

2 Housing Element

Introduction:

Housing is a mandatory comprehensive planning element for Growth Management. The GMA states that a housing element ensures the vitality and character of established residential neighborhoods, creates a policy base for encouraging housing, and identifies “sufficient land” for all types of housing.

As Buckley’s population is projected to nearly double within the next thirteen years, the town must plan intelligently for this growth. Buckley is in the position of being able to direct this housing growth in ways that will accommodate its housing needs and benefit the community as a whole. Working creatively under the parameters of the GMA, Buckley can work to improve its housing stock, future housing developments, housing options and neighborhoods in ways that preserve and complement its historic and small town character.



Existing Housing 1

Existing Conditions:

The main issues facing Buckley in terms of housing include ensuring that sufficient land for housing is identified and provided and that affordable housing is available for its citizens. Buckley’s population of 4,064 is expected to grow by 3,105 residents by the year 2017, and 1,269 housing units will be needed to accommodate this growth. As currently zoned, Buckley’s buildable lands can accommodate only 501 new housing units, leaving the town 768 units short of projected needs. This growth can be accommodated through zoning changes and by building a variety of higher-density housing types, including cottage housing, duplexes and townhouses.

Table H-1 - City of Buckley Housing Unit Needs

2000 Population	Adjusted 2017 Population	Population Growth (2000-2017)	Assumed Household Size	Housing Units Needed	Plus Displaced Units from Underdeveloped Residential	Total Housing Units Needed
4,145	7,250	3,105	2.65	1,172	97	1,269

Source: 2002 Pierce County Buildable Lands Report

As for housing values, the median home price in Buckley is \$139,800 and in Pierce County the median price is somewhat lower, at \$149,600 per the 2000 census. Seventy-three percent of homes are owner occupied in Buckley, and 67.6% of those homes are affordable (defined here as housing that costs below 30% below the median income). Ninety-seven percent of renter occupied housing within Buckley meets the criterion for affordable housing.

TABLE H-2 Median Home Price Comparison

City	Median Home Price (\$)
Buckley	\$139,000
Bonney Lake	\$NA
Pierce County	\$135,600
King County	\$NA

Strategy:

Buckley’s housing goals aim to maintain its small town and historic character. This is addressed in this element through policies and projects that call for preserving Buckley’s existing housing stock, adaptively using existing structures for housing units, and incorporating design principles into new development standards.

These housing goals include promoting a range of housing types to increase density and to also identify areas where density can be increased. In light of its growing population and lack of buildable lands., these are particularly important goals for Buckley. Density can be increased by building on underdeveloped areas unconstrained by critical lands, changing

zoning where applicable, and through building higher density housing.

The GMA requires that all comprehensive plans ensure that sufficient affordable housing is available in their communities. In response, Buckley's updated comprehensive plan lists a main goal of providing sufficient affordable housing for the community. Specific policies are included that address providing affordable housing for the senior population that is located near services.

Ensuring that neighborhoods are well-connected is another goal in the housing element. This goal rests on the premise that neighborhoods, which are physically connected and easily accessible by, foot, bike and automobile provide for a safer, healthier and more enjoyable environment. This goal is encouraged through policies that promote a street grid system (which is generally thought to be more conducive for improved accessibility and orientation) and by requiring developers to provide connections to other neighborhoods, paths and trails where possible.



Existing Housing in Buckley
Cottage Housing

HOUSING ELEMENT GOALS AND POLICIES

GOAL 2.1 PRESERVE BUCKLEY’S EXISTING HOUSING STOCK AND CHARACTER WHILE ENCOURAGING NEW DEVELOPMENT THAT IS WELL-INTEGRATED WITH THE HISTORIC AND SMALL-TOWN FEEL OF THE COMMUNITY.

Discussion. As the city grows both in population and extent, a major challenge will be preservation of Buckley’s small-town feel and historic character. The preservation of existing housing stock can help the city to maintain its historic feel. Careful attention to ensure that new development is sensitive to the character, scale, and materials of existing development can help Buckley to maintain its unique attributes. These measures will help to ensure that Buckley is able to hold onto its identity in the face of population growth and economic development.

POLICY 2.1.1 INCORPORATE NEIGHBORHOOD CHARACTER AND DESIGN PRINCIPLES INTO ZONING AND DESIGN REVIEW STANDARDS FOR NEW DEVELOPMENT.

POLICY 2.1.2 CREATE AN EFFECTIVE TRANSITION BETWEEN DOWNTOWN, COMMERCIAL AREAS, AND RESIDENTIAL NEIGHBORHOODS THROUGH ZONING.

POLICY 2.1.3 ENCOURAGE ADAPTIVE USE OF THE DOWNTOWN STRUCTURES, INCORPORATING HOUSING WHERE POSSIBLE.

POLICY 2.1.4 EVALUATE INCENTIVES TO ENCOURAGE REHABILITATION OF EXISTING HOUSING AND HISTORIC STRUCTURES.



Existing Housing in Buckley

GOAL 2.2 PROMOTE A RANGE OF HOUSING TYPES TO INCREASE DENSITY IN AREAS WELL SERVED BY PUBLIC GOODS AND SERVICES.

Discussion. There are many different housing types that can be used to help increase density. Developments utilizing housing types such as duplexes, townhouses, cottage housing and single-family housing on smaller lots can complement the small town character. Under current zoning, Buckley would have difficulty providing enough housing stock to satisfy projected growth. This goal helps make it possible to provide housing that is well served by public goods and services allowing for more efficient growth.

POLICY 2.2.1 ENCOURAGE THE CREATION OF A BROAD RANGE OF HOUSING APPROACHES THAT ARE COMPATIBLE WITH NEIGHBORHOOD CHARACTER, SUCH AS CLUSTERED HOUSING, ZERO LOT LINE DEVELOPMENT, TOWNHOUSES, COTTAGE HOUSES, DUPLEXES AND OTHER HIGHER DENSITY HOUSING TYPES IN SINGLE-FAMILY AREAS WHERE NECESSARY TO ACHIEVE DENSITY AND REDUCE HOUSING COST.

POLICY 2.2.2 ALLOW ACCESSORY HOUSING UNITS THAT MAINTAIN RESIDENTIAL CHARACTER, ENSURE PROPER ACCESS, SPECIFIC DESIGN STANDARDS ARE MET, AND COMPLY WITH ALL APPLICABLE BUILDING CODES.

POLICY 2.2.3 ENCOURAGE MIXED-USE RESIDENTIAL/COMMERCIAL DEVELOPMENT IN DESIGNATED COMMERCIAL AREAS. EVALUATE DEVELOPER INCENTIVES AND THE ESTABLISHMENT OF DESIGN STANDARDS.

POLICY 2.2.4 ENSURE BUILDING CODES WILL PERMIT INNOVATIVE HOUSING DESIGNS INCLUDING LOW IMPACT HOUSING.

POLICY 2.2.5 IDENTIFY APPROPRIATE AREAS WHERE MANUFACTURED AND MOBILE HOMES CAN BE LOCATED IN ORDER TO PROVIDE AFFORDABLE HOMES AND GREATER DENSITY.

GOAL 2.3 PROMOTE THE CREATION OF AFFORDABLE HOUSING OPTIONS MIXED THROUGHOUT THE CITY FOR ALL SEGMENTS OF THE POPULATION.

***Discussion.* As housing prices increase within Buckley, there is a need to promote a range of housing options that meet the criterion for affordable housing so that new residents are able to move into the community and current residents are able to remain. Dispersing affordable housing throughout the community ensures a mix of incomes within neighborhoods. Special incentives for the development of low- and moderate-income housing should be used as a means to promote the provision of these units by private or nonprofit developers.**

POLICY 2.3.1 ENCOURAGE DEVELOPMENT OF A RANGE OF SENIOR HOUSING OPPORTUNITIES CONVENIENT TO SERVICES.

POLICY 2.3.2 STRIVE TO MEET THE TARGETS ESTABLISHED AND DEFINED IN PIERCE COUNTY POLICIES FOR LOW AND MODERATE INCOME HOUSING AS A PERCENTAGE OF PROJECTED NET HOUSEHOLD GROWTH BY REQUIRING NEW DEVELOPMENTS TO INCLUDE AFFORDABLE HOUSING.

POLICY 2.3.3 PROVIDE AFFORDABLE HOUSING IN NEW DEVELOPMENTS BY OFFERING INCENTIVES, SUCH AS DENSITY BONUSES, AND CONSIDER DELAYING, DEFERRING, OR EXEMPTING AFFORDABLE HOUSING FROM DEVELOPMENT FEES, PAYMENT OF IMPACT FEES, AND OTHER DEVELOPMENT EXPENSES.

POLICY 2.3.4 ENSURE THAT AFFORDABLE HOUSING OPPORTUNITIES ARE DISPERSED THROUGHOUT THE CITY THROUGH MANDATORY INCLUSIONARY ZONING.

POLICY 2.3.5 SUPPORT THE ACQUISITION AND CREATION OF HOUSING BY PRIVATE OR NONPROFIT ORGANIZATIONS OR OTHER SOCIAL AND HEALTH SERVICE AGENCIES FOR LOW AND MODERATE-INCOME TENANTS.

GOAL 2.4 ENCOURAGE PEDESTRIAN, BIKE, AND AUTO CONNECTIONS WITHIN AND BETWEEN NEIGHBORHOODS, SCHOOLS, PARKS, AND COMMERCIAL AREAS.



Expand bike Buckley's bicycle network

Discussion. Neighborhoods that are well connected provide increased routes to locations that, in turn, can improve public health and the environment. Improved connections help promote pedestrian and bicycle friendly environments and encourage sociability and safety. The concept also allows for better traffic flow and reduced congestion since emphasis is placed on increased entries and exits.

POLICY 2.4.1 REQUIRE DEVELOPERS TO PROVIDE CONNECTIONS TO EXISTING, ADJOINING NEIGHBORHOODS, ACCESS TO TRAILS WHERE POSSIBLE, AND BIKE AND PEDESTRIAN PATHS.

POLICY 2.4.2 ENCOURAGE STREET GRID SYSTEMS FOR INCREASED CONNECTIVITY.

GOAL 2.5 IDENTIFY UNDERDEVELOPED AREAS, UNCONSTRAINED BY CRITICAL LANDS, WHERE URBAN DENSITY CAN BE INCREASED.

***Discussion.* This goal helps to identify areas where projected growth may occur, while preserving sensitive areas within Buckley.**

POLICY 2.5.1 INCREASE ZONING DENSITY ON BUILDABLE LANDS THAT ARE FREE FROM ENVIRONMENTAL CONSTRAINTS IN ORDER TO MEET THE REQUIRED HOUSING PROJECTIONS.

POLICY 2.5.2 ENSURE OPEN SPACE IS PROVIDED BY DEVELOPERS AROUND MULTIFAMILY HOUSING TO PROVIDE VISUAL RELIEF AND REDUCE MASSING OF STRUCTURES.