

## **Growth Management Act – Mandatory Elements of Comprehensive Plans, RCW 36.70A.070 – Housing**

Housing is a required element of the Comprehensive Plan per the Growth Management Act. The law states that the element is to encompass the following components:

RCW 36.70A.070

- (2) A housing element ensuring the vitality and character of established residential neighborhoods that:
    - (a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
    - (b) Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;
    - (c) Identifies 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; and
    - (d) Makes adequate provisions for existing and projected needs of all economic segments of the community.
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### **PSRC VISION 2040 – Housing Goals**

Concurrent with GMA, VISION 2040 recognizes housing as one of the plan’s primary tenants, to address the needs of a changing population. As such, the following overarching goal is adopted.

*The region will 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.*

The plan goes on to provide a discussion and establish policies to encourage local jurisdictions to adopt available best housing practices and innovative techniques to advance the provision of affordable, healthy, and safe housing for all residents in the region. These policies address 1) housing diversity and affordability –ensuring a range of housing choices and supply for all income levels; 2) jobs-housing balance – providing housing choices that give people the opportunity to live in proximity to work; 3) centers housing – focusing new housing within regional centers; and 4) best housing practices – encouraging partnerships and innovative techniques to provide a broad range of housing.

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### **Pierce County CPPs – Affordable Housing Goals**

The Countywide Planning Policies continue this discussion of GMA requirements and VISION 2040 by establishing policies that implement the goal of considering the need for affordable housing for all economic segments and establishing parameters for its distribution. These policies range from establishing a baseline of housing need and a countywide housing program to identifying funding sources and encouraging innovative techniques that result in incentives for development of affordable

housing. The policies direct local jurisdictions within the County to develop their own policies and regulations that encourage further development of affordable housing.

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### **Housing Element: Proposed Outline**

Staff has considered the above documents, goals and policies, and has developed the following draft outline for the updated Housing Element.

- I. Introduction
  - 1. GMA
  - 2. MPPs
  - 3. CPPs
- II. Housing Inventory and Profile
- III. Housing Needs Analysis
- IV. Housing Targets or Capacity
  - 1. Zoning and Building Trends
- V. Affordable Housing Strategy
- VI. Goals and Policies
  - 1. Housing Diversity (Affordability)
  - 2. Housing Choice
  - 3. Special Needs Housing
  - 4. Housing Capacity
  - 5. Innovative Housing
  - 6. Incentive Programs
  - 7. Development Standards
  - 8. Neighborhood Vitality