HOUSING ELEMENT

Purpose

This Housing Element provides the policy basis for neighborhood preservation and directing the development of new housing that is compatible with the character of the City of Orting.

The Growth Management Act states that the Housing Element of the Comprehensive Plan must recognize "the vitality and character of established neighborhoods" and must:

1. Include an inventory and analysis of existing and projected housing needs.
2. Include a statement of Orting housing goals, and policies for the preservation, improvement, and development of housing.
3. Identify sufficient land for housing, including, but not limited to government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities.
4. Make adequate provisions for existing and projected needs of all economic segments of the community.

New Requirements

In 2021, the State Legislature amended the Growth Management Act through the passage of House Bill 1220 (HB 1220). The GMA now requires Housing Elements to include consideration of capacity to meet housing needs for extremely-low to moderately low-income households, permanent supportive housing (PSH), emergency housing and shelters, and duplexes, triplexes and townhomes. In doing so cities must also address displacement risk, racially disparate impacts, and programs for affordable housing.

Meeting the Needs

The City of Orting is not directly responsible for the development of housing and there are countless forces involved in the housing market. Nonetheless it is helpful to ensure the right policies and systems are in place locally to facilitate positive outcomes. Additionally, it is also useful to acknowledge the important work of partners in the region that provide direct or indirect support meeting the housing needs of people in Orting.

As Orting grows, and new residents arrive, new neighborhoods are created and existing neighborhoods change. This results in different expectations for the character of the city. In addition, the demand and supply of housing types and styles broadens as the market adapts to the demographics of the population. In order to address these factors, the Comprehensive Plan provides the basis for monitoring development trends and assessing the city's capacity to accommodate future growth.

The supply of vacant land that is suitable for residential development within the City is limited. Critical areas such as the floodways, wetlands and the shoreline areas inhibit development capacity along the rivers. Development of the remaining vacant land and former farmland inside the city will provide needed housing for residents. Some future growth within the city will depend upon infill development and redevelopment of parcels that are not built to their full capacities. This type of development usually results in higher residential densities.

Major Issues

A fundamental human need is access to adequate, safe, and reasonably priced housing. Ensuring Orting residents (current and in the future), have many options and choices is an important part of planning for the future. Having broad housing choices and alternatives also impact the city's economic growth potential and job creation capabilities because many firms look to hire and retain workers in areas where housing options aren't prohibitively expensive.

Professionals who are essential to the community but may have comparatively lower incomes or household budgets for housing are important to consider. Examples of these professionals include teachers, police officers, firefighters, other municipal employees, and service employees (such as restaurant workers). Too often people may be forced to commute out of a location where they work in order to reside elsewhere where they can afford the kind of housing they seek.

Moreover, in many localities across the United States, some populations have been historically underserved and have not had equal access to housing options, particularly before adoption of the Fair Housing Act and Community Reinvestment Act (which ended redlining). Historical patterns of racial and ethnic segregation leave a legacy of disparate impacts both in homeownership rates and housing values[1].

Commented [A1]: This text relates to Pierce County County-Wide Planning Policy (CPP) AH-3

("AH" denotes affordable housing)

In formulating the Housing Element, the following major issues have been considered:

1. Balancing the local character and community vision with the satellite town center role (a relatively small municipality within proximity to a larger municipality).
2. Providing a balanced range of housing types, styles, and affordability.
3. Providing housing opportunities for residents with special needs.
4. Addressing the conservation of existing housing and preventing displacement.
5. Compliance with state and regional mandates to address various topics and plan for housing to accomplish state and regional policy measures.

The PSRC VISION 2050 document is a regional plan which sets out a Regional Growth Strategy, focusing growth in "centers" and near transit, and addresses how jurisdictions should work together to increase housing choices and affordability on a regional level. VISION 2050 stresses that strategies and actions to promote distributional equity, cross-generational equity, process equity and reparative policies are needed to equitably meet housing needs.

[1] For more information see "Understanding Racial Restrictive Covenants and their Legacy" by James Gregory at https://depts.washington.edu/covenants/segregation.shtml

Data Limitations

This Housing Element is distinct from earlier versions adopted by the City. One of the chief differences is that much more information must now be compiled and analyzed, addressing housing affordability and statistics per the state law and regional mandates.

However, compiling and presenting this data presents significant difficulties. First, as a consequence of the City's small size, there are few or no data sources available. For instance, RCW 36.70A.610 directs the Washington Center for Real Estate Research (WCRER) to furnish data resources to jurisdictions for addressing housing issues; however, the majority of that data collection and compilation is restricted to cities with a population of 10,000 or more, meaning Orting is excluded. Similarly, when certain characteristics of very small population group are to be taken into account, in order to serve as indicators (for example, *to what extent do the rates of severely cost-burdened households differ according to race?*) we often find that the lesser percentages or (small share of percentages) are not statistically significant.

Implementation Challenges

Orting lacks transit services and proximity to some amenities and programs (both commercial- and government-based) which can help low-income populations. Likewise, the development and infrastructure capacity in Orting is ~~someone~~ somewhat constrained and a sudden surge in development that isn't properly planned or timed for could cause increased transportation challenges, school crowding, etc. Further, the City is not located in a job center. Nonetheless, as the city changes and as additional employment, services, and transportation choices become available, the community can continue to position itself to best make accommodations for people who are in need.

Commented [NS2]: June 25, 2024 modification: Typo Corrected

Existing Housing Characteristics

The existing housing stock in Orting consists primarily of single-family detached homes; in 2023 89.4% off all the housing stock was this type. Mobile/ manufactured homes comprise 6% of the city's housing stock and duplexes, other housing types, and apartments make up the balance.

The 2010 Census reported a total of 2,361 units, an increase of 979 units (or 71%) over 2000. A decade later, the US Census determined there were just under 3,000 units in the city corresponding to a 27% increase over the ten-year period from 2000 to 2010. Housing production has leveled off in the past several years. Figure H-1 shows the number of Housing Units in Orting between the years 1999 and 2023 and, not surprisingly, the figures trend similarly to the city's population growth.

Homeownership in Orting

The homeownership rate is relatively high in Orting. ~~Between 2000 and 2015, the percentage of owner occupancy remained steady at 78%. The owner occupancy rate for 2021 was 75% which may be an indicator that housing affordability issues are impacting this statistic, since few multi-family units have been built in Orting.~~ The US Census data shows that the owner-occupied housing rate in Orting was 79.2% for the time period of 2018-2022 which is much higher than the rate of 64.6% throughout Pierce County and of 63.8% state-wide for the same time period.

Commented [NS3]: June 25, 2024 modification: Corrections made (to eliminate data errors) and we have removed a previous graph called "Housing Units by Tenure" which is not needed

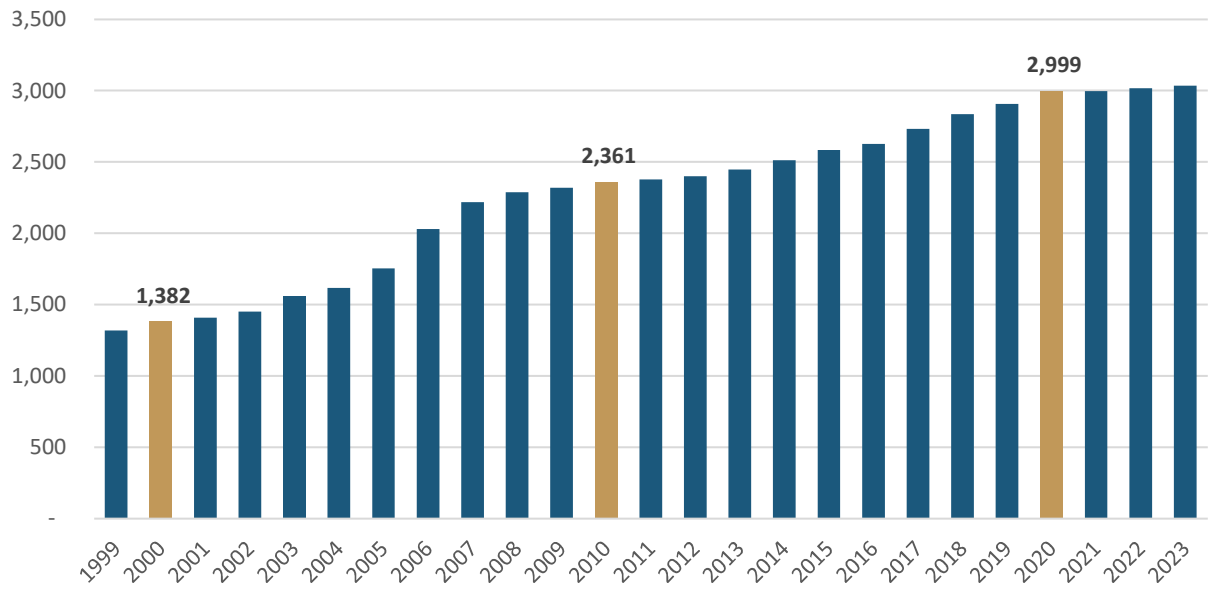

Figure H-1: Orting Housing Units (1999-2023)
Source: Washington State Office of Financial Management

Housing Stock

The age of the housing stock impacts characteristics like housing size, quality, and value. Considering the housing stock age also helps to understand the development patterns and timelines in a community. In Orting, 82% of housing units were constructed after 1980 (see Figure H-2). That is an advantage for locals since older homes may be of lower quality because of wear (if not routinely upgraded), they could contain contaminants or hazards (i.e., lead-based paints, volatile organic compounds like asbestos, mold caused by leaking windows), and may feature outdated building materials assembled with outdated construction practices. Further, newer homes typically are more energy efficient and are often built with more modern methods. There are always exceptions to these broad characterizations, but in general the housing stock in Orting can be considered quite healthy and efficient.

As for the older homes in the community, particularly those in the downtown core, they help shape the unique historic character of the City.

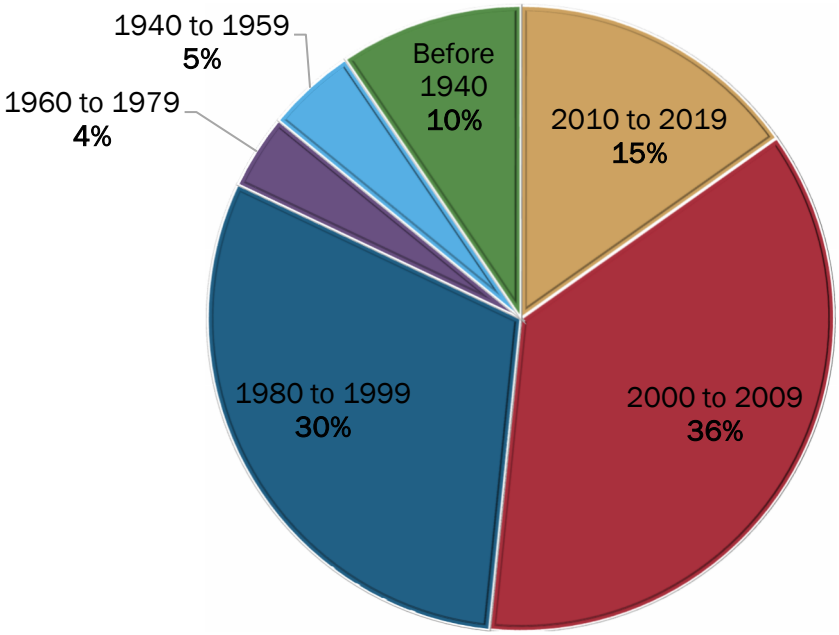

Figure H-2: Housing Stock by Year Built
Source: US Census American Community Survey

Table H-1 Housing Units by Tenure, 2010, 2015 and 2021

Total Units			Owner Occupied			Renter Occupied			Vacant		
2010	2015	2021	2010	2015	2021	2010	2015	2021	2010	2015	2021
2,361	2,492	2,927	73.6%	72.0%	75.7%	18.9%	20.5%	21.3%	7.5%	7.5%	2.9%

Source: U.S. Bureau of the Census, 2010, American Community Survey, 2015 and 2021

Figure H-2 shows the composition of housing types in Orting, based on the US Census and American Community Survey (ACS) figures.

In 2017, single-family homes accounted for approximately 88% of the housing in the city and the surrounding area. Mobile/manufactured homes made up approximately 7% of the city housing stock and 15% of the surrounding areas, and multi-family housing accounted for approximately 6% of the city inventory.

Age Restricted Neighborhoods
Orting has two age-restricted neighborhoods:

- Majestic View Estates features 171 single-family detached homes which comprise a community for residents aged 55 and older. The homes in the gated community range in size from about 1,200 to 2,600 square feet with two or three bedrooms and attached two-car garages. There is an outdoor community pool and a multi-purpose room in a clubhouse.
- The Mountain View Estates community is a manufactured home park at 836 Harmon Way S. over about 20 acres. There are no permanent structures, and the age-restricted community (for 55 and older) has 96 sites.

Washington Soldier's Home - Orting

According to the state Office of Financial Management, the population of persons housed in "group quarters" in the city typically ranged between 100 and 130 people between the years 2010 and 2020. This figure corresponds to the population domiciled at the Washington Soldiers' Home on the Orting-Kapowsin Highway, which was established in 1891 and built specifically for Washington state veterans, originally for veterans of the Civil War.

Orting Veteran's Village

The Orting Veteran's Village, established in 2021, is a tiny home community offering 35 units (six of which are ADA-accessible cottages) for homeless veterans in Pierce County. At the site, Permanent Supportive Housing is provided and each home is approximately 176 square feet, built to be economically and environmentally efficient, with individual lawns and porches. This village is located on the Washington State Department of Veteran's Affairs Soldiers Home campus, yet the housing is not provided by the DVA as the DVA's role is to lease the land. Quixote Communities is a non-profit organization that operates the site. There is a central community center that residents use to gather and share communal space.

Group Homes

The zoning code in the city allows for licensed adult family homes to locate in all residential and mixed-use zoning districts. These are homes where personal care plus room and board is provided to up to six adults not related to the person providing the services.

The code does not contain any development regulations treating a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals.

Orting's zoning code also allows group residences to locate in the Residential Urban (RU), Residential Multi-family (RMF), and Mixed Use Town Center (MUTC) zoning districts with an approved conditional use permit (and subject to architectural design review) and also in the Public Facilities (PF) zoning district (subject to site plan and architectural design review approval). Orting's code further allows other group housing that provides housing to more than 12 unrelated individuals in the Residential Multi-family (RMF) zoning district and with a conditional use permit in the Residential Urban (RU) zone and Mixed Use Town Center (MUTC).

As of March 2024, the Washington State Department of Social and Health Services database showed there were five licensed family homes with Orting addresses, supplying 24 beds

Pierce County's Countywide Planning Policies document recorded the estimated supply of housing units in Orting according to various income levels, shown in **Table H-2**. Washington State (through the GMA) and Pierce County (in the Countywide Planning Policies) require cities to study housing. demand for certain household groups earning less than the Area Median Income[2] (AMI).

Table H-2 Housing Unit Estimated Supply (2020) by Income Level according to Area Median Income (AMI)

[2] Area Median Income (AMI): This refers to HUD Area Median Family Household Income. Orting is part of HUD's Seattle-Tacoma-Bellevue Metro Area, which includes all of Pierce County. AMI changes every year and varies by household size.

Income Level	0-30% AMI (Non-PSH)	0-30% AMI (PSH)*	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	>120% AMI	~~Emergency Housing (Beds)~~	**Total**
Number of Units	41	0	232	965	937	345	478	~~40~~	**2.998** Plus 40 beds (Emergency Housing)

Source: Pierce County Ordinance No. 2023-22s Exhibit B

*PSH = Permanent Supportive Housing

Commented [NS4]: June 25, 2024 modification: The "total" amount is for housing units and doesn't count emergency housing "beds" so we have updated the table for clarity

Permanent Supportive Housing and Emergency Housing must also be addressed[3]:

- Permanent Supportive Housing (PSH) is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing. Permanent supportive housing is paired with on-site or off-site voluntary services.

- Emergency Housing is temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless.

Housing Values and Costs

Housing costs have risen dramatically. In 2000, nearly 60% of the owner-occupied homes in Orting were valued at between $100,000 and $150,000 (1999 dollars, 2010 Census). In 2015, only 8% of the owner-occupied homes were valued in that range, dropping further to 7.6% in 2021 (2015, 2021 5-Year American Community Survey).

Approximately 33% of homes were valued less than $100,000 in 2022. The largest value bracket was the $100,000 to $149,900 range, with 36.3% of homes valued in this range. The median 2022 value of owner-occupied homes in Orting was $416,400, a substantial increase from $207,300 in 2015. The median monthly 2015 gross rent in Orting was $1,438, and this figure increased in 2022 with a median of $2,156. In 2017, the highest number of asking prices for non-occupied, for sale housing units were within the $300,000 to $399,000, with $250,000 to $299,000 being the second highest range. In 2022, the highest number of asking prices for non-occupied, for sale housing units were within the $250,000 to $299,999 (2022 ACS 5-year estimates).

Household Characteristics

The 2022 census reports 2,869 households in Orting, an increase from 2,038 in 2010. The average number people per household in 2010 was 3.04 persons but increased to 3.05 persons by 2022. Recent nationwide trends have demonstrated slowed population growth and shrinking household sizes, however Orting's average household size has remained the same. Still,

[3] HB 1220

multigenerational living (where multiple generations of adults live together) is also becoming more commonplace. These nationwide trends may be related to housing affordability and cost of living issues, and they may suggest an even greater need for more affordable and attainable housing options. However, Orting's average household size has remained the same which may be attributed to the large number of households that include children under 18 years old and the high composition of household types that are made up of a family household (see Table H-3 below).

The following data presented in **Table H-3** help to explain the characteristics of households in the City. According to the US Census Bureau the Median Household Income of Orting was $114,458 in 2022.

Table H-3 Orting and Pierce County Household Attributes (2022 Estimates)

		Orting	Pierce County
Household Income	Median	$114,458	$91,486
	Mean	$126,201	$116,431
Household Size	One-Person	13.8%	24.2%
	Two-Person	25.7%	35.8%
	Three-person	26.1%	16.4%
	Four or more person	34.4%	23.7%
Household types	Family households (one or more related or married persons)	80.5%	67.6%
	Multiple person households with no children	5.7%	8.3%
	Single-person households	13.8%	24.2%
Presence of children in households	No related children under 18 years of age	55.3%	68.0%
	With related children under 18 years of age	44.7%	32.0%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Orting has a high proportion of children, with 25.5% of the total population aged under eighteen years old (compared with 77.3% in Pierce County). The median age is 34.1 years of age (compared with 37.0 in Pierce County). Orting therefore has more families living in the community rather than single or individual households, as compared to Pierce County averages. The census data also reveals:

- Approximately **10.4%** of Orting residents aged over 18 are veterans
- Approximately **3.19%** of Orting residents are foreign born
- Approximately **13.7%** of Orting residents have a disability

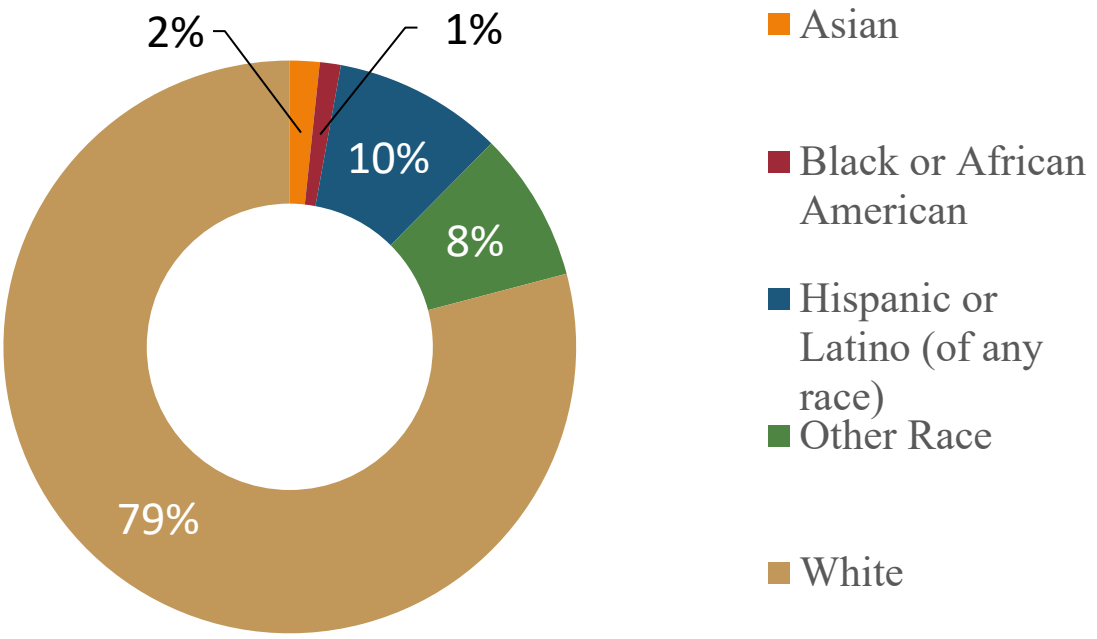

Figure H-~~23~~2: Orting Population by Race and Hispanic or Latino Ethnicity, 2020
Source: US Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Orting's population is less diverse by race and ethnicity when compared to that of Pierce County. In 2020, 79% of the population was White, 11% of the population was Persons of Color, and 10% was Hispanic or Latino (of any race), This compares to 66% of the population of the Pierce County population being White, 11% being Hispanic or Latino (of any race), and 23% being Persons of Color.

Future Housing Needs

As noted in the Land Use Element, the 2044 population target for Orting is 9,590, signaling that the rapid growth and expansion that has occurred in Orting will subside. Still, this modest increase will impact the city in several ways, including future housing demand to accommodate growth and associated demand for services, community facilities, and other features necessary to sustain the community.

Population growth and housing development are functions of the demographics of the community (household size and age and economic status), as well as the marketability of the area. The population projections give a general indication of the number of new dwelling units needed to accommodate the target population. While this factor may change in the future, for the next 5-10 years it represents a reasonable basis for calculating housing demand.

The projected 2044 housing need is 3,221 units, indicating that 223 additional units need to be constructed by that year to meet the population forecast

Recently approved subdivisions and expected future development at “infill” sites should be sufficient to accommodate the projected population forecast. There is very little additional opportunity for new housing to be developed in the current city limits. With this in mind, Orting has adopted provisions for cottage housing, accessory dwelling units, and increased density in planned unit developments.

Increased flexibility in new housing types will help Orting to provide the appropriate number of new housing units for each level of household income, as prescribed by Pierce County in **Table H-4**.

Table H-4: Orting New Housing Unit Needs by 2044 by Income Level according to Area Median Income (AMI)

Income Level	0-30% AMI (Non-PSH)	0-30% AMI (PSH)*	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	>120% AMI	~~Emergency Housing (Beds)~~	**Total**
Units	29	39	41	33	14	13	54	~~14~~	**223** Plus 14 beds (Emergency Housing)

Source: Pierce County Ordinance No. 2023-22s Exhibit B

*PSH = Permanent Supportive Housing

Commented [NS5]: June 25, 2024 modification: The "total" amount is for housing units and doesn't count emergency housing "beds" so we have updated the table for clarity

Nevertheless, any forecasted new growth could be slowed or halted if market or economic pressures prevent the process of land development. For example, financial or other obstacles to the construction of new homes could include economic recession, rising mortgage and lending rates, changes to lending guidelines, or high costs of building supplies and/ or construction workers to build homes.

Expanding Orting’s affordable housing stock will likely be the most challenging in introducing new housing for households having incomes below 80% of AMI. Consequently, the City should prioritize steps taken to foster and encourage low-income housing fulfilling those needs. Subsidies or other programs will be likely required to provide housing at those deepest levels of affordability and a range of housing types will need to be produced to fit the broad spectrum of needs.

Affordable Housing

The Growth Management Act requires each county and city to identify sufficient land for housing, including but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities. These types of housing are often grouped under the term "affordable housing."

Pierce County and the municipalities must collectively accommodate the housing demand for all economic segments of the population.

In addition, every Comprehensive Plan, in its Housing Element, must address the following or accomplish the following while ensuring there are adequate provisions made for all economic segments of the population:

- Incorporating consideration for low, very low, extremely low, and moderate-income households;
- Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
- Consideration of housing locations in relation to employment location; and
- Consideration of the role of accessory dwelling units in meeting housing needs;
- Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: zoning that may have a discriminatory effect; disinvestment; and infrastructure availability;
- Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
- Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
- Establishes anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate income ~~hosing~~housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

Commented [NS6]: Although the existing Comprehensive Plan doesn't have anything specific to racially disparate impacts the following policies are already in the plan:

Policy H1.5 - Maintain non-discriminatory zoning regulations for group homes, consistent with the Federal Fair Housing Act.

Policy H2.4, 2.6, 2.7 - affordable housing, assistance programs, avoiding inequitable housing cost increases.

Commented [NS7]: June 25, 2024 modification: Typo corrected

The private housing market does not typically meet affordable housing needs across all income spectrums. As a result, the Pierce County County-Wide Planning Policies state that "All jurisdictions should explore the expansion of existing non-profit partnerships, increased coordination with local public housing authorities, a county-wide land trust, as well as future involvement of larger County employers, in the provision of housing assistance for their workers."

Definitions

The term Affordable Housing is often interchanged with the term "Low-income housing" (referred to as "subsidized housing in this element") but should not be confused. Below are definitions:

- **Affordable housing:** Housing is typically considered to be affordable if total housing costs (rent, mortgage payments, utilities, etc.) do not exceed 30% of a household's gross income.
- **Cost-burdened household:** A household that spends more than 30% of their gross income on housing costs. (A household that spends more than 50% of their gross income on housing costs is called "Severely cost-burdened.")
- **Subsidized housing:** Public housing, rental assistance vouchers like Section 8, and developments that use Low-Income Housing Tax Credits are examples of subsidized housing. Subsidized housing lowers overall housing costs for people who live in it.

The percentage of income paid by moderate-, low-, and very low-income earners toward their monthly housing expenses is a measure of housing affordability. According to the US Department of Housing and Urban Development (HUD), "families who pay more than 30% of their income for

housing [including utilities] are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care."

Estimates regarding households experiencing cost-burden use the following terms:

- Households paying less than 30% of their household income on housing costs are not considered ***non cost-burdened***.
- **Cost-burdened (30-50%)** includes households paying between 30% and 50% of their household income on housing.
- **Severely cost-burdened (>50%)** includes households paying more than 50% of their income on housing costs.

The following data is sourced from the American Communities Survey unless otherwise noted.

The median 2021 household income in Orting was $97,614. Households earning 80% of this median earned $78,091. About 80% of Orting's owner-occupied housing units and 55% of the renter-occupied units were affordable for the residents, with monthly housing costs less than 30% of household income. Many young families have recently chosen Orting as an alternative to higher-priced communities that are closer to major employment centers. Approximately 638 housing units would be considered affordable to households making 50% of the median household income in Orting. Three-hundred and seventy-eight of these units (about 60%) are occupied by owners without a mortgage. Housing values have increased substantially in recent years. The median home value in Orting as of 2022 is estimated to be $416,400, while in 2015, it was $207,300. The median income for owner-occupied housing in 2022 was $119,716. An estimated 5.7% of the population was living below the poverty line as of 2022.

An Orting household with an income of $73,000 could afford housing valued in the range of $200,000-$250,000. "Low Income" households would be limited to housing priced under $150,000 and "Very Low Income" households would be limited to housing priced under $100,000. For these two latter income categories, rental housing is likely to be all they can afford. Rents would have to be in the $700-1,100 range. Orting has a small inventory of rental housing.

Per Pierce County's GMA housing targets, Orting will need 109 new housing units that will be affordable to those making less than 50% of the median household income. Of these units, 29 will need to be permanent supportive housing. (See **Table H-3**).

Table H-5: Orting households by housing cost burden, 2019

	Owner Households		Renter Households	
Not Cost Burdened	1,539	78.0%	309	52.5%
Cost-Burdened (30-50%)	265	13.4%	205	34.8%
Severely Cost-Burdened (>50%)	169	8.6%	75	12.7%

Total	1,973	100%	589	100%

Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Accessory Dwelling Units

There are a number of other ways that Orting could encourage the development of affordable housing that do not directly involve public financing for the development of housing. These options include apartments above commercial businesses, especially in the downtown area. Accessory apartments within existing single-family homes or as separate structures on existing single-family lots, known as Accessory Dwelling Units or ADUs, provide another alternative. This not only provides an affordable place to live, but it offers additional income to homeowners.

Group Care Homes & Foster Care Facilities

The Growth Management Act requires that the housing element of the plan address special housing needs, such as group care homes and foster care facilities. Group homes and foster care facilities are permitted in all Orting residential zones subject to the provisions of the Public Facilities Permit for publicly sponsored projects and Conditional Use Permits for privately sponsored projects.

Expanded Housing Options

In 2019 the Washington Legislature passed bill 1923 (HB 1923) to provide funds to Washington communities to support a housing action plan or code amendments related to residential building capacity, production of a greater variety of housing types, and/or increase regulatory streamlining.

In 2020 the City of Orting applied for and received a grant from the Department of Commerce through the Washington State Legislature. Through this grant, code amendments were developed for the Orting Municipal Code related to:

- Authorizing at least one duplex on each parcel in one zoning district
- Authorizing lot size averaging in all zoning districts that permit single-family residences
- Authorizing attached accessory dwelling units (ADUs) in compliance with HB 1923 requirements found in RCW 36.70A.600
- Authorizing a duplex on each corner lot within all zoning districts that permit single-family residences
- Allowing for the division or redivision of land into the maximum number of lots through the short subdivision process provided in chapter 58.17 RCW

Council took action in Spring 2021. The code changes could result in duplexes being developed on lots that previously would have only permitted single family homes, and the construction of additional ADUs being built[4].

The new codes are not expected to increase density rapidly or excessively but will aid the city in its ability to accommodate the anticipated population growth in the next 20 years. The increase in housing will result in an associated increase in demands on transportation and public services. This

[4] Pierce County CPP AH-2.1 states jurisdictions "*should* consider adopting reasonable measures and innovative techniques (e.g., moderate density housing, clustering, accessory dwelling units, cottage housing, small lots, planned urban developments, and mixed use) to stimulate new higher- density affordable and moderate-income housing stock on residentially zoned vacant and underutilized parcels" which has already been completed by Orting. [emphasis added]

increase in demands on services is anticipated to occur in incremental increases over the long-term in conjunction with population increases. Impacts associated with the traffic impacts will be mitigated at the time of development through the payment of traffic impact fees. In addition to traffic impact fees, proposals would not be permitted to develop if transportation infrastructure is not provided concurrent with development. Other public services and utilities such as water and sewer are considered adequate to accommodate the planned housing that would be created as a result of the amendments.

Due to it's size and location, the City of Orting is not subject to the requirements of HB 1110[5] which was passed in 2023 requiring many jurisdictions across the state to adopt development regulations allowing for "middle housing" (buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing). Nonetheless, there are development regulations in place that can support future middle housing options in the city to some extent.

Commented [NS8]: FYI:
The city could, if desired, create a zoning district with multiple units required per parcel or also do a "minimum density" regulation.

Emergency Housing, Shelters, and Transitional Housing

In 2022 the city adopted code amendments to comply with HB 1220 which directed that "a city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed" as well as "a code city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed." Through the code amendments the city adopted definitions for emergency shelters, emergency housing, transitional housing, and permanent supportive housing and identified zoning districts where the various uses would be allowed.

Displacement Risk

The City must assess and identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments. Fortunately, tools provided by both the PSRC and by Commerce (Risk of Displacement maps[6]) show Orting in an area of low displacement risk. Nonetheless, this concern should be monitored over time as market conditions and other factors change.

Programs for Affordable Housing

There are a number of local, state, and federal grant and loan programs that are aimed at fulfilling basic housing needs and expanding homeownership opportunities for low- and moderate-income citizens. The city will support initiatives of project sponsors to gain access to these resources and broaden the housing opportunities consistent with the goals and policies of the Comprehensive Plan and the development regulations.

The City of Orting is not eligible to directly receive Community Development Block Grant (CDBG) funds from HUD as it is not an "entitlement community" (which would require a population count of 50,000 persons). As a result, the city and the Pierce County Community Development Corporation

[5] E2SHB 1110, Chapter 332, Laws of 2023: Growth Management Act – Minimum Development Densities in Residential Zones
[6] Displacement Map tool by the Washington State Department of Commerce at https://experience.arcgis.com/experience/d26f4383cab3411cb45f39ddfc666b74/?data_id=83713d4b3ea34743bed49d3d61be4fb3-187dd75e9f2-layer-27-187dcfb6357-layer-4%3A499 [Accessed March 5, 2024]

(CDC) can collaborate on CDBG and programs through the "Urban County Consortium" that deal with housing, emergency repair, or rehabilitation for citizens who meet certain income requirements.

HUD's Section 8 program, locally run by the Pierce County Housing Authority, may be available to supply Housing Choice Vouchers to very low-income families, the disabled, and the elderly in Orting who meet the requirements. Participants in the program are free to select any housing that satisfies program standards and a housing subsidy is paid directly to the property owner. There is often a long waiting list associated with the program.

The United States Department of Agriculture (USDA) funds rural housing programs. Like Section 8 programs, there are income guidelines; however, it is a separate federal funding source and only utilized in designated rural areas. The USDA offers loan programs for both single family and multi-family housing (under the "Guaranteed Rental Housing" program) and also provides rental assistance to those citizens which meet its income guidelines (similar to the Section 8 program). This assistance may be utilized while living in a USDA housing facility. Alternatively, HUD Section 8 rental assistance may also be accepted by USDA housing facilities.

The Orting Senior facility at 307 Harmon Way offers 20 apartments available to disabled people or persons aged 62 and older who qualify.

Another USDA program that could be of interest locally is the Housing Preservation Grant (HPG) program which provides grants to sponsoring organizations for the repair or rehabilitation of housing for low and very low incomes households who are homeowners.

Orting could incentivize affordable housing through a multifamily tax exemption (MFTE), which is a waiver of property taxes to encourage affordable housing production and redevelopment in "residential targeted areas" designated by cities as authorized by the State of Washington. These programs can be used to address a financial feasibility gap for desired development types in a target areas, specifically to develop sufficient available, desirable, and convenient residential housing to meet the needs of the public.

Commented [NS9]: FYI - the city could specify areas for this type of focus through zoning and other controls

The Washington State Department of Revenue offers programs for property tax exemptions or deferrals for qualified low-income households, senior citizens, and disabled persons. The City should also continue focusing outreach efforts within these groups to connect those who may qualify for assistance, particularly in an effort to alleviate economic pressures on longtime homeowners facing escalating costs and in danger of displacement pressures. The City currently offers assistance for residents such as reduced costs for utilities. Additionally. Pierce County offers a Property Tax Exemption Program for people with disabilities and low-income senior citizens.
In addition, the Pierce County Human Services Department partners with the Pierce County Community Development Corporation to provide financing for the development and preservation of affordable rental housing and the development of homeownership opportunities all to benefit low-income households in Pierce County. The following activities are supported: acquisition of rental and for-sale housing; new Construction of rental and for-sale housing; rehabilitation & preservation of rental and for-sale housing; ongoing operations and maintenance of rental housing; and support for developers and buyers of for-sale housing. Funding is allocated at least once per year through a competitive Notice of Funding Availability (NOFA).

Additional Programs

Many of these programs and other lesser-known options are outlined in the Pierce County Community Services Department – Housing Division publication[7], "Strategies for Housing Affordability in Pierce County Washington: A Toolkit Developed for Pierce County Stakeholders." Another helpful resource is the "Pierce County Affordable Housing Regulation Recommendations" which was prepared by AHBL and ECONorthwest as a part of the Buildable Lands Report process[8].

Goals & Policies

Goal H 1 *Ensure adequate housing for all current and future residents of Orting by achieving and maintaining high quality housing and neighborhoods.*

H 1.1 Provide for a variety of housing types and densities in appropriate areas.

H 1.2 Conserve the existing housing stock through code enforcement, appropriate zoning, participation in rehabilitation programs, and protection of neighborhood integrity.

H 1.3 Ensure appropriate levels of service for public facilities in areas that are designated for higher densities.

H 1.4 Support private sector efforts to fund, plan and develop housing for the elderly and other citizens with special needs.

H 1.5 Maintain non-discriminatory zoning regulations to allow ~~for~~ group homes for persons with disabilities, consistent with the Federal Fair Housing Act.

H 1.6 Encourage the protection of historically significant housing sites, neighborhoods, and structures, including those that represent the design themes important to Orting's history.

H 1.7 Accommodate Orting's ~~fair share~~assigned values of the County's housing needs through the designation of adequate residential land for development and the achievement of the city's housing policies.

H 1.8 To the extent feasible, consider identifying potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment, and market pressure, and use a range of strategies to prevent and minimize, the cultural and physical displacement and mitigate its impacts.

Commented [A10]: This is from AH-8, we moved the phrase "to the extent feasible" to the first part (from the last) and added "consider"

This is a "SHOULD" item

Goal H 2 *Encourage the availability of a wide range of affordable housing to meet the needs of households with varying economic status.*

H 2.1 Ensure that development regulations provide opportunity for a variety of housing densities and types, including mi~~i~~xed use in the downtown.

[7] Available online at https://www.piercecountywa.gov/DocumentCenter/View/5331/Strategies-for-Housing-Affordability
[8] Available online at https://www.piercecountywa.gov/DocumentCenter/View/103169/AHBL-Affordable-Housing-Report-2019

H 2.2 Encourage creative design and development of denser~~, urban~~ housing in and near the downtown.

H 2.3 ~~Guide sensitive~~ Continue to allow development of accessory dwelling units in all residential zoning classifications.

H 2.4 Provide information to assist both low- and moderate-income families in finding adequate housing and to assist non-profit developers in locating suitable sites for affordable housing.

H 2.5 Encourage public agencies, private and non-profit associations, and joint public-private partnerships to provide low- and moderate-income housing .

H 2.6 Encourage project proponents' participation in housing assistance programs that provide home ownership opportunities to low- and moderate-income families and recognize historic inequities in access to homeownership opportunities for communities of color.

Commented [A11]: Added per AH-7

H 2.7 Continue to monitor the progress in implementing the Housing Element and evaluate new ways of providing affordable housing to support the City's jobs-housing balance

Commented [A12]: Moved here from the ED element, with some edits (was Goal ED 7 and Policy ED 7.1)

H 2.8 Ensure permitting and utility facility charges are equitable.

Commented [A13]: Moved here from the ED element (was Policy ED 7.2)

~~H 2.7 Maintain development standards and regulations, permit processing procedures, and concurrency management that do not result in inequitable housing cost increases.~~

~~H 2.8 Monitor housing demand and the achievement of these housing policies in conjunction with the Pierce County buildable lands program.~~

H 2.9 Increase housing supply, diversity, and densities to meet the City's current and projected needs for all income levels and demographic groups, consistent with the VISION 2050 Regional Growth Strategy.

H 2.10 Take reasonable action within the City's power to reduce barriers to developing the types of housing that could meet growth targets, such as considering the adoption of a Multifamily Tax Exemption (MFTE) program and considering the creation of an affordable housing incentive program.

Commented [A14]: This supports AH-2.1 in the Pierce County CWPPs

Goal H 3 Support the development of affordable housing partnerships, programs, and regional policies.

Commented [A15]: This section supports AH4 items in Piece County CWPPs plus AH5.1

H3.1 Seek to participate in regional solutions for housing affordability issues that may be challenging for the City alone to address due to geographic constraints or other barriers.

H 3.2 Work with other Pierce County jurisdictions to jointly explore opportunities to develop a countywide funding mechanism and the potential for both voter-approved

measures (bond or levy), and nonvoter approved sources of revenue to support the development of housing affordable to all economic segments.

H3.2 Consider working with other Pierce County jurisdictions to jointly pursue state legislative changes to give local jurisdictions the authority to provide tax relief to developers of affordable housing.

H3.3 Explore opportunities to dedicate revenues from sales of publicly -owned properties, including tax title sales, to affordable housing projects.

H3.4 Explore the expansion of existing non-profit partnerships, increased coordination with local public housing authorities, a county-wide land trust, as well as future involvement of larger County employers, in the provision of housing assistance for their workers.

H3.5 Investigate the feasibility of inclusionary or incentive zoning measures which could be introduced as a condition of major rezones and development.

Goal H 4 Maintain excellent governmental performance and accountability.

H4.1 Review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize costs to housing.

Commented [A16]: PC CWPP AH 5.2

H4.2 Monitor housing demand and the achievement of these housing policies in conjunction with the Pierce County buildable lands program Provide permitting data to state and local agencies to monitor progress in meeting housing demand and GMA mandates.

Commented [A17]: Relocated here (former policy H2.8)

Commented [A18]: This covers AH-6

H4.3 Maintain development standards and regulations, permit processing procedures, and concurrency management that do not result in inequitable housing cost increases.

Commented [A19]: Relocated here (former policy H2.7)