

LWV OF TACOMA-PIERCE COUNTY

Position on

AFFORDABLE HOUSING

The League of Women Voters of Tacoma-Pierce County recognizes the need for more affordable housing. We support a multi-faceted approach, including zoning changes, manufactured homes, regulatory measures, special needs housing, and financial incentives, to increase the amount of affordable housing.

Zoning: LWVT-PC supports the use of inclusionary housing, infill housing (in urban areas only, and if it meets the character of the community), Planned Development Districts (if they meet the character of the community), and transfer of development rights.

Manufactured Homes: LWVT-PC supports: educating manufactured home buyers on the potential problems of not owning the land beneath their home, the potential for eviction, and the depreciation of the home's value; a relocation fund to assist those forced to relocate (funded by park sellers and buyers); a transfer of development rights for park owners; short plats to allow residents to buy the land beneath their homes; and use of a Housing Trust Fund to help residents buy their parks. Pierce County and its municipalities should implement land-use policies which assist residents to acquire their parks.

Regulatory: LWVT-PC supports density bonuses, expedited permitting, and reduced zoning (in keeping with the character of the community). We also support property taxes based on current use, not highest and best use.

Special Needs: LWVT-PC supports zoning which encourages Single Room Occupancy residences (not concentrated in one area), units for people with disabilities, and transitional housing.

Financial: LWVT-PC supports regional, county and municipal Housing Trust Funds, which would establish dedicated revenue sources for affordable housing. We also support using surplus land, in urban growth areas, for affordable housing.

Fair Housing Laws: Pierce County and its municipalities should add those who participate in a Section 8 program, and receive vouchers for subsidized rent payments, to their Fair Housing Laws as a protected class.

Adopted, April 2008

LWVT-PC supports seeking all assistance options available to increase the supply of affordable housing.

Adopted, April 2009