

HOUSING APPENDIX

HOUSING TYPE AND TENURE

The existing housing stock in Orting consists primarily of single-family detached homes. Mobile/manufactured homes, duplexes and apartments make up the remaining portion. One and two family households make up the majority of residential units, particularly in owner-occupied homes. The 2010 Census reported a total of 2,361 units, an increase of 979 or 71-percent over 2000. By April 1, 2017, there were 2,488 units, a 5.4-percent increase over 2010. This recent growth resulted from the effects of the economic recession during which homebuilding slowed dramatically, then picked up significantly since 2014. The homeownership rate is relatively high in Orting. Between 2000 and 2015, the percentage of owner-occupancy decreased slightly from 78.2-percent to 73.6 percent. Table H-1 compares the 2000 and 2010 and 2015 housing figures for the city. The surrounding area including the Orting Valley, South Hill, and the Tehaleh Planning Community have grown, although the agricultural designation of the unincorporated rural area limits growth to preserve the farming industry. Growth in that area generally paralleled the City's rate. A higher-percentage of housing in the surrounding area is owner-occupied, but there is a slightly higher vacancy rate.

**Table H-1
Number of Units by Housing Tenure**

	Total Units		Owner Occupied		Renter Occupied		Vacant	
	2010	2015	2010	2015	2010	2015	2010	2015
Orting	2,361	2,488	1,738	1,794	446	510	177	186

Source: U.S. Bureau of the Census, 2000 & 2010, American Community Survey, 2015

The April, 2017 housing estimate by the state Office of Financial Management (OFM) shows a total of 2,684 units – 2,371 single family; 143 multifamily units and 170 mobile homes/manufactured units.

Table H-2 shows the composition of housing types in Orting, based on 2000 and 2010 US Census and AMCS figures. Today, Single-family homes account for approximately 87.8-percent of the housing in the city and the surrounding area. Mobile/manufactured homes make up approximately 7-percent of the city housing stock and 15-percent of the surrounding areas, and multi-family housing accounts for approximately 6-percent of the city inventory. There are no multifamily dwellings in the surrounding area. Since 2000, the proportions of single family and multi-family units in Orting have increased, whereas the number of mobile/manufactured units has increased, but lost market share.

**Table H-2
Number of Units by Housing Type**

	Single Family			Multi-Family			Manufactured Homes		
	2000	2010	2017 4	2000	2010	2017 4	2000	2010	2017 4
Orting	1,188	2,049	2,371 2,174	89	143	143	128	169	170 174
% of Total	84.2	86.8	88.3 7.4	4.9	6.1	5.3 7	10.3	7.2	6.3 9

Source: U.S. Bureau of the Census, 2000 & 2010, OFM, 2017~~4~~

VALUE AND COST OF HOUSING

In 2000, nearly 60-percent of the owner-occupied homes in Orting were valued at between \$100,000 and \$150,000 (1999 dollars, 2010 Census). In 2015~~3~~, only 87-percent of the owner-occupied homes were valued in that range (2015~~3~~ 5-Year American Community Survey). About 123-percent of the remaining homes were valued at less than \$100,000. The remaining 80-percent were valued at more than \$150,000, with 449-percent falling within the \$200,000 to \$300,000 range. The median 2015~~3~~ value of owner-occupied homes in Orting was \$199,000, a reduction for \$205,300 in 2014. The median monthly 2015~~3~~ gross rent in Orting was \$1,438~~1,390~~.

In 2017, the median home price ranged between \$306,016 – \$336,163 over four months. About 130 homes including new homes and resales were on the market each month. All homes were three bedroom units including 2,000 – 3,000 square on average. According to Zillow, the September 2017 median value for Orting homes was \$268,300. Compared to the overall Pierce County median of \$300,500, Orting homes are affordable.

FUTURE HOUSING NEEDS

The population trends and targets contained in the Land Use Appendix of this plan form the basis for the projections of housing demand. Orting has grown considerably in the past 20 years. Between 1996 and 2006, the population increased by 2,940 new residents, a growth factor of 89-percent. A small portion of this population growth resulted from annexations. Between 2006 and 2014 growth slowed compared to the previous decade, but did not stop. The population increased by 1,505, or 27-percent growth. The average annual growth rate from 1999 to 2014 is 4.6-percent. Between 2014 and 2017, the population increased by 770, an additional 11 percent.

As noted in the Land Use Appendix, the 2030 population “target” for Orting is 8,000. At the recent growth rate, the city could easily reach this population much earlier. This increase will impact the city in several ways, including future housing demand and associated demand for services, community facilities, and other features necessary to sustain the community.

Population growth and housing development are functions of the demographics of the community (household size and age and economic status), as well as the marketability of the area. The population projections give a general indication of the

number of new dwelling units needed to accommodate the target population. The estimated number of future dwelling units is based on the community's 2010 average household size of 3.01. While this factor may change in the future, for the next 5-10 years it represents a reasonable basis for calculating housing demand. The 2030 population target is 8,000, but this could be reached as early as 2016 given the historic growth rate. [In 2016, the city approved 100 permits for new single family units. In addition, final subdivisions and planned unit developments were approved creating new lots for additional housing. Applying the 2010 vacancy rate 6.6 percent, a minimum of 332 additional housing units are required to accommodate the targeted population growth.](#)

Approved preliminary subdivisions and PUDs, as well as the anticipated build out of the Mixed Use – Town Center North, are expected to generate the 1,260 units projected to be necessary to meet the population forecast within the next 5-10 years. Beyond that, there is very little additional opportunity for new housing to be developed in the current city limits. [Orting has adopted provisions for cottage housing, accessory dwelling units, and increased density in planned unit developments.](#)

AFFORDABLE HOUSING

The Growth Management Act requires each county and city to identify sufficient land for housing, including but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities. These types of housing are often grouped under the term "affordable housing."

Pierce County, and the municipalities, collectively must accommodate the housing demand for all economic segments of the population.

Affordable housing should address one of the following conditions:

- (1) Has an annual rental rate that is less than or equal to 30-percent of 80-percent of the median family income for Orting; or
- (2) Has an annual cost (including property taxes and insurance) after a 10-percent down payment, that is less than or equal to 30-percent of 80-percent of the median family income of Orting.

The median 2015~~00~~ household income in Orting was \$~~72,114~~~~53,464~~. Households earning 80-percent of this median earned \$~~57,700~~~~42,770~~. Nearly ~~6470~~-percent of Orting's owner-occupied housing units and ~~6340~~-percent of the renter-occupied [units](#) were affordable, with monthly housing costs less than 30-percent of household income. Many young families have recently chosen Orting as an alternative to higher-priced communities that are closer to major employment centers. The city has an adequate supply of housing for its low income residents (average family income of less than 50-percent of the median). ~~These families could afford to pay a maximum of \$668 per month in housing costs in 1999 and there were over approximately 200 units that fit this category.~~

Housing values have increased substantially in recent years. New homes are priced up to the low \$400,000 range (2017 \$). The median price of all homes sold in the first half of 2017 was ~~just over \$330,000~~just under \$300,000. The estimated median household income is just over \$732,000. ~~The median income for owner-occupied housing is \$75,000. For renter occupied housing, the median income is about \$50,000. The poverty rate is 12% of all households. between \$60,000 and \$65,000. (Private on-line sources report incomes at the low end of this range for the 98360 zip code. The state Department of Ecology estimates a median household income of \$64,640 for the fiscal 2008 funding cycle, using a consumer price index adjustment to the 2000 census. An Orting household with an income of \$63,000~~732,000 could afford housing valued in the range of low \$200,000- \$250,000s. About 40 percent of the homes sold in 2007 were under \$250,000. However, some “workforce” households earning about 80 percent of the median (\$52,000) would only be able to afford houses priced below \$190,000. A very few homes sold at that price level in 2007. “Low Income” households would be limited to housing priced under \$150,000 and “Very Low Income” households would be limited to housing priced under \$100,000. For these two latter income categories, rental housing is likely to be all they can afford. Rents would have to be in the \$700-1,100 range. Orting has a small inventory of rental housing.

FEDERAL, STATE & LOCAL PROGRAMS

There are a number of local, state and federal grant and loan programs that are aimed at fulfilling basic housing needs and expanding homeownership opportunities for low- and moderate-income citizens. The city will support initiatives of project sponsors to gain access to these resources and broaden the housing opportunities consistent with the goals and policies of the Comprehensive Plan and the development regulations. This includes recent amendments that allow increased density in the Mixed Use – Town Center North zone and cottage housing in the Residential Urban and Suburban zones.

MANUFACTURED HOMES & ACCESSORY APARTMENTS

There are a number of other ways that Orting could encourage the development of affordable housing that do not directly involve public financing for the development of housing. Manufactured homes provide an affordable housing alternative so long as the units fit the character and quality of other conventionally-built housing in the city.

Other alternatives provide affordable housing in the city. These include apartments above commercial businesses, especially in the downtown area. Accessory apartments within present single family homes or as separate structures on existing single family lots provide another alternative. This not only provides an affordable place to live, but offers assistance to homeowners concerning their own financial burdens.

GROUP CARE HOMES & FOSTER CARE FACILITIES

The Growth Management Act requires that the housing element of the plan address special housing needs, such as group care homes and foster care facilities. Group homes and foster care facilities are permitted in all Orting residential zones subject to

the provisions of the Public Facilities Permit for publicly-sponsored projects and Conditional Use Permits for privately-sponsored projects.

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