

Allocation of Housing by Income

GMCC Subcommittee Recommendation



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Pierce County Long Range Planning Supervisor

Allocation of Housing by Income – State Requirements

RCW 36.70A.070

- (2) A **housing element** ensuring the vitality and character of established residential neighborhoods that:
 - (a) Includes an **inventory and analysis of existing and projected housing needs** that identifies the number of housing units necessary to manage projected growth, as **provided by the department of commerce**, including:
 - (i) Units for **moderate, low, very low, and extremely low-income households**; and
 - (ii) **Emergency housing, emergency shelters, and permanent supportive housing**;

Allocation of Housing by Income – HAPT Tool



Total Population
Growth



Percentage of Growth
by Jurisdiction

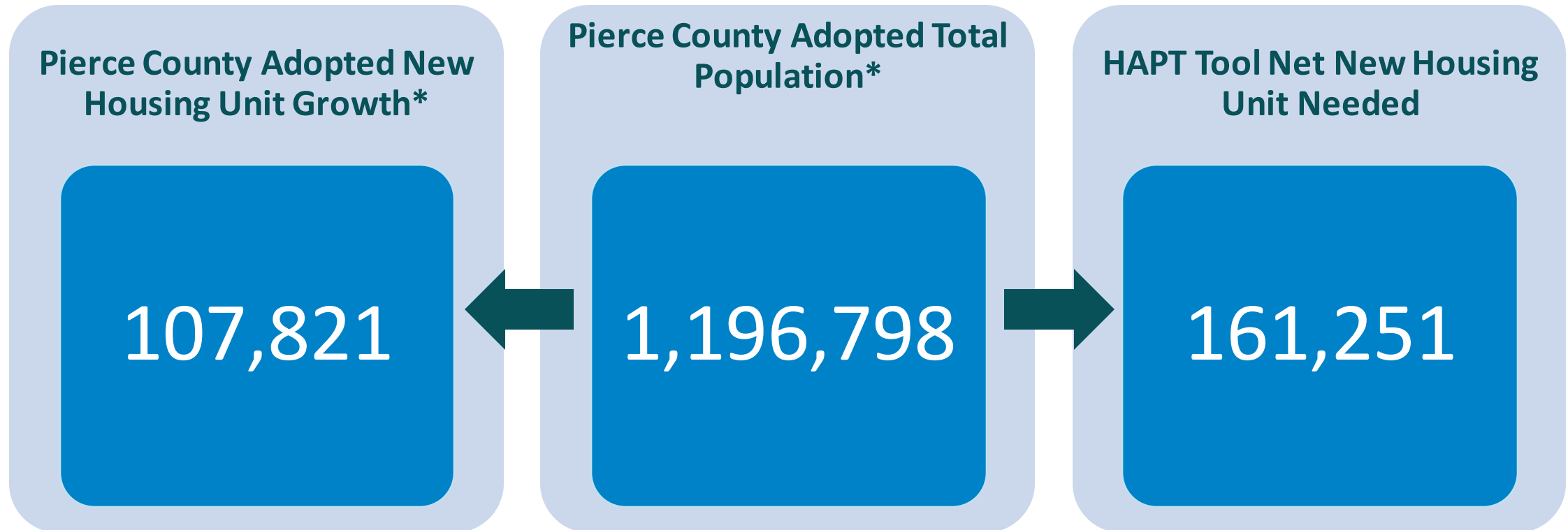


Income Band
Allocation Method



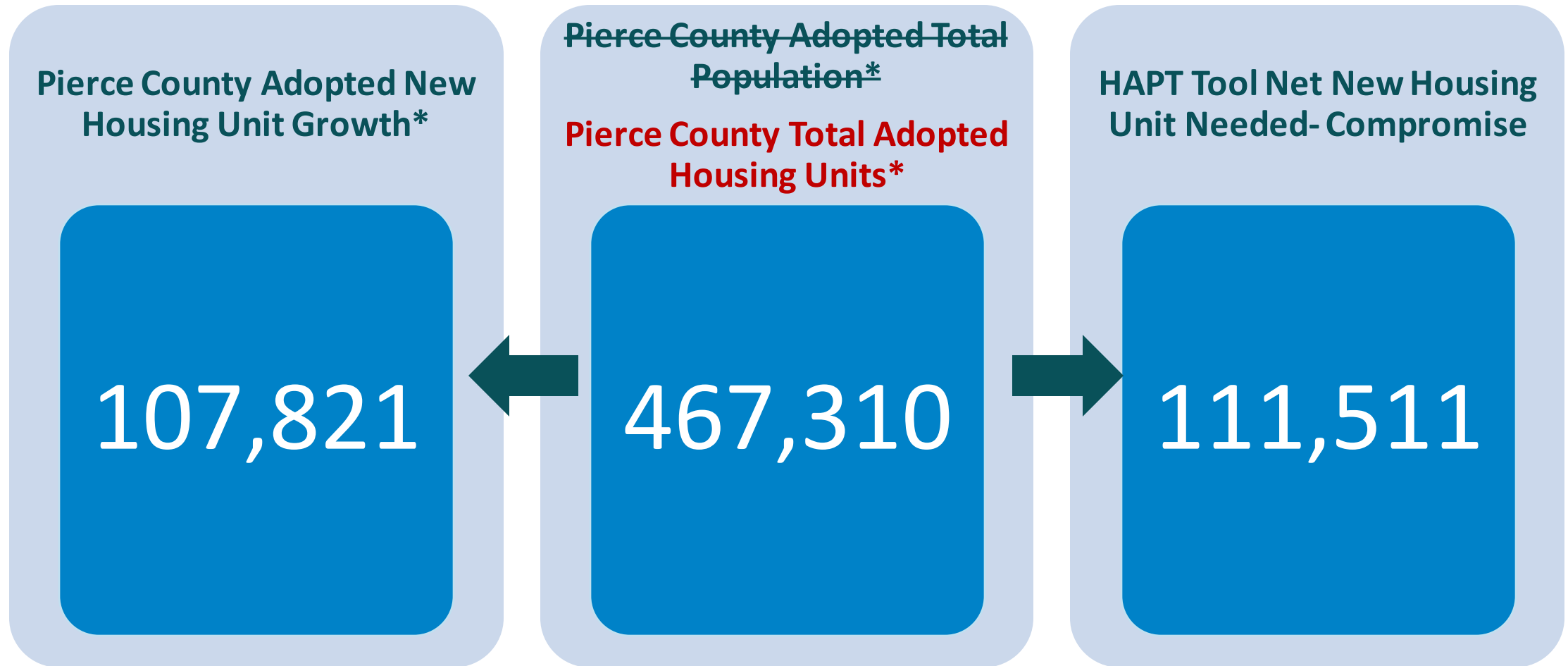
Total Population Growth

Local Target vs. Commerce HAPT Tool



*Ordinance 2022-46s

Commerce HAPT Tool Compromise



*Ordinance 2022-46s

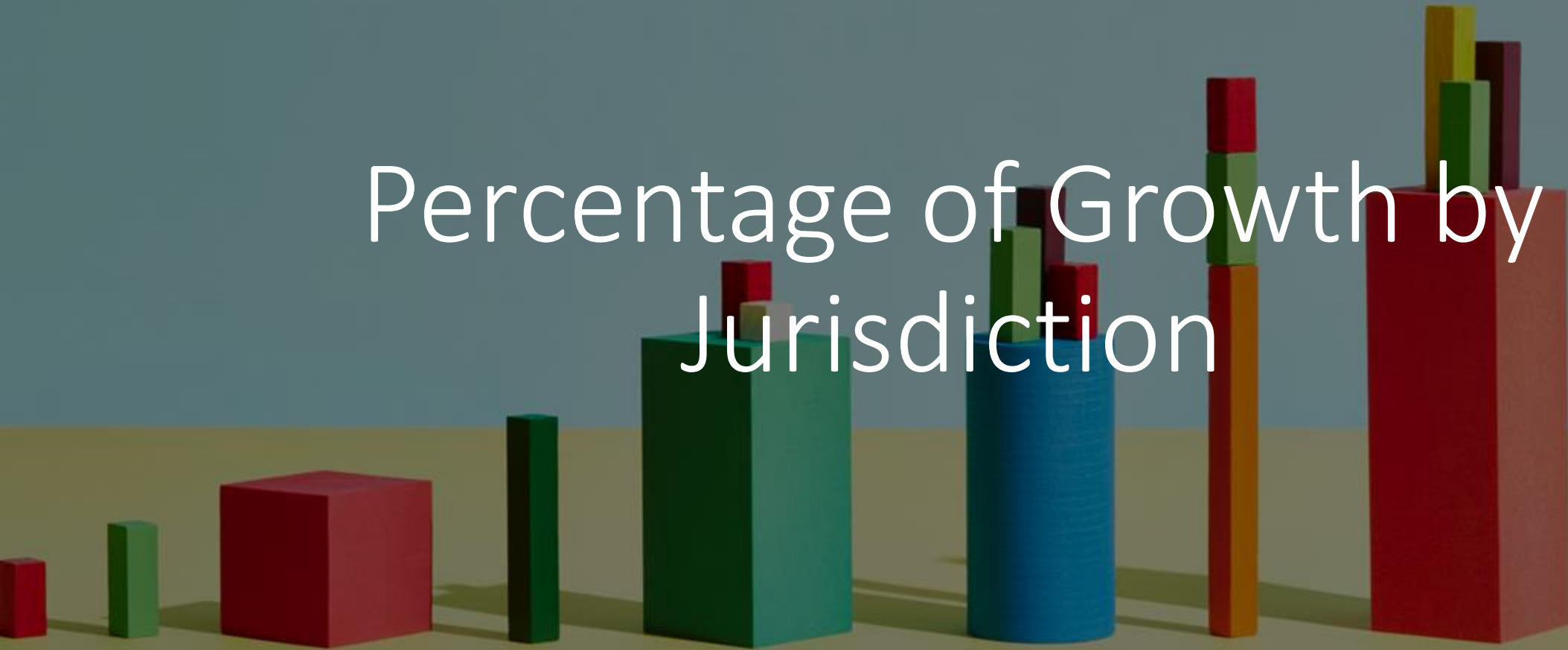
GMCC Subcommittee

- Stephen Atkinson – Tacoma (Metro City)
- Tiffany Speir – Lakewood (Core Cities)
- Chris Larson – Fife (High Capacity Transit Communities)
- Jason Sullivan – Bonney Lake (Cities and Towns)
- Robin Bolster-Grant – Gig Harbor (Cities and Towns)
- Erika Rhett Hunt – Pierce County (Unincorporated Urban Area and Rural Area)

Subcommittee Review of Housing Targets

- ✓ **Accept the Commerce compromise number**
- ✓ **Re-adopt housing unit growth targets**
- ✓ **Keep population and employment growth targets as adopted**
- ✓ **Acknowledge local issues with the HAPT tool in ordinance findings**

Percentage of Growth by Jurisdiction



Growth Allocation Comparison

Vision 2050 Geography	PSRC Growth Share	Population Allocation	Notes
Metropolitan City	38%	38.44%	Tacoma
Core Cities	23%	20.26%	Auburn, Lakewood, Puyallup, University Place
High-Capacity Transit	21%	21.94%	DuPont, Fife, Fircrest, Sumner, Pierce County – balance of target.
Cities and Towns	7%	6.61%	Bonney Lake, Buckley, Carbonado, Eatonville, Edgewood, Gig Harbor, Milton, Orting, Pacific, Roy, Ruston, South Prairie, Steilacoom, Wilkeson
Unincorporated Urban	8%	9.75%	Pierce County - held at 10,870 per Ordinance 2022-46s
Rural	3%	3.00%	Pierce County - held at 3% per Vision 2050

Housing Unit Target Allocation Comparison

	Population Share	HAPT Allocation	Ord 2022-46s
Unincorporated Pierce County	28.74	32,452	26,855
Auburn city	0.10	79	96
Bonney Lake city	1.30	1,450	2,850
Buckley city	1.13	1,260	1,374
Carbonado town	0.02	22	17
DuPont city	1.88	2,096	1,960
Eatonville town	0.29	323	277
Edgewood city	2.15	2,397	2,432
Fife city	1.60	1,784	1,873
Fircrest city	0.69	769	788
Gig Harbor city	0.80	892	1,000
Lakewood city	8.41	9,378	9,714
Milton city	0.22	245	259
Orting city	0.20	223	168
Pacific city	0.00	0	0
Puyallup city	6.71	7,482	7,488
Roy city	0.09	100	95
Ruston town	0.16	178	169
South Prairie town	0.01	11	13
Steilacoom town	0.17	190	176
Sumner city	1.78	1,985	2,035
Tacoma city	38.44	42,865	42,390
University Place city	5.04	5,620	5,723
Wilkeson town	0.07	78	69



Income Band Allocation Method



Income Band Allocation Methods A & B

Method A – Equal Share

- Objective: All jurisdictions take the **same percentage of their target** for each income category.
- Focuses on **new housing** only.
- Jurisdictions take an **equal share, even with an adequate supply of housing** in that income category currently.

Method B – Fair Share

- Objective: **by 2044** all jurisdictions will have the **same share of housing at each income level**.
- Considers **existing housing**, which counts toward housing needs.
- Jurisdictions with **housing undersupply** in an income category **take on a greater portion** of the new needs.

Subcommittee Recommendation

- **Accept the Commerce compromise housing unit target number of 111,511 for Pierce County.**
- **Update the housing unit target allocation in Ordinance 2022-46s with the results from the HAPT tool.**
- **Allocate the County's housing unit target consistent with Vision 2050.**
- **Apply Method B to allocate housing by income band.**

Next Steps

- GMCC Recommendation to PCRC- May 10
- PCRC Recommendation to Pierce County Council- May 18
- Pierce County Council Review - June