



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



2020 MBA **GOVERNMENT**  
**AFFAIRS** INITIATIVES



**Scott Walker**  
2020 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.**



**Evan Mann**  
2020 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.

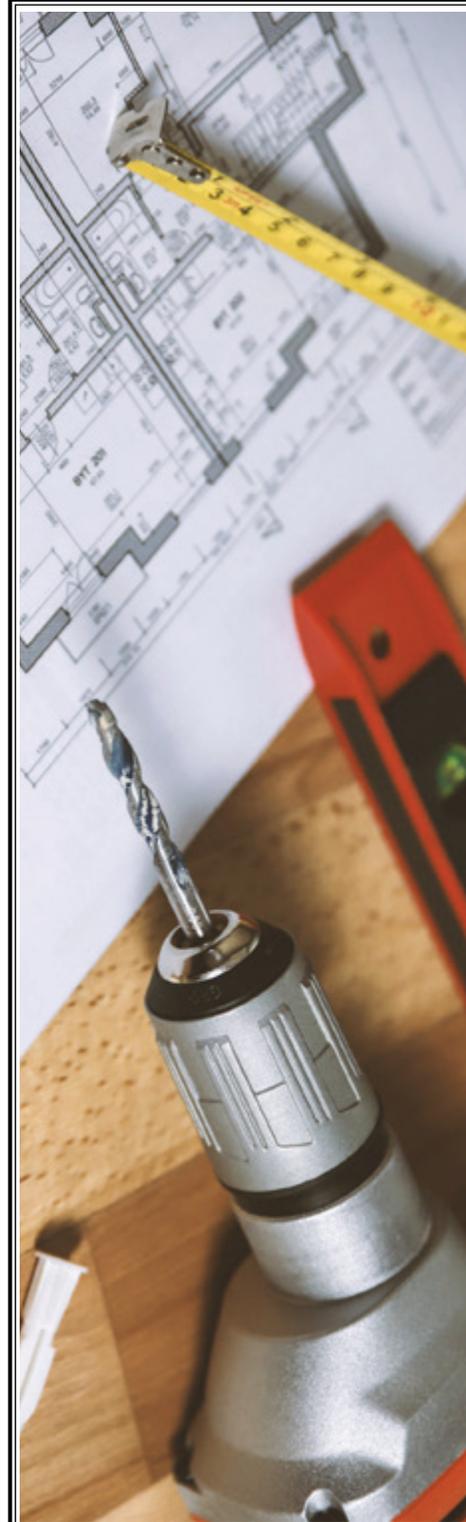
More can be read from this report on our website at [www.mbapierce.com](http://www.mbapierce.com).

# ACHIEVING **HOUSING ATTAINABILITY** IN PIERCE COUNTY

1. Include an **“Industry Impact” on the Fiscal Note** within each jurisdiction's proposed legislation to highlight the impact to the legislation has to the cost of building a home.
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 **administrative approval of final plats** in jurisdictions throughout Pierce County to provide timeline efficiencies for builders and jurisdictional staff.



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 voluntary committees we participate in throughout the jurisdictions.
8. Promote **upzoning** and **small lot code changes** in the Urban Growth Area.
9. **Scrutinize tree coverage codes and proposals** in jurisdictions.
10. **Resist fire sprinkler and fire impact fee ordinances.**

## REPRESENTING BUILDERS THROUGHOUT PIERCE COUNTY

### Committees / Roundtables We Participate On:

- Pierce County Transportation Advisory Commission
- Pierce County's Red Tape Reduction Task Force
- Tacoma Permit Advisory Task Force
- Puyallup Permit Partnership
- Edgewood Quarterly Roundtable
- Watershed Restoration and Enhancement
- Committees for WRIAs 10 & 12

### Our Development Officials' Forum:

The Development Officials' Forum, held on a quarterly basis, is an opportunity for MBA members and building officials from jurisdictions throughout Pierce County to meet in person and discuss issues that affect residential construction in a friendly atmosphere. Each quarter, a new jurisdiction hosts the meeting where all participating municipalities share significant process changes, staffing updates, or permit backlog statuses.

Interested in **starting a Roundtable meeting with MBA Pierce** members to discuss housing legislation? Want to **join our quarterly Development Officials' Forum** meetings? To find out how, contact Jessie Gamble at [jgamble@mbapierce.com](mailto:jgamble@mbapierce.com) or 253.254.0083.



## HOME BUILDING BUS TOUR



## ELECTED OFFICIALS IN PIERCE COUNTY:

Join MBAPC on **a guided journey through the home building process:** from planning to purchase **on June 4, 2020.**

For more information, contact Jessie Gamble at [jgamble@mbapierce.com](mailto:jgamble@mbapierce.com) or 253.254.0083.

## STRATEGIES FOR INCREASING EFFICIENCY IN THE LAND DEVELOPMENT PROCESS

Category	Specific Strategies
Streamlining and consolidating the review process	<ul style="list-style-type: none"> <li>Overhaul the permitting approval process</li> <li>One-stop permit system</li> <li>Increase coordination between permitting agencies</li> <li>Standardize interpretation of laws of building code across large geographical areas</li> <li>Change or update zoning to reduce need for individual variances</li> <li>Combine public hearings to consolidate community input process</li> </ul>
Increasing Capacity	<ul style="list-style-type: none"> <li>Maintain the appropriate staffing levels</li> <li>Hire specialized staff</li> <li>Establish a reliable mechanism for funding building services</li> </ul>
Creating a process for expedited review	<ul style="list-style-type: none"> <li>Expedited review for desirable housing proposals</li> <li>Expedited review based on pre-approval</li> <li>Expedited review for an extra fee</li> </ul>
Implementing online permitting	<ul style="list-style-type: none"> <li>Online permitting, online submission of building plans, and real-time inspection progress updates</li> </ul>

## STRATEGIES FOR INCREASING EFFICIENCY IN THE LAND DEVELOPMENT PROCESS (CONT.)

Category	Specific Strategies
Creating accountability	<ul style="list-style-type: none"> <li>Annual report including statistics such as average approval time</li> <li>Online permit progress tracking</li> <li>Customer satisfaction surveys</li> <li>Tie employee advancement/promotions to performance record</li> <li>Limits on review times for components of the land development permitting process</li> </ul>
Making the process more user-friendly	<ul style="list-style-type: none"> <li>Comprehensive checklist of requirements paired with staff help</li> <li>Create 'development assistance department'</li> <li>Assist with quality of applications</li> <li>Improve communication between government staff and developers with regular meetings</li> </ul>
State-level strategies	<ul style="list-style-type: none"> <li>Create state-level regional planning commissions/authorities to provide planning and regulatory assistance to local government agencies</li> <li>Pass state legislation to improve the land development process</li> <li>Provide resources to towns and cities</li> </ul>

# 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 Director, Jessie Gamble, at [jgamble@mbapierce.com](mailto:jgamble@mbapierce.com).*



## » MORE INFORMATION

For more information on the Master Builders Association of Pierce County, visit [www.mbapierce.com](http://www.mbapierce.com)

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