

HOUSING ELEMENT

PURPOSE

This Housing Element provides the policy basis for directing the development of new housing that is compatible with the character of the city. The Housing Appendix provides further information describing the inventory and analysis of housing and forecasts future demands as well as implementation strategies for achieving the goals.



The Growth Management Act states that the Housing Element of the Comprehensive Plan must recognize "the vitality and character of established neighborhoods" and must provide that it:

1. Includes an inventory and analysis of existing and projected housing needs.
2. Includes a statement of goals, and policies for the preservation, improvement, and development of housing.
3. Identifies sufficient land for housing, including, but not limited to government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities.
4. Makes adequate provisions for existing and projected needs of all economic segments of the community.

As Orting grows, and new residents arrive, new neighborhoods are created and existing neighborhoods change. This results in different expectations for the character of the city. In addition, the demand and supply of housing types and styles broadens as the market adapts to the demographics of the population. In order to address these factors, the Comprehensive Plan provides the basis for monitoring development trends and assessing the city's capacity to accommodate future growth.

The supply of vacant land that is suitable for residential development is limited. Critical areas such as the floodways, wetlands and the shoreline areas inhibit development capacity along the rivers. Development of the remaining vacant - and former farmland - inside the city will result in the loss of visual open spaces, but will maintain the single-family character of the community. Some future growth within the city will depend upon infill development and redevelopment of parcels that are not built to their full capacities. This type of development usually results in higher density.

MAJOR ISSUES

In formulating the Element, the following major issues have been considered:

1. Balancing the rural character vision with the satellite rural town center role.
2. Conversion of agricultural lands to residential uses.
3. Providing a balanced range of housing types, styles, and affordability.
4. Providing opportunities for housing for its citizens with special needs.
5. Addressing the conservation of existing housing.

GOALS AND POLICIES



Goal H 1 - Ensure adequate housing for all current and future residents of Orting by achieving and maintaining high quality housing and neighborhoods.

- Policy H 1.1 Provide for a variety of housing types and densities in appropriate areas.
- Policy H 1.2 Conserve the existing housing stock through code enforcement, appropriate zoning, participation in rehabilitation programs, and protection of neighborhood integrity.
- Policy H 1.3 Ensure appropriate infrastructure levels of service in areas that are designated for higher densities.
- Policy H 1.4 Support private sector efforts to fund, plan and develop housing for the elderly and other citizens with special needs.
- Policy H 1.5 Maintain non-discriminatory zoning regulations for group homes, consistent with the Federal Fair Housing Act.
- Policy H 1.6 Encourage the protection of historically significant housing sites, neighborhoods and structures, including those that represent the design themes important to Orting's history.

Policy H 1.7 Accommodate Orting’s fair share of the County's housing needs through the designation of adequate residential land for development and the achievement of the city's housing policies.



Goal H2 - Encourage the availability of a wide range of affordable housing to meet the needs of households with varying economic status.

Policy H 2.1 Ensure that development regulations provide opportunity for a variety of housing densities and types, including mixed use in the downtown

Policy H 2.2 Encourage creative design and development of denser, urban housing including cottage housing in the Residential Urban and Residential Multifamily Zones.

Policy H 2.3 Guide sensitive development of accessory dwelling units in all residential zoning classifications.

Policy H 2.4 Provide information to assist both low- and moderate-income families in finding adequate housing and to assist non-profit developers in locating suitable sites for affordable housing.

Policy H 2.5 Monitor housing demand and the achievement of these housing policies in conjunction with the Pierce County buildable lands program.

Policy H 2.6 Encourage public agencies, private and non-profit associations and joint public-private partnerships to provide low- and moderate-income housing.

Policy H 2.7 Maintain development standards and regulations, permit processing procedures, and concurrency management that do not result in inequitable housing cost increases.

Policy H 2.8 Encourage project proponents’ participation in housing assistance programs that provide home ownership opportunities to low and moderate income families.