

Puyallup housing action plan

The City of Puyallup is developing a Housing Action Plan to identify strategies, actions, and policy tools to create enough housing options to meet community needs. The plan will consider the housing needs of residents, the workforce, and projected population growth, with a careful eye toward equity of opportunities for housing.

The plan will focus on four important questions:

1 How much additional housing will be necessary to meet the diverse needs of Puyallup's current and future households?

2 How effective are the City's current policies at ensuring adequate housing options?

3 How can the city, residents, and businesses work together to improve Puyallup's housing options?

4 What are Puyallup residents' preferred strategies for increasing affordable housing?

learn more and get involved!

[http://www.cityofpuyallup.org/
HousingActionPlan](http://www.cityofpuyallup.org/HousingActionPlan)



■ 1. What is a Housing Action Plan?

A Housing Action Plan (HAP) is a set of concrete steps for the City of Puyallup and its partners to support and encourage new housing production that meets local housing needs.

The plan will consider the housing needs of residents, the workforce, and projected population growth, with a careful eye toward equity of opportunities for housing. The plan will be completed and adopted by City Council by April 2021.

■ 2. What is the goal of developing a HAP for Puyallup? How will the Plan help to make Puyallup a more livable city?

Through the HAP, the City of Puyallup aims to ensure that more housing is available and affordable for people of all income levels, that a greater variety of housing types will be available, and that existing housing is well maintained. The HAP will be rooted in the community's needs, and flexible in order to accommodate future growth and change in Puyallup.

■ 3. Who is paying for the housing action plan?

The City of Puyallup applied for and received a grant from the Washington State Department of Commerce to develop a housing action plan. Concerns about the growing housing crisis in Washington State led to a 2019 bill to encourage increased housing options in Washington (E2SHB 1923) that was passed into law. The bill emphasizes community choice in deciding how to increase housing diversity and supply and made funds available to support local governments' efforts. As part of this effort, Puyallup received a planning assistance grant through the Washington State Department of Commerce to conduct a public process and develop a housing action plan.

■ 4. Doesn't Puyallup already have an affordable housing plan?

The City of Puyallup works to improve housing options through community development, planning, and working with partners to encourage affordable housing. For the past several years, the City has been focused on understanding and addressing emerging housing needs, through a package of residential zoning code amendments intended to reduce barriers to infill development. This study builds on efforts by the City around housing strategies to improve quality of life and affordability. The Washington State Department of Commerce grant allows Puyallup to conduct a more comprehensive needs assessment and conduct a broader community conversation of housing needs, preferences, and policy options.

■ 5. What is affordable housing?

Housing is typically considered affordable if total housing costs do not exceed 30% of a household's gross income. The U.S. Department of Housing and Urban Development (HUD) uses an income benchmark— HUD area median family income or HAMFI—for its federal housing programs. The FY20 regional HAMFI for a family is \$87,300.

■ 6. Doesn't Puyallup already have enough affordable housing?

Puyallup does have affordable housing for many households, but with a limited supply and increasing demand, the cost of housing that used to be affordable has risen sharply. An increasing proportion of households pay more than 30% of their income on housing. These households are considered 'cost-burdened' and are at risk of housing insecurity or other financial distress. To create more affordable housing, Puyallup will need a broader range of housing types and options.

■ 7. Will this plan help decrease my rent or help me find a home?

The planning process and Housing Action Plan will not impact individuals' housing costs, but it will help address affordability needs in the community in the longer term. The plan will guide how the City regulates land use within its boundaries and housing and development policy updates. It is important that the Housing Action Plan reflects the experience and needs of all residents, particularly those currently struggling to meet their housing needs in Puyallup. If you are currently at risk of losing your home, you can reach services by calling United Way/South Sound 2-1-1.

■ 8. What will be the impacts of the COVID-19 public health crisis on the planning process?

The public health crisis associated with COVID-19 has increased and caused new social and economic hardships for the community. The City's top priority is meeting the community's needs and supporting our long-term recovery. The planning process will observe all public health guidance established by the Tacoma-Pierce County Public Health Department and the Washington State Office of the Governor. Much of the engagement for the project will use online or remote options. The study will also consider potential impacts of the COVID-19 crisis on long-term housing demand.

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