

2021

Joint City Council -  
Planning Commission Meeting

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# AGENDA

- Introductions
- Planning Commission 2021 Work Plan
- Housing Affordability Discussion
- Department of Commerce Item #2 Grant Options
- Climate Change Discussion
- Adjournment

# 2021 Work Plan

The work plan does not limit the Planning Commission from considering other issues.

- Comprehensive Plan Updates
  - 6-year CIP
  - State Mandates
- FMC Annual Review
  - Holiday lights
  - Review of definitions
  - Consistency
  - Housekeeping corrections
- Housing Affordability
- Public Building Design Standards
- Small Wireless Standards
- Review Existing Policies/Codes for Racial Bias

# Zoning Bias

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## HISTORIC INEQUITY:

- 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
- Covenants had racial restrictions

## CURRENT INEQUITY:

- black homeownership is only 44% compared to 70% for white homeownership (2020 Census Bureau)
- Percentage of a household's net worth in the value of their homes:
  - Black homeowners nearly 57%
  - Hispanic homeowners about 67%
  - White homeowners 41%
- King and Pierce Counties—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 Affordability

How do we be part of the solution?

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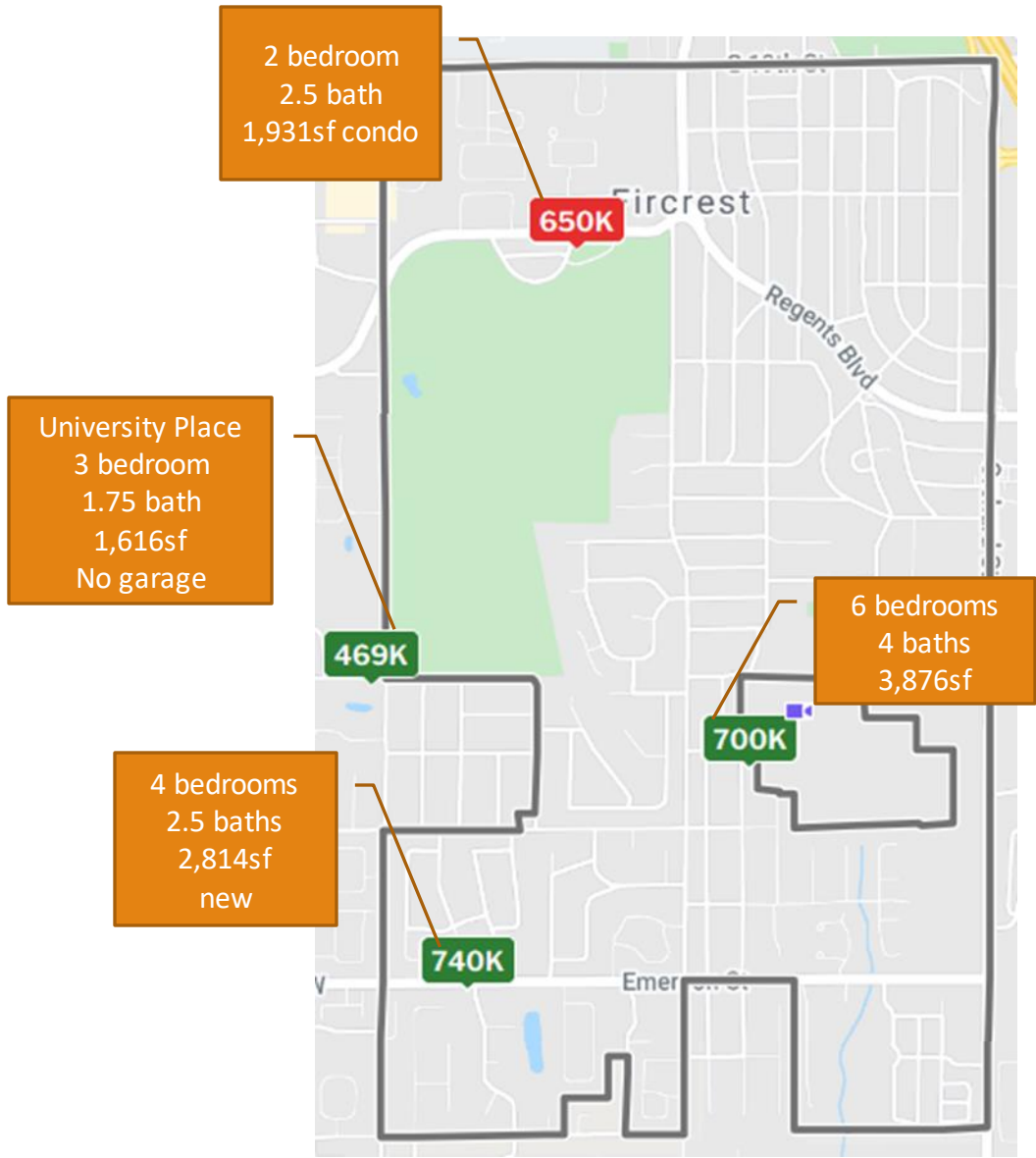
## BACKGROUND:

- **There's not enough house!** 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 legislation allows 2-units on any lot; Minneapolis 3-units*)
- 2024 GMA mandatory **Comp Plan update**
  - Increased Housing Element requirements for housing affordability
  - As we are identified as a High-Capacity Transit community our assigned allocation will increase.
- Formation of the South Sound Housing Affordability Partners (SSHAP)



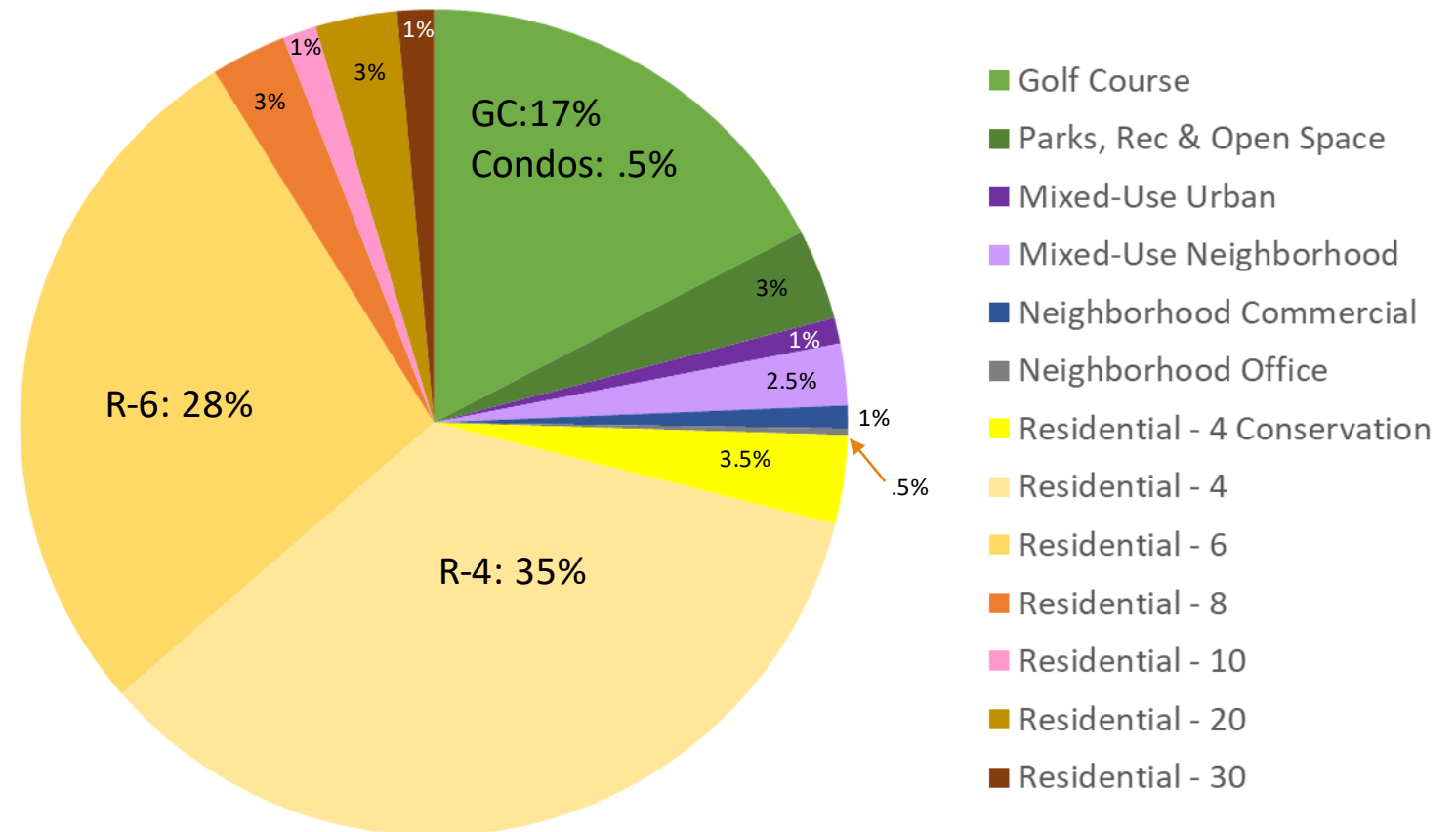
## NEEDS:

- 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 (households - less than \$50,000 (\$24hr) in income, spending the majority of income on housing costs)\*
- Median home price in Fircrest has increase from \$218,000 in December 2011 to \$477,774 in December 2020 - 218% in 9 years.\*\*

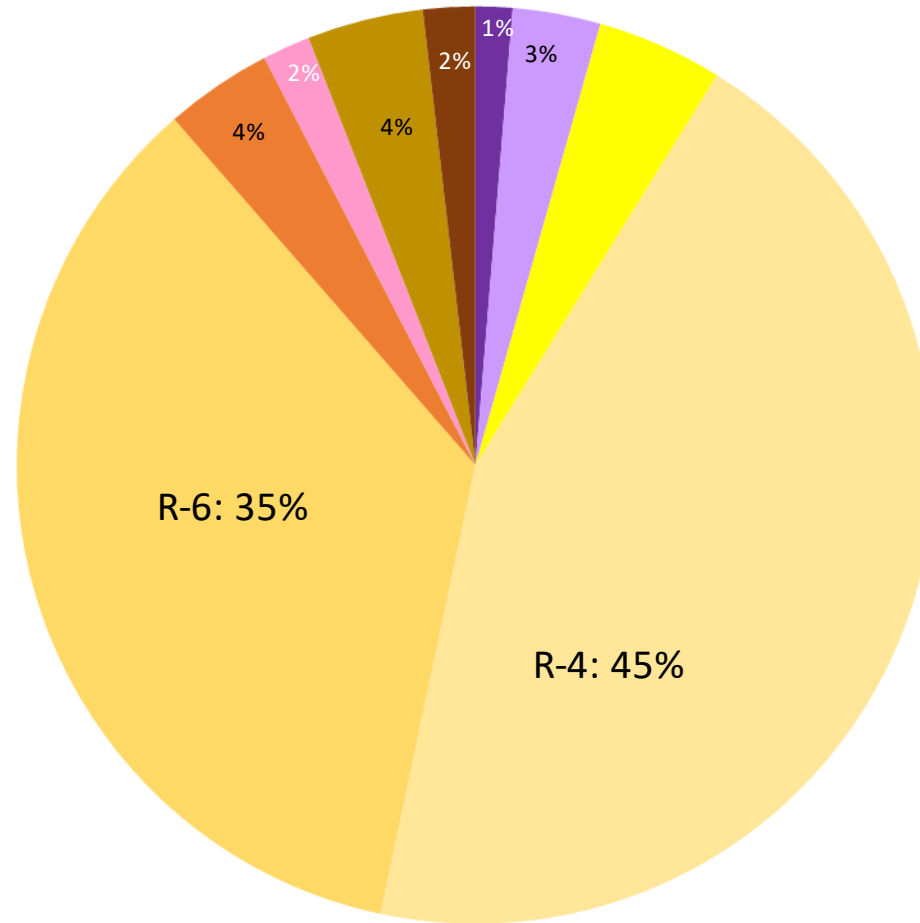


# Low Density Residential areas

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# ZONING BREAKDOWN



- Golf Course
- Parks, Rec & Open Space
- Mixed-Use Urban
- Mixed-Use Neighborhood
- Neighborhood Commercial
- Neighborhood Office
- Residential - 4 Conservation
- Residential - 4
- Residential - 6
- Residential - 8
- Residential - 10
- Residential - 20
- Residential - 30

## RESIDENTIAL BREAKDOWN



Traditional single-family design forces developers to create big, expensive houses on mid to large lots

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How do we increase housing options without losing character?

# Reduce Minimum for Infill Lots?

The northern portion of the  
City has a minimum width of  
50'.

Could we consider 40? 35? ...  
while still maintaining  
setback, design criteria?







Fircrest Home



Would we consider?





Fircrest Home



Would we consider?



Fircrest Home



Would we consider?



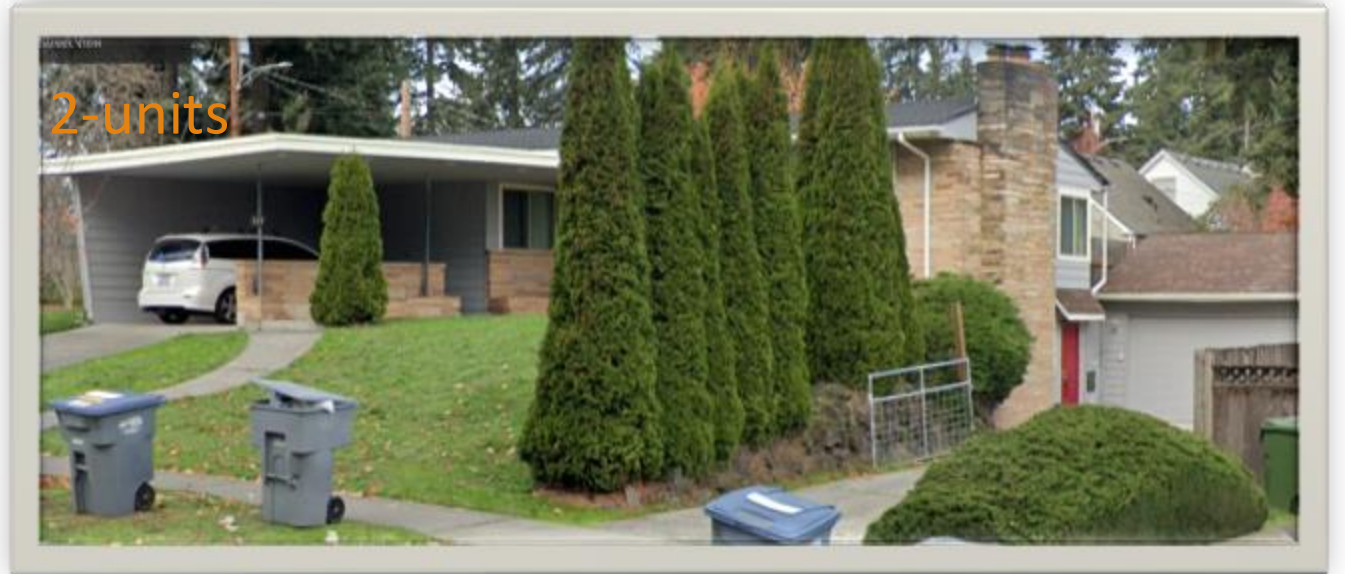


Fircrest Home



Would we consider?





Existing Fircrest Homes Multi-unit Homes

Small changes in a code can increase  
housing units & lower housing costs

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We can increase housing options and  
availability without losing character.

## ITEMS TO STUDY:

- ADUs – reviewing the regulations to make the process easier and/or provide more choices
- Provide exceptions to minimum lot size and minimum lot width to create additional infill parcels for single-family homes
- Consider 2-unit dwellings on corner lots
- Consider 2- or 3- unit dwellings if designed to look like SFD
- Other?

THOUGHTS....

WHAT SHOULD BE OUR PRIORITIES...

WHAT ARE OUR GREATEST CONCERNS...

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# Department of Commerce Item #2 Grant Options

We only need one...

## OPTIONS TO CONSIDER:

### PROCEDURAL

1. Increase the number of lots allowed through the short subdivision process from 4 to 9 lots as provided in chapter 58.17 RCW;
2. Change the approval of final plats from the City Council to Administrative
3. Change review of preliminary plats from Hearing Examiner to Administrative
4. Adopt other permit process improvements where it is demonstrated that the code, development regulation, or ordinance changes will result in a more efficient permit process for customers. – see #7

### RELATED to ADUs

5. Remove owner occupancy requirements related to accessory dwelling units;
6. Increase the maximum square footage for accessory dwelling units from 800 sf to 850sf or greater;
7. Decrease detached ADUs from Conditional Use Permit to Administrative Use Permit

### OTHERS

8. Allow 6-units in the R-8, which currently allows 4-units



# Climate Change

## BACKGROUND:

- At the 2019 and the 2020 joint meeting, the City Council – Planning Commission discussed green building codes and solar energy.
- Staff continues to promote as feasible.
- There are several bills going through the legislature, including [HB 1099](#) which would add a climate change mitigation goal to the Growth Management Act as well as require a climate change and resiliency element to the comprehensive plan.
- The topic also came up at a recent Growth Management Coordinating Committee meeting to seek direction from the Pierce County Regional Council.