

## Housing Element

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## GMA REQUIREMENTS

The GMA requires that comprehensive plans include a housing element. The GMA housing goal states:

***Housing.*** Encourage the availability of affordable housing to all economic segments of the population of the state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

The GMA requires that the Housing Element include:

- Analysis of existing housing and projected needs;
- Goals and policies for preserving and improving housing;
- Identification of sufficient land for housing, including government-assisted housing, housing for low-income families, manufactured housing, multi-family housing, group homes, and foster care facilities;
- Provisions for existing and projected housing needs of all economic segments of the community.

## EXISTING HOUSING

The 2000 U.S. Census provides the most current inventory of housing conditions in the City. Bonney Lake then had a population of 9,687 in 3,404 housing units. As Table 4-1 shows, detached (single-family) frame-built homes represented 80.6% of the housing stock, an increase of 6% over 1990. Mobile homes represented 13.9% of the housing stock, a drop of 8%. Apartments and condominiums increased from 1990 to 2000, but still comprise a small fraction of total stock. Bonney Lake’s housing is generally in good condition. Good maintenance keeps homes habitable and protects neighborhoods. Disinvestment depresses the value of adjacent properties.

Housing Units by Structure Type	Count for 1990 (% of Total)	Count for 2000 (% of Total)
1 unit in structure (detached)	1,915 (74.5%)	2,672 (80.6%)
1 unit in structure (attached)	15 (0.6%)	48 (1.4%)
2 to 4 units per structure	39 (1.5%)	61 (1.8%)
5 to 9 units per structure	20 (0.8%)	22 (0.7%)
10 or more units per structure	25 (1%)	52 (1.6%)
Mobile home, trailer or other	556 (21.6%)	460 (13.9%)
<b>Total units</b>	<b>2,570 (100%)</b>	<b>3,315 (100%)</b>

Source: 2000 US Census

Approximately 86% of all occupied units were owner-occupied in 2000. See Table 4-2.

Occupancy	Count for 1990 (% of Total)	Count for 2000 (% of Total)
Owner Occupied	2,084 (84.6%)	2,794 (85.5%)
Renter Occupied	380 (15.4%)	472 (14.5%)
<b>Total Occupied Units</b>	<b>2,464</b>	<b>3,266</b>
Vacant Units	206	138

Source: 2000 US Census

Bonney Lake has a relatively young housing stock. In 2000, over half were built since 1980. See Table 4-3.

Year Built	Number of Units (% of Total)
1999 to March 2000	133 (4.0%)
1990 to 1998	1,026 (31%)
1980 to 1989	658 (19.8%)
1970 to 1979	930 (28.1%)
1960 to 1969	378 (11.4%)
1940 to 1959	168 (5.1%)
1939 or Earlier	22 (0.7%)

Source: 2000 US Census

Table 4-4 compares local housing values to county-wide values. The median value of a housing unit in the City was almost \$10,000 higher than the county median.

Value Range	Bonney Lake Units (% of Total)	Pierce County % of Total
Less than \$50,000	14 (0.6%)	0.9%
\$50,000 to \$99,000	79 (3.4%)	13.2%
\$100,000 to \$149,999	883 (38.3%)	36.1%
\$150,000 to \$199,999	689 (29.9%)	26.8%
\$200,000 to \$299,999	420 (18.2%)	14.9%
\$300,000 to \$499,999	208 (9.0%)	6.4%
\$500,000 to \$999,999	14 (0.6%)	1.3%
\$1,000,000 or more	0 (0.0%)	0.3%
Median (dollars)	\$159,400	\$149,600

Source: 2000 US Census

In recent years, Bonney Lake has seen significant residential growth, primarily single family homes. The 2000 Census revealed that 47% of all Bonney Lake households were families with children under 18 years old. The other households were couples, singles, or unrelated persons. Diversity in the city’s population should be matched by diversity of housing choices. The City must facilitate a mix of housing types, including less land-consumptive alternatives such as duplexes, small-lot homes, townhouses, and mixed use housing in commercial areas.

## HOUSING NEEDS

See the Land Use Element for Bonney Lake’s population projection, average household size, and land (housing) capacity analysis. The Land Use Element coordinates these factors such that residential land capacity exactly equals the population projection. The Land Use Element also shows the proposed location of new housing areas.

## AFFORDABLE HOUSING

Affordable housing is generally defined as housing that costs no more than 30% of household income. Low-income people have more difficulty finding affordable housing. Local governments can help make housing affordable by permitting apartments (including subsidized rentals), manufactured housing, duplexes, small-lot developments, and accessory dwelling units (mother-in-law apartments). The City permits these alternatives as follows.

<b>Table 4-5 Permitted Affordable Housing in Bonney Lake</b>	
	<b>Permitted in:</b>
<b>Multi-family housing</b>	R-3, C-2, and C-2/C3 zones
<b>Manufactured (mobile) homes</b>	R-2 and RC-5 zones
<b>Duplexes</b>	R-2 and R-3 zones
<b>Small-lot development</b>	planned unit developments (clustered housing) with lots as small as 6,000 square feet
<b>Accessory dwelling units</b>	R-2, R-3, and RC-5 zones

In its 2004 Comprehensive Plan amendment the City changed the land-use designation of 1) a 28-acre area from “medium-density residential” to “high-density residential,” 2) an 18-acre area from “low-density residential” to “medium-density residential,” and 3) 16 acres of land from Commercial to Mixed Use. These map amendments increase the supply of land for affordable housing while encouraging increased density.

The Pierce County Growth Management Coordinating Committee (GMCC) developed “Fair Share Allocation Guidelines” in 1993 to quantify existing and projected housing needs for each of its jurisdictions. The GMCC recommended these Guidelines as targets to be achieved over the following 20 years. The “Fair Share Allocation Guidelines” involve four steps: 1) establish a jurisdiction’s existing need; 2) adjust for its share of lower income jobs (to provide housing for those workers); 3) adjust for the jurisdiction’s share of existing low and moderate income housing stock; and 4) calculate the jurisdiction’s adjusted need. “Need” is defined as the number of households (homeowners and renters) earning less than 95% of the County median income and paying more than 30% for housing costs. It was determined that 412 of Bonney Lake’s 2,462 households in 1990 met the “need” criteria. After adjustment for lower income jobs and existing low and moderate income housing stock, the existing need was adjusted to 607 households. The adjusted need for the year 2010 was projected to be 231, for a total of 838 households in need of additional affordable housing by the year 2010.

In 2000, at least 44% of all Bonney Lake households were paying over 30% of their income on housing. The actual percentage of households in need of affordable housing may be even higher, as no information was provided for over 8% of all households. Thus, Bonney Lake clearly lacks adequate affordable housing.

## **SENIOR HOUSING**

Bonney Lake’s seniors have significant unmet housing needs. As seniors face aging their housing needs often form a continuum, progressing from independence to dependence, passing from one stage to another. The City shares the desire to meet those needs. The City supports the concept of developing a senior housing project proposal. The best place for senior housing is Downtown, close to transit, commercial and governmental services, and the future Senior Center.

## **GOALS AND POLICIES**

***GOAL 4-1*** *Provide adequate land and zoning of appropriate residential density to accommodate the 20-year population projection. (Accomplished in the Land Use Element.)*

***GOAL 4-2*** *Preserve existing housing stock*

*Policy 4-2a* *Encourage pride and investment in neighborhoods.*

*Policy 4-2b* *Support housing repair and rehabilitation efforts.*

*Policy 4-2c* *Enforce codes affecting the health and safety of neighborhoods.*

***GOAL 4-3*** *Promote housing diversity and affordability.*

*Policy 4-3a* *Continue zoning at least as much land for apartments, manufactured housing, duplexes, small-lot developments, and accessory dwelling units as the city does currently (see Affordable Housing, above).*

*Policy 4-3b* *Permit group homes, consistent with the Federal Fair Housing Act.*

*Policy 4-3c* *Encourage mixed-use development wherever businesses and residences can complement each other.*

*Policy 4-3d* *Support funding programs designed to make housing more affordable.*

*Policy 4-3e* *Help non-profit developers interested in building affordable housing.*

*Policy 4-2f* *Support subsidized housing programs where they are needed.*

*Policy 4-2g* *Support the development of a Downtown senior housing project to meet the unmet housing needs of Bonney Lake seniors.*