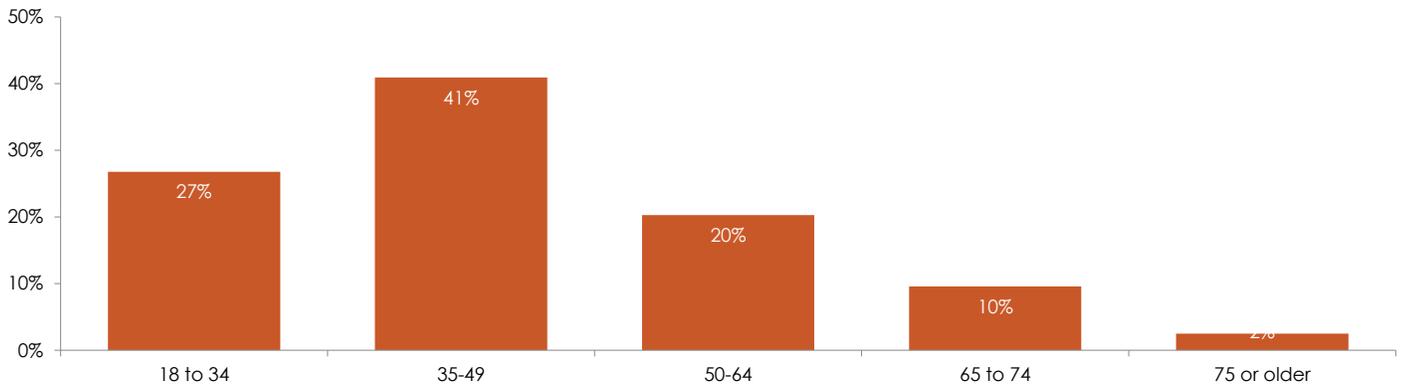
Exhibit 6. ZIP Code of residence for survey respondents (512 responses)



Source: BERK, 2021.

Exhibit 7 shows the ages of survey respondents. Comparing the ages of survey respondents to Puyallup's population, the survey overrepresents ages 35 to 49.

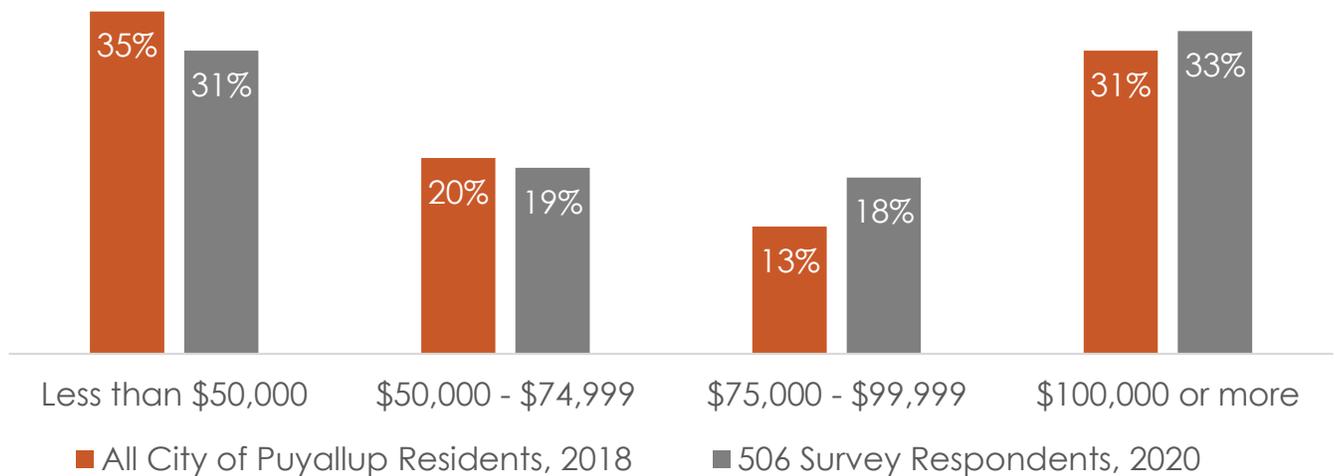
Exhibit 7. Age of survey respondents (n = 523)



Source: BERK, 2021.

Exhibit 8 shows the total household incomes of survey respondents. Comparing this with Puyallup's population, the survey overrepresents households with incomes over \$100,000 and underrepresents households with incomes under \$50,000.

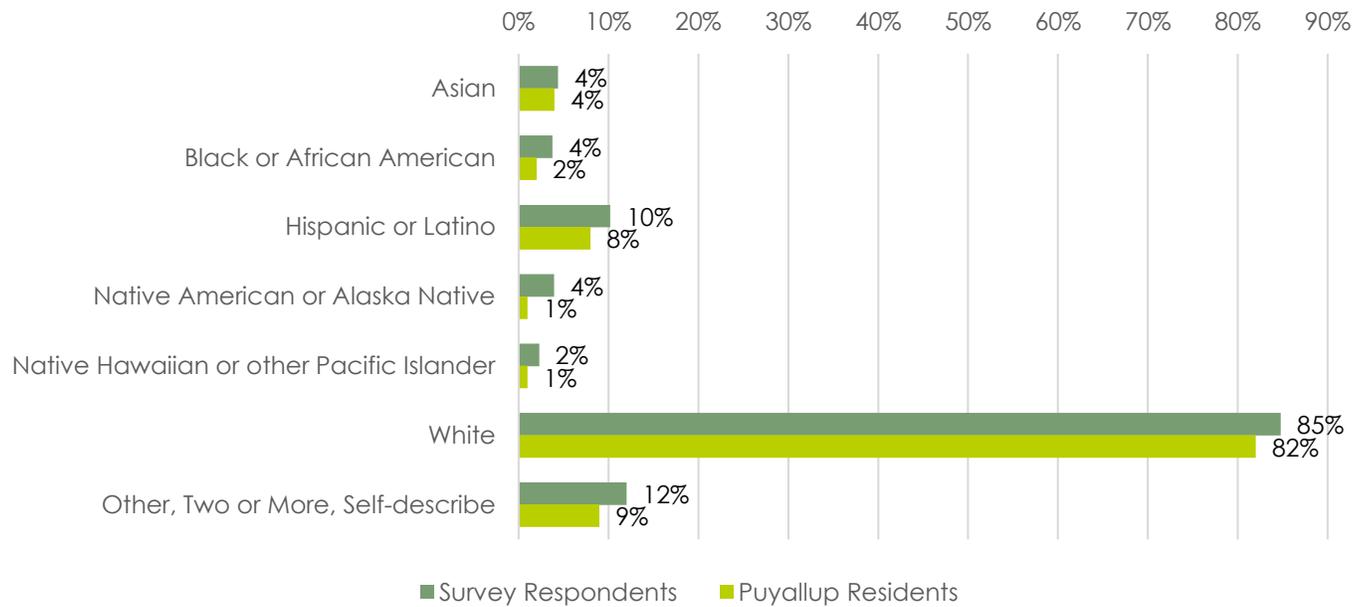
Exhibit 8. Total household income of survey respondents (n = 506) and Puyallup (2018)



Sources: American Community Survey S1901 5-Yr Estimates, 2010 & 2018; BERK, 2021.

Exhibit 9 shows the races and ethnicities of survey respondents, compared with Puyallup's population. 85% of survey respondents identified as White.

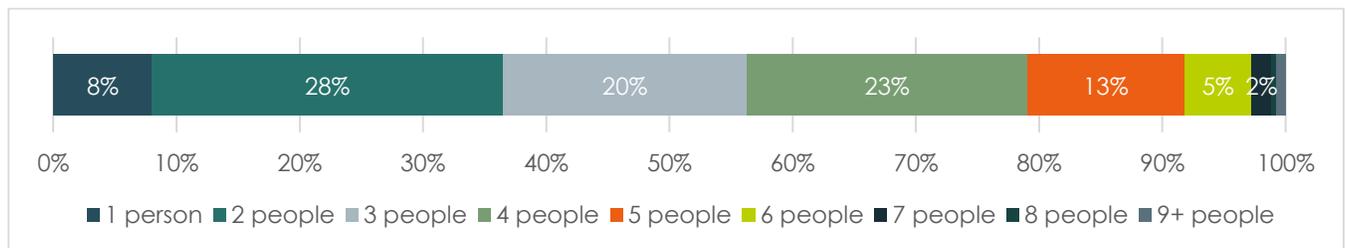
Exhibit 9. Race and ethnicity of survey respondents (n = 480) and Puyallup (2018)



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

Exhibit 10 shows the household sizes of survey respondents.

Exhibit 10. Household size of survey respondents (n = 487)

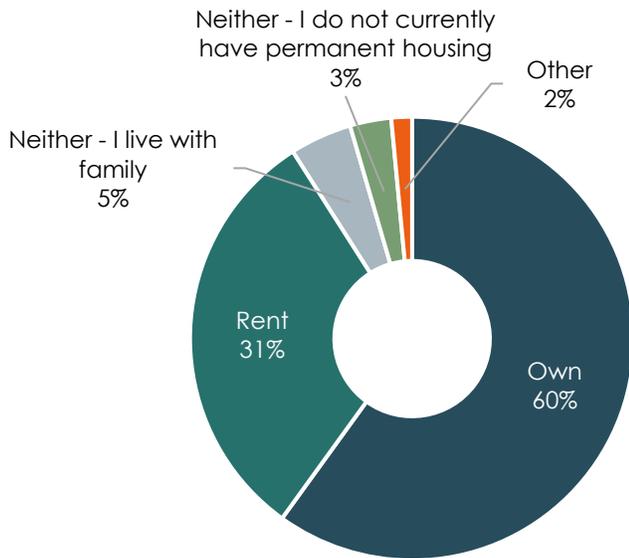


Source: BERK, 2021.

Housing Trends

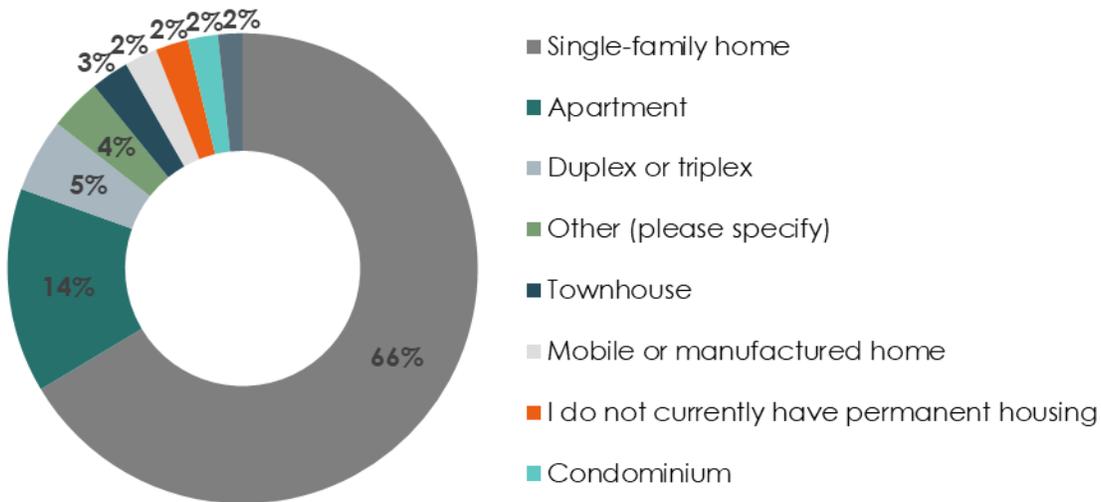
Exhibit 11 shows housing tenure of survey respondents. 60% of survey respondents currently own their home, and 31% rent their home. Exhibit 12 shows that 66% of survey respondents live in a single family home, 14% live in an apartment, and less than 5% each live in townhomes, duplex or triplexes, condos, mobile or manufactured homes, or other categories.

Exhibit 11. Housing tenure of survey respondents (n =532)



Source: BERK, 2021.

Exhibit 12. Housing type of survey respondents (n = 533)



Source: BERK, 2021.

2. INTERVIEWS WITH COMMUNITY STAKEHOLDERS

During the development of the HAP, the Consultant Team conducted 12 interviews with Puyallup housing stakeholders, including residents, advocates, service providers, developers, and a staff member of the Puyallup Tribe of Indians. A full list of interviewees is shown in Exhibit 13. These interviews helped the City and Consultant Team better understand current trends, needs, and opportunities for housing in Puyallup. Below is a list of who was contacted and a thematic summary of notes from the interviews.

Exhibit 13. Community Stakeholder Interviewees

- Chuck Sundsmo, Master Builders Association of Pierce County
- Ken Miller, DADU Homes
- Adria Buchanan, Fair Housing Center of Washington
- Bill Rehe and Michael Presnall (Developer/owners), Green Harbor Communities
- Chris Chisholm, resident
- Becky Foutz and Byran Schmid, Pierce County Housing Authority
- Linda Henry, Puyallup Area Aging in Place Coalition
- Joanne Gutierrez, Puyallup Tribe of Indians
- David DeGroot, Resident
- Davida Sharpe-Haygood, Resident
- John Hopkins, Resident
- Charlene Hamblen, Share & Care House
- Michael Mirra, Tacoma Housing Authority
- Todd McKellips, Washington Tiny House Association

Broad Areas of Agreement

- **Housing affordability** is a significant issue in Puyallup, including for both renters and homeowners.
- Puyallup needs more **housing diversity** and an increase in **housing supply** to support the diversity of needs and desires of Puyallup residents.
 - **ADUs** and **DADUs** could help meet these needs.
 - **Residents with disabilities and older adults** have housing needs that the current supply of housing does not meet.
- The community faces **barriers to attracting development of affordable housing** due to high costs of development, issues with zoning, and process barriers.
- There is a **need for community education** around affordable housing and how it can serve Puyallup's residents. This may help address some of the challenges around implementation in Puyallup.
- Puyallup **BIPOC residents struggle with several barriers** in the housing market.

Specifics: What We Heard

The interviewer led each interviewee through several questions, focusing on areas of expertise for each interviewee. Highlights from interviewees' responses are summarized below.

Housing needs

- **More housing diversity and supply.**
 - There is an inventory deficit, including missing middle housing.
 - Need for ADUs and cottage housing. “ADUs and cottage housing are just more flexible housing. It helps with extended family. The more the city can do to provide flexible housing would be good.”
 - Need housing for younger households, one- or two-person households. “High need for smaller units – we have households with single-member who is disabled – cost-effective, less to maintain. Puyallup has few of these.”
- **Rental affordability and supports for renters.**
 - Voucher holders are not able to find housing within their voucher limit.
 - Rental housing for below 50% AMI. “Rentals are not option because it is so expensive. If you haven't been able to afford a home, then rents are too expensive.”
 - Renters, especially people of color, face many barriers.
- **Homeownership affordability.**
 - Homeownership is unattainable for households below 80% AMI.
 - Low-end starter homes, housing for retail workers.
- **Supports for people experiencing homelessness.**
 - Need to transition homeless individuals to housing.
 - No program by the city.
 - Homeless shelter is needed.
- **Transportation.**
 - Housing is not walkable to amenities. “One needs a car in Puyallup – neighborhoods are not very walkable making them more car free would be helpful.”
 - Older adults need transportation to age in place. “Transportation is a key component of that – when people age or no longer wish to drive or the upkeep on a vehicle is more. What kind of options do you have when you are blocks from transit?”

Who is affected by housing issues?

- Families, especially young families with children.
- Workforce and middle-class households.
- Older adults.
- Native Americans.
- People with disabilities.

Impacts of systemic inequities and injustices

- **Barriers** in Puyallup on the grounds of:
 - **Race.** Including racism in schools. “Race is embedded in this conversation. The issue of housing exists at the intersection of economics, environment and equity.”
 - **Class.** “Sense of classism here – really discriminates against people.”
 - **Place of birth.** “Puyallupism – if you are not born here your opinion is not respected.”
 - **Religion.** “If you are not Christian community you are not welcome here.”
 - **Criminal record.**
 - **Disability status** (mental or physical).
- Impacts include:
 - **Segregation.** “We have to make sure that segregation does not happen again – forward thinking, integrated neighborhoods.”
 - **Overcrowding in native communities.** “We deal with overcrowding a lot. A common Native American theme – a lot of couchsurfing. It’s not to say it’s a racial thing. They wouldn’t want people to be homeless.”
- **Community Opposition**
 - “Puyallup has a lot of NIMBYISM – we support the mission but don’t do it here.”
 - “Neighborhood meetings on our property, at local churches, coffee and pie quarterly with the neighborhood, – folks said we don’t want Section 8.”
 - “Affordable housing = bad was the perception. We called it workforce housing and did a lot of education.”

Key barriers

- **Affordability**
 - Lack of access to capital and low wages. “Landlords are looking for incomes that are three times.” “Credit – screening fees, deposits, these are very expensive.”
 - High median home prices.
 - “Renters insurance is a barrier – most places ask for renter insurance.”
- **Limited supply.**
 - Low vacancy rates.
 - A highly active real estate market creates competition.
 - Lack of right-sized housing units. “There is a struggle to find units within multifamily and find affordable single-family units.”
- **Lack of supports for residents.**
 - Barriers faced by people with criminal history.

- Challenges for victims of domestic violence. “Domestic violence – victims trying to understand their rights to access or retain housing.”
- Accessibility for people with disabilities. “Accessible housing for folks with disabilities – there is an overall lack of availability of units.” “Handicapped accessibility is very important – we have struggled with ground floor access. Walkup doesn't work.”

Barriers to housing development

- **High costs of construction and access to infrastructure.**
 - Puyallup is less profitable than elsewhere in the region. “Lack of developers willing to engage in this part of the sound. King county sucks up a lot of the development activity. The cost is the same in Pierce and King but you can make a lot more money in King County.”
 - Infrastructure: “Access to infrastructure is difficult – we have to invest millions” “We have sewer and storm on three sides. Connecting into it is more expensive than if we build it ourselves. In order for us to stay affordable we have to come up with unique ways to save money. On a big enough site 73 houses we are looking at millions of dollars of infrastructure. Public sewer was 4 or 5 times the cost of a private [system].”
- **Code and zoning disallows smaller homes and tiny homes.**
 - Retrofitting standards. “There are standards for retrofitting older buildings that are barriers – sprinklers, firewall, etc. were required that killed some conversions. Adding another exit would have been doable. Sprinkler systems can cost \$100,000 easily.”
 - Zoning standards. “Zoning is the biggest barrier. Their lot sizes are very large for a city. They want to be a city but don't want urban type housing.”
- **Permit review processes.**
- **Lack of surplus land.**
- **Barriers to development of affordable housing.**
 - Need for more coordination with for-profit developers. “There needs to be an alignment with the private developer to do good. Nonprofits can manage this but for profits find it hard.”
 - Fair Market Rate in Puyallup is higher than in other areas in Pierce County
 - Public perception of affordable housing. “In any discussion about affordable housing we need to get beyond the perception that affordable housing is low income housing.”

Anticipated changes to the housing landscape

- **More households with lower incomes.** “I cannot tell the future, but the trend seems to be a continuing hollowing out of the lower middle class, or those families earning between \$50K and \$100 K per year.”
- **Shift toward smaller households.** “The demographic demand is shifting now – one person

or a couple. 450 SF with one bed, small kitchen.”

Potential solutions

- **Upgrades to existing housing.** “Remodeling and getting contractors who are certified is an important adjunct.”
- **Clarifications in code and City processes.** “There is almost conflicting city code – canopy vs. grid. More departmental coordination would be good.”
- Develop **new and denser housing.**
 - Multifamily in the core.
 - Greater density in the residential areas – expand – duplexes, 4-plexes
 - Residential infill.
 - More single-family housing – detached renter housing
- Support for **accessory dwelling units (ADUs).**
- **Government subsidies for affordable housing.**

Successful housing action plan

- **Big-picture vision:** “This exercise will make the most sense if it is carried out in the context of a larger vision for the city.”
- **Clarified availability of surplus land.** “City has surplus land – it is not obvious where there is. City could create a catalogue of surplus properties. Land is likely 30-35% of the cost of the housing unit.”
- **Code enforcement** of landlord tenant code.
- **Densification** in target and commercial areas. “Increasing the ability to build housing around schools and transit lines would be best bet.”
- **Education** for appraisers, lenders, and property owners. “Furthering the knowledge of property owners about their right and responsibilities under the Fair Housing Act.”
- **Facilitate development by streamlining code and processes.** “Make it easier to build housing of any sort – appropriate densities, greater variety, reduce the paper shuffle it takes to build, some upzoning in some areas.”
- **Incentives for landlords to rent affordable housing.** “City can help landlord finance the fix-up, then once it’s fixed up you agree to rent some of your units to low-income.”
- **Include metrics.** “Puyallup is given a metric in the Pierce County Comprehensive Plan – shall plan that 25% of their anticipated growth should be affordable – include this in the comprehensive plan”
- **Inclusion of ADUs and DADUs.** “DADUs are gentle densification.”
- **Mixed income development:** “Mixed income housing rather than concentrating people who are same – mainstreaming them in housing choices. Disabled pop used to go to

special schools. Integrating works much better.”

- **Ombudsman**, landlord supports, and/or a tenant advocate.
- **Promote development of housing by public and non-profit providers.** “Cities can provide preferred treatment, favorable treatment, local trust fund, contingent loan agreements that make debt cheaper.”
- **Require affordable housing in private development.** “Policies to elicit or require developers to include affordable housing in private development through incentive zoning or inclusionary zoning – they are valuable but don’t get at the lowest income tiers”
- **Universal design.**

Key communities to engage

- Agriculturists
- Chamber of Commerce
- Environmental community
- Human services providers
- Main Street
- Over 600 faith organizations in Pierce county
- People of color
- Realtors and builders
- Service organizations like the Lions club, Kiwanis
- Tribal Council

Engagement suggestions

- Direct interviews would be best.
- Work through community groups like Rotary and Kiwanis.
- Online and in-person surveys.
- Engagement through the library.
- Links on the city website.

Ongoing efforts

- Pierce County has a workgroup.
- South Sound Housing Affordability Partnership: Deputy Mayor Palmer and Mayor Door are working toward creating a coalition of jurisdictions and potentially share resources and staff.

- Many nonprofits in Pierce County have taken on caseload.
- Salisan Housing – HUD supported.

Other models and literature

- Other jurisdictions:
 - **Seattle.** “Seattle is allowing single-family to be a short platting – lot platting. Within zoning a commitment to address reasonable accommodations and modifications.”
 - **Portland.**
 - **Tacoma.** “Tacoma Affordable Housing Strategy. Infill program from Tacoma is really good.”
 - **Pierce County.** “1/10th of 1% increase for behavioral health. Municipalities can do that. Tacoma has done that.”
- Models
 - **Cohousing,** as distinct from communal living – individual units and a shared area.
 - **Naturally Occurring Affordable Housing.** “A cheaper and a faster way to get new affordable housing.”
 - **House Bill 1406.** “Use this for preservation or development – not an increase in sales tax rate. Redirects sales tax to keep it local.”
 - THA provides **Housing Navigators.** “This is especially important for families who don’t compete well in the market.” “Housing Navigators program is very important. Especially now a lot of individuals and families are almost paralyzed by not knowing what to do. Helping guide them through can be really helpful. It is hard to ask for help at any point but especially when you need it. Each of the housing authorities a dedicated group of case management for voucher.”
 - **Other housing projects.** “Look at public housing projects that might have realized success.”
 - **Landlord liaison programs.** “Puyallup falls under the landlord liaison program. Expanding knowledge about this program to get more landlords understand the benefits of expanding their acceptability criteria. Main purpose of program is to get buy-in.”
 - **Renters readiness certification by Associated Ministries.** “This helps folks become more well versed in how to be a good tenant.”

3. ONLINE IDEAS WALL

During the development of the HAP, the Consultant Team hosted an online interactive ideas wall to gather community input for the Housing Action Plan. The idea wall helped the City and Consultant Team better understand community priorities about housing in Puyallup. Participants could submit original ideas or “up vote” and “down vote” others’ ideas. See

Exhibit 14 for an image of the ideas wall with community input. All comments on the ideas wall, as well as their net score based on participant up- and down-votes, are available in the Response Data section.

Participant input, summarized below, fell into five categories:

1. Desired Home Types

- Preference for ADUs, Cottage housing, and midsized multifamily housing.
- Concern about inclusion of parking in neighborhoods.

2. Housing Needs

- Need for housing for people experiencing homelessness.
- Support and incentives for creative housing options, including smaller-sized housing and alternatives to current apartments.
- Need for affordable housing for seniors.
- Some community disagreement around housing supports for people struggling with addiction.
- Some community disagreement around people with mental illnesses.

3. Values

- High densities with a diversity of housing types.
- Walkability.
- Safety.
- Property owner discretion.
- Housing for all.
- Participants mostly downvoted the concept that neighborhoods not change over time.

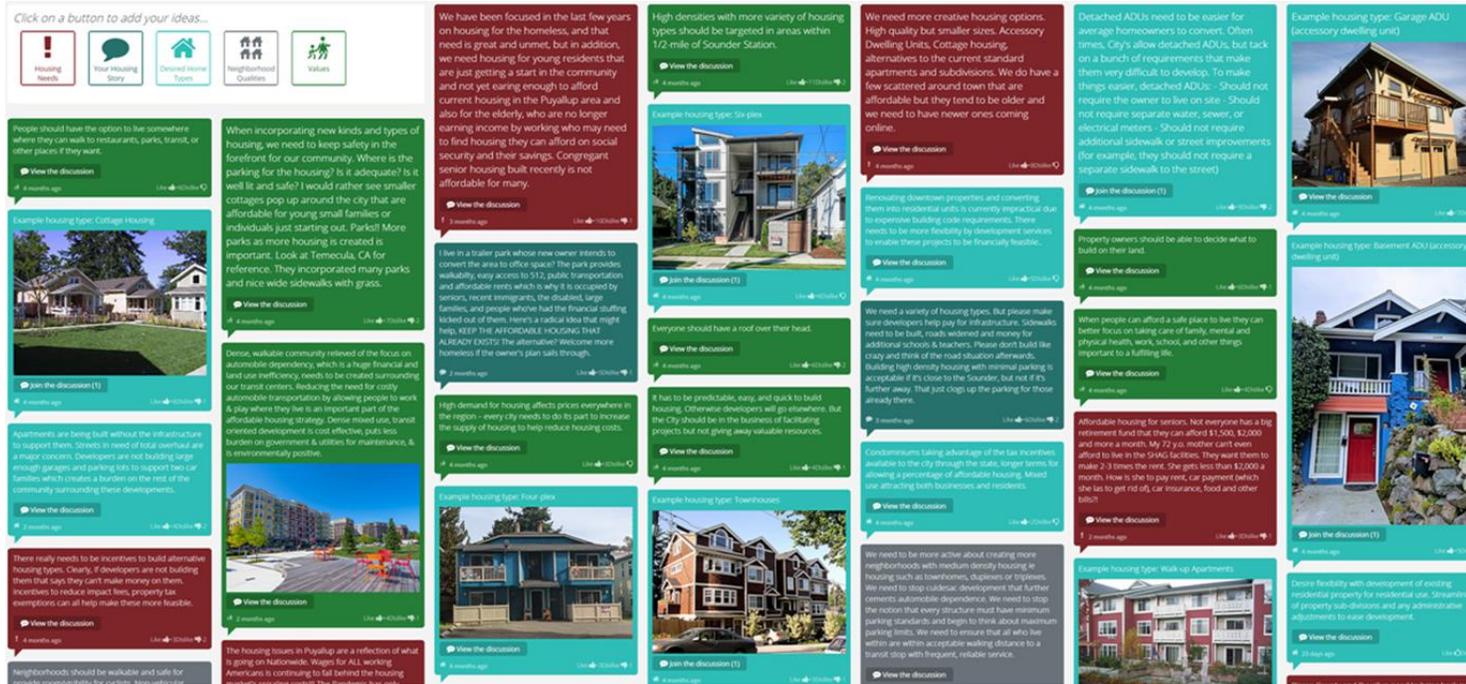
4. Neighborhood Qualities

- Lack of consensus around neighborhood qualities – no comment with more or less than 0-1 net votes.

5. Your Housing Story

- Interest in having developers help pay for infrastructure.
- Maintain existing affordable housing.

Exhibit 14. Ideas Wall.



Source: MAKERS, 2021.

Response Data

Desired Home Types

Comment	Net votes	Up Votes	Down Votes
Example housing type: Garage ADU (accessory dwelling unit)	7	7	0
Detached ADUs need to be easier for average homeowners to convert. Often times, City's allow detached ADUs, but tack on a bunch of requirements that make them very difficult to develop. To make things easier, detached ADUs: - Should not require the owner to live on site - Should not require separate water, sewer, or electrical meters - Should not require additional sidewalk or street improvements (for example, they should not require a separate sidewalk to the street)	7	9	2
Example housing type: Six-plex	6	6	0
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..	5	5	0
Example housing type: Basement ADU (accessory dwelling unit)	5	5	0

Comment	Net votes	Up Votes	Down Votes
Example housing type: Cottage Housing	5	6	1
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.	2	2	0
Example housing type: Townhouses	2	3	1
Example housing type: Four-plex	2	3	1
Apartments 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.	2	4	2
This would be an appropriate fit downtown	1	1	0
Example housing type: Walk-up Apartments	1	2	1
This is great. Where do the residents park their cars, boats, RVs. Why should the rest of the community pay for clogged streets to accommodate lack of parking	1	1	0
This is great. Where do residents park?	1	1	0
There are a quite a few houses that could be converted like this.	0	0	0
I disagree with this comment. ADU's can definitely add to our housing options, but should be developed with the larger community in mind. I support requiring the owner to live on the property so that the owner is accountable for the impact on the neighborhood of the additional residents living on the parcel. I also support the role of the city to mitigate impacts on the neighborhood through regulation.	0	0	0
Desire flexibility with development of existing residential property for residential use. Streamlining of property sub-divisions and any administrative adjustments to ease development.	0	0	0
Adu's are awesome as they help homeowners pay their mortgage and increase home value but most home owners can't afford to renovate. rental Apartments are awful as they allow 1 owner to earn profits. However, tenant-owned apartments would be awesome, if tenant's did not need good credit scores or large down payments to assume tenancy. tiny home communities for those with low credit & unverifiable income would be awesome. Allow payment plans similar to mortgages, but without charging interest	-2	0	2

Your Housing Story

Comment	Net votes	Up Votes	Down Votes
<p>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.</p>	4	6	2
<p>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.</p>	4	5	1

Housing Needs

Comment	Net votes	Up Votes	Down Votes
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.	9	10	1
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.	8	8	0
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 SHAG 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?!	2	3	1
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.	1	3	2
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's spiraling costs!!! The Pandemic has only heightened the imbalance. What has been proposed is "temporary housing" to address a long-term problem. What has not been addressed is the strain on the infrastructure that will result from the expansion of "transitional housing". Sewer, roads, gas, power, parking, etc. we need real solution	0	1	1
Pierce County and Puyallup need to bring back poor Farms. A place where people can go to live, as long as they agree to work on the farm growing their own food. Drug/mental health treatment, as well as other services could be available. The original poor farm in Pierce County was a valuable resource in helping people in the community while holding accountable.	-1	0	1
Shelter! Right now we have many people that are living on the streets and on the Puyallup river. I believe we need to start there to bring safety and security to all of Puyallup's residents within the community. We need to stop looking at the homeless as disposable but supporting and giving them a hand up!	-1	2	3

<p>Housing for mentally ill and people with addictions. A commune type setting would be good. Or maybe a hotel/dorm type building where everyone has individual rooms and every 5-10 rooms share living room/kitchen/bathroom. Then there's services like educational programs that teach life skills and job readiness, social services like counselling, and psychiatric/medical assistance for severely mentally ill. Allow 90 day stays to prevent life long tenant's and give others a chance to help themselves.</p>	-2	1	3
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Values

Comment	Net votes	Up Votes	Down Votes
High densities with more variety of housing types should be targeted in areas within 1/2-mile of Sounder Station.	9	11	2
People should have the option to live somewhere where they can walk to restaurants, parks, transit, or other places if they want.	6	6	0
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 for reference. They incorporated many parks and nice wide sidewalks with grass.	5	7	2
Property owners should be able to decide what to build on their land.	5	6	1
When people can afford a safe place to live they can better focus on taking care of family, mental and physical health, work, school, and other things important to a fulfilling life.	4	4	0
Everyone should have a roof over their head.	4	6	2
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.	3	4	1
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.	3	3	0
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.	3	4	1
It's important that neighborhoods don't change very much over time.	-5	1	6

Neighborhood Qualities

Comment	Net votes	Up Votes	Down Votes
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We need to be more active about creating more neighborhoods with medium density housing ie housing such as townhomes, duplexes or triplexes. We need to stop culdesac development that further cements automobile dependence. We need to stop the notion that every structure must have minimum 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.	1	3	2
Neighborhoods should be walkable and safe for provide room/visibility for cyclists. Non-vehicular access to schools, parks and other city amenities should be an overarching goal. Development standards should be flexible to ensure that these goals are accomplished but affordable (curb sidewalk gutter vs. meandering asphalt pathway with drainage swale).	0	2	2

4. ONLINE OPEN HOUSE

The City created three videos to introduce the Housing Action Plan project to allow members of the public to learn in depth about the plan at an online “open house” on a flexible timeline. The City opted to share these recorded open house presentations in lieu of a live community meeting to be responsive to COVID-19 social distancing requirements.

The three videos, linked below and shown in Exhibit 15, cover the following topics:

1. [Project Introduction](#)
2. [Community Context](#)
3. [Housing Trends](#)

Exhibit 15. Three Housing Videos



Sources: City of Puyallup, 2021; BERK, 2021.

5. COMMUNITY SURVEY: DRAFT PLAN

See the comment summary document for detailed information on the community survey responses for the draft plan.

6. PANEL OF EXPERTS

The project team convened a Panel of Experts to provide technical and community-based guidance throughout the creation of the HAP. The Panel included the following members and met three times during the project process, as detailed in Exhibit 16.

1. **Amanda DeShazo**, Tacoma-Pierce County Affordable Housing Consortium
2. **Bill Riley**, Vista Property Management
3. **Jason Gauthier**, Habitat for Humanity
4. **Jessie Gamble**, Master Builders Association
5. **Joanne Gutierrez**, Puyallup Tribe
6. **Kevin Bates**, Helping Hand House
7. **Linda Henry**, Puyallup Area Aging in Community Committee Taskforce
8. **Michael Pressnall**, Green Harbor Communities
9. **Pam Duncan**, Metropolitan Development Council
10. **Reggie Brown**, Louis Rudolph Homes
11. **Ted Brackman**, Puyallup Homelessness Coalition

Exhibit 16. Panel of Experts Meetings

Meeting	Date	Objectives
#1	December 2, 2020	Establish the Puyallup Housing Action Plan Panel of Experts. Review and advance Needs Assessment findings. Discuss potential solutions.
#2	February 11, 2021	Share engagement findings. Identify goals and strategies
#3	April 8, 2021	Refine priority strategies. Discuss implementation for priority strategies.

Source: BERK, 2021.

7. INTERVIEWS WITH CITY COUNCIL MEMBERS

During the development of the HAP, the Consultant Team conducted 5 interviews with Puyallup City Councilmembers. Interviewees included:

1. Mayor Julie Door
2. Deputy Mayor John Palmer
3. Councilmember Cyndy Jacobsen
4. Councilmember Jim Kastama

5. Councilmember Ned Witting

These interviews helped the City and Consultant Team better understand current trends, needs, and opportunities for housing in Puyallup.

8. UPDATES TO CITY COUNCIL, BOARDS, AND COMMISSIONS

Throughout the project lifecycle, the project team delivered updates and gathered input from the Puyallup City Council and several Boards and Commissions. The meetings and their purposes are detailed in Exhibit 17.

Exhibit 17. City Council, Board, and Commission Updates

Audience	Presentation Objective	Opportunity for Public Comment	Date
City Council	<ul style="list-style-type: none"> ▪ Share progress on the Housing Action Plan ▪ Review and advance Needs Assessment findings. ▪ Discuss goals and potential solutions. 	Yes	January 26, 2021
City Council	<ul style="list-style-type: none"> ▪ Share community input on housing. ▪ Review and discuss potential strategies 	Yes	March 9, 2021
Planning Commission	<ul style="list-style-type: none"> ▪ Share community input on housing. ▪ Review and discuss potential strategies and priorities 	Yes	April 14, 2021
Planning Commission	<ul style="list-style-type: none"> ▪ Review and discuss potential strategies and priorities 	Yes	April 28, 2021

Source: BERK, 2021.