



10-POINT PLAN FOR **HOUSING ATTAINABILITY** IN PIERCE COUNTY



2019 MBA **GOVERNMENT**
AFFAIRS INITIATIVES



Gary Patterson
2019 MBA Pierce
President

MBA Pierce recognizes that Pierce County is experiencing a significant affordable housing crisis, which is **why we believe in a bold legislative agenda that creates attainable housing solutions.**

Our Association's 10-point action plan **promotes measures offered by our Legislative Strategy Committee (LSC)** to address the crisis the region is facing. The plan contains a **diverse set of solutions** that encourage increasing the housing supply, pursuing process improvements, and advocating for sound legislation **recommended by industry experts.**

In the year ahead, MBA Pierce will be advocating for these changes. **We invite you to join us in helping to advance housing attainability solutions.**



Bill Sager
2019 LSC Chair

HOME BUILDING: INVESTING IN THE COMMUNITY

The National Home Building Association has provided MBA Pierce with a “**Local Impact of Home Building in Pierce County, Washington**” report. This report analyzes the effect of homebuilding on the local economy, including new income and jobs for residents, and new revenue for local governments.

According to the report, “The estimated **one-year local impacts of building 100 single-family homes in Pierce County include \$28.0 million in local income, \$3.5 million in taxes and other revenue for local governments, and 380 local jobs.** These are local impacts, representing income and jobs for residents of Pierce County, and taxes (and other sources of revenue, including permit fees) for all local jurisdictions within the county. They are also one-year impacts that include both the direct and indirect impact of the construction activity itself, and the impact of local residents who earn money from the construction activity spending part of it within the local area.

More can be read from this report on our website at www.mbapierce.com.

ACHIEVING **HOUSING ATTAINABILITY** IN PIERCE COUNTY

1. Promote **Condominium Liability Reform** to emphasize the necessity of a notably missing housing type in the State's housing inventory.

2. Encourage **gross density calculation measures** to be considered and adopted so that developers may build more housing on developable land.

3. Establish a **Universal Base Plan Program** in major County jurisdictions so that developers can expect uniformity and predictability.



4. Institute a **two-day base plan approval** in Pierce County to increase efficiency in the permitting process.

5. Support **over-the-counter permit options** in more jurisdictions around Pierce County.



6. Work with **Water Purveyors** to establish **consistency in practices and fee rates** throughout the network of companies.

7. Encourage **wetland mitigation** as well as **nexus and rough proportionality** through the Tacoma Blue Ribbon Panel and other voluntary committees with jurisdictions.

8. Promote **upzoning** and **small lot code changes** in the Urban Growth Area.

9. **Scrutinize tree coverage codes** in jurisdictions.

10. **Resist fire sprinkler ordinances.**

ATTAINABLE HOUSING ADVOCACY

MBA Pierce's Government Affairs Program is an active participant in the policy and regulatory processes in Pierce County. Under the **Legislative Strategy Committee**'s direction, the government affairs staff works to **promote the following resolutions** of MBA Pierce:

- **Removing regulatory and financial barriers** to building attainable housing
- Promoting **smart growth**
- Advocating for **government transparency** in how permit and impact fees are calculated
- Working with local jurisdictions to ensure **high levels of services and timely issuance of permits**
- Pursuing **all items in the 10-point plan** and other initiatives the Committee seeks to pursue

*Want to help the MBA influence legislation around Pierce County? Join the **Legislative Strategy Committee** by contacting the Government Affairs Manager, Jessie Gamble, at jgamble@mbapierce.com.*



➤ MORE INFORMATION

For more information on the Master Builders Association of Pierce County, visit www.mbapierce.com