



PLANNING COMMISSION AGENDA

July 2, 2014

City Council Chambers - Justice and Municipal Center at 6:30 PM

MEMBERS

Grant Sulham – Chair
Winona Jacobsen – Vice Chair
Brad Doll
Dennis Poulsen
David Baus
Debbie Strous-Boyd
Craig Sarver

CITY STAFF

Jason Sullivan, Senior Planner
Debbie McDonald, Planning Commission Clerk

- I. CALL TO ORDER, ROLL CALL and NEXT MEETING POLL (July 16, 2014)**
- II. APPROVAL OF MINUTES**
- III. PUBLIC HEARING (*None*)**
- IV. PUBLIC COMMENT AND CONCERNS**
- V. OLD/CONTINUING BUSINESS**
 1. Planning Commission Futures
 2. Open House – Debriefing (No Advance Materials Provided)
- VI. NEW BUSINESS**
 1. Bonney Lake Comprehensive Plan Update – Housing Element
- VII. FOR THE GOOD OF THE ORDER**
 1. Correspondence
 2. Staff Comments
 3. Commissioner Comments
- VIII. ADJOURNMENT**

Next meeting: July 16, 2014

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Community Development Department

Planning Commission Minutes

June 4, 2014 Regular Scheduled Meeting
City of Bonney Lake Council Chambers

APPROVED

The meeting was called to order at 7:25 P.M.

Planning Commission Present

Grant Sulham, **Chair**
L. Winona Jacobsen, **Vice-Chair**
Brad Doll
Dennis Poulsen
Dave Baus
Debbie Strous-Boyd
Craig Sarver

City Staff Present

Jason Sullivan, Senior Planner
Debbie McDonald, Commission Clerk

I. APPROVAL OF MINUTES:

MOTION WAS MADE BY COMMISSIONER DOLL AND SECONDED BY COMMISSIONER SARVER TO APPROVE THE MINUTES FROM THE MAY 21, 2014 MEETING.

MOTION APPROVED 7-0

II. PUBLIC HEARING: NONE

III. PUBLIC COMMENT AND CONCERNS: NONE

IV. OLD/CONTINUING BUSINESS:

Bonney Lake Comprehensive Plan Update – Land Use Element

Mr. Sullivan presented the draft of the Land Use Element of the Comp Plan. He discussed the Land Use map and the changes made.

Commissioner Sarver asked what the time frame for the annexations?

Mr. Sullivan responded the Kelly Creek area was 1-5 years out and the Victor Falls area 2-5 years out. They will need to go out for a vote.

Vice-Chair Jacobsen asked why the area around Lake Bonney is public/private open space.

Mr. Sullivan responded it has to do with the required buffer around the lake.

Commissioner Poulsen asked how the population was calculated to be 40,000 by 2035.

Mr. Sullivan responded the population growth is from annexation and applying a 2% growth each year. He averaged out the population growth from 1980-2010 a 30 year timespan to get the percentage per year.

Vice-Chair Jacobsen had some corrections and changes to the proposed draft.

Chair Sulham asked what the next step in the process is.

Mr. Sullivan responded will collect public comments at the three open houses and through the community survey. He will then bring an updated draft back to the Planning Commission.

V. **NEW BUSINESS:** NONE

VI. **FOR THE GOOD OF THE ORDER:**

Correspondence – NONE

Staff Comments –

Mr. Sullivan stated the public comment period time for the Shoreline Master Plan will end on June 9th, and will meet with the Department of Ecology to receive their comments on June 11th.

Commissioner Comments –

Vice-Chair Jacobsen attended the re-naming of the Dieringer Cemetery to the Lake Tapps Cemetery.

VI. **ADJOURNMENT:**

MOTION WAS MADE BY COMMISSIONER BAUS AND SECONDED BY VICE-CHAIR JACOBSEN TO ADJOURN.

MOTION APPROVED 7-0

The meeting ended at 8:02 P.M.

Debbie McDonald, Planning Commission Clerk

Bonney Lake Planning Commission

Future Agendas

2014 – Q2

April 16, 2014

- Marijuana Regulations

May 7, 2014

- Planning Commission Work Plan
- Amendments to Land Use Matrix Related to Assisted Living Facilities and Nursing Homes

May 21, 2014

- **Public Hearing:** Amendments to Land Use Matrix (BLMC 18.08.020) related to Assisted Living Facilities and Nursing Homes
- **Public Hearing:** Amendments to Title 14 BLMC – Development Code Administration
- Bonney Lake 2035 – DRAFT Community Character Element

June 4, 2014

- Bonney Lake 2035 – DRAFT Land Use Element

June 18, 2014

- Bonney Lake 2035 – Public Open House #1 (Community Character, Housing, and Land Use)

2014 – Q3

July 2, 2014

- Bonney Lake 2035 – DRAFT Housing Element

July 16, 2014

- City Council Recommendation on Bonney Lake 2035 – Updated Housing, Community Character, and Land Use Elements
- Bonney Lake 2035 – DRAFT Environment Conservation Element

August 6, 2014 – Cancelled

June 24, 2014

August 20, 2014

- Bonney Lake 2035 – DRAFT Community Health Element
- Recreational Marijuana – Public Safety Panel Discussion

September 3, 2014

- Bonney Lake 2035 – DRAFT Cultural and Heritage Element
- **Public Hearing:** Adding the Proposed Bonney Lake Urban Growth Area (BLUGA) and the approved BLUGA to the Zoning Map and the Future Land Use Map.
- Recreational Marijuana – Review of Options

September 17, 2014

- Bonney Lake 2035 – Public Open House #2 (Cultural and Heritage Element, Environmental Conservation, and Community Health)

2014 – Q4

October 1, 2014

- Public Hearing: Adding Single Family Residence as a Permitted Use in the R-2 zoning classification
- City Council Recommendation on Bonney Lake 2035 – Updated Cultural and Heritage Element, Environmental Conservation, and Community Health Elements

October 15, 2014

- Bonney Lake 2035 – DRAFT Public Service and Facilities Element

November 5, 2014

- Bonney Lake 2035 – DRAFT Economic Vitality Element

November 19, 2014

- Bonney Lake 2035 – DRAFT Transportation Element

December 3, 2014

- Bonney Lake 2035 – Public Open House #3 (Public Services/Facilities, Economic Development, and Transportation)

June 24, 2014

December 17, 2014

- 2015 – 2016 Work Plan
- Joint Planning Commission and City Council Meeting

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Chapter 4 Housing Element

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Chapter 4

Housing Element

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1. INTRODUCTION

The Growth Management Act (GMA) requires jurisdictions to identify the projected housing needs for the City and to make adequate provisions for existing and projected needs of all economic segments of the community. The City must demonstrate, in specific terms, how they plan to meet GMA goals for affordable housing. The overall planning goals for housing in the GMA are as follows:

- ❖ Ensure housing for all economic segments of the population of this state;
- ❖ Participate in making available a fair share of affordable housing, including affordable housing for people with special needs;
- ❖ Promote zoning classifications which allow a variety of residential densities and housing types;
- ❖ Encourage preservation of existing housing stock; and
- ❖ Assure that housing complies with local, state and federal fair housing laws.

The GMA also states that local Housing Elements must include an inventory and analysis of existing and projected housing needs. The Countywide Planning Policies (CPPs), in addition to reaffirming the GMA housing goals, require all cities to share the responsibility for achieving a rational and equitable distribution of affordable housing in Pierce County.

Housing conditions have a direct impact on Bonney Lake's quality of life. Recently, Bonney Lake was identified in a web article as one of the top 10 communities in Washington to purchase home.¹ Bonney Lake residents place a high value on having a home that is affordable and is located within a neighborhood that is attractive and conveniently located.

The Housing Element is closely linked to other elements of the Comprehensive Plan. For example, the Land Use Element defines the intent and location of Residential land use designations and densities within Bonney Lake. Policies relevant to housing in terms of the provision of infrastructure and services are described in the Capital Facilities and Utilities Elements.

Additionally, as the City plans for the next twenty years, understanding the attitudes and desires of the Baby Boomer Generation and the Millennial Generation will be critical. By the end of the planning horizon in 2035, these two cohorts will be making major transitions in their lifestyles: the youngest members of the Baby Boomer Generation will be 71 and the youngest member of the Millennial Generation will be 35.

Members of the Millennial Generation are looking for places to live that are affordable and can provide a lifestyle similar to the downtowns of large metropolitan centers. Satellite cities and suburban towns will need to evolve to be attractive to this generation as they are looking for communities that provide the

¹ Olsen, Chip. (February 28, 2014) "Best Places for Homeownership in Washington"
<http://www.nerdwallet.com/blog/cities/best-cities-homeownership-washington/>

ability to walk everywhere; lots of amenities; great public spaces; and access to shopping, dining, and transit.² In addition, as the Baby Boomer Generation enters the age of retirement, members of this cohort are looking to trade in their large-lot single-family detached homes in favor smaller-lot single family homes, condos, and townhouses that are located in areas that are walkable, have convenient transit linkages, and good public services (e.g. libraries, cultural activities, senior centers).³ Satellite cities and suburban towns, in order to remain vibrant and sustainable will need to make the switch from auto-centric suburbs to more walkable communities with lots of amenities that can be reached efficiently from major job centers via transit to attracted this two generational cohorts, which represents of the City’s County’s, State’s, and Nation’s two biggest generations.

2. EXISTING HOUSING STOCK

Bonney Lake is predominately a single family residential community, with approximately 83% percent of the housing stock consisting of detached single-family homes. The other 17% of the housing stock is made up of townhomes (attached single-family homes) duplexes, triplexes/four-plexes, apartments, and mobile homes.

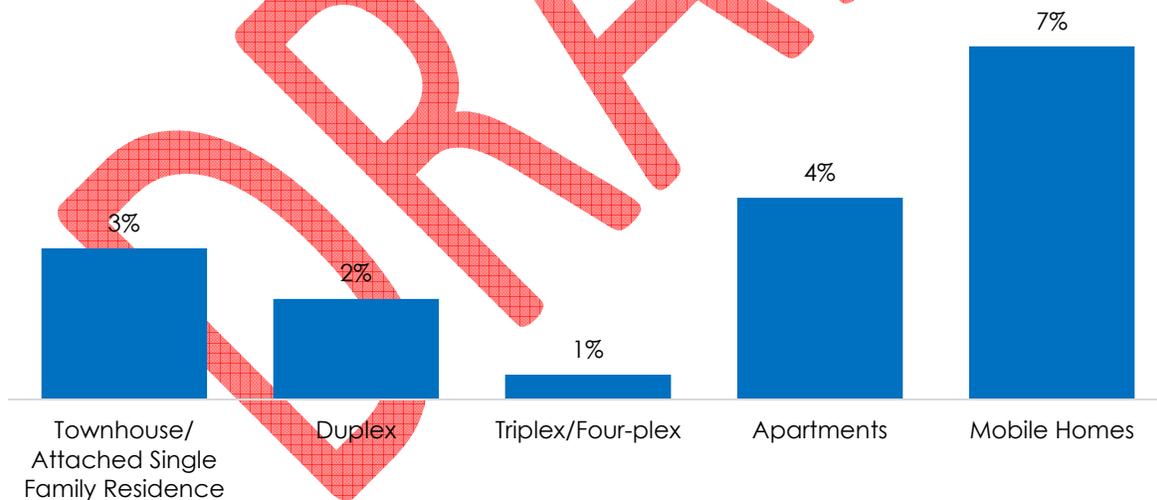


Figure 4-1: Non-Detached Housing Stock Mixture⁴

² Mitra Kalita and Robbie Whelan (January 14, 2011). *No McMansions for Millennials*. The Wall Street Journal – WSJ.com

³ Patrick C. Doherty and Christopher B. Leinberger. (November/December 2010). *The Next Real Estate Boom: How housing (yes housing) can turn the economy around*. Washington Monthly.

⁴ United States Census Bureau. *2008 - 2012 American Community Survey*. Retrieved on March 28, 2014 from the American Fact Finder webpage of the (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml#none>).

The housing stock in Bonney is relatively new: 62% of the housing units have been constructed since 1990 with almost 40% of all the housing units constructed during the housing boom prior to the 2008 recession.

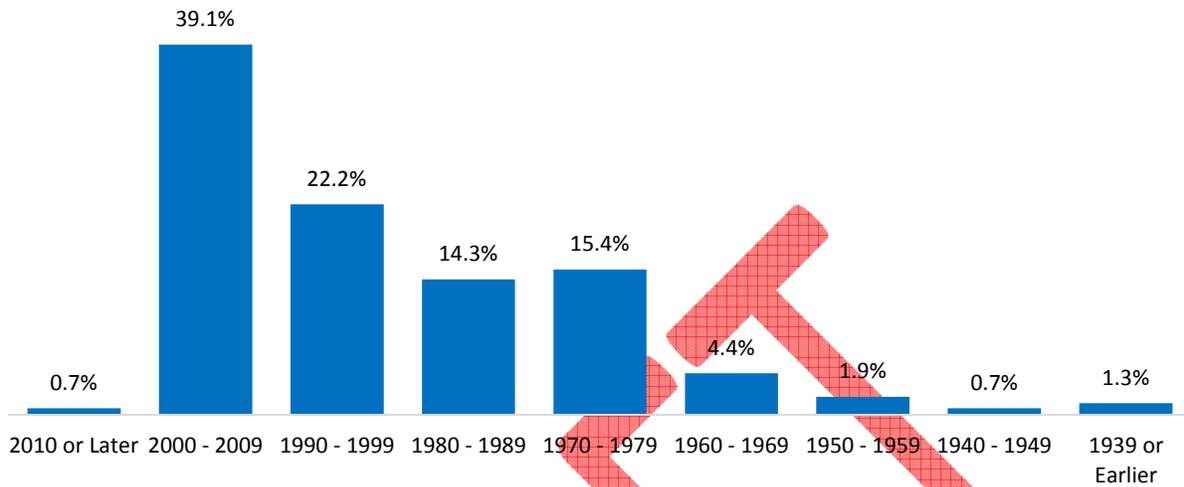


Figure 4-2: Figure 3: Housing Unit Age⁵

The median house value in Bonney Lake is \$273,400 with home prices ranging from less than \$50,000 to over a \$1,000,000:

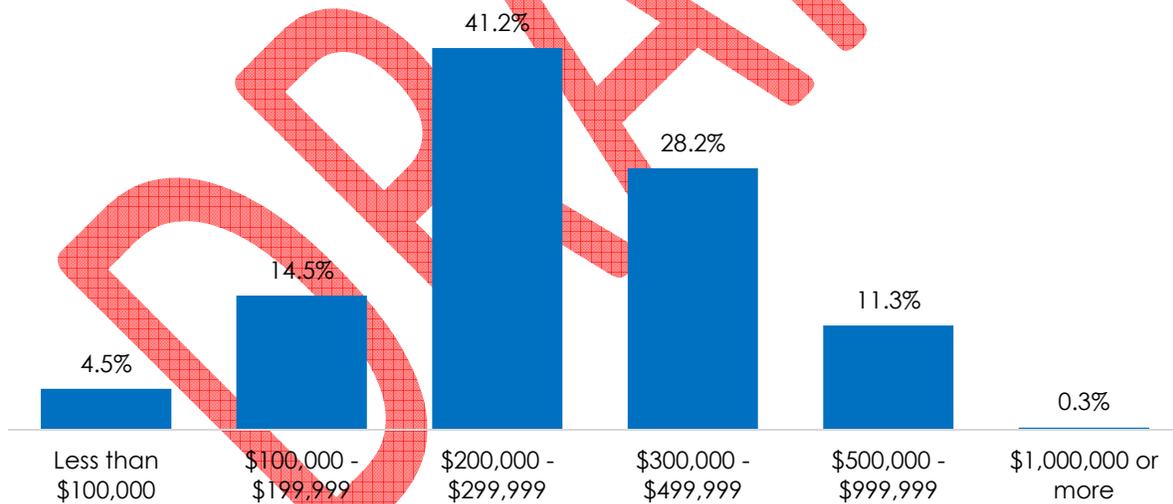


Figure 4-4: Bonney Lake Home Values⁶

⁵ United States Census Bureau. *2008 - 2012 American Community Survey*. Retrieved on March 28, 2014 from the American Fact Finder webpage of the (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml#none>).

⁶ United States Census Bureau. *2008 - 2012 American Community Survey*. Retrieved on March 28, 2014 from the American Fact Finder webpage of the (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml#none>).

For those residents of Bonney Lake that do not own a home but rent either a detached single-family home or some type of attached housing unit, the median rent is \$1,261 with rents ranging from \$500 to more than \$1,500.

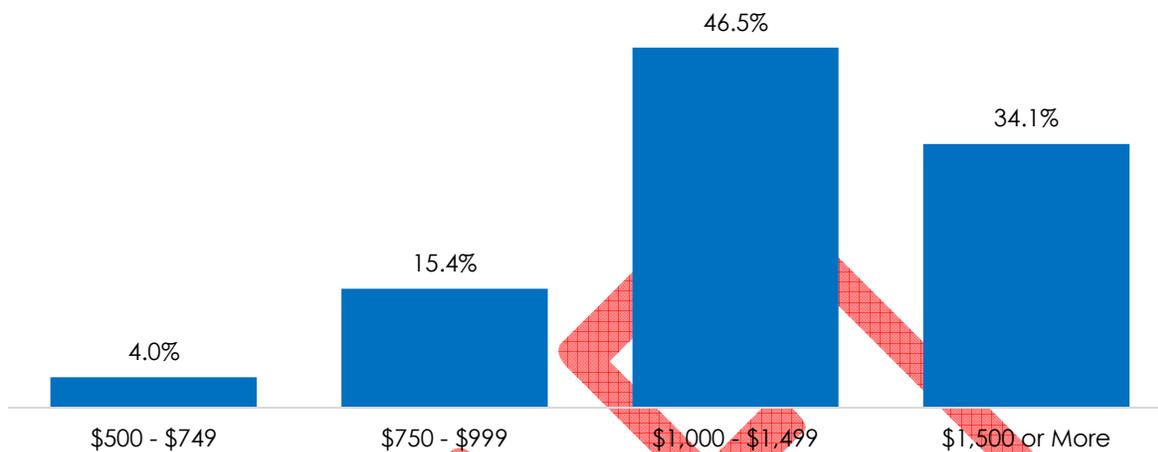


Figure 4-5: Housing Unit Rents⁷

3. HOUSING CAPACITY

The Housing and Land Use Elements play the most important role in providing the capacity to handle both the City's projected and required growth housing targets. The Land Use Element demonstrates that the City has capacity for 7,209 housing units which is sufficient to accommodate Bonney Lakes required housing target of 2,104 housing units and the City's projected housing target of 6,819 utilized for planning purposes. However, as rezones occur throughout the City, it is important to ensure that any lost housing capacity is accommodated elsewhere so that there remains sufficient capacity to achieve the City's required and projected housing targets. Adoption of a "no net loss" policy ensures that any loss of residential capacity due to rezoning will be compensated for in other portions of the city.

Goal H-1 Provide adequate land and zoning of appropriate residential density to accommodate the 20-year population projection.

Policy H-1.1: Prohibit any rezone that results in a reduction in residential capacity without first approving another rezone or rezones, resulting in at least a replacement of the lost residential capacity elsewhere in the city.

Policy H-1.2: Ensure that vacant and underutilized properties are developed a density that provide sufficient housing capacity for the current mandatory 20 year-planning horizon of 2035 and beyond.

⁷ United States Census Bureau. 2008 - 2012 American Community Survey. Retrieved on March 28, 2014 from the American Fact Finder webpage of the (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml#none>).

- ✓ Implementation: In coordination with Pierce County the City will maintain an inventory of residential vacant and underutilized land and encourage development of that land.
- ✓ Implementation: Develop a marketing package for cottage housing and multi-family developers to encourage the development of these types of developments within strategic areas of the City.
- ✓ Implementation: Redesign strategic areas of the City for higher density housing. While the City has sufficient land available to meet its projected housing needs through 2035, the City will continue to consider rezoning land for higher intensity to ensure that capacity will still exist after the 2035 planning horizon. The City will evaluate these possible conversions and take into account the need to focus housing growth near transit and also the effect on the local economy.

4. HOUSING AFFORDABILITY

Perhaps the most pressing and complex challenge facing a community is providing housing opportunities that are affordable for all economic segments of the community. When speaking of “housing affordability,” the standard used by lending institutions, the real estate industry, and governmental agencies is that no more than 30% of a household’s gross monthly income goes toward housing expenses, regardless of income level. For ownership housing, this percentage typically includes taxes, insurance and other related housing expenses. For rental housing, a utility allowance is included in the 30% figure. A household in which housing costs exceed 30% of gross monthly income is considered to be “cost burdened”; if costs exceed 50% of gross monthly income, the household is severely cost burdened.

“Provide for a variety of residential types and densities to meet the needs of, and provide for, affordable choices for citizens of varied income levels within the community.”

*City of Bonney Lake
Comprehensive Land Use Plan
August 1985*

“Affordable housing” typically refers to housing that is affordable to households earning 80% or less of the Pierce County Median Income. Households earning 80% or less of the median income are also referred to as “Low-income” households. Those earning 50% or less are referred to as “very low-income” households, and those earning 30% or less are also known as “extremely low-income” households.

Using the definition of “housing affordability” together with the 2012 Pierce County Median income of \$59,150; Figure 31 represents the amount of money that Bonney Lake households earning the median income or less can afford to pay for rental and ownership housing:

Income Group	2012 Annual Household Income	Maximum Affordable Monthly Rent ⁸	Maximum Affordable House Price ⁹
Extremely Low-Income (<30 Percent)	\$17,745	\$370	
Very Low-Income (50 Percent)	\$29,575	\$591	\$108,811
Low-Income (80 Percent)	\$47,320	\$947	\$182,122
Median-Income (100 Percent)	\$59,150	\$1,184	\$230,996
High Median-Income (120 Percent)	\$70,980	\$1,420	\$279,869
Bonney Lake Median Income	\$77,432	\$1,548	\$306,423

Figure 4-6: Housing Affordability

In Bonney Lake 12% of the households have an income of less than \$25,000; however, there are no housing units that are considered affordable for those households. The City has a sufficient supply of housing units that are affordable to the 13% of Bonney Lake households that have an income between \$25,000 and \$50,000 as 19% of the housing units have a price of \$199,999 or less and 19% of the housing units have a monthly rent of \$999 or less.

The Pierce County Countywide Planning Policies defines moderate income households as households making 80% to 120% of the Pierce County Median Income. In the Bonney Lake there is also a sufficient supply of housing units affordable to the 24% of the households make between \$50,000 and \$75,000 as 41% of the housing units have a price between \$200,000 and \$299,999 and 46% of the housing units have a monthly rent between \$1,000 and \$1,500.

Goal H-2: Ensure the development of housing that is affordable to all economic segments of Bonney Lake.

Policy H-2.1: Explore methods and partnerships to reduce the cost associated with developing housing in Bonney Lake.

- ✓ Implementation: Evaluate the cumulative effect of impact of fees, off site mitigation, permit review fees in an effort to reduce the cost of housing without shifting the burden to current

⁸ The rental amount does not include the utilities which was assumed to be equal 20% of the rental rate.

⁹ Assumes 10 percent down payment on a 30-year fixed mortgage at 6% and an allowance for property taxes, and insurance.

tax payers and rate payers for the development of infrastructure improvements needed to serve new housing and without compromising environmental protect and public safety.

- ✓ Implementation: Continue to review the City’s land-use regulations and permit processes and make improvements in order to reduce project approval timelines and mitigation cost while improving predictability.

Policy H-2.2: Ensure that there continues to be a sufficient supply of housing affordable to all income levels.

- ✓ Implementation: Review the appropriateness of techniques for providing housing affordable to all income groups, such as regional, state and federal housing programs, housing trust fund, inclusionary zoning, development incentives, fee waivers, fast-track processing, or assistance to housing agencies.
- ✓ Continue to allow manufacturing housing in all areas zoned for single-family residential.
- ✓ Implementation: Assist social service organizations that provide housing for low income and special needs populations, operate emergency shelters, or provide other housing-related services available to Bonney Lake residents.
- ✓ Implementation: As part of any rezone that increases residential capacity, consider requiring a portion of units to be affordable to low- and moderate-income households.
- ✓ Implementation: Monitor housing prices and rents in Bonney Lake to annual determine housing affordability to for all income groups 120% and below of the Pierce County Median Income and the review the availability of homes affordable to each of the economic groups.

5. HOUSING DIVERSITY

Increased housing options and types will help the overall housing supply, maintain community stability, and providing housing choices for people of all ages and stages of life allowing Bonney Lake residents to remain the community throughout their life. Bonney Lake’s zoning and development regulations are intended to allow development of housing that will satisfy varied consumer preferences. As new and different housing styles become available, consideration should be given to how they might fit within existing single-family neighborhoods to provide increased options for seniors and small households.

“The Town of Bonney Lake should have residential developments, at appropriate locations, allowing for a choice and variety of sights. While homogeneous grouping of residential types of development are sometime desirable, it is the desire to provide for some integration of different types of residences such as apartments in low and high rise buildings and town houses together with single family dwelling units”

*Plan for Bonney Lake, Washington
May 2, 1964*

Another important component of housing diversity is providing housing opportunities for citizens with special needs which include those people who require some assistance in their day-to-day living, such as the mentally ill, people with developmental or physical disabilities, victims of domestic violence, substance abusers, people living with AIDS, youth at risk, veterans and the frail elderly. Within the last 20-year period, the proportion of seniors over age 75 who are more likely to be frail and need housing with services has increased to a point where approximately half of all seniors are over age 75. Family living situations, institutional settings, social service programs and assisted housing all serve a portion of those with special needs.

Goal H-3: Provide a variety of housing options that will meet the needs of all Bonney Lake residents.

Policy H-3.1: Encourage the development of a diverse housing stock that provides a range of housing types (including family and larger-sized units) throughout the community to accommodate the diverse needs of Bonney Lake residents through changes in age, family size, and various life changes.

- ✓ Implementation: Maintain the total amount of land area currently zoned for apartments, manufactured housing, duplexes, and small-lot developments.
- ✓ Implementation: Develop regulations to allow accessory dwelling units (ADUs) in the RC-5 and R-1 zoning classifications in addition to the R-2 and R-3 zoning classification. Bonney Lake is currently not required to allow ADUs in all of the City's residential zones; however, when the City's population exceeds 20,000 the City will be required to allow ADUs in all residential zones pursuant to RCW 43.63A.215.
- ✓ Implementation: Encourage mixed-use development wherever businesses and residences can complement each other.
- ✓ Implementation: Continue to Allow Manufactured Housing in all single family residential zones.

Policy H-3.2: Encourage the development of special-needs housing, especially for seniors affordable at a variety of incomes, such as independent living, various degrees of assisted living and skilled nursing care facilities.

- ✓ Implementation: Review existing and proposed City policies and regulations to ensure compliance with the Federal Free Housing Act (FHA), the Americans with Disability Act (ADA) and related legislation.
- ✓ Implementation: Support the development of a Downtown senior housing project to meet the unmet housing needs of Bonney Lake seniors.
- ✓ Implementation: Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.

- ✓ Implementation: Work with agencies, private developers, and nonprofit organizations to locate housing in Bonney Lake to serve the City’s special needs populations, particularly those with challenges related to age, health, or disability.
- ✓ Implementation: Permit group living situation, including those where residents receive such supportive services as counseling, foster care or medical supervision within a detached or attached housing unit.

Policy H-3.3: Actively promote community awareness and education campaigns regarding affordable housing in order to engender acceptance throughout the community.

6. NEIGHBORHOOD QUALITY

Great neighborhoods are the foundation of a great city; they are the physical and social expressions of community. Bonney Lake citizens are concerned about the physical quality of their neighborhoods, the preservation of the existing housing stock, convenience to shopping and services, streets, open spaces overall appearance, and the quality of public education. The fundamental physical elements of an ideal neighborhood, that reinforces these beliefs, include walkable streets, human-scale blocks, a variety of housing choices, and usable public space.

“The residential neighborhoods of Bonney Lake are an important resource that must be protected and maintained. These neighborhoods occupy over half the developed land in the Planning Area, making it the single largest land use. The housing units provide the living environment that promotes the community’s residential character.”

*City of Bonney Lake
Comprehensive Lane Use Plan
August 1985*

Goal H-4: Maintain and enhance Bonney Lake’s existing neighborhoods.

Policy H-4.1: Planning and design decisions should define neighborhood edges and gateways, build neighborhood pride and recognition, and strengthen the physical qualities that make each neighborhood distinctive. The intent is to preserve the desirable qualities of each neighborhood while allowing them to evolve, grow, and adapt over time.

Policy H-4.2: Promote walkable connected neighborhoods with multiple land uses and housing types that accommodate safe walking and bicycling to daily necessities, services, and public facilities.

- ✓ Implementation: Preserve the connected street system edged by sidewalks in older neighborhoods, and provide for street and sidewalk connections where new development is planned, to make walking and cycling feasible and attractive options.
- ✓ Implementation: Encourage the development of more compact, unified and walkable business districts that provide a mix of uses (retail, office, entertainment and higher density residential) in a well-designed pedestrian-oriented environment.

Policy H-4.3: Provide safe neighborhoods.

- ✓ Implementation: Support active neighborhood organizations, effective community policing and neighborhood watch programs to ensure safety in all city neighborhoods.
- ✓ Implementation: Continue to support and participate in the annual National Night out against Crime event.
- ✓ Implementation: Follow the principles (territoriality, surveillance and access control) of Crime Prevention Through Environmental Design (CPTED) to encourage the design of safer built environments.
- ✓ Implementation: Secure abandoned buildings; hold owners accountable for, and assist where appropriate in, their timely rehabilitation and reuse (or demolition).
- ✓ Implementation: Encourage the establishment of Block Watch programs in all residential areas.

Policy H-4.4: Encourage the preservation, maintenance, and improvement of the City's existing neighborhoods.

- ✓ Implementation: Develop and promote education program to inform residents about the importance of home maintenance and rehabilitation.
- ✓ Implementation: Support non-profit organizations involved in housing repair and rehabilitation.
- ✓ Implementation: Maintain a strong code enforcement program.
- ✓ Implementation: Protect and enhance the quality and character of existing residential neighborhoods by implementing design guidelines for commercial, multi-family, and mixed use development.

Policy H-4.5: Promote healthy and livable neighborhoods by ensuring that community and human service, including, but not limited to, fire, emergency medical services, police, library facilities, neighborhood shopping, child care, and food banks are easily accessible by Bonney Lake residents.

7. REGIONAL COORDINATION

Just as housing needs rarely recognize jurisdictional boundaries, housing issues are not likely to be solved by only one community. For these reasons, it is important that Bonney Lake's policies for housing support a regional approach and cooperation among agencies to meet its housing goals. Without this cooperation, the individual cities in Pierce County and the region as a whole will fail to meet established housing goals.

Goal H-5: Housing that is affordable to all economic segments of the population is provided in a geographical proportionally manner

Policy H-5.1: Actively participate in regional responses to housing needs and issues.

- ✓ Implementation: Participate in the development of countywide resources, funding, and programs to assist low and moderate income families in obtaining quality affordable housing and to provide a regional approach to funding and meeting the housing needs of Peirce County residents.
- ✓ Implementation: Support housing legislation at the city, county, state and federal levels which promote the goals and policies of the Housing Element.
- ✓ Implementation: Cooperate with private and nonprofit developers and social and health service agencies, to address local housing needs.

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