

RESOLUTION NO. 836

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ACKNOWLEDGING ITS APPROVAL OF AMENDMENTS TO THE AFFORDABLE HOUSING POLICIES IN THE PIERCE COUNTY COUNTYWIDE PLANNING POLICIES AS RECOMMENDED BY THE PIERCE COUNTY REGIONAL COUNCIL; AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT WITH PIERCE COUNTY AND THE CITIES AND TOWNS OF PIERCE COUNTY, THEREBY AMENDING THE PIERCE COUNTY COUNTYWIDE PLANNING POLICIES.

WHEREAS, the Pierce County Regional Council (PCRC) was created in 1992 by interlocal agreement among the cities and towns of Pierce County and Pierce County, and charged with responsibilities, including: serving as a local link to the Puget Sound Regional Council, promoting intergovernmental cooperation, facilitating compliance with the coordination and consistency requirements of the Growth Management Act and the Regional Transportation Planning Organization (Chapter 47.80 RCW), and developing a consensus among jurisdictions regarding the development and modification of the Countywide Planning Policies; and

WHEREAS, on January 31, 1995, the Pierce County Council passed Resolution R95-17 affirming the commitment of the County to continue discussions with other local jurisdictions to resolve implementation of the Growth Management Act (GMA); and

WHEREAS, the GMA requires Counties, Cities and Towns to plan for housing affordable to all economic segments of the population; and

WHEREAS, the GMA requires Counties, Cities and Towns to plan for housing affordable to all economic segments of the population; and

WHEREAS, the Pierce County Countywide Planning Policies are written policy statements which are to be used solely for establishing a countywide framework from which the County and Municipal comprehensive plans are developed and adopted; and

WHEREAS, the framework is intended to ensure that the County and Municipal comprehensive plans are consistent; and

WHEREAS, Pierce County initially adopted its initial Countywide Planning

Policies on June 30, 1992; and

WHEREAS, affordable housing policies are a component of the initial Pierce County Countywide Planning Policies; and

WHEREAS, in November 2006, the PCRC solicited proposals to formulate countywide affordable housing implementation plan and recommend new countywide affordable housing policies; and

WHEREAS, a series of public workshops were conducted over a three-day period in March 2007, soliciting input for the countywide affordable housing strategy; and

WHEREAS, recommendations for a countywide affordable housing strategy from the consulting firm of Pacific Municipal Consulting (PMC) was published on June 15, 2007; and

WHEREAS, the Growth Management Coordinating Committee reviewed PMC's recommendation and forwarded its recommended modifications to the PCRC; and

WHEREAS, the PCRC conducted negotiations in open public meetings during 2007, 2008, and 2009 to address substantive policy changes necessary to respond to current issues related to the coordination and consistency with the GMA; and

WHEREAS, the PCRC subsequently recommended adoption of the proposed amendments to the Pierce County Countywide Planning Policies on May 21, 2009, which address policy updates; and

WHEREAS, on July 16, 2009 the PCRC approved a technical amendment to its May 21, 2009 recommendation; and

WHEREAS, amendments to the Pierce County Countywide Planning Policies must be adopted through amendment of the original interlocal agreement or by a new interlocal agreement ratified by 60 percent of the jurisdictions in Pierce County representing 75 percent of the total population; and

WHEREAS, Pierce County, the lead agency for these amendments, conducted an environmental review of the proposed amendments to the Pierce County Countywide Planning Policies pursuant to RCW 43.21C and a Determination of Nonsignificance was issued on November 16, 2009; and

WHEREAS, an Interlocal Agreement entitled "Amendments to the Pierce County Countywide Planning Policies" was developed for this purpose, and

included the recommended amendments to the Pierce County Countywide Planning Policies as an attachment; and

WHEREAS, these revised and additional Countywide Planning Policies should be incorporated into the next amendment of the Pierce County Countywide Planning Policies by Ordinance of the County Council; and

WHEREAS, the City Council finds that it is in the public interest to authorize the Mayor to execute the interlocal agreement, attached hereto as Exhibit "B"; Now, Therefore,

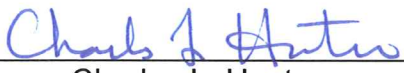
THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The Gig Harbor City Council hereby acknowledges its approval of the amendments to the Pierce County Countywide Policies recommended by the Pierce County Regional Council, which are attached hereto as Exhibit "A" and incorporated herein by reference.

Section 2. The Mayor is hereby authorized to execute the Interlocal Agreement, attached hereto as Exhibit "B" and by this reference incorporated herein, thereby ratifying the attached amendments to the Pierce County Countywide Planning Policies as recommended by the Pierce County Regional Council.

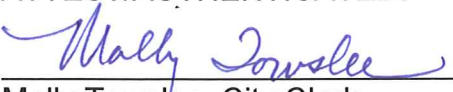
RESOLVED this 24th day of May, 2010.

CITY OF GIG HARBOR



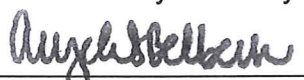
Mayor Charles L. Hunter

ATTEST/AUTHENTICATED:



Molly Towslee, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney



Angela Belbeck, City Attorney

FILED WITH THE CITY CLERK: 05/19/10
PASSED BY THE CITY COUNCIL: 05/24/10
RESOLUTION NO. 836

Exhibit A

Proposed Amendments to the

Countywide Planning Policies

for Pierce County, Washington

1 **COUNTYWIDE PLANNING POLICY ON THE "NEED**
2 **FOR AFFORDABLE HOUSING FOR ALL ECONOMIC SEGMENTS**
3 **OF THE POPULATION AND PARAMETERS FOR ITS DISTRIBUTION"**
4

5 ▪ **Background - Requirement of Growth Management Act**
6

7 The Washington Growth Management Act identifies as a planning goal to guide the
8 development and adoption of comprehensive plans and development regulations that counties
9 and cities encourage the availability of affordable housing to all economic segments of the
10 population, promote a variety of residential densities and housing types, and encourage
11 preservation of the existing housing stock. [RCW 36.70A.020(4)] The term "affordable
12 housing" is not defined, but the context in which it appears suggests that its meaning was
13 intended to be broadly construed to refer to housing of varying costs, since the reference is to all
14 economic segments of the community.

15
16 The Washington Growth Management Act requires the adoption of countywide planning
17 policies for affordable housing in order to establish a consistent county-wide framework from
18 which county and city comprehensive plans are developed and adopted. These policies are
19 required to, at a minimum, "consider the need for affordable housing, such as housing for all
20 economic segments of the population and parameters for its distribution" [RCW
21 36.70A.210(3)(e)].
22

23 The Washington Growth Management Act also identifies mandatory and optional plan
24 elements. [RCW 36.70A.070 and .080]. A Housing Element is a mandatory plan element that
25 must, at a minimum, include the following [RCW 36.70A.070(2)]:
26

- 27 (a) an inventory and analysis of existing and projected housing needs that identifies the
28 number of housing units necessary to manage projected growth;
29
30 (b) a statement of goals, policies and objectives, and mandatory provisions for the
31 preservation, improvement and development of housing, including single-family
32 residences;
33
34 (c) identification of sufficient land for housing, including, but not limited to, government-
35 assisted housing, housing for low income families, manufactured housing, multi-family
36 housing, group homes, and foster care facilities, ~~and senior housing~~;
37
38 (d) adequate provisions for existing and projected housing needs of all economic segments
39 of the community.
40

41 Since the Comprehensive Plan of every city and county must be an internally consistent
42 document [RCW 36.70A.070] and all plan elements must be consistent with the future land use
43 map prepared as part of the required land use element [RCW 36.70A.070], these other plan
44 elements will, to a great extent, dictate what will be in the housing element.
45

46 Thus, the land use element, relying upon estimates of future population, growth, average
47 numbers of persons per household, and land use densities, will indicate how much (and where)
48 land needs to be made available to accommodate the identified housing needs. The capital

1 facilities, transportation and utilities elements will then indicate when and how public facilities
2 will be provided to accommodate the projected housing, by type, density and location.

3
4 ■ **Countywide Planning Policy**
5

- 6 1. The County, and each municipality in the County, shall determine the extent of the need
7 (~~i.e., the demand~~) for housing for all economic segments of the population ~~that are, both~~
8 ~~existing and projected for the community its jurisdiction over the planning period.~~

9
10 1.1 ~~the projection shall be made in dwelling units, by type, provided, that the projection~~
11 ~~may be a range and that the types of dwelling units may be in broad categories, such as~~
12 ~~single-family detached, single-family attached, duplex, triplex, fourplex, apartments~~
13 ~~and special housing types;~~

14
15 1.2 ~~the projection shall be reflective of census or other reliable data indicating the~~
16 ~~economic segments of the population for whom housing needs to be provided, and~~
17 ~~shall incorporate the jurisdiction's fair share of the County's housing needs;~~

18
19 1.3 ~~the projections shall be reflective of the Countywide fair share housing allocation as~~
20 ~~shall be established pursuant to federal or state law and supplemented by provisions~~
21 ~~established in intergovernmental agreements between County jurisdictions.~~

- 22
23 2. ~~The County and each municipality in the County shall meet their projected demand for~~
24 ~~housing by one or more or all of the following:~~

25
26 2.1 ~~preservation of the existing housing stock through repair and maintenance,~~
27 ~~rehabilitation and redevelopment;~~

28
29 2.2 ~~identification of vacant, infill parcels appropriately zoned for residential development~~
30 ~~with assurances that neighborhood compatibility and fit will be maintained through~~
31 ~~appropriate and flexible zoning and related techniques, such as:~~

32
33 2.2.1 ~~sliding-scale buffering and screening requirements based on adjacent use~~
34 ~~considerations;~~

35 2.2.2 ~~performance standards;~~

36 2.2.3 ~~height and bulk limitations;~~

37 2.2.4 ~~provision of open space;~~

38 2.2.5 ~~front, side and rear yard requirements;~~

39 2.2.6 ~~protection of natural resources and environmentally sensitive lands;~~

40 2.2.7 ~~architectural controls and design standards.~~

41
42 2.3 ~~identification of other vacant lands suitable for residential development and permitting~~
43 ~~sufficient land through zoning to meet one or more or all of the following types and~~
44 ~~densities, of housing:~~

45
46 2.3.1 ~~multi-family housing~~

47 2.3.2 ~~mixed-use development~~

48 2.3.3 ~~cluster development~~

1 2.3.4 — planned unit development

2 2.3.5 — non-traditional housing

3
4 2.4 In determining the suitability of the location and identification of sites for affordable
5 housing, the jurisdictions shall consider the availability and proximity of transit
6 facilities, governmental facilities and services and other commercial services
7 necessary to complement the housing.
8

9 2. The County, and each municipality in the County, should explore and identify
10 opportunities to reutilize and redevelop existing parcels where rehabilitation of the
11 buildings is not cost-effective, provided the same is consistent with the countywide policy
12 on historic, archaeological, and cultural preservation.
13

14 3. The County, and each municipality in the County shall assess their success in meeting the
15 housing demands and shall monitor the achievement of the housing policies not less than
16 once every five years.
17

18 3. The County, and each municipality in the County, shall encourage the availability of
19 housing affordable to all economic segments of the population for each jurisdiction.
20

21 3.1 For the purpose of the Pierce County Countywide Planning Policies the following
22 definitions shall apply:
23

24 3.1.1 "Affordable housing" shall mean the housing affordable to households
25 earning up to 80 percent of the countywide median income.

26 3.1.2 "Low income households" shall mean households earning 80 percent or
27 less of the countywide median income.

28 3.1.3 "Moderate income households" shall mean households earning 80 to 120
29 percent of the countywide median income.

30 3.1.4 "Special Needs Housing" shall mean supportive housing opportunities for
31 populations with specialized requirements, such as the physically and
32 mentally disabled, the elderly, people with medical conditions, the
33 homeless, victims of domestic violence, foster youth, refugees, and
34 others.
35

36 3.2 Affordable housing needs not typically met by the private housing market should be
37 addressed through a more coordinated countywide approach/strategy.
38

39 3.2.1 Each jurisdiction may adopt plans and policies for meeting its affordable
40 and moderate income housing needs in a manner that reflects its unique
41 demographic characteristics, comprehensive plan vision and policies,
42 development and infrastructure capacity, location and proximity to job
43 centers, local workforce, and access to transportation.
44

45 3.3 It shall be the goal of each jurisdiction in Pierce County that a minimum of 25% of
46 the growth population allocation is satisfied through affordable housing.
47

1 4. ~~The County, and each municipality in the County, shall maximize available local, state and~~
2 ~~federal funding opportunities and private resources in the development of affordable~~
3 ~~housing.~~
4

5 4. The County and each municipality in the County should establish a countywide program by
6 an organization capable of long-term consistent coordination of regional housing planning,
7 design, development, funding, and housing management. All jurisdictions should be
8 represented in directing the work program and priorities of the organization.
9

10 5. ~~The County, and each municipality in the County, shall explore and identify opportunities~~
11 ~~for non-profit developers to build affordable housing.~~
12

13 5. Jurisdictions should plan to meet their affordable and moderate-income housing needs
14 goal by utilizing a range of strategies that will result in the preservation of existing, and
15 production of new, affordable and moderate-income housing.
16

17 5.1 Techniques to preserve existing affordable and moderate-income housing stock
18 may include repair, maintenance, and/or rehabilitation and redevelopment in
19 order to extend the useful life of existing affordable housing units.
20

21 5.1.1 Jurisdictions should seek and secure state funds such as the Housing
22 Trust Fund, and federal subsidy funds such as Community
23 Development Block Grant, HOME Investment Partnership, and other
24 sources to implement housing preservation programs.
25

26 5.2 Jurisdictions should promote the use of reasonable measures and innovative
27 techniques (e.g. clustering, accessory dwelling units, cottage housing, small lots,
28 planned urban developments, and mixed use) to stimulate new higher-density
29 affordable and moderate-income housing stock on residentially-zoned vacant and
30 underutilized parcels.
31

32 5.3. To promote affordable housing, jurisdictions should consider the availability and
33 proximity of public transportation, governmental and commercial services
34 necessary to support residents' needs.
35

36 5.4 Jurisdictions should consider providing incentives to developers and builders of
37 affordable housing for moderate- and low-income households, such as but not
38 limited to:

39 5.4.1 A menu of alternative development regulations (e.g. higher density,
40 reduced lot width/area and reduced parking stalls) in exchange for
41 housing that is ensured to be affordable.

42 5.4.2 A toolkit of financial incentives (e.g. permit and fee waivers or multi-
43 family tax exemptions) and grant writing assistance, through the
44 regional housing organization, that may be dependent on the amount of
45 affordable housing proposed.

46 5.4.3 A toolkit of technical assistance (e.g. mapping, expedited processing
47 and permit approval) to affordable housing developers that may be
48 dependent on the amount of affordable housing proposed.

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5.5 Jurisdictions should consider inclusionary zoning measures as a condition of major rezones and development.

5.5.1 New fully contained communities in unincorporated Pierce County shall contain a mix of dwelling units to provide for the affordable and moderate-income housing needs that will be created as a result of the development.

6. The County, and each municipality in the County, should cooperatively maximize available local, state, and federal funding opportunities and private resources in the development of affordable housing for households.

6.1 All jurisdictions should jointly explore opportunities to develop a countywide funding mechanism and the potential for both voter approved measures (bond or levy), and nonvoter approved sources of revenue to support the development of affordable housing.

6.2 All jurisdictions should pursue state legislative changes to give local jurisdictions the authority to provide tax relief to developers of affordable housing.

6.3 All jurisdictions should explore opportunities to dedicate revenues from sales of publicly owned properties, including tax title sales, to affordable housing projects.

6.4 All jurisdictions should explore the feasibility of additional resources to facilitate the development of affordable housing such as a new countywide organization (based on inter-local agreements), expansion of existing non-profit partnerships, increased coordination with local public housing authorities, a county-wide land trust, as well as future involvement of larger County employers, in the provision of housing assistance for their workers.

6.7. The County, and each municipality in the County, should explore and identify opportunities to ~~reutilize and redevelop existing parcels where rehabilitation of the buildings is not cost effective, provided the same is consistent with the Countywide policy on historic, archaeological and cultural preservation~~ to reduce land costs for non-profit and for-profit developers to build affordable housing.

7.1 Jurisdictions should explore options to dedicate or make available below market-rate surplus land for affordable housing projects.

7.2 All jurisdictions should explore and identify opportunities to assemble, reutilize, and redevelop existing parcels.

7. ~~New fully contained communities shall comply with the requirements set forth in the Growth Management Act and shall contain a mix in the range of dwelling units to provide their "fair share" of the Countywide housing need for all segments of the population that are projected for the County over the planning period.~~

1
2 8. The County, and each municipality in the County, shall periodically monitor and assess their
3 success in meeting the housing needs to accommodate their 20-year population allocation.
4

5 8.1 Jurisdictions should utilize the available data and analyses provided by federal, state,
6 and local sources to monitor their progress in meeting housing demand as part of the
7 required Growth Management Act comprehensive plan update process.
8

9 8.2 Countywide housing allocations shall be periodically monitored and evaluated to
10 determine if countywide needs are being adequately met; the evaluation should
11 identify all regulatory and financial measures taken to address the allocation need.
12

13 8.3 Each jurisdiction should provide, if available, the quantity of affordable housing
14 units created, preserved, or rehabilitated since the previous required update.
15

16 8.4 Jurisdictions should consider using a consistent reporting template for their
17 evaluations to facilitate the countywide monitoring and assessment.
18

19 8.5 In conjunction with the Growth Management Act Update schedule, a report should
20 be forwarded to the Pierce County Regional Council addressing the progress in
21 developing new affordable housing.
22
23

INTERLOCAL AGREEMENT

**AMENDMENTS TO THE PIERCE COUNTY
COUNTYWIDE PLANNING POLICIES**

This agreement is entered into by and among the cities and towns of Pierce County and Pierce County. This agreement is made pursuant to the provisions of the Interlocal Cooperation Act of 1967, Chapter 39.34 RCW. This agreement has been authorized by the legislative body of each jurisdiction pursuant to formal action and evidenced by execution of the signature page of this agreement.

BACKGROUND:

- A. The Pierce County Regional Council (PCRC) was created in 1992 by interlocal agreement among the cities and towns of Pierce County and Pierce County. The organization is charged with responsibilities, including: serving as a local link to the Puget Sound Regional Council, promoting intergovernmental cooperation, facilitating compliance with the coordination and consistency requirements of the Growth Management Act (Chapter 36.70A RCW) and the Regional Transportation Planning Organization (Chapter 47.80 RCW), and developing a consensus among jurisdictions regarding the development and modification of the Countywide Planning Policies.
- B. The Pierce County Countywide Planning Policies provide for amendments to be adopted through amendment of the original interlocal agreement or by a new interlocal agreement. The Pierce County Countywide Planning Policies may be amended upon the adoption of amendments by the Pierce County Council and ratification by 60 percent of the jurisdictions in Pierce County (13 of 20) representing 75 percent of the total Pierce County population as designated by the State Office of Financial Management at the time of the proposed ratification.
- C. Substantive policy amendments are based on a comprehensive review and update to the Affordable Housing Countywide Planning Policies by the Pierce County Regional Council.
- D. The Pierce County Regional Council conducted discussions in open public meetings in 2007, 2008, and 2009, to address the amendments. The Pierce County Regional Council subsequently recommended adoption of the proposed amendments on May 21, 2009, related to affordable housing.

1 PURPOSE:

2
3 This agreement is entered into by the cities and towns of Pierce County and Pierce County for
4 the purpose of ratifying and approving the attached amendments to the Pierce County
5 Countywide Planning Policies (Attachment).

6
7 DURATION:

8
9 This agreement shall become effective upon execution by 60 percent of the jurisdictions in
10 Pierce County, representing 75 percent of the total Pierce County population as designated by the
11 State Office of Financial Management at the time of the proposed ratification. This agreement
12 will remain in effect until subsequently amended or repealed as provided by the Pierce County
13 Countywide Planning Policies.

14
15 SEVERABILITY:

16
17 If any of the provisions of this agreement are held illegal, invalid or unenforceable, the
18 remaining provisions shall remain in full force and effect.

19
20 FILING:

21
22 A copy of this agreement shall be filed with the Secretary of State, Washington Department of
23 Community, Trade and Economic Development, the Pierce County Auditor and each city and
24 town clerk.

25
26 IN WITNESS WHEREOF, this agreement has been executed by each member
27 jurisdiction as evidenced by the signature page affixed to this agreement.
28

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4 INTERLOCAL AGREEMENT

5
6 AMENDMENTS TO THE PIERCE COUNTY
7 COUNTYWIDE PLANNING POLICIES
8
9

10 Signature Page
11

12
13 The legislative body of the undersigned jurisdiction has authorized execution of the
14 Interlocal Agreement, Amendments to the Pierce County Countywide Planning Policies.
15

16 IN WITNESS WHEREOF

17
18 This agreement has been executed by the City of Gig Harbor
19 (Name of City/Town/County)

20
21 BY: Charles J. Astor
22 (Mayor/Executive)
23

24 DATE: 05/24/2010
25

26 Approved:

27
28 BY: _____
29 (Director/Manager/Chair of the Council)
30

31 Approved as to Form:

32
33 BY: Angela Helber
34 (City Attorney/Prosecutor)
35

36 Approved:

37
38 By: _____
39 (Pierce County Executive)
40
41