

A photograph of a residential street with houses on a hillside. In the foreground, a gravel driveway leads up towards a stone retaining wall. Behind the wall, a red car is partially visible. The houses are built on a slope, with a yellow house on the right and a green house on the left. Tall evergreen trees are in the background, and some trees with yellowing leaves are in the middle ground. The sky is blue with some light clouds.

DRAFT

4

HOUSING

IV. HOUSING

INTRODUCTION

Housing has a direct impact on Fircrest's quality of life. Residents place a high value on having a safe, affordable, and comfortable place to live within a neighborhood that is attractive and conveniently located. As Fircrest plans to accommodate future housing needs it must also ensure that the community's high-quality of life is maintained. This Element addresses the major housing priorities identified facing the City of Fircrest over a 20-year planning horizon, 2024-2044, as identified through community outreach:

- Preserve and enhance the special qualities of existing residential neighborhoods.
- Encourage the availability of housing that is affordable for all economic segments of the community.
- Identify and begin to undo local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing.
- Increase the range of housing choices that are reflective of rapidly changing demographics, preferences and needs.
- Accommodate an increase in population and housing units consistent with Pierce County GMA population and housing targets for 2044 and the PSRC VISION 2050 Regional Growth Strategy, through support of innovative, high-quality design that is functional and livable.

Additional information, including the housing inventory and needs assessment, can be found in Appendix B.

STATE PLANNING CONTEXT

Fircrest's efforts to plan for its housing needs must fit within the planning framework established through the enactment of state, regional and county laws, directives, goals, and policies.

Growth Management Act (GMA)

The Washington State GMA Housing Goal mandates counties and cities to encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of the existing housing stock. [RCW 36.70A.020(4)]. Washington state legislature passed HB 1220 in 2021, which requires that jurisdictions plan to accommodate, and provide adequate provisions for, housing unit needs for extremely low-, very low-, low-, and moderate-income levels. The amendment also requires jurisdictions to identify local policies that result in racially disparate impacts, displacement, and exclusion, then implement policies and regulations to undo them.

The GMA Housing Element is a mandatory plan element that must, at a minimum, include the following [RCW 36.70A.070(2)]:

- **Housing Needs Assessment** - An inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth. This includes an inventory of needed units for moderate, low, very low, and extremely low-income households. Coordinate and collaborate with private agencies to ensure housing for people with special needs including seniors, people with physical and developmental limitation, victims of domestic violence, and homeless individuals and families.
- **Preservation of Housing** - A statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options such as duplexes, triplexes, and townhomes.
- **Housing Land Capacity Analysis** - A demonstration that sufficient land capacity exists to accommodate: government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multi-family housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes. (See Housing Appendix)
- **Housing for All Income Segments** - Adequate provisions for existing and projected housing needs of all economic segments of the community. (See Housing Appendix). Work with other jurisdictions and health and social service organizations to develop a
- coordinated, regional approach to homelessness.
- **Policies to Address Racially Disparate Impacts** - Identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions. (See Housing Appendix)
- **Policies to Address Displacement Risk** - Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments and establish 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 housing. Participate in relocation assistance to low- and moderate-income households whose housing may be displaced by condemnation or City-initiated code enforcement. Strive to increase class, race, and age integration by equitably dispersing affordable housing opportunities. Discourage neighborhood segregation and the isolation of special needs populations.

REGIONAL PLANNING CONTEXT

Vision 2050 Multicounty Planning Policies (MPPs)

The overarching goal of Puget Sound Regional Council's VISION 2050 housing policies is for the Puget Sound region to "preserve, improve, and expand its housing stock to provide a range of affordable, healthy, and safe housing choices to every resident. The region will continue to promote fair and equal access to housing for all people."

VISION 2050 establishes multicounty planning policies each County must remain consistent with. Vision 2050's housing policies respond to changing demographics and the need to

diversify the region's housing supply, increase affordability, achieve a jobs-housing balance, focus housing near transit options, and foster community stability by mitigating displacement. The policies place an emphasis on preserving and expanding housing affordability and offering healthy and safe home choices for all the region's residents, while recognizing historic inequities in access to a range of housing options for communities of color. Goals and policies in the Land Use, Housing, and Community Development Elements of this Plan address these topics.

Pierce County Countywide Planning Policies (CPPs)

Pierce County Countywide Planning Policies document establishes a countywide framework from which county and municipal comprehensive plans are developed and adopted. The framework is intended to ensure that municipal and county comprehensive plans are consistent.

This plan has been drafted to be consistent with Countywide Planning Policies. At a high level, the County establishes goals, objectives, policies, and strategies intended to:

- Meet affordable housing goals.
- Provide housing for all economic segments.
- Work collaboratively to address housing at a county or regional scale.
- Periodically monitor and assess progress toward meeting housing needs.
- Support and encourage homeownership opportunities for low-income, moderate-income, and middle-income households while recognizing historic inequities in access to homeownership opportunities for communities of color.
- Plan to avoid displacement of low-income households and marginalized populations.
- Identify opportunities to reutilize and redevelop existing parcels where rehabilitation of the buildings is not cost-effective.



Fircrest Consists of Many Traditional Single-Family Home Neighborhoods, like these Cape Cod Style Houses

LOCAL PLANNING CONTEXT

The existing conditions analysis found several key housing issues that the Comprehensive Plan's goals and policies should address:

- Renters comprised 34% of residents in 2021, while owners accounted for 66% of residents, compared to 31% renters and 69% owners in 2010.
- Over half of Fircrest's housing stock is older than 40 years, and only 11% of housing units have been built in the last 20 years. The lack of newer housing is not negative by itself but could indicate a lack of housing production supplied for future populations in the city. Effective maintenance is also an important consideration to ensuring the longevity of the older housing stock.
- Over the last 10 years, the City permitted, on average, 5 units per year. To match population growth, Fircrest would have needed to permit nearly 14 units per year (considering the City added an average of 34 people per year over the last 10 years, and assuming 2.5 persons per household).

- Single-family-detached housing comprises 70% of Fircrest’s housing stock. While not an issue itself, as housing costs increase with increases in demand and lack of regional housing supply, this type of housing will become less affordable to more households.
- Over a third of Fircrest’s community members spend more than 30% of their household income on housing. Additionally, 10% of renter households spend more than 50% of their income on housing costs.

GOALS AND POLICIES

This Element contains the housing goals and policies for the City of Fircrest. The following goals reflect the general direction of the City, while the policies provide more detail about the steps needed to meet the intent of each goal. Goals and policies that are cross-referenced in the Climate Resilience element are indicated with parentheses following the goal or policy number.

Neighborhood Vitality

These policies intend to ensure the longevity, quality, and vitality of existing residential neighborhoods while meeting the housing needs of current and future community members.

Goal H-1: Preserve and enhance existing residential neighborhoods.

Policy H-1.1

Effectively implement zoning regulations, including design standards and guidelines, to support the stability of established residential neighborhoods.

Policy H-1.2

Encourage repair and maintenance of existing housing to ensure safe and naturally affordable housing supply. The City should provide community members with information on assistance programs for repair and maintenance.

Policy H-1.3

Encourage residential development in areas that are already adequately served by utilities and transportation.

Policy H-1.4

Support and protect vulnerable households by exploring or promoting tenant protection programs and tax incentives. For example, provide community members with information on Pierce County’s tax deferral program for senior citizens and people with disabilities. Monitor housing supply, type and affordability, including progress toward meeting a proportionate share of the countywide need for affordable housing for very low-, low-, and moderate-income households.

Housing Choice

The policy intent is to promote a wider range of housing choices to meet the needs of a diverse and changing population, especially housing types that help meet the needs for more affordable housing.

Goal H-2: Achieve a mix of housing types to meet the needs of diverse households at various income levels.

Policy H-2.1

Support housing innovation, using appropriate incentives, to meet Fircrest's needs for

housing affordability and diversity for a variety of household sizes, incomes, types, and ages. Examples of innovative housing may include, but are not limited to: cottage housing, small lot development, live/work units, condominiums in vertical mixed-use buildings, and cluster housing. Provide convenient and up-to-date development regulations using South Sound Affordability Housing's Developer Portal Website (pictured above).

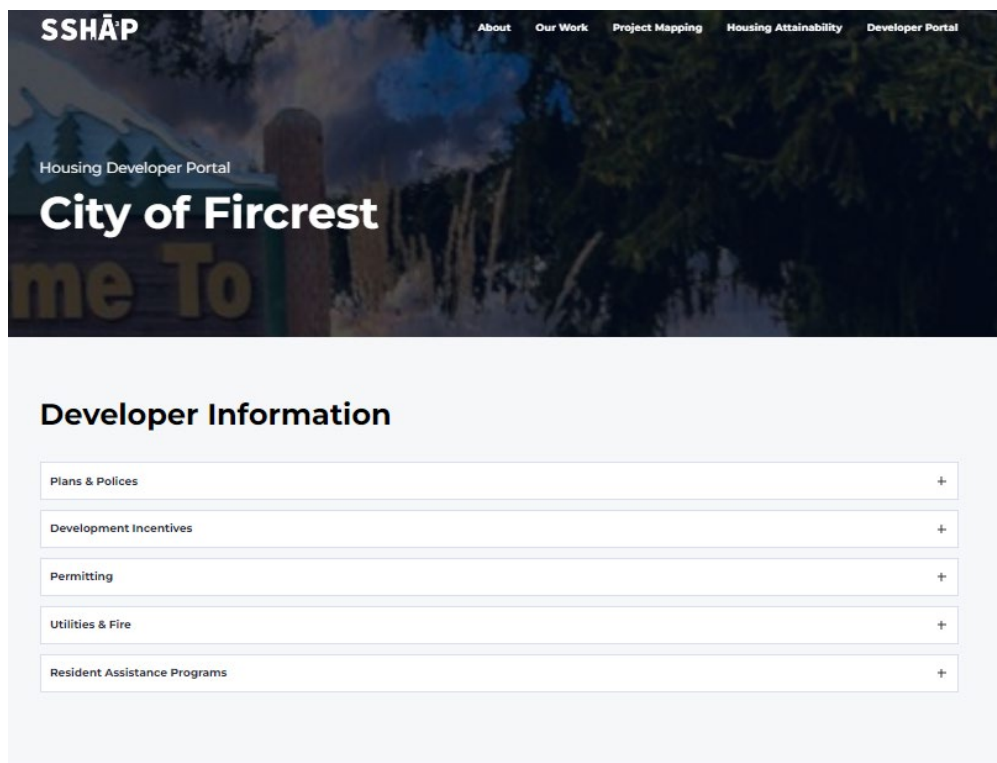
Policy H-2.2

Encourage increased residential density in mixed-use and multi-family zones, especially those located within the Form-Based Code area, subject to compliance with appropriate form-based code standards and design guidelines. Prohibit new detached single-family development in these areas to promote more intensive use of mixed-use and multi-family properties.

Policy H-2.3

Facilitate development of accessory dwelling units (ADUs) and duplexes in conjunction with single-family attached structures, to promote housing choice and opportunities to age in place.

Policy H-2.4



Contact Information

City of Fircrest strongly recommends contacting City Staff first before external staff. External staff are noted with an asterisk.*

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Allow manufactured homes in all zones where detached single-family residential development is permitted.

Policy H-2.5

Prevent discrimination and encourage fair and equitable access to housing for all persons in accordance with state and federal law.

Policy H-2.6

Increase the supply of housing accessible for people of all ages, sizes, abilities, and disabilities by incentivizing the construction of housing designed with universal design principles.

Incentivizing the construction of housing built with universal design features can increase the accessibility of the housing stock. According to the Centre for Excellence in Universal Design, "Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability." Universal Design is a design philosophy that, when incorporated into housing design, can create homes that are accessible for a wide range of the population and especially benefit people with disabilities and people with mobility impairments."

There is not a standardized list of universal design features, but there are many example design standards developed by state and local governments, nonprofit organizations, and advocacy groups. Some features are those included in the design of a home up-front, while other standards outline structural and electrical infrastructure that facilitate future modifications.

In addition to increasing housing accessibility, housing built with universal design features can increase housing affordability by preventing the need for future home modifications, facilitating modifications that otherwise may be more expensive, and allowing people to remain in their home as they age or have changing health concerns.

To incentivize the construction of housing designed with universal design principles, additional research is needed to understand what design features are needed most in the community, the cost of these features, and how to best incentivize the inclusion of these features in construction of new homes.









Fircrest Consists of Many Traditional Single-Family Home Neighborhoods, like these Cape Cod Style Houses

Housing Affordability

The City intends to increase affordable housing stock, consistent with Countywide Planning Policies (CPP). Housing is considered “affordable” when a household spends 30% or less of their income on housing. Communities that offer a range of housing types and affordability provide more opportunity for families and individuals to live where they choose. As part of the Visioning workshop, survey, and public meetings, Fircrest community members expressed their desire for a diverse, intergenerational community, enabling older households able to age in place and younger adults to establish new households.

Goal H-3: Ensure housing types and capacity for housing affordable to all economic segments of the population, including for moderate-, low-, very low-, and extremely low-income households.

How financially attainable is the housing in Fircrest?

If your household earns...	\$33,780 / year (30% Area Median Income)	\$56,300 / year (50% Area Median Income)	\$90,080 / year (80% Area Median Income)	\$112,600 / year (100% Area Median Income)	\$135,120 / year (120% Area Median Income)
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	\$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	\$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price
	 Retail Salesperson \$38,792 yearly income	 Elementary School Teacher \$86,470 yearly income	 Registered Nurse \$99,310 yearly income	 Construction Manager \$116,800 yearly income	
	 Fircrest Average Rent: \$2,450	 Fircrest Average Home Sale Price: \$601,640			

To afford the average home sale price of **\$601,640**, a household needs to earn **\$143,920** per year.

Data Provided by South Sound Housing Affordability Partners

Policy H-3.1

Coordinate with the County to determine the housing unit need for housing affordable for all economic segments of the population, both existing and projected for its jurisdiction over the planning period, with special attention paid to the historically underserved and those with special housing needs – consistent with CPP AH3.

Policy H-3.2

Explore and identify opportunities to reutilize and redevelop existing parcels where rehabilitation of the buildings is not cost-effective – consistent with CPP AH1, provided the same is consistent with the countywide policy on historic, archaeological, and cultural preservation.

Revised Policy H-3.3

Promote home ownership opportunities for households with various incomes and from different socioeconomic and racial backgrounds.

How financially attainable is the housing in Fircrest?

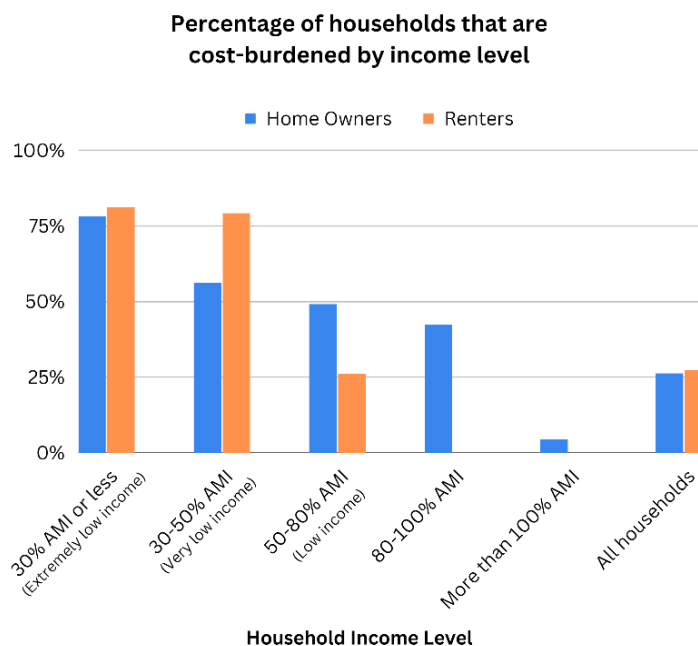
27%

of households are cost-burdened, which means they spend more than 30% of their income on housing-related expenses.

9%

of households are severely cost-burdened, which means they spend more than 50% of their income on housing-related expenses.

Renters and households with lower incomes are more likely to be cost-burdened.



Data Provided by South Sound Housing Affordability Partners

Policy H-3.4

Ensure sufficient developable capacity for housing unit types affordable to extremely low- to moderate-income households, while balancing existing neighborhood scale and form and the proximity to infrastructure, services, and jobs – consistent with CPP AH3.2. Pierce County's aging population is growing. In 2020, the percentage of the Pierce County population aged 60 and older was 22%. This number is expected to increase to 24% by 2030, 26% by 2040, and 29% by 2050. In 2022, the median household income with a householder 65 or older was \$68,231, \$25,189 less than the county-wide median household income of \$93,420."

Policy H-3.6

Support and participate in efforts by the South Sound Housing Affordability Partners (SSHA³P), Pierce County, the Pierce County Housing Authority, and other municipalities in the County to address regional housing planning, design, development, funding, affordability, and housing management.

Policy H-3.7

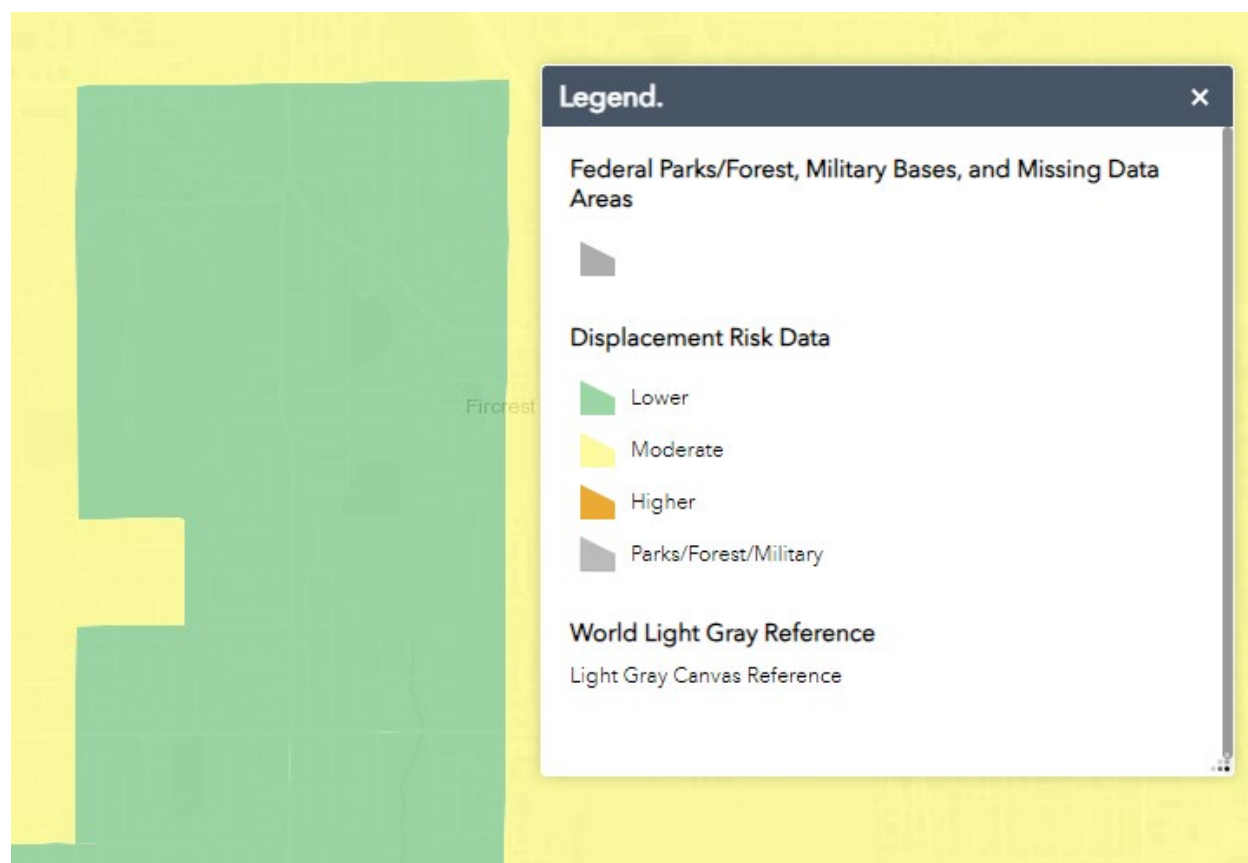
Meet affordable and moderate-income housing need goals by utilizing strategies that preserve existing, and production of new, affordable, and moderate-income housing that is safe and healthy. Techniques to preserve existing affordable and moderate-income housing stock may include repair, maintenance, and/or rehabilitation and redevelopment to extend the useful life of existing affordable housing units.

NEW Policy H-3.8

Explore state funding opportunities to implement housing preservation programs to reduce displacement pressures and preserve existing affordable housing stock. Examples may include, but are not limited to, the Housing Trust Fund, and federal subsidy funds such as Community Development Block Grant, HOME Investment Partnership, and other sources to implement housing preservation programs.

NEW Policy H-3.9

Consider the availability and proximity of public transportation, governmental and commercial services to support connections between housing and jobs and services.



Puget Sound Regional Council's Displacement Risk Map Indicates Fircrest Has a Low Risk of Displacement/Low Level of Gentrification

Policy H-3.10

Provide incentives like density bonuses to developers and builders of affordable housing for moderate- and low-income households.

Policy H-3.11

Collaborate with Pierce County and other municipalities and entities in the County to cooperatively maximize available local, state, and federal funding opportunities and private resources in the development of affordable housing for households.

NEW Policy H-3.12

Explore opportunities to dedicate revenues from sales of publicly owned properties, including tax title sales, to affordable housing consistent with CPP AH4.3.

Policy H-3.13

Explore and identify opportunities to reduce land costs for non-profit and for-profit developers to build affordable housing. This includes exploring options such as Community Land Trusts (CLTs) dedicate or make available below market rate surplus land for affordable housing projects.

Policy H-3.14

Periodically monitor and assess the City's success in meeting housing needs to accommodate its 20-year population allocation. This may be conducted with collaboration and coordination with countywide and regional monitoring efforts. This may include comparing and reviewing the quantity of affordable housing units created, preserved, or rehabilitated within Fircrest over time.

NEW Policy H-3.15

Consider establishing minimum densities for future subdivision development within its single-family districts to help ensure that such development is generally consistent with the density assumptions relied upon for the City's 20-year population and housing allocations.

Policy H-3.16

Identify, amend, and streamline policies, codes, and procedures to eliminate barriers to affordable housing opportunities.

Policy H-3.17

Craft and implement regulations and procedures to increase certainty and predictability to applicants and the community-at-large. This minimizes unnecessary time delays in the review of residential permit applications, while still maintaining opportunities for public involvement and review.

Policy H-3.18

Improve social, emotional, and mental wellness by supporting residential stability and efforts to improve the ability of residents to live independently in affordable, accessible, and service-enriched housing.

New Policy H-3.19

Provide and preserve housing types that support and allow aging in place. These may include homes and residential neighborhoods like the 11th and Tee houses.



Special Needs Housing

Special needs housing means supportive housing opportunities for populations with specialized requirements, such as the physically and mentally disabled, the elderly, people with medical conditions, the homeless, victims of domestic violence, foster youth, refugees, and others. The policy intent is to support cooperative efforts to help meet the needs of an increasing number of citizens who require such housing.

Goal H-4: Support opportunities for the provision of special needs housing, including group homes, assisted care facilities, nursing homes and other facilities.

Policy H-4.1

Work with agencies, private developers, and nonprofit organizations to locate housing in Fircrest intended to serve Fircrest's special needs populations, particularly those with challenges related to age, health or disability.

Policy H-4.2

Encourage and support the development of emergency, transitional and permanent housing with appropriate on-site services for persons with special needs.

Policy H-4.3

Support actions to secure grants and loans tied to the provision of special needs housing by agencies, private developers, and nonprofit organizations.

Senior Population in Pierce County

Year	Percentage of the population aged 60 and older
2010	16%
2020	22%
2030 (projected)	24%
2040 (projected)	26%
2050 (projected)	29%



Disabled Population in Pierce County

14% of the population has a disability

Disability	Percentage with this disability
Hearing Difficulty	4% of all residents
Vision Difficulty	2% of all residents
Cognitive Difficulty ¹	6% of residents age 5+
Ambulatory Difficulty	7% of residents age 5+
Self-Care Difficulty ²	3% of residents age 5+
Independent Living Difficulty ³	7% of residents age 18+

(1) Cognitive Difficulty: has serious difficulty concentrating, remembering, or making decisions

(2) Self-Care Difficulty: has difficulty dressing or bathing

(3) Independent Living Difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping



Policy H-4.4

Encourage the provision of a sufficient supply of special needs housing – consistent with CPP AH3.3. Such housing should avoid the creation of significant impacts from inappropriate scale and design. Some clustering of special needs housing may be appropriate if proximity to public transportation, medical facilities or other essential services is necessary.

Policy H-4.5

Ensure development regulations allow for and have suitable provisions to accommodate a sufficient supply of housing opportunities for special needs populations in Fircrest.

Alignment with Draft Comprehensive Plan Policies

- Encourage building housing with universal design features
 - Cities of Lakewood and Sumner, and Pierce County
- Ensure there are housing options for seniors and/or people with disabilities
 - Cities of Auburn, Fircrest, Lakewood, Sumner, and Puyallup, Pierce County, and the Puyallup Tribe of Indians
- Support residents to age in place
 - Cities of Auburn and Fircrest, and the Puyallup Tribe of Indians

**The Puyallup Tribe of Indians' Comprehensive Plan is adopted; all others are in draft form.*



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Policy H-4.6

Encourage a range of housing types for seniors affordable at a variety of incomes, such as independent living, various degrees of assisted living and skilled nursing care facilities. Strive to increase opportunities for seniors to live in.

Policy H-4.7

Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.

Policy H-4.8

Support the strategic plan contained in the Consolidated Plan for Pierce County to increase the level of support for meeting the region's demand for special needs housing, as well as other types of affordable housing. The Consolidated Plan for Pierce County fulfills federal Department of Housing and Urban Development (HUD) planning requirements by describing how funding will be expanded and administered over the next five years, such as for Community Development Block Grants (CDBG), Home Investment Partnership Program (HOME), and Emergency Shelter Grant (ESG).

Policy H-4.9

Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.

Table H-1 Housing Types Allowed by Zone

Zone	Detached Single-Family, Duplex, Family Group Home, ADU, Mfg.	Attached SFD / ADU / Duplex / Family Group Home	Small Lot, Cottage, Carriage, Two- Three Unit Home	Multi- family	Live- Work	Unit above Ground Floor of Vertical Mixed-Use Building	Assisted Living, Nursing Home
R-4	✓	✓					✓
R-4-C	✓	✓	✓				✓
R-6	✓	✓					✓
R-8		✓		✓			✓
R-10- TCD	✓	✓		✓			✓
R-20		✓		✓			✓
R-30		✓		✓			✓
NO						✓	
NC						✓	
MUN			✓	✓	✓	✓	✓
MUU				✓	✓	✓	✓
GC	✓	✓	✓	✓			

✓ indicates if the housing type is allowed in the zone

Introduction

The research contained in this report was conducted by the South Sound Housing Affordability Partners (SSHA³P)¹ staff as a part of a project completed in partnership with the Cities and Towns of DuPont, Edgewood, Fife, Fircrest, Gig Harbor, Lakewood, Puyallup, Steilacoom, and University Place. The purpose of the project is to support implementation of Washington State House Bill (HB) 1998 (2024)² and identify strategies to facilitate the development of co-living housing, especially for low and very low-income households. This work is funded by the Department of Commerce's Coordinating Low-Income Housing Planning (CLIHP) Grant, and the scope of work includes the following deliverables:

- **Deliverable 1:** Report summarizing research conducted on background information regarding co-living housing and stakeholder input on the development of co-living housing.
- **Deliverable 2:** Materials to support communication with Councils, Planning Commissions, and the public regarding co-living housing types.
- **Deliverable 3:** Model ordinance for co-living housing consistent with RCW 36.70A and tailored to participating jurisdictions' context.
- **Deliverable 4:** Final recommendations for participating jurisdictions on implementing the model ordinance and removing barriers to development of co-living housing to meet the needs of low and very low-income households.

This report serves as deliverable 1 and will inform the development of deliverables 2, 3, and 4.

Fircrest is a member of South Sound Affordability Partner's Coordinating Low-Income Housing Planning (CLIHP) Grant

APPENDIX B: HOUSING

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HOUSING INVENTORY AND CAPACITY

The GMA requires the Housing Element to include analysis that: “Identifies sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low-, very low-, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes” (RCW 36.70A.070(2)(c)). This section addresses this requirement.

Inventory of Projected Housing Needs and Adequate Provisions

By 2044, Fircrest’s population is expected to increase by 1,910 community members under Pierce County’s population allocation target. PSRC projects that Fircrest’s population could reach 9,565 by 2050. With the passing of HB 1220 in 2021, GMA now requires that jurisdictions plan to accommodate housing unit needs for very low-, low-, and moderate-income levels. Using the Department of Commerce’s Housing for All Planning Tool (HAPT),

Pierce County adopted housing targets for all jurisdictions, including by income level, under Ordinance No. 2023-46s. The allocations for Fircrest for 2044 are shown below in Exhibit 1.

Table 1 Housing Need Allocations by Income Bracket

(Pierce County Ordinance No. 2023-22s)

Income Level (% of Area Median Income)		2020 Estimated Supply	Units Needed in 2044
0-30%	<i>Non-PSH*</i>	12	99
	<i>PSH*</i>	0	134
30 - 50%		140	143
50 - 80%		812	113
80 - 100%		537	49
100 - 120%		322	44
>120%		1,104	188
Total		2,927	769
<i>Temporary Emergency Housing Needs (beds)</i>		0	47

*Permanent Supportive Housing (PSH)

Bracket >120% AMI not required to be planned for under HB 1220 but included for informational purposes.

Land Capacity for residential units was determined both through identifying underutilized and vacant lands from the Pierce County Assessor and from the 2021 Pierce County Buildable Lands Analysis. In addition to developable lands, the analysis identified 156 units for the MUN zone and 235 units for the MUU zone as expected as part of the Prose application. These units were also counted as part of the analysis.

This analysis used a series of density assumptions based on zoned and achieved densities in the city, shown in the following exhibit, to convert acreage to units. To establish a baseline scenario for comparison, these initial assumptions did not include density adjustments considering ADUs and duplexes under new state legislation. This analysis then determined the number of units.

The assumed densities and estimated vacant and under-utilized capacities are established on the following page, in Table 2.

Table 2 Land Capacity Acreage and Assumed Density

Zone	Net Developable Land (acres)			Assumed density/pipeline units		Total baseline capacity (dwelling units)
	Vacant*	Under-utilized*	Total	Baseline assumed Dwelling units/acre	Pipeline and recent units added	
Residential-4, R-4	1.0	0.0	1.0	4	0	4
Residential-4-Conservation, R-4-C	13.0	0.0	13.0	4	0	52
Residential-6, R-6	0.4	0.0	0.4	5.5	0	2
Residential-8, R-8	0.0	0.0	0.0	8	0	0
Residential-10-Traditional Community Design, R-10-TCD	0.0	0.0	0.0	10	0	0
Residential-20, R-20	0.0	0.0	0.0	20	0	0
Residential-30, R-30	0.0	2.0	2.0	30	0	60
Neighborhood Office, NO	0.0	0.0	0.0	6	0	0
Neighborhood Commercial, NC	0.0	0.0	0.0	6	0	0
Mixed-Use Neighborhood, MUN	0.0	4.1	4.1	59	156	395
Mixed-Use Urban, MUU	0.0	2.7	2.7	59	235	395
Park, Recreation and Open Space, PROS	0.0	0.0	0.0	0	0	0
Golf Course, GC	0.0	0.0	0.0	15	0	0

Source: Pierce County 2021 Buildable Lands Report (Fourth Edition).

*15% market/infrastructure deduction for vacant lands, 25% for underutilized.

To compare unit capacity with the adopted housing need by income bracket, the land capacity analysis created assumed income brackets served by each zone. These assumptions were based both on the Washington State Department of Commerce's Guidance and on local conditions in Fircrest. The analysis used allocation ratios to consider the fact that zones serve multiple income brackets. The assumptions are shown in the following, Table 3.

Table 3 Assumed Affordability Allocation Ratios by Zone

Residential Zones	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	>120% AMI
Residential-4, R-4					0.25	0.75
Residential-4-Conservation, R-4-C					0.25	0.75
Residential-6, R-6					0.25	0.75
Residential-8, R-8			0.25	0.25	0.25	0.25
Residential-10-Traditional Community Design, R-10-TCD				0.25	0.25	0.50
Residential-20, R-20		0.25	0.25	0.25	0.25	
Residential-30, R-30	0.25	0.25	0.25	0.25		
Mixed-Use Neighborhood, MUN	0.25	0.25	0.25	0.25		
Mixed-Use Urban, MUU	0.25	0.25	0.25	0.25		
Golf Course, GC						1.00

Row add up to 100 horizontally to ensure no under/over counting.

This analysis compared the following scenarios and trends to better understand Fircrest's expected capacity or deficits by income level.

1. Baseline (No Change). This scenario assumes that despite state legislation, density and housing production will remain consistent with historic levels and will not include additional duplexes or ADUs.
2. Accessory Dwelling Units (ADUs). This scenario includes estimates of ADUs. This analysis assumes an average of two ADUs produced over the next 20 years, consistent with recent permit data trends at the City. ADUs were assumed to be affordable for the 0-80% AMI brackets.
3. Duplexes. Under this scenario, the analysis increases the assumed density for R-4 to 4.5 dwellings per acre (du's/acre) and 4.5 du's/acre for the R-6 zone. This then adjusts affordability for these zones for 50-120% AMI brackets, rather than the >100% AMI in the baseline.
4. Total (Combined Trends). This adds the ADU and Duplex scenarios to show the overall, expected surplus or deficit expected for housing unit supply compared to need.

The results are shown in the following table. In summary, while the City may expect an overall surplus at the citywide level, there will be a likely deficit of supply affordable to the 0-30% AMI bracket.

Table 4 Projected Housing Unit Scenario Surplus/Deficits

Income Level	Household Income Bracket (Pierce County median income, rounded to nearest 1k)	Surplus/ (Deficit) (Estimated Unit Capacity - Housing Need)			
		1. Baseline (No Change)	2. ADUs	3. Duplexes	Total
Extremely low income (0-30% AMI)	\$0 - \$25,000	(20)	(10)	(20)	(10)
Very Low income (30-50% AMI)	\$25,000 - \$41,000	70	80	70	80
Low income (50-80% AMI)	\$41,000 - \$66,000	100	120	100	120
Moderate income (80-120% AMI)	\$66,000 - \$99,000	134	134	153	153
Total Net Capacity <i>(includes >120% AMI for overall)</i>		139	179	146	186

Fircrest will need to make adequate provisions to meet these housing targets and the projected deficit for the 0-30% AMI bracket as part of the Comprehensive Plan Update.

HOUSING PROFILE

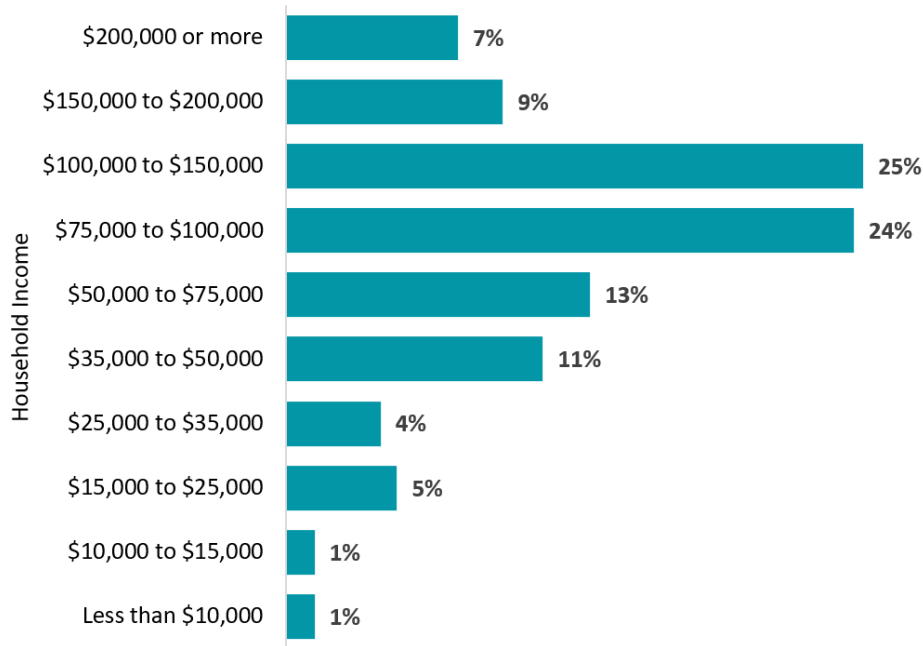
The GMA requires the Housing Element to provide information pertaining to the adequate provision for existing and projected housing needs for all economic segments of the community. (RCW 36.70A.070(2)(d)). This section presents demographic and housing characteristics for Fircrest that strongly influence the ability of individuals and families to secure housing in the community that meets their needs and is affordable.

Table 5 Population Profile

Population	
2020 Population Count	7,156
Median Age	42 years
Population Under 20	25.4%
Population 55 and Older	29.6%
Population 65 and Older	17.3%
Race / Ethnicity	
White	74%
Black/African-American	8.0%
American Indian and Alaska Native	1%
Asian	6%
Native Hawaiian and Other Pacific Islander	0%
Other	1%
Other - Two or More	11%
Hispanic or Latino of Any Race	7%
Income	
Median Household Income (2021)	\$90,854
Median Family Income (2021)	\$98,409
Housing Characteristics	
Number of Dwelling Units	2,926
Single-family Units (attached and detached)	70%
Multi-family Units	29.0%
Mobile Homes	0.4%
Owner Occupied Units	66%
Renter Occupied Units	34%
Average Household Size	2.51 persons
Average Family Size	2.91 persons
Geography	
Land Area in Square Miles	1.58

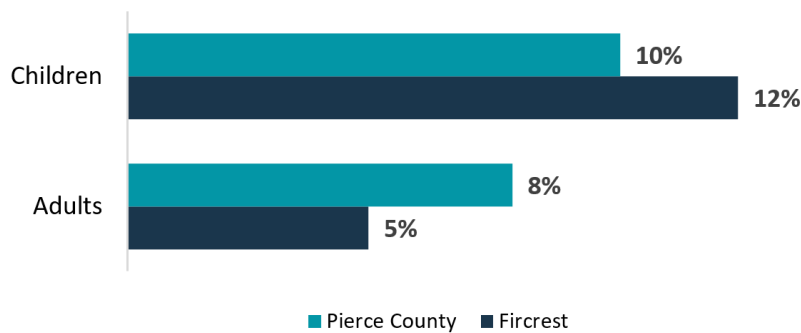
Source: 2021 ACS, 2020 Decennial Census

The median household income in 2021 was estimated at \$90,854. In 2010, the median income was \$64,069. Adjusting for inflation, this reflects a 15% increase in median household income.

Figure 1 Economic Characteristics - Household Income

Source: 2021 ACS, 5-Year Estimates, Income.

According to the 2021 ACS, 6% of Fircrest's population fell below the poverty level. This is slightly lower than the percentages of households below the poverty line in 2021, which was 8%. 12% of Fircrest's children under 18 were considered in poverty compared to 5% of adults. Fircrest's child poverty rate is higher than the county rate, which was just under 10% in 2021.

Figure 2 Economic Characteristics - Income below Poverty Level

Source: 2021 ACS, Poverty.

Table 6 Social Characteristics - Household by Type

	2010	2020	% Change
Total households	2,667	2,766	+4%
Family households (families)	67%	73%	+9%
With related children under 18 years	34%	35%	+2%
Married-couple family	47%	49%	+3%
Male householder (no spouse present) family	5%	5%	+4%
Female householder (no spouse present) family	14%	19%	+37%
Non-family households	33%	27%	-18%
Householder living alone	29%	21%	-29%
Householder 65 years and over	n/a	52%	
Households with individuals under 18 years	34%	35%	+2%
Households with individuals 60 years and over	40%	40%	0%
Average Household Size	2.40	2.51	+5%
Average Family Size	2.96	2.90	-2%

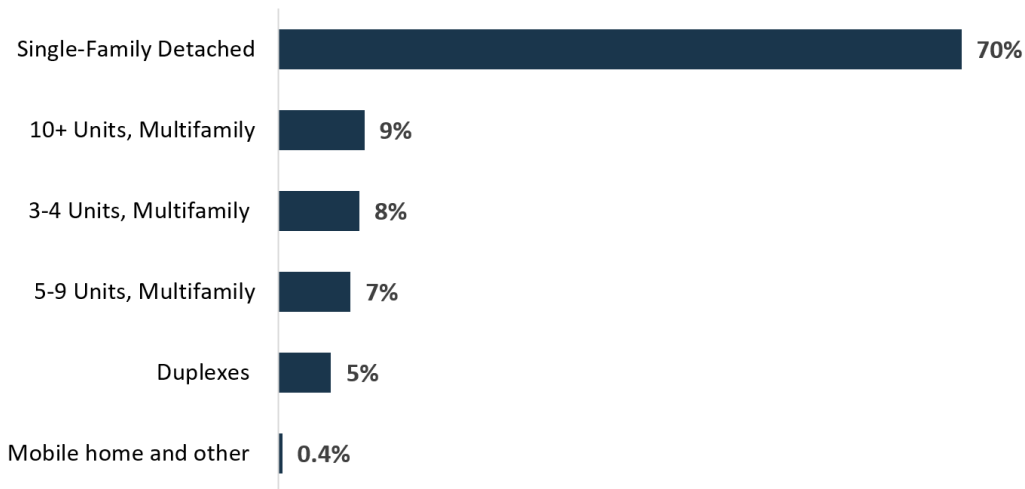
US Census ACS 5-Year Estimates

Table 7 Social Characteristics - Disability Status

Age group	Percent of group a disability
Under 18 years old	1%
Ages 18-65	5%
Ages 65+	92%
Perc. of total population with a disability	8%

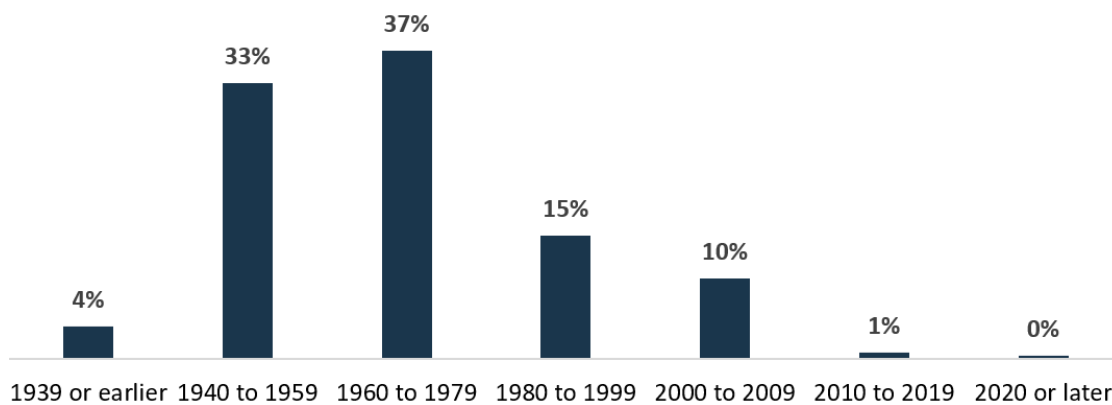
Source: 2021 ACS, Age by Number of Disabilities.

The occupancy rate for Fircrest was 3% in 2020 according to the 2020 Census. **This is down from 5% occupancy in 2010, indicating an increase in housing demand.** In 2021, owners accounted for most residents according to the ACS, 66%. Renters comprised the remaining 34%. In 2010, owners accounted for 69% of occupied housing units, with renters comprising 31%.

Figure 3 Housing Characteristics - Units in Structure

Source: 2021 ACS 5-Year Estimates, Housing Tenure and Characteristics.

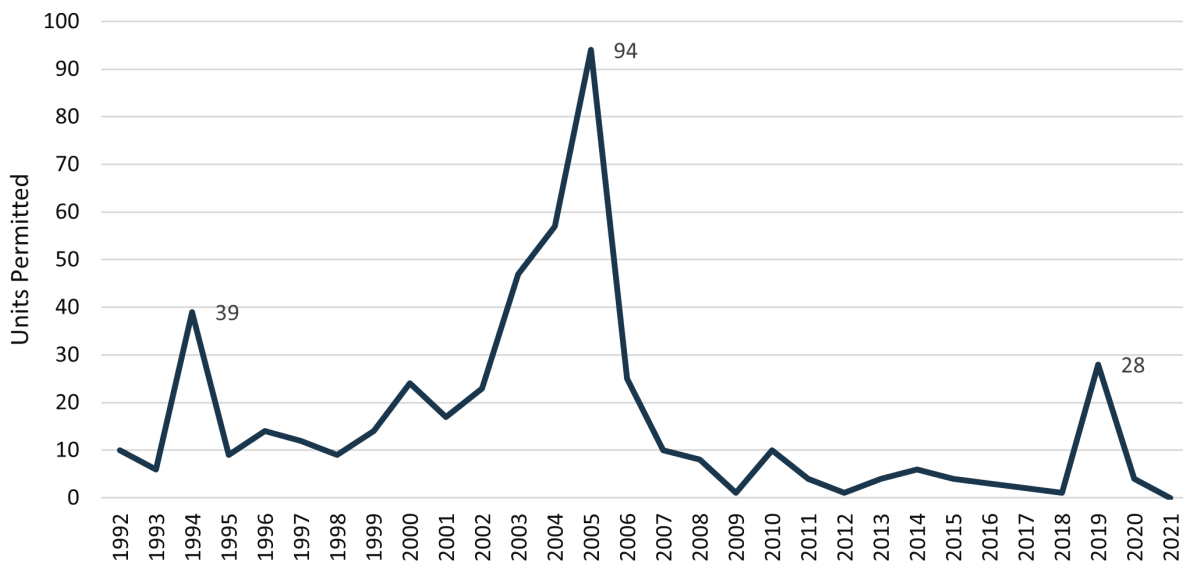
Although the original Regents Park plats were recorded in 1907 and Fircrest incorporated in 1925, the City's housing stock of mostly smaller bungalows and cottages remained limited until the 1940s. Rapid growth occurred during the 1950s through the 1970s, when a relatively large number of modest-size split level and rambler style housing (62 percent of the total housing stock) was built. Apartment construction was especially strong during the 1970s. Construction of larger size detached single-family housing occurred during the 1980s and 1990s but in more limited numbers compared with the housing constructed in prior decades. With the construction of new subdivisions, including The Commons and Fircrest Greens in the 2000s, detached and attached single-family construction increased - until the housing market crash of the late 2000s. Considering Fircrest's aging housing stock, as demonstrated in the following Table 4, Fircrest will need to ensure that housing production and maintenance can continue to provide high-quality living for community members.

Figure 4 Housing Characteristics - Year Structure Built

Source: 2021 ACS, Housing Tenure and Characteristics.

Fircrest's housing production has varied in the last couple of decades. In the last 10 years, the City permitted, on average, 5 units per year. Considering the city has added an average of 34 people per year in population in the last 10 years, and assuming 2.5 persons per household, Fircrest would have needed to permit nearly 14 units per year for housing to match population growth. **This means that to meet future population growth, Fircrest would need to add an additional 9 units per year compared to the existing average permitting rate.**

Figure 5 Housing Units Permitted in Fircrest



Source: Census Building Permits Survey.

HOUSING AFFORDABILITY

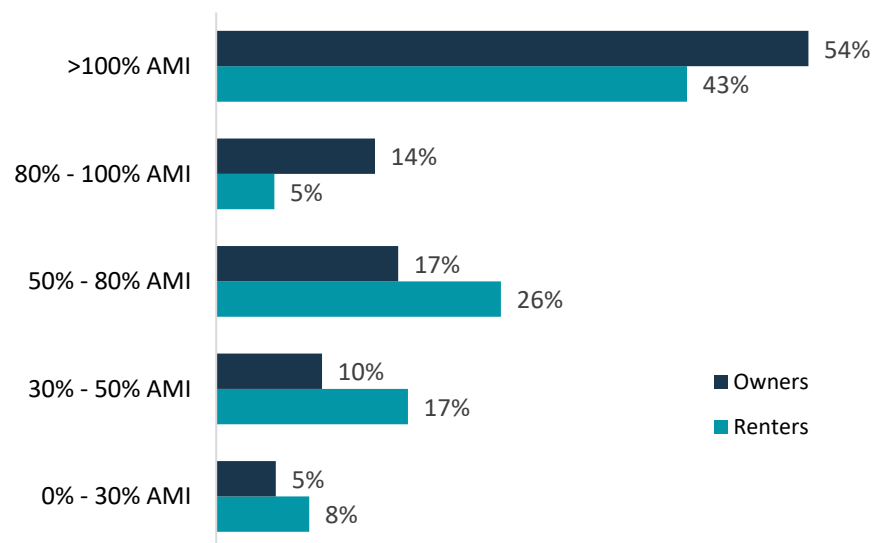
When it comes to economic status of households, the majority of Fircrest homeowners made at least \$90,854 in household income, or the Area Median Income (AMI). Only 43% of renters made at least the AMI, as seen in the following Figure 6.

Table 8 Fircrest Percent Median Income (AMI) Ranges

Area Median Income	Income Range
0-30%	\$0 - \$27,256
30-50%	\$27,256 - \$45,427
50-80%	\$45,427 - \$72,683
80-100%	\$72,683 - \$90,854
100-120%	\$90,854 - \$109,025

Source: 2021 ACS, 5-Year Estimates, Income; HUD CHAS

Figure 6 Household Distribution by Tenure and Fircrest Median Family Income



Source: HUD CHAS, 2015-2019.

Nearly a third of Fircrest's population is cost burdened. A household is considered housing cost burdened when they spend more than 30% of their household income towards housing. They are considered severely cost burdened when they spend 50% of their income or greater on housing costs. 10% of renter households in Fircrest are considered severely cost burdened.

Table 9 Households Paying More Than 30 Percent of Income for Housing

Tenure	Cost Burdened (>30%)	Severely Cost Burdened (>50%)
Renters	27%	10%
Owners	26%	8%
Total	27%	9%

Source: HUD CHAS, 2015-2019.

Using the definition of housing affordability together with the 2021 median household income of \$90,854, Table 10 represents the amount of money that Fircrest individuals and families earning median income or less can afford to pay for rental and ownership housing. Low- and moderate-income groups are experiencing a gap between what they can afford to spend on housing and how much the market is demanding from them. Prioritizing housing affordability as part of the Comprehensive Plan Goals and Policies is therefore important as part of this Comprehensive Plan.

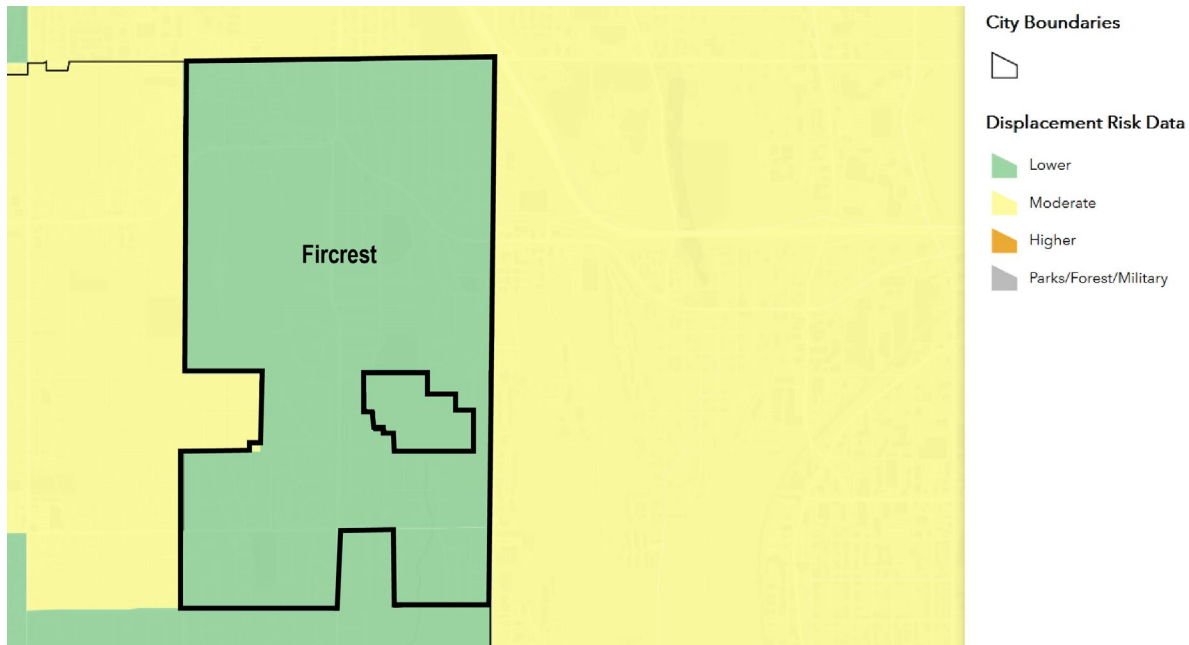
Table 10 Affordable Rents and Prices

Income Group	Income Brackets*	Maximum Affordable Monthly Rent/Utility (30% of monthly income)	Maximum Affordable House Price**
Extremely Very Low-Income (< 30% AMI*)	\$0 - \$27,256	\$681	\$64,672
Very Low Income (30 - 50% AMI)	\$27,256 - \$45,427	\$1,136	\$150,364
Low Income (50 - 80% AMI)	\$45,427 - \$72,683	\$1,817	\$277,727
Moderate-Income (80 - 120%)	\$72,683 - \$109,025	\$2,726	\$448,172
*Using Fircrest's Median Income **The maximum home price calculation assumes a monthly debt payment of \$350 and a 20% downpayment.			

DISPLACEMENT RISK

The Puget Sound Regional Council (PSRC) provides a displacement analysis map (Figure 7). PSRC classifies the City of Fircrest's Displacement Risk Level as "lower" due to factors such as income, housing costs, household characteristics, and poverty level.

Figure 7 PSRC Displacement Risk Map for Fircrest



Source: PSRC Displacement Risk Map.

However, this does not mean that displacement is completely unlikely. In the Washington State Department of Commerce's Draft Displacement Index, Figure 8, Fircrest is listed as having "demographic and market changes." As land values appreciate, even without development pressures, costs increase and create pressures for displacement through gentrification and displacement.

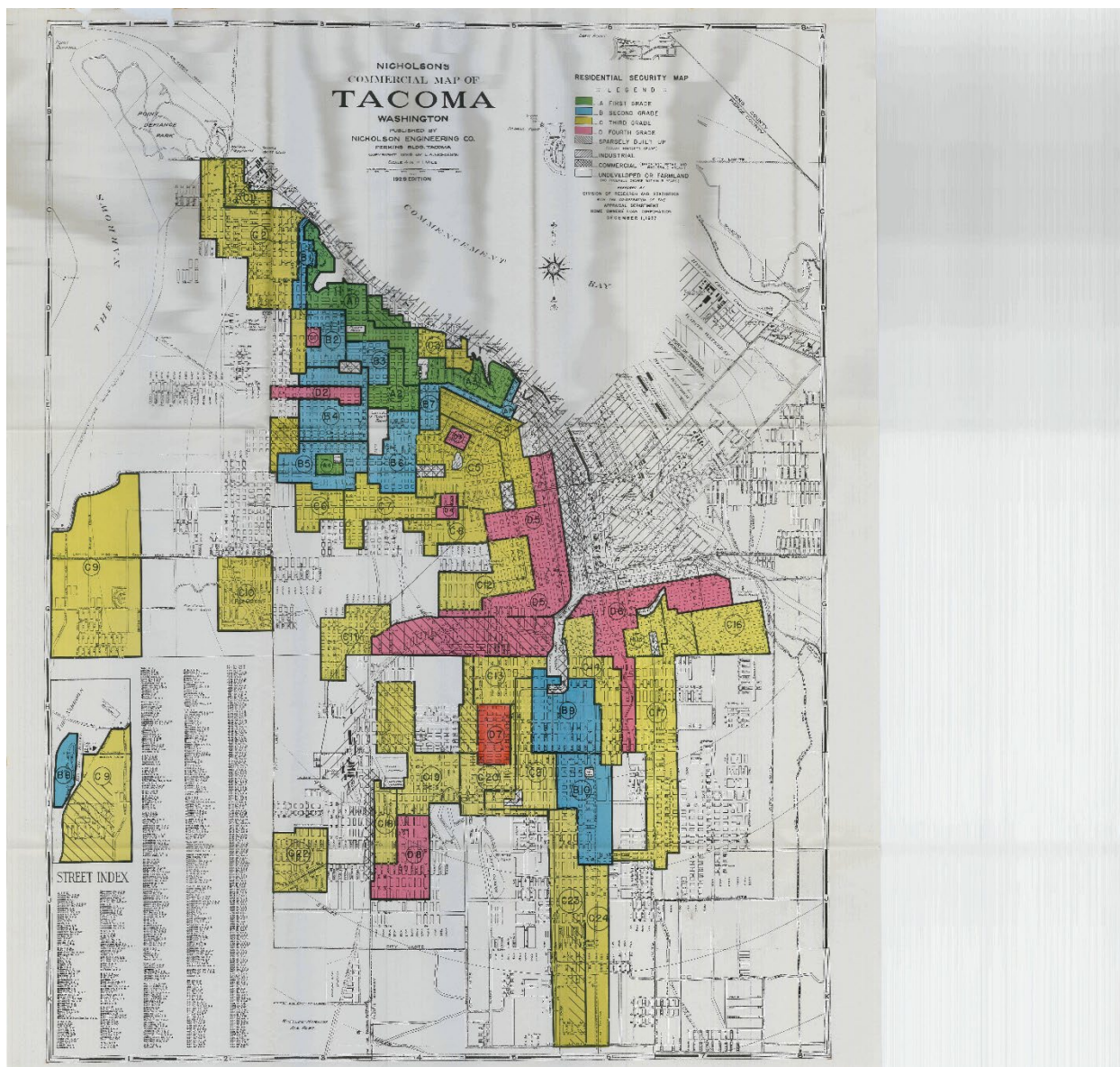
The Comprehensive Plan Policies must account for rising housing and land costs and the demographics of the city to reduce displacement risks. For example, with the statewide housing shortage, land and housing costs can be expected to remain high across the region. Ensuring that there are adequate opportunities for populations to age in place and cost-appropriate housing for young adults will be important to ensure a sustainable amount of age and income diversity in the city and mitigate displacement pressures.

COMMITMENT TO ENDING RACIST ZONING POLICIES

Racism has shaped American history from the beginning, including the form and shape of our communities. European American settlement on Native American land, the Indian Removal Act (1830), slavery, post- Civil War Jim Crow laws, the Chinese Exclusion Act (1882), and Japanese internment during World War II are among the many notable events that have shaped how we live today. These and other events deprived groups of people from access and opportunity, leading to negative outcomes that were later used to justify further discriminatory policies and practices. Zoning and other land use practices that emerged in the 20th century furthered this pattern of discrimination and shape racially disparate impacts that are perpetuated today.

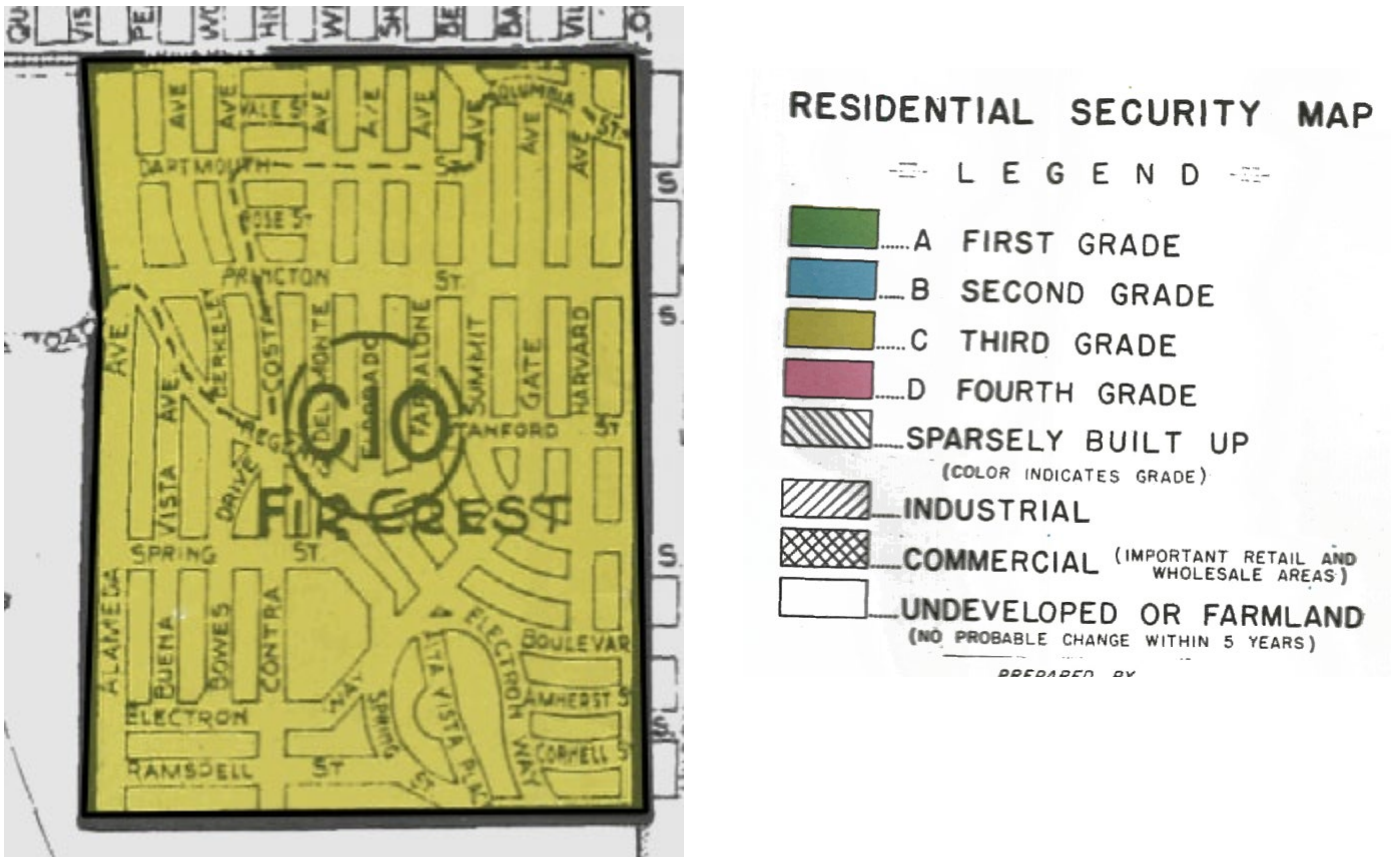
Zoning is not the only governmental program that has led to racially disparate impacts, displacement and exclusion in housing. Public policies forced the displacement of Black, Indigenous and people of color (BIPOC) households through urban renewal and midcentury interstate highway construction. Private practices such as racially restrictive covenants and steering have prevented BIPOC households from accessing housing in certain neighborhoods. Government-sanctioned financial practices such as redlining. Redlining, the home mortgage interest tax deduction, predatory lending and the systemic undervaluing of real estate in BIPOC neighborhoods have contributed to the devaluation of BIPOC household property and wealth.

The City of Fircrest commits to acknowledging these past policies and committing to a more inclusive zoning by providing policies for the construction of middle housing and co-living housing and transit-oriented development, promoting programs offered by the County for household repairs, energy retrofits, especially to vulnerable populations at 30% Area Median Income.



1929 Edition of Tacoma Redlining Map - Courtesy of Mapping Inequality

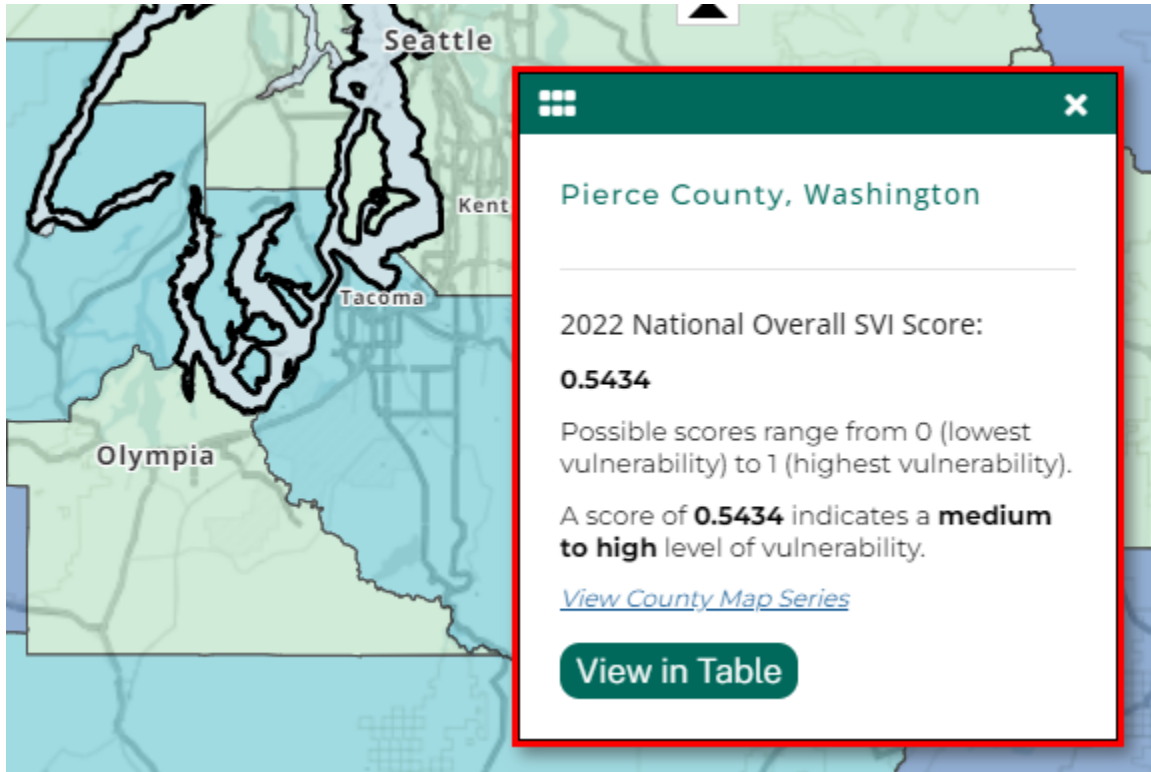
1929 Edition of Tacoma Redlining Map (Fircrest Subset) - Courtesy of Mapping Inequality



The 1929 Edition of Tacoma Redlining Map, courtesy of Mapping Inequality, has Fircrest listed as a Third Grade Area; however, there is more to this story. The City should be rated as an A grade, but due to financial mismanagement, a heavy debt load, and high water rates, the grade was reduced to a C 10.

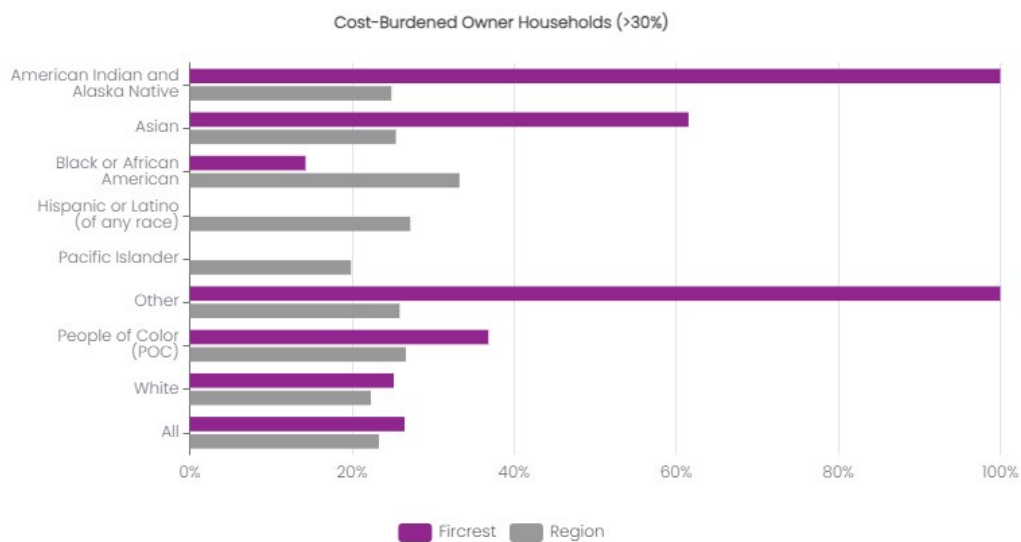
Clarifying Remarks

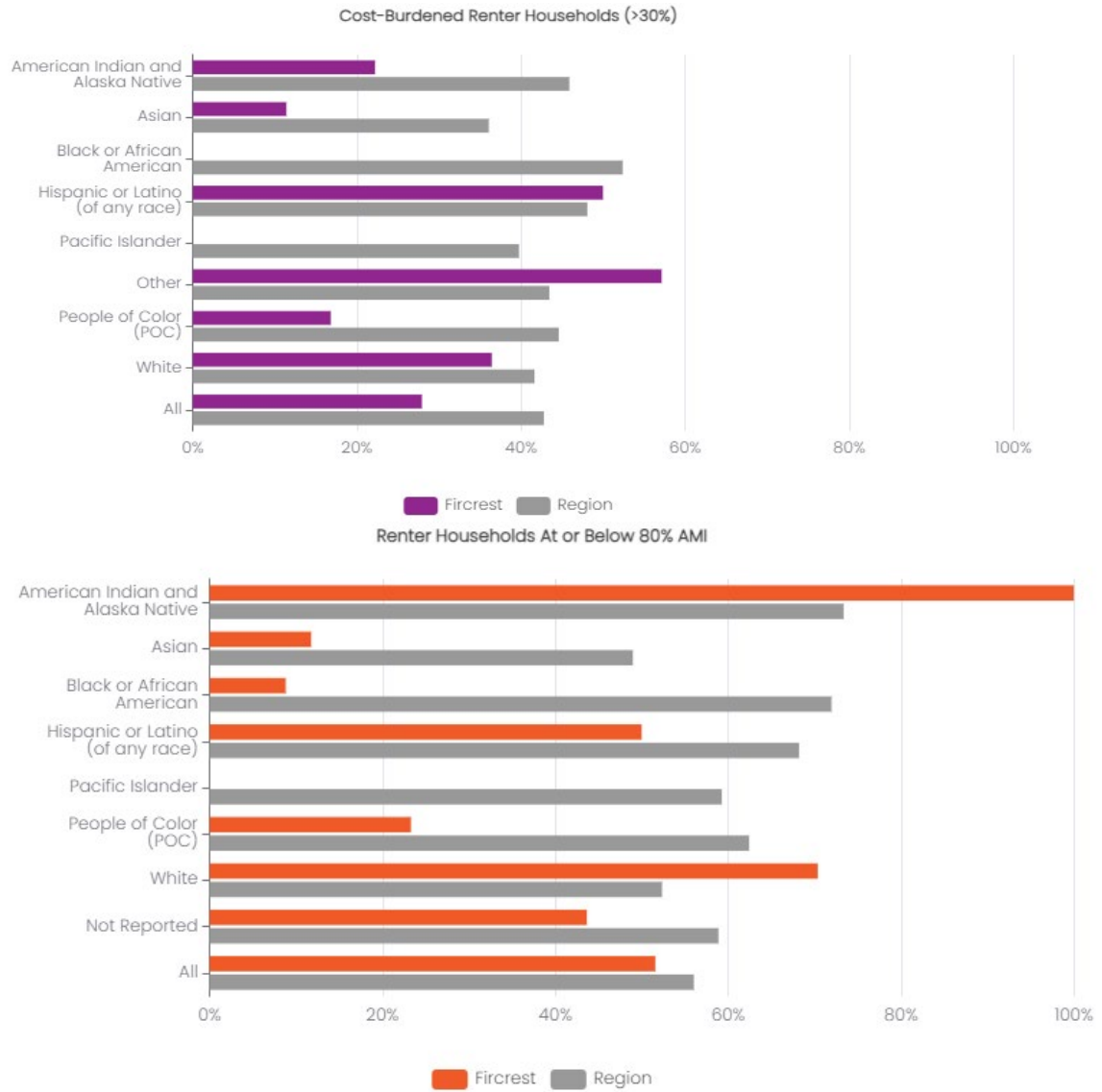
This area covers the town of Fircrest, which is a separate municipality. It was planted in 1907 by Major Bowles of current radio fame, as an exclusive residential community, and at that time the streets were paved and amenities installed. The 1907 panic upset his plans, and the promotion was never consummated. Residences constructed before the collapse of the enterprise would have the claim to an 'A' grade area, but a majority of the original owners were forced to dispose of their properties to sacrifice prices. Under current conditions, the area is difficult to grade, but has been accorded 'Low Yellow' grade on account of its record. The debt of the municipality is said to be heavy owing to the sparse settlement. This probably also accounts for the fact that water rates are higher than in Tacoma. Lot values run from \$3.00 to \$8.00 per front foot.



Fircrest has a medium to high vulnerability according to the CDC/ATSDR Social Vulnerability Index (SVI).

Puget Sound Regional Council (PSRC)'s Community Profile for Fircrest provides additional data highlighting the need to undo policies to promote equity for low-income people of color, especially the American Indian and Alaska Native population.





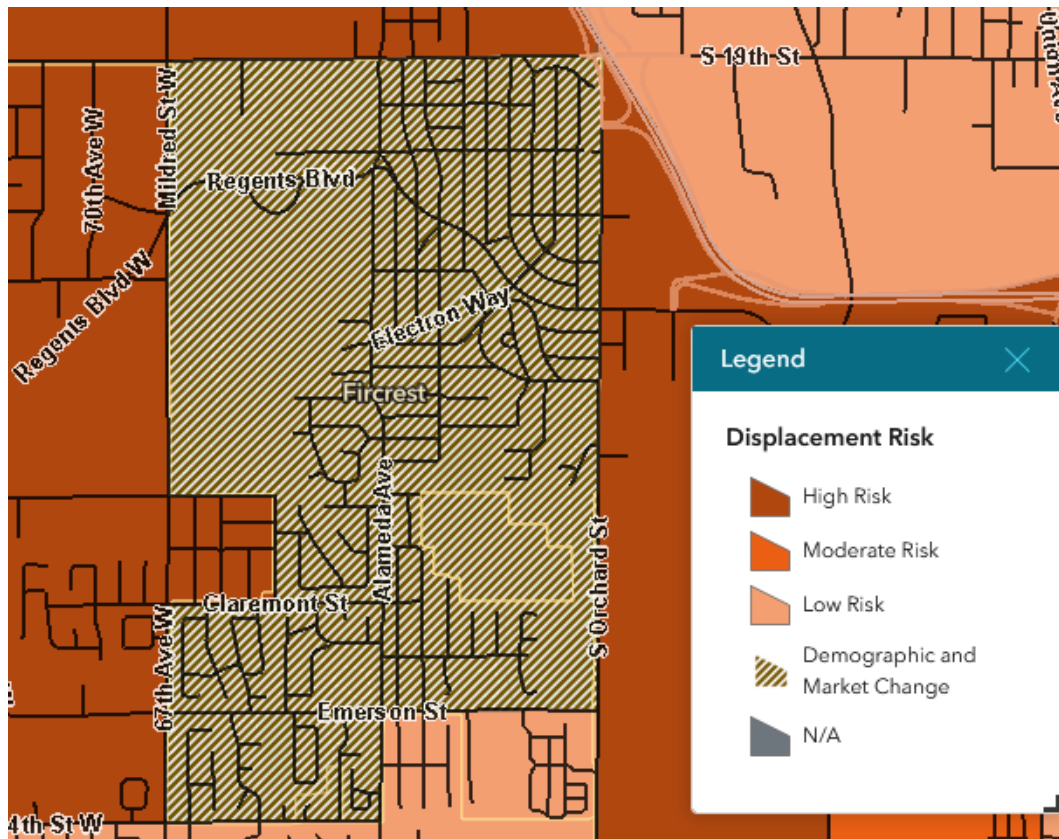
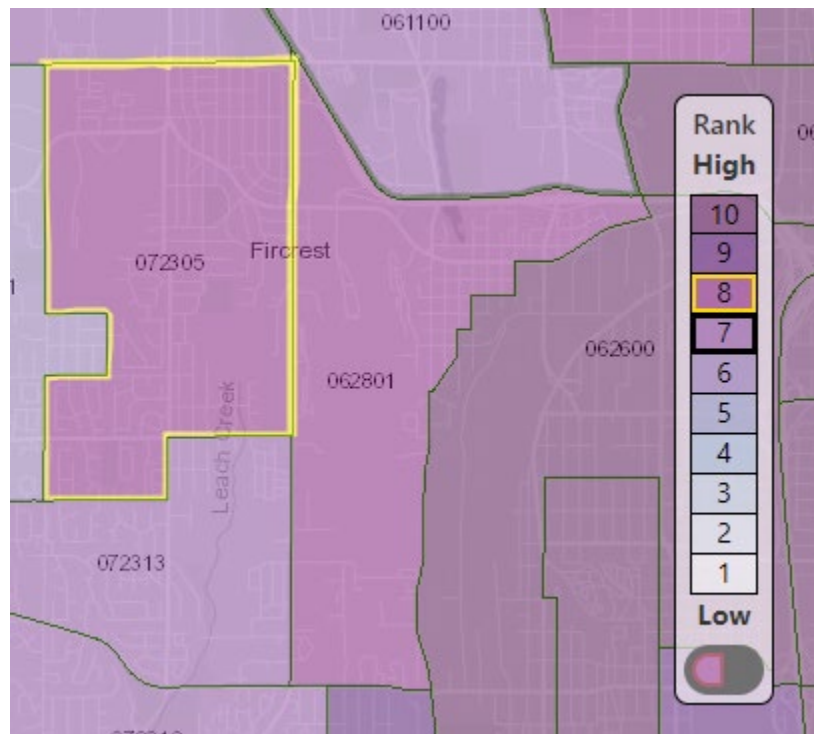


Figure 8 Commerce Draft Displacement Risk Map for Fircrest



Fircrest ranks high when it comes to the category of high exposure to diesel and PM10 emissions. The City has a policy to draft an urban tree canopy report to address disparate environmental health and exposure to these harmful particulates.

Source: Washington State Department of Commerce, Draft Displacement Risk Map.