

Housing

The Housing Element reflects the following framework goals that are highlighted in black:

FRAMEWORK GOALS

- FG1: Promote a sense of place by requiring quality building and development that is not just compatible with the surrounding environment, but enhances the community spirit.**
- FG2: Promote quality building and development that is compatible with the surrounding environment.**
- FG3: Support a variety of housing opportunities for Edgewood's diversifying population that are affordable, enhance a safe and livable community, and prepare and protect our families for life in the 21st Century.**
- FG4: Pursue a strong and diverse economy and assure economic development that creates a "Heart" for Edgewood and balances regional objectives, while complementing the unique neighborhood character.
- FG5: Protect the natural environment and preserve environmentally sensitive areas.
- FG6: Promote improvements to human services as the community changes and diversifies.
- FG7: Assure effective and efficient public investment for quality public services, facilities, and utilities.
- FG8: Balance the transportation needs of the community with regional objectives through improvement of both street and multimodal transportation systems for Edgewood's present and future population.
- FG9: Provide for inclusive and meaningful citizen involvement in community planning decisions.

Intent

The intent of the Housing Element is to accommodate between 2,400 and 2,800 new housing units over the next 20 years. The Housing Element is consistent with legal requirements, seeks to meet the desires of the community, and is responsive to private, non-profit, and government providers of housing. Yet, both the citizen and elected officials must recognize that the ordeal of change will be significant. In order to do this, the City must identify sufficient land capacity and strategies to accommodate this growth, and demonstrate to the public that the controlled directed planning proposed in the comprehensive plan is achievable.

Because of its geographical location, Edgewood has become the "bedroom" community for many of the surrounding jurisdictions, so housing is an important component of the Edgewood Comprehensive Plan. As economic growth occurs in the region and the quality of life remains high in Edgewood, the City will attract more people, creating demand for additional housing units.

The housing goal in the Washington State Growth Management Act (GMA) is to:

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

The GMA Procedural Criteria define affordable housing as residential housing that is rented or owned by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household’s monthly income. With increasing home values, affordable housing is becoming more of an important issue. The City can encourage affordable housing and still maintain the character of the community.

The Housing Element must comply with federal, state, and county housing policies; including the U.S. Fair Housing Act, the Federal Community Development Block Grant program, the GMA, and the Pierce County County-Wide Planning Policies (CWPPs).

Background and Context

Housing is a fundamental basic need of all individuals. In addition, housing concerns the immediate environment where people reside and raise their families. The Housing Element’s primary objective is to outline strategies to meet current and future needs for households in Edgewood, but with particular emphasis on households in financial need. The ability to obtain affordable housing contributes to a stable and healthy community. Most housing is not built by cities, but by the private sector. Cities and other entities, such as lending institutions, can affect the housing supply and affordability. This element focuses on the housing supply and affordability factors that the City can either control or influence.

Washington State Growth Management Act (GMA)

In addition to fostering a desirable community, the Housing Element was developed to meet the requirements of the Washington State Growth Management Act of 1990 (GMA), as amended, and the GMA-mandated County-Wide Planning Policies.

The GMA requires that the Housing Element include:

- An inventory and analysis of the City’s existing and projected housing needs
- An identification of sufficient land for a diverse range of needed housing
- Goals, policies and objectives for the preservation, improvement, and development of housing

County-Wide Planning Policies

Housing affordability is also discussed in the Pierce County County-Wide Planning Policies (CWPP's). The CWPP's provide guidance on preparing the housing element. For example, the CWPP's seek the use of a variety of programs and methods to meet housing demand. Compatibility and fit of infill parcels of land should be considered by using techniques such as performance standards, buffers, and open space provisions. The CWPP's also state that comprehensive plans shall seek to maximize available local, state and federal funding opportunities and private resources in the development of affordable housing.

As a monitoring policy, the CWPP's specify:

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

Monitoring implementation of the Housing Element's policies will occur during the comprehensive plan amendment process on a schedule consistent with the CWPP.

POPULATION / INCOME / TENURE

Three key components to housing demand are population, income, and tenure (occupancy type). Population characteristics, particularly age and household formation, identify the type of housing that might be in demand within a community. Income determines the quality and type of housing that residents can afford as well as to what extent households may need housing assistance. Tenure helps identify which type of housing (renter or owner) is prevalent in the community.

Population

According to the State of Washington Office of Financial Management, the estimated 2003 population for Edgewood is 9,405. The 2000 Census showed a population of 9,089.

Age is an important indicator of housing need. Different housing types are typically needed at various stages of people's lives. 2000 U.S. Census data indicates that Edgewood citizens are relatively young. Just less than 50 percent of the population was less than 35 years of age, and fifty-seven% of this group was under 20 years old. This statistic would tend to reflect a population with young families, individuals, and couples. Those people under 34 years of age are considered potential first-time homeowners. Entry-level homes for this existing and future population group are needed to retain this segment of the population within the community.

Slightly less than 9.4 percent of Edgewood's population was 65 years of age or over in 1990. This compares to 12.2 percent in Milton and 12.8 percent in Puyallup. This reinforces Edgewood's character of catering to young households that may be first time homebuyers.

Household Table H-1 shows a range of ages in relation to the number and percentage of householders within the City of Edgewood, according to the 1990 U.S. Census. As shown, people between the ages of 25 and 54 make up over 64% of the total householders in the City. People between the ages of 25 and 34 are typically considered first time homebuyers. In 1989, 18.5% of the total householders fall within this segment throughout the City.

Table H-1: Householder by Age (1989)		
Age	# of Householders	% of Householders
>25	113	3.3%
25 – 34	625	18.5%
35 – 44	795	23.5%
45 – 54	765	22.6%
55 – 64	498	14.7%
65 – 74	366	10.8%
75 <	201	5.9%

Source 1990 Census

Household Income

Household income distribution in Edgewood is another factor in planning for housing demand. Household income dictates housing opportunities and choices, or lack thereof. Table H-2 shows 2000 U.S. Census household income for Edgewood.

Table H-2: Household Income (2000)		
Household Income (2000)	# of Households	% of Households
> \$10,000	161	4.7%
\$10,000- \$14,999	134	3.9%
\$15,000 - \$24,999	258	7.6%
\$25,000 - \$34,999	299	8.8%
\$35,000 - \$49,999	499	14.6%
\$50,000 - \$74,999	903	26.4%
\$75,000 - \$99,999	589	17.2%
\$100,000 - \$149,999	422	12.4
\$150,000 - \$199,999	88	2.6
>\$200,000 or more	63	1.8%

Source 2000 Census

According to the 2000 Census – Median Household Income and Purchasing Power, average household comparisons to the City of Edgewood indicate the average household purchasing power in Edgewood is higher than the average family in the following cities:

CITY	MEDIAN INCOME	PERCENT < IN EDGEWOOD
Edgewood	\$56,658	0.00%
Milton	\$48,166	14.98%
Puyallup	\$47,269	16.57%
Pacific	\$45,673	19.38%
Sumner	\$38,598	31.87%
Fife	\$31,806	43.86%

A household is considered “*in need*” if it spends more than 30 percent of its gross monthly income on housing costs. A household earning the 1989 median income in Edgewood could spend up to \$967 per month on housing without being “*in need*”. Another general rule of home ownership affordability is that a household can afford a house that is 2½ to 3 times its gross income. This means that a household earning the median income in 1989 could afford a house between \$91,737 to \$110,085.

Using the National Consumer Price Index (CPI) for the nation as a whole, as a guide to household income increases since 1989, the median Edgewood household income in 2000 is approximately \$53,992. This number could be low because during the last 10 years the Seattle Metropolitan Area has a higher CPI rate of increase than the National Index. Using the conservative national CPI rates as above, a household earning the 2000 median income could spend up to \$1349 a month on housing without being in need. Using the 2 1/2 to 3 times income rule, a household at the median income of \$53,992 could afford a house between \$134,980 and \$161,976.

Housing Tenure and Median Values

Tenure is another component of evaluating housing demand. It helps assess the demand for rental and owner occupied housing in the area’s housing market. Table H-3 shows the Housing Tenure and Median Values in the City of Edgewood and Pierce County, based on 1990 U.S. Census data. The City's median home value, \$106,500, was higher than Pierce County's (\$82,500). This difference parallels higher wages and income of City residents as compared to the County as a whole. Of the 2,475 occupied dwelling units in 1990, 1,855 were owner-occupied (75%) and 620 were renter-occupied (25%).

Table H-3: Housing Tenure and Median Values in Edgewood Central Designated Place and in Pierce County as a whole.						
	Total Occupied Units	Owner Occupied	Median Home Value	Renter Occupied	Median Rent	Rental Vacancy Rate
City of Edgewood	2,475	1,855 (75%)	\$106,500	620 (25%)	\$418	4.5%
Pierce County	214,652	129,427 (60%)	\$82,500	85,225 (40%)	\$374	6.4%

Source 1990 Census

Existing Conditions

HOUSING COSTS AND UNIT TYPE

In addition to evaluating components of housing demand, there are also measures of housing supply. Housing value helps determine how accessible housing is to different income groups. Housing type information is also provided to illustrate the types of housing typically available to those in the housing market.

While the housing stock is growing, the community is changing in other ways. Average family size is decreasing. Numbers of seniors, singles, and single parent families are higher than in the past. The cost of home ownership is also increasing.

Table H-4 shows the relative proportions of housing types in the City of Edgewood and Pierce County, based on information provided by the Washington State Office of Financial Management. The distribution of housing types in Edgewood is heavily weighted towards single-family units (84%) compared to Pierce County as a whole (63%). In addition, the cities of Milton and Sumner have a higher proportion of multi-family units (29% and 38%, respectively) than the City of Edgewood (11%).

Table H-4: Housing Types in the Cities of Edgewood, Milton, Sumner and Pierce County, 1999, Office of Financial Management.

	Total Units	Single-family	Multi-family	Mobile and others
City of Edgewood	3,936	3,320 (84%)	420 (11%)	196 (5%)
City of Milton	2,441	1,583 (65%)	716 (29%)	142 (6%)
City of Sumner	3,577	1,967 (54%)	1,342 (38%)	268 (7%)
Pierce County	283,192	178,496 (63%)	71,727 (25%)	32,969 (12%)

Source: Washington State Office of Financial Management, Forecasting Division and U.S. Bureau of the Census, Census of Population, Washington.

Table H-5 shows the relative proportions of housing types in the City of Edgewood and Pierce County, based on 1990 U.S. Census data. The distribution of housing types within the City of Edgewood were almost the same in 1990 as they are today. In 1997, a land use inventory conducted by Edgewood citizens indicated that there were 3,341 total housing units, 2,736 single-family units (82%), 461 duplex, triplex and multi-family units (14%), and 188 mobile homes (4%). By comparison, the Office of Financial Management estimates from 1999 show a slight decrease in the proportion of multifamily housing balanced with slight increases in single-family and mobile homes (Table H-4).

Table H-5: Housing Types in Edgewood Central Designated Place and in Pierce County as a whole.

	Total Units	Single-family	Multi-family	Mobile and others
City of Edgewood	2,532	2,099 (83%)	337 (13%)	96 (4%)
Pierce County	228,842	147,968 (64%)	58,786 (26%)	22,088 (10%)

Source: Washington State Office of Financial Management, Forecasting Division and U.S. Bureau of the Census, Census of Population, Washington.

Table H-6 indicates that housing affordability is tied to household income. A higher percentage of lower income households are paying more than 30% of income towards housing costs than householders with higher incomes. Over 97% of the households with renters, within the \$10,000 or less income range, devoted more than 30% of their income towards housing costs. In addition, 76% of owner occupied households, under the \$10,000 income range, pay more than 30% of their income towards housing costs.

Table H-6: Households Paying More than 30% of Income for Housing Costs (1989)

Housing Income	% of Renter Occupied Households Paying over 30%	% of Owner Occupied Households Paying under 30%
> \$10,000	97.4%	76%
\$10,000 - \$19,999	68%	29.1%
\$20,000 - \$34,999	15.6%	24.3%
\$35,000 - \$49,999	0%	15.8%
\$50,000 <	0%	3.6%

Source: 1990 U.S. Bureau of the Census, Census of Population, Washington.

Age and Quality of Housing

According to a sample of 2,822 records from the Pierce County Tax Assessor's data, 46 % of the City's single-family homes were built between 1960 and 1979. Out of a sample of 131

duplexes from the Pierce County Tax Assessor’s data, 49% of the dwelling units were built during the 1970s.

Out of 3,064 records on single-family homes, duplexes, and mobile homes from the Pierce County Tax Assessor’s data, 93% were rated average condition. 1% was rated poor or very poor, 4% were rated fair or good, and less than 1% was rated unlivable.

Cost of Housing

Table H-7 shows housing costs of single-family homes in 1990 and 1999, which were found using the Pierce County Tax Assessor’s data. In 1990, 44% of ownership transfers in the sample were in the \$100,001-\$200,000 range and 7% were more than \$200,000. In 1999, 41% were in the \$100,001-\$200,000 range and 30% were more than \$200,000. 16% of the transfers in 1990 and 25% of the transfers in 1999 were gifts.

Table H-7: Sale prices for single-family homes in Edgewood in 1990 and 1999, Pierce County Tax Assessor’s data.				
Price Range	1990	1990 percents	1999	1999 percents
0	15	16%	29	25%
1-50,000	19	20%	1	1%
50,001-100,000	12	13%	4	3%
100,001-150,000	26	28%	19	16%
150,001-200,000	15	16%	29	25%
200,001-250,000	4	4%	16	14%
250,001-300,000	1	1%	14	12%
> 300,000	2	2%	5	4%
Total	94	100%	117	100%

Housing Need – Existing and Projected

Estimates of housing need can be evaluated based on the background information on housing demand and housing supply.

Existing Need

While there are a range of housing units, at least by type, the income data presented earlier helps determine to what extent this housing is affordable to households. What is affordable changes from household to household. In the case of housing, “affordable” is typically defined as housing costs that total no more than 30% of a household’s gross income. The dollar amount associated with that 30% figure changes depending upon the income level of each household.

The 1999 U.S. Census data states that the median gross rent as a percentage of the household income was 23.3%. In 1990, there were 223 rental households and 483 mortgage households that were paying more than 30% of income towards housing. This means that approximately 21% of the households would be defined as “in need”.

The GMA calls for municipalities to provide opportunities for the provision of affordable housing to all economic segments of the population. In preparing the Comprehensive Plan,

the City analyzed the development capacity of residential land based on the official land use map. The capacity analysis considered present use, development limitations, market factors, and current land valuations. Only undeveloped (vacant) or very underdeveloped properties were considered. If actual build-out matches this analysis, the added units will meet the growth forecast level adopted by the City. There is adequate land currently planned for multi-family use. Adequacy is based on providing at least half the new units in multi-family uses, which matches the City's current renter/owner ratio. To achieve growth targets, infill development on vacant or underutilized properties will be required. In areas well served by transportation, public transit, and neighborhood business centers, new housing at higher densities will be encouraged to expand housing choices to a variety of income levels and meet growth targets.

During the Comprehensive Plan's time horizon, the City needs to monitor housing production and costs to evaluate how it is complying with Pierce County's fair share allocation of affordable units, which will be revised based on the 2000 Census. While Edgewood housing prices and rents are currently affordable, real estate value is rising. There are some tools the City may want to employ in the future to help support housing affordability in Edgewood.

Housing Issues

Declining Household Size

According to the Puget Sound Regional Council's Population and Housing Estimates (1999), the household size for Edgewood's census tract (707.01) was 2.71 in 1990. The Office of Financial Management's estimated household size for Edgewood in 1999 was 2.81.

Comprehensive Plan housing and land use policies, which encourage (1) increasing the amount of multi-family housing from 14 % to 30 %, (2) increasing small lot single-family residential areas, and (3) giving bonus densities for senior housing to provide more affordable housing will reduce the overall household size in Edgewood to approximately 2.52 persons per dwelling unit. It is estimated that single-family residential will maintain a household size of approximately 2.70 person per dwelling, while multi-family will drop to 2.1 persons per dwelling unit.

An Aging Community

The number of seniors in the City of Edgewood, as in other communities in the Puget Sound region, is increasing. Vision 2020, 1995 Update, published by the Puget Sound Regional Council, reported that 9.8 % of the region's population was 65 or older in 1980. In 1995, the Puget Sound Regional Council estimated the proportion to be 10.7 %.

Seniors in Edgewood often do not want to move out of the community, but are interested in housing that is better suited to their changing needs. In 1990, seniors represented only 9.4% of the population. This was 30 % lower than the adjoining communities of Milton and Puyallup. Creating housing opportunities for seniors through the development of smaller homes, accessory housing, assisted living, bonus densities, and similar options, results in the availability of more traditional larger housing for younger families.

Diversity of Housing Options

A wide diversity of housing options is needed to meet the housing needs of local residents. These include smaller homes for smaller families; more home ownership options for first time buyers; accessory units and shared housing for low income households, seniors, and single parent families; housing for the disabled; more rental units for those who decide not to buy; low maintenance housing for seniors or the disabled; and reasonably priced housing for large families.

Edgewood's Comprehensive Plan provides for a 450% increase in the amount of multi-family housing to address the need for affordable housing. Single-family housing is anticipated to increase by 96% to 6,600 dwelling units. A diversity of residential lot sizes is important to meet housing needs. Edgewood can retain its unique residential character by encouraging a wide range of lot sizes for single-family residences. The City can allow planned residential growth to occur while protecting existing residential neighborhoods through the protection of critical areas and infill development of vacant parcels that are underdeveloped in relation to the general density pattern of the neighborhood.

Manufactured housing. As manufactured housing becomes less distinguishable from stick-built housing, it can become an option in more and more locations. Mobile homes are different and should be restricted to mobile home parks.

Accessory apartments. Accessory apartments or "granny flats" not only provide an option for affordable housing, they also offer assistance to homeowners in meeting their financial needs. Accessory units can be located within existing single-family homes or on existing single-family lots as separate structures. Though the Comprehensive Plan allows for accessory apartments, the Plan's capacity analysis does not account for a potential 5% increase in housing stock.

Special housing needs. The GMA requires the housing element of the Comprehensive Plan to address special housing needs, such as group care homes and foster care facilities. Some special housing facilities are exempt from local land use controls under the Americans with Disabilities Act, while others are not. Special housing needs may also include accessory dwelling units for the care of relatives or others.

Goals and Policies

Goal H I: Encourage the retention and improvement of existing structurally sound residential housing.

Policies

H1: *Create effective transitions between substantially different land uses and densities by implementing site regulations, building regulations, and design standards.*

Discussion: Zoning codes protect areas from encroachment by dissimilar land uses that create noise, traffic, and other problems.

By creating intermediate zones of medium intensity, they enable a gradual transition between uses. Zoning and other regulations can require amenities such as buffers, landscaping, and design standards to protect neighborhoods.

H2: *Support existing housing through housing rehabilitation programs and strong code enforcement.*

Discussion: Existing housing will continue to be an asset to the community if it is maintained. As housing units age, the need for repair and maintenance becomes more

common. The City should enforce code regulations that protect residential areas from illegal land uses and health and safety violations.

H3: *Provide information on home maintenance and rehabilitation to homeowners to encourage home maintenance.*

Discussion: Neglected housing can negatively affect a neighborhood's property values and quality of life. The City should provide information to citizens about existing programs that offer assistance and encourage residents to volunteer for efforts similar to "Paint Tacoma" that helps with minor maintenance and improvements.

Goal H II: Maintain and improve the existing residential environment of the Community.

H4: *Encourage specific architectural characteristics such as porches, barns, and outbuildings that are characteristic of Edgewood's individual neighborhoods.*

Discussion: The City has a wide variety of options for implementing this policy.

H5: *The scale and appearance of multifamily developments or townhouses should maintain the character of single-family residences by incorporating characteristics like separate entrances for each unit, porches, pitched roofs.*

Discussion: Design regulations can ensure that any multi-family as well as commercial development fits into the scale and character of the Community. Design guidelines addressing access points, circulation, parking, building pads, maximum heights, and roofs may be adequate.

H6: *Adequate public utility services and community services should be easily accessible to Edgewood residents.*

Discussion: See the Capital Facilities and Utilities Element for more detail and examples.

Goal H III: Guide new residential growth so that it occurs in a manner consistent with Community objectives.

H7: *Develop opportunities for higher density multi-family development in designated areas of the City.*

Discussion: The Growth Management Act specifies that cities must take their share of population growth. Allowing some of this growth to occur in multi-family dwelling units will decrease the growth of impervious surfaces and associated surface water impacts.

H8: *Improve the appearance and integration of multi-family developments into the Community.*

Discussion: Diverse types of multifamily developments exist. They can range from owner-occupied condominiums to gated apartment communities. Multi-family housing in Edgewood should include attractive amenities and fit into the Edgewood Community. The City will implement this policy through design standards.

H9: *Encourage the use of site planning techniques to improve the quality of developments.*

Discussion: Site planning techniques can provide continuity of community character, minimize urban sprawl, and protect the environment.

H10: *Require the use of site planning techniques to balance and integrate development with critical areas.*

Discussion: The natural environment of Edgewood is the backdrop of its built environment. Therefore, residential development should be designed in a way that fits the natural environment. The City can implement this policy by providing flexibility in its codes while maintaining the intent of protecting critical areas. See the Natural Environment Chapter for more detail.

H11: *Require adequate buffering between developments where needed to mitigate adverse impacts.*

Discussion: Buffers can include landscaping or natural features. They can help mitigate adverse impacts from new development and provide areas for surface water management. The City already contains well-buffered multi-family development. New multi-family development should maintain this pattern to minimize adverse visual impacts.

H12: *Encourage higher density development in areas served by or planned for utilities and transportation systems to achieve maximum efficiency in the provision of services and the preservation of natural features.*

Discussion: Focusing higher density development in specific areas allows the City to promote efficiency in the provision of services. In addition, it reduces the amount of impervious surface per dwelling unit and reduces the impacts of growth on the natural environment, which in turn, reduces its impact on the built environment.

H13: *Require land use change applicants to provide all necessary on and off site improvements.*

Discussion: The City will implement this policy through the development code.

Goal H IV: Provide sufficient development capacity to accommodate the 20-year growth forecast by promoting the creative and innovative use of land designated for residential uses.

H14: *Provide a means of controlling costs and providing opportunities for single-family home ownership by increasing single-family residential densities in appropriate areas, such as areas with minimum surface water impacts.*

Discussion: Increased densities of single-family units should be allowed only in areas where the land can support increased housing in the long-term without adverse impacts to existing homes. The City can implement this policy through consideration of critical areas locations in the Comprehensive Plan land use element and map.

H15: *Promote affordable housing design to demonstrate efficient planning and development techniques that can be replicated by other developments.*

Discussion: City regulations for housing development should be flexible enough to ensure that the intent of the regulations can be met as inexpensively as possible. Examples of implementing measures for this policy would be allowing joint-use surface water facilities, and basing land use requirements on density rather than lot size.

H16: *After evaluating housing needs, the City should investigate and reevaluate development regulations, permit procedures, and funding decisions.*

Discussion: City land use, zoning, and subdivision regulations can be used to encourage the development of affordable housing. While administering the codes, City staff is likely to learn about their potential drawbacks and problems. The City should

re-evaluate its codes, procedures, and funding decisions in light of its experience.

H17: Review and revise existing regulations that address group homes and foster care facilities to ensure compliance with the federal and state law.

Discussion: Special needs housing can be facilitated at the local level by accommodating such uses with the Zoning Code. The Washington State Housing Policy Act states that “special needs housing must be treated as any single-family use.” Special needs housing uses cannot be prohibited from locating in a certain area.

H18: Allow accessory dwelling units in single-family areas subject to specific regulatory standards.

Discussion: Accessory units can either be located within single-family homes or on existing single-family lots as separate structures. They can be used as accessory apartments or for the care of relatives or others. The City will implement this policy through the development standards.

H19: Encourage compatible infill development on vacant or underutilized sites.

Discussion: Where utilities, services, and street improvements are already available, vacant lots in and between single-family neighborhoods can provide opportunities for infill development.

Goal H V: Pursue opportunities to preserve and develop affordable housing throughout the City to address the needs of all economic segments.

H20: The City should expand opportunities for affordable housing by allowing manufactured homes in all single-family zones.

Discussion: As manufactured housing becomes less distinguishable from stick-built housing, it can become an option in more locations, subject to specific design standards. Mobile homes are different and should be restricted to mobile home parks.

H21: Encourage affordable housing opportunities throughout the City.

Discussion: The Growth Management Act defines affordable housing as residential housing that is rented or owned by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household’s monthly income. The City should provide information to its residents regarding affordable housing. The City can implement this policy by creating variety in its land use map and subsequent zoning regulations.

H22: Provide incentives and work cooperatively with private and non-profit housing developers in the provision of affordable housing.

Discussion: The issue of affordable housing transcends local boundaries. The needs of the community and of the region can best be addressed through cooperation and the regional pooling of resources. The County-Wide Planning Policies require each jurisdiction to maximize available resources to develop affordable housing.

H23: Encourage good management, preservation, maintenance, and improvement to existing affordable housing.

Discussion: Existing housing serves as a valuable source of affordable housing. Its preservation is an appropriate solution to affordable housing and is important to the preservation of stable residential neighborhoods.

Goal H VI: Provide open space areas in new residential development.

H24: Encourage open space areas in residential developments.

Discussion: Open space in new residential developments can provide benefits to their future residents, such as play areas for children and natural vegetation areas for surface water and wastewater mitigation. To implement this policy, the City can use the environmental review process and code requirements related to development and critical areas.

H25: Utilize open space areas to buffer higher density residential development from lower density residential development.

Discussion: Open space areas can not only provide space between higher and lower density residential uses; it can also be used for parks and surface water management. To implement this policy, the City can use the environmental review process and code requirements related to development and critical areas.

H26: Encourage voluntary open space conservation easements.

Discussion: The City can encourage voluntary open space easements through tax breaks, transfers of development rights, or purchasing of development rights.

Goal H VII: Maintain consistency with Pierce County County-Wide Planning Policy on Affordable Housing.

H27: Determine the demand for housing for all economic segments of the populations projected for the community over the planning period. The projection shall:

- **Be made in dwelling units, by type, provided that the projections may be a range and that the types of dwelling units may be in broad categories;**

- **Be reflective of census or other reliable data indicating the economic segments of the population for whom housing needs to be provided;**
- **Incorporate the City's fair share of Pierce County's housing needs; and**
- **Be reflective of the County-Wide fair share housing allocation established pursuant to federal or state law and supplemented by provisions established in intergovernmental agreements between jurisdictions in Pierce County.**

H28: Meet the City's projected housing demand by one or more of the following methods:

- **Preservation of existing housing stock through repair, maintenance, rehabilitation, and redevelopment.**
- **Identification of vacant, infill parcels appropriately zoned for residential development.**

H29: In determining the suitability of the location and identification of sites for affordable housing, consider the availability and proximity of transit facilities, government facilities and services, and commercial services to complement the housing.**H30: Assess the City's success in meeting the housing demands. Monitor the achievement of the policies under this goal not less than once every five years.****H31: Maximize available local, state, and federal funding opportunities and private resources in the development of affordable housing. Explore and identify opportunities for non-profit developers to build affordable housing.**

H32: Explore and identify opportunities to reutilize and redevelop existing parcels where housing rehabilitation is not cost-effective while maintaining consistency with Pierce County County-Wide Planning Policies on historical, archaeological, and cultural preservation.

H33: The City shall contain a mix in the range of dwelling units to provide its “fair share” of the county-wide housing for all segments of the population that are projected for Pierce County over the planning period.

Discussion: A mixture of housing presents a choice of housing lifestyles for all economic groups within Edgewood.