

Housing

Or lack there of

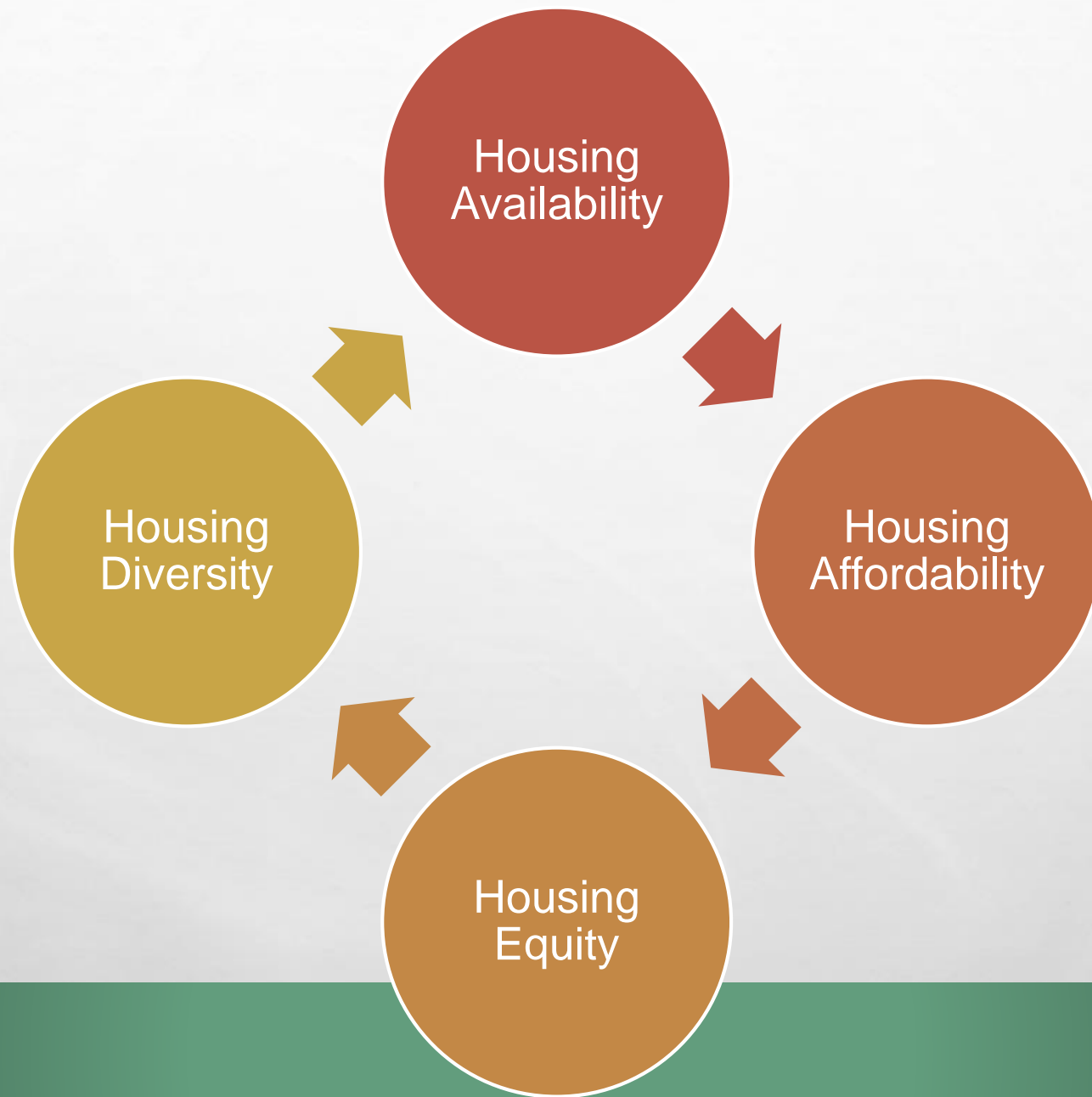


WHY?

- Increased population and economic growth has led to a shortage of housing and caused rapidly rising house prices and rents
- Washington State has created initiatives, provided grant money, and is looking at legislation (Oregon passed 2-units on any lot; Minneapolis 3-units)
- Fircrest is part of the South Sound Housing Affordability Partners (SSHAP)

GOALS:

- **Create a starting point for future housing discussion, studies and objectives**
- **Look at how zoning affects housing**



Housing Availability

Or lack there of



NEEDS:

- Puget Sound: 800,000 new homes needed by 2050
- Pierce County: 161,000 homes needed by 2050
- Only 1 new housing unit built per 3 new residents (2010 – 2019)
- 1 in 3 homes will be needed by low-income families (0-80%) AMI



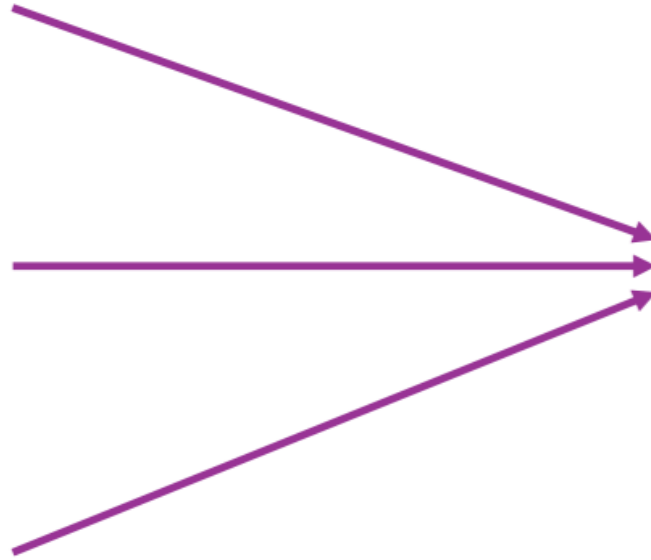
**New
Households**



**Cost-Burdened
Households**



**People
Experiencing
Homelessness**



**Housing
Needed**

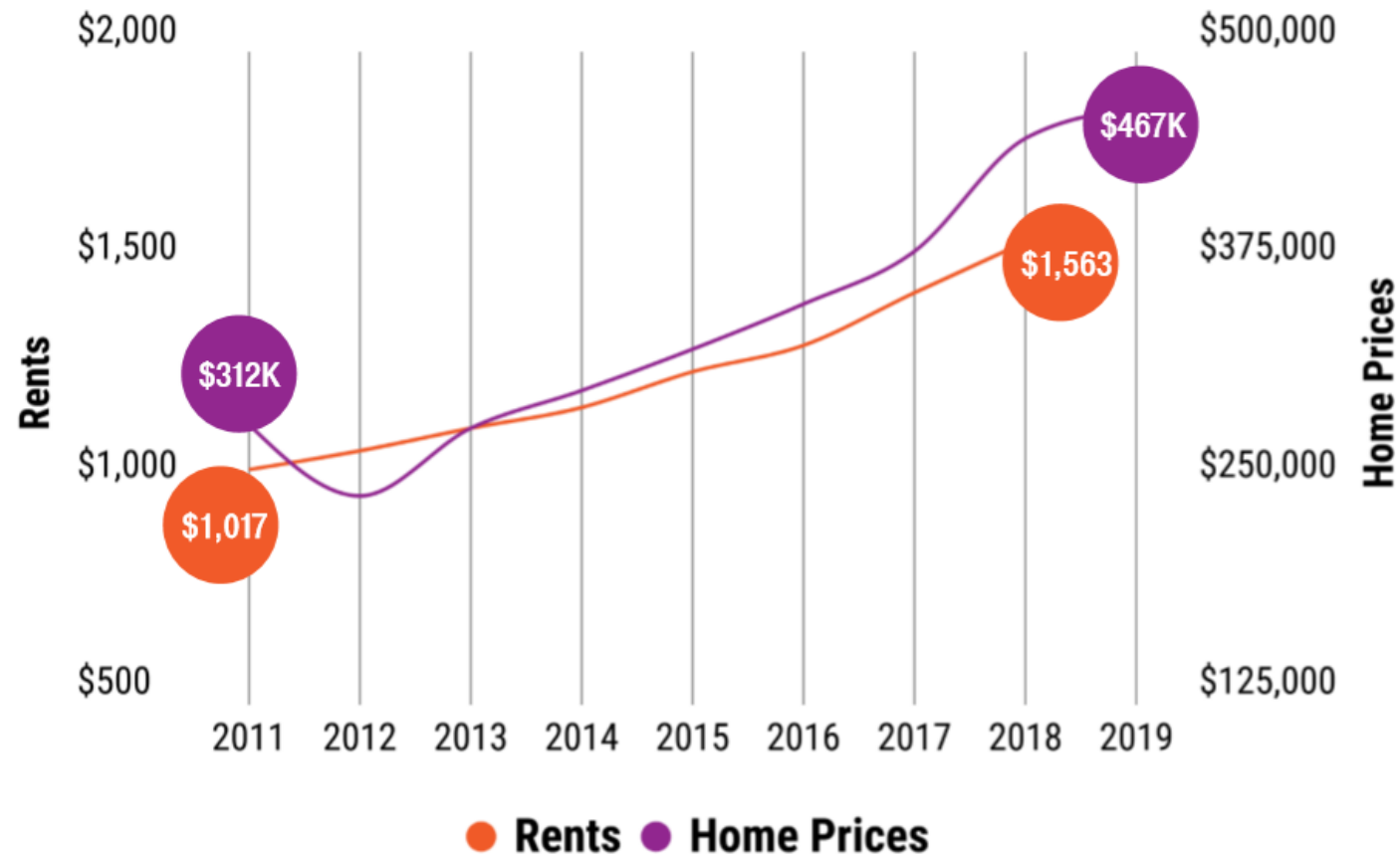
Housing Affordability

Or lack there of



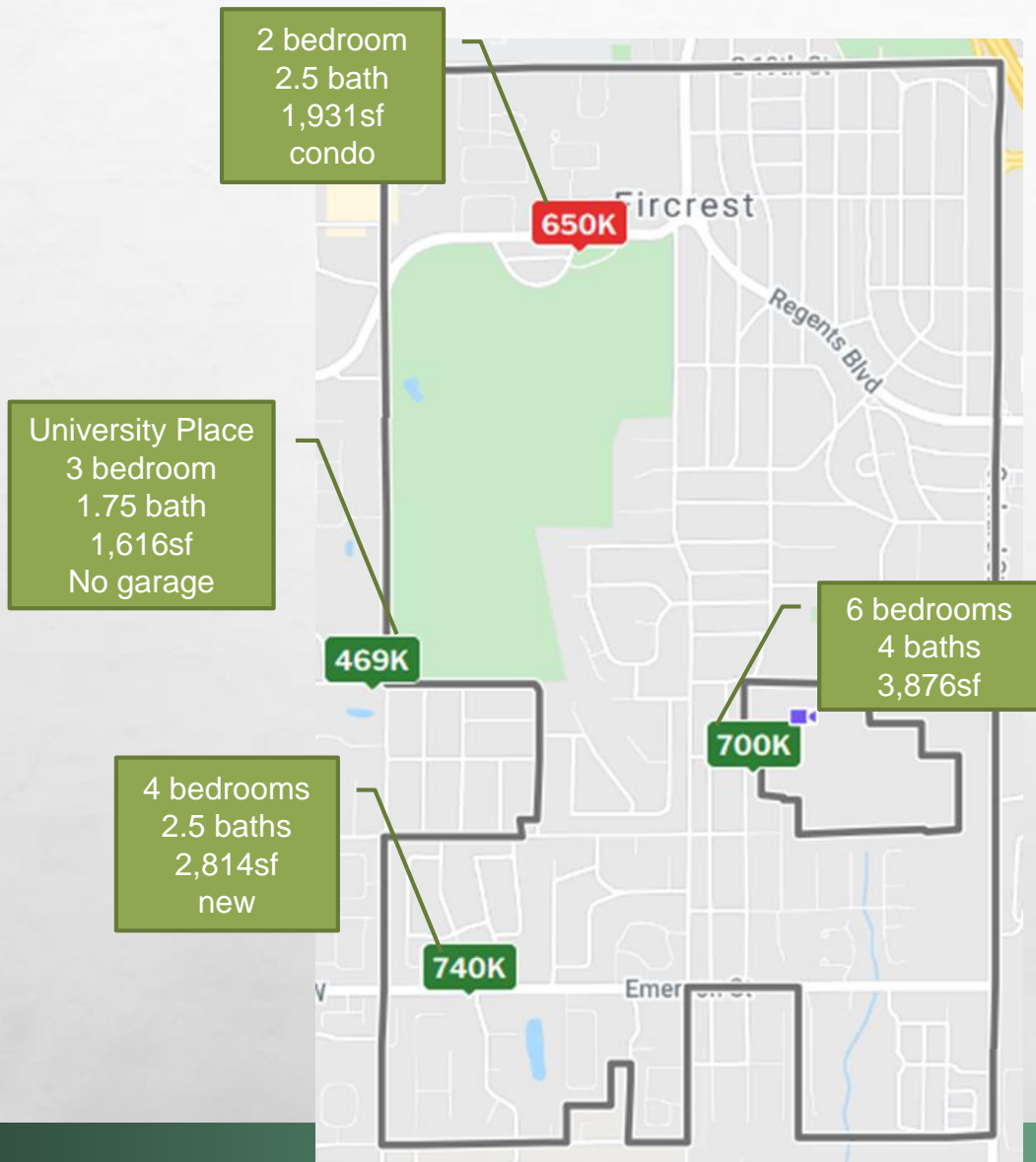
- Housing prices have **risen at unprecedented rate** over the past decade
- Low Housing Supply + High Housing Demand = Extremely High Prices
- One in three households **is severely cost burdened** - less than \$50,000 (\$24hr) in income, spending the majority of income on housing costs

Median Home Value & Rent



From 2010 to 2018, **rents increased 53%** and **home values increased 67%**





For Sale in Fircrest



Area houses under \$250,000



Meet the Brahams:

Recently out from military

Obtained warehouse job

Cost-burdened income (72% of Tacoma AMI)

Living in parents' basement

with first child and dog

Looking for new house

Eligible for the GI bill



\$279,000 - Outbid on 4 houses within their budget

728 sf; 3,000sf

2 bedroom; one bath

Built in 1941

Sold in 1991 for \$37,500

Estimated in 2016 for \$114,000 - **More than doubled in 4 years**

Housing Equity

Or lack there of



HISTORIC INEQUALITY:

- zoning, lending, and investing were used by the government and the private sector to segregate
- Redlining: the Federal Housing Authority invested in “white” neighborhoods
- FHA and VA loans disproportionately rejected loans by people of color

CURRENT INEQUALITY:

- 2020 Census Bureau: black homeownership = only 44% versus 70% for white homeownership
- Percentage of a household's net worth in the value of their homes:
 - Black nearly 57%
 - Hispanic about 67%
 - White 41%
- King and Pierce—eviction rates among black and Hispanic adults are almost seven times higher than they are for white adults
- In Pierce County - highest risks of eviction occur in formerly redlined neighborhoods

Housing Diversity

Or lack there of

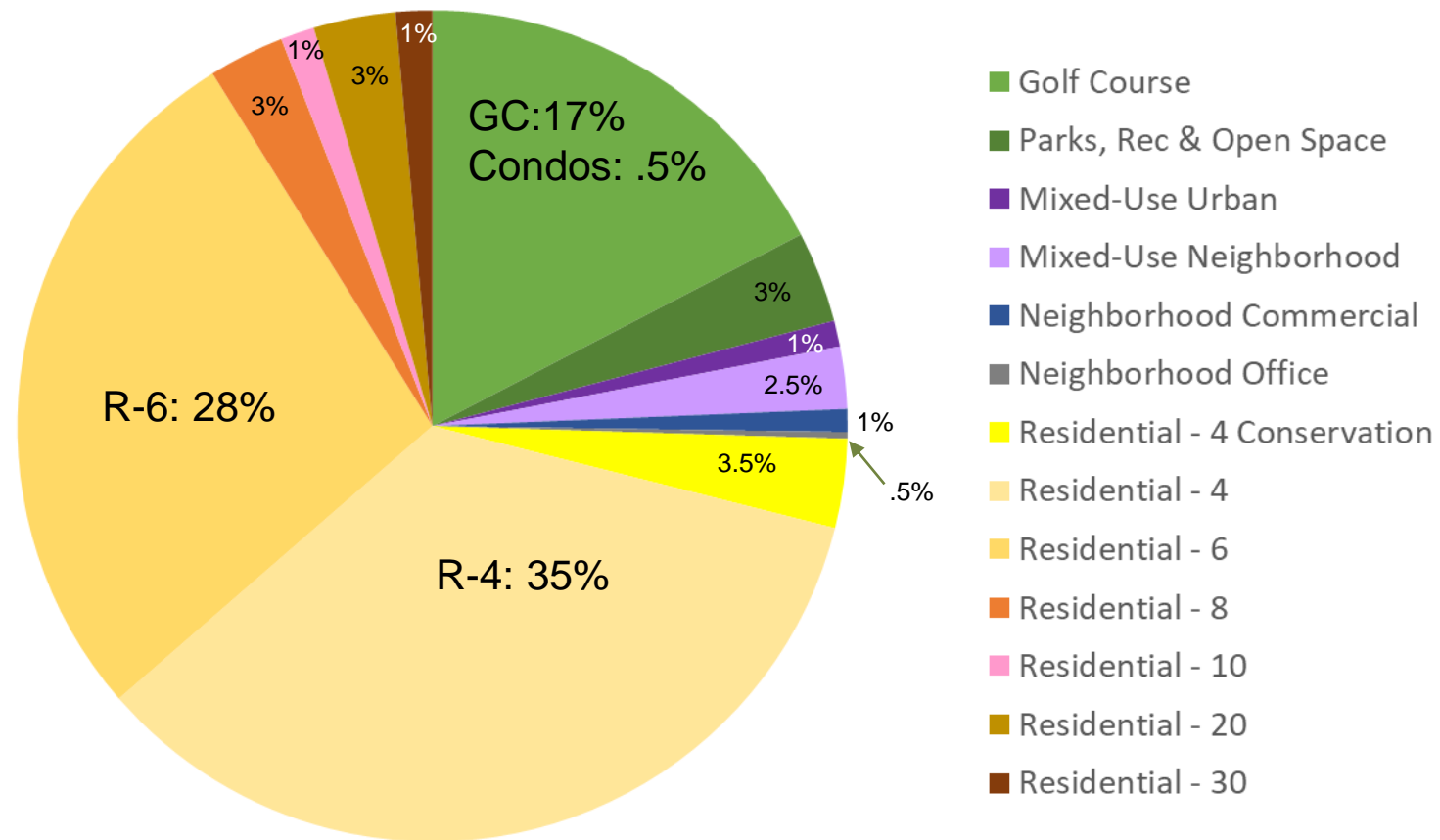


HOUSING TYPES:

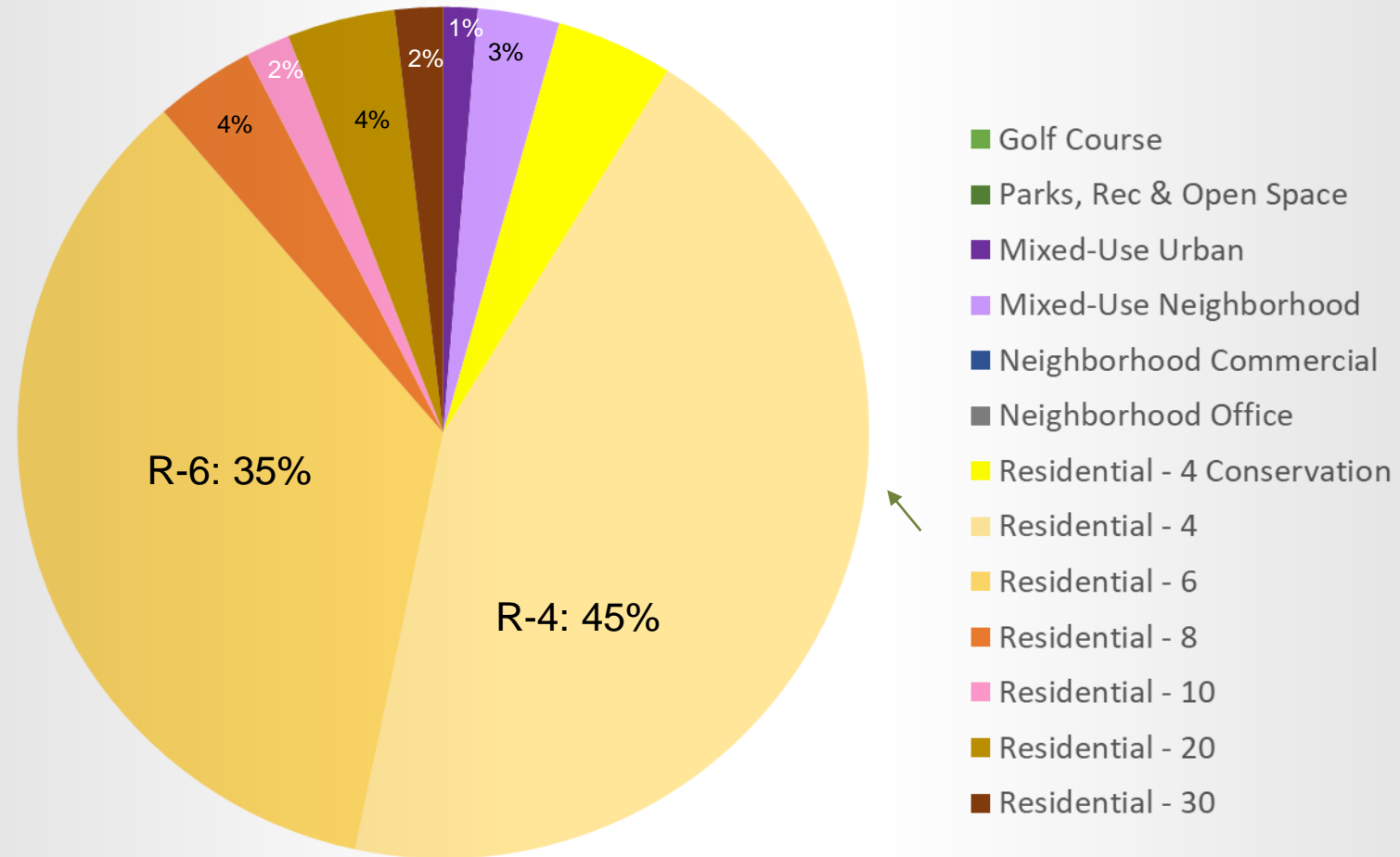


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ZONING BREAKDOWN



RESIDENTIAL BREAKDOWN

Housing Barriers

What we created...



REGULATIONS BARRIERS:

- Majority of zones only allow detached one-unit housing
- 5,000sf & 8,000sf minimum lot size
- No flag lots
- Unit density restrictions

Traditional single-family design forces big houses on mid to large lots

Housing Options

Can we create them...



Incrementally **increasing** the allowed # of units
can substantially **increase** the # of housing units
& address housing costs



How do we do increase diversity without losing character?

Focus on size and design versus interior units

Increased units doesn't have to mean larger buildings or
out of place buildings



Traditional 2-unit housing (duplex)



Corner lot 2-unit Homes



Multi-unit Homes



Fircrest Homes

ADDITIONAL THOUGHTS, PRIORITIES, CONCERNS...

- Providing additional housing?
- Dealing with homelessness?
- Maintaining neighborhood character?
- Parking concerns?
- Increasing housing types/options?
- Expand ADU options?
- Addressing misconceptions and stereotypes?
- ????

