



# Puyallup housing action plan

Planning Commission Presentation | April 28, 2021



# Today's objectives

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1. Review and discuss strategies.

# Housing Action Plan Process

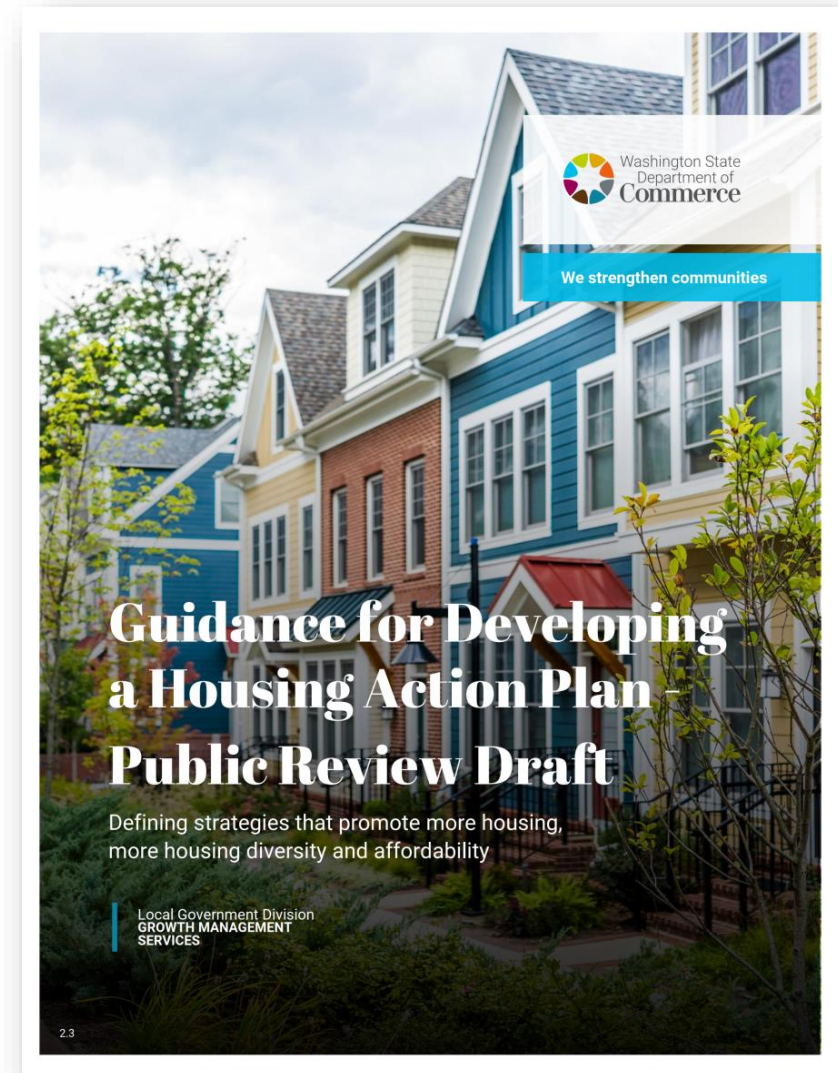


# Grant Requirements

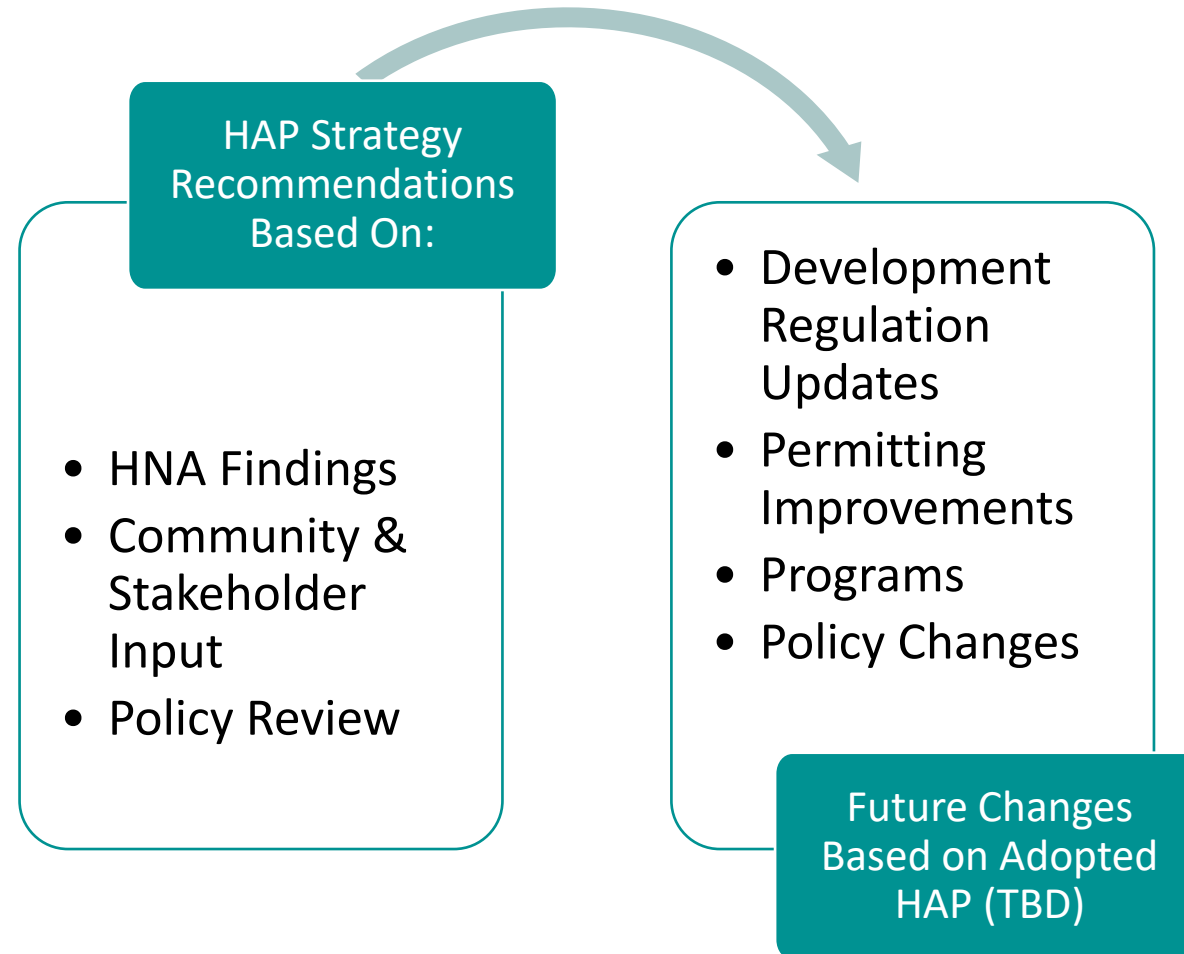
## Summary of RCW 36.70A.600(2):

The goal of the HAP is to encourage construction of:

- ❑ ... additional affordable and market rate housing...
- ❑ ... in a greater variety of housing types...
- ❑ ... and at prices that are accessible to a greater variety of incomes...
- ❑ ... including strategies aimed at the for-profit single-family home market.



# Development Process and Housing Action Plan



# 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. **Rezone areas** to facilitate higher density and more diverse housing types.
2. Create a **residential infill pilot program**.
3. Make **strategic infrastructure investments**.
4. Review **existing zoning districts**.
5. Incentivize **attainable housing**.
  - Provide fee waivers for affordable housing
  - Provide expedited permitting for developments with attainable set-aside housing units.
6. Expand **MFTE program**
  - Outside of downtown core to South Hill Regional Growth Center and/or River Road Mixed Use Center and other areas.



# Second Priority Strategies

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1. Make it **easier to build ADUs** by revising standards and creating pre-approved plans.
2. 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.
3. Encourage **permanent supportive housing**.
4. Support **mobile home parks**.
5. 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 **tenant protections and supports**
4. Consider **developer agreements**.

# 1.Rezone areas to facilitate higher density and diversity.

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- Puyallup could consider redrawing zone boundaries and lifting regulatory barriers to:
  - Allow more homes per acre where there are resources to support greater population densities
  - Expand the types of homes (e.g., duplexes, townhouses, etc.) that can be built on a lot
  
- Puyallup could consider two areas for rezones:
  - Around frequent, high-capacity transit, i.e., “**transit-oriented development**”
  - Near additional resources and amenities, i.e., “**neighborhood infill**”

## 2. Create a residential infill pilot program.

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- Pilot programs introduce **a temporary change in policies or regulations** to test new ideas, increase community awareness and engagement, and discover what works best in a local context.
- Pilot programs are a **good way to test new housing types** and to inform future Council decisions on Puyallup's regulatory approach to these housing types.
- It allows the City to take a phased approach to residential infill development and identify which changes would be most effective.
- The **City of Tacoma's residential infill program design** is a potential model for Puyallup.

### 3. Make strategic infrastructure investments.

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- Strategic **selection of priorities in the capital facilities element** can help support a housing program.
- Funding for improvements could come from a mix of sources, including **local sources; federal or state appropriations or grants; Community Revitalization Funding (CRF) financing; or bonding.**

## 4. Review existing zoning districts.

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- Consolidate RS zones
- Expand missing middle housing opportunities
- Form-based regulatory approach in RM zones
- Unit-lot subdivision ordinance
- Form-based regulatory approach in UCX zone
- Develop strategy for regulating micro-housing
- Update design review standards
- Revise parking minimums
- Add flexibility to commercial use requirement in commercial and mixed-use zones

## 5. Incentivize attainable housing.

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- Fee waivers for attainable housing.
- Provide expedited permitting for developments with attainable set-aside housing units.

## 6. Expand MFTE program.

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- The multifamily tax exemption (MFTE) program allows cities to exempt multifamily housing from property taxes in designated areas.
- Consider South Hill Regional Growth Center and/or River Road Mixed Use Center and other areas.



# 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