

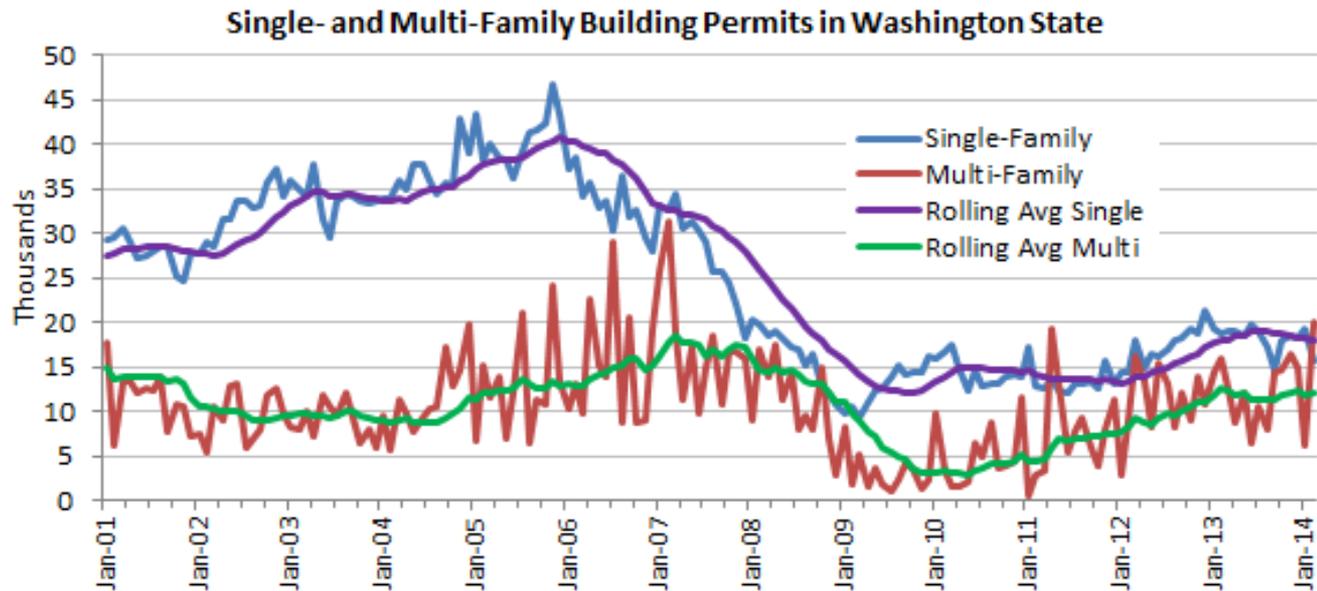
Lakewood Housing Forum

May 15, 2014



Housing by the Numbers

New Residential Construction: 2000- 2014			
New Single Family		New Multi-Family	
533		398	



Composition of Housing Units

Unit Type	No. of Units	% of Units	% of Pierce County's Units
Single Family	13,488	51%	4.1%
Multifamily	11,600	44%	3.6%
Mobile Homes & Other	1,460	5%	<1%
Total	26,548	100%	8.2%

Housing Age

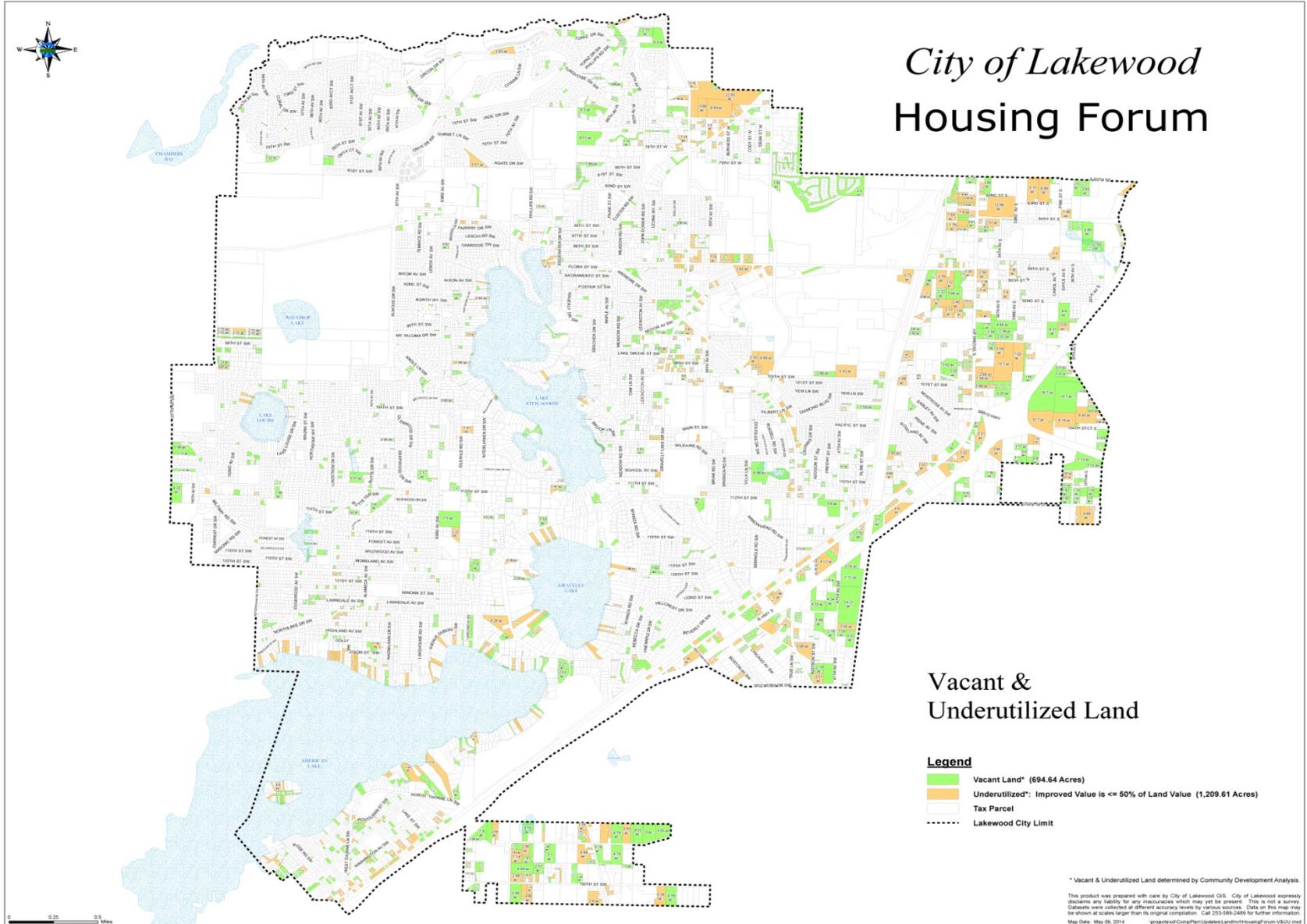
YEAR HOUSING STRUCTURES BUILT						
Timeframe	Pierce County		City of Tacoma		City of Lakewood	
Built 2010 or later	1,769	.5%	234	.3%	199	.7%
Built 2000 to 2009	63,677	19.5%	8,858	10.4%	2,104	7.8%
Built 1990 to 1999	56,717	17.3%	7,187	8.4%	3,327	12.4%
Built 1980 to 1989	46,581	14.2%	9,230	10.8%	3,225	12.0%
Built 1970 to 1979	54,339	16.6%	12,146	14.2%	5,941	22.1%
Built 1960 to 1969	33,005	10.1%	9,424	11.1%	5,763	21.2%
Built 1950 to 1959	22,068	6.7%	7,609	8.9%	3,899	14.5%
Built 1940 to 1949	15,137	4.6%	7,480	8.8%	1,481	5.5%
Built 1939 or earlier	33,686	10.3%	23,105	27.1%	985	3.7%

What's in the Pipeline?

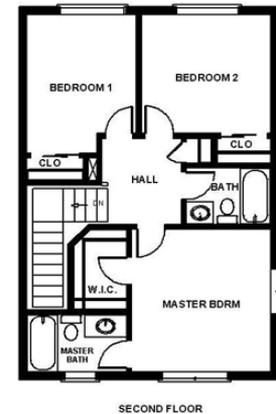
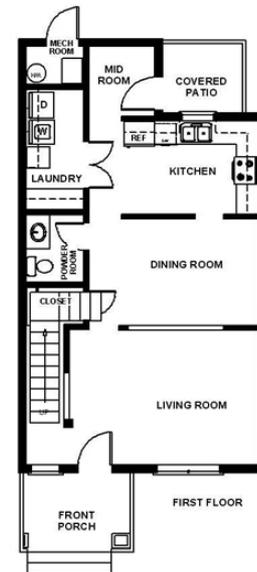
PROPOSED RESIDENTIAL DEVELOPMENT MAY 2014		
Location	Multifamily	Single Family
8911 Gravelly Lake Drive SW (Phase2)	28	
7701 Ruby Drive SW	66	
12623 Bridgeport Way	207	
7811 Custer Road SW	5	
9402 Lawndale	17	
107 th Avenue SW, north of Lakes High School		41
10720 Far West Drive SW		7
1000 block of 100 th Street SW		5
Habitat for Humanity, Tillicum Neighborhood Project		31
8716 104 th Street SW short plat		9
99 th Street SW final plat (Senko Plat)		14
10846 Interlaaken Drive SW		2
Totals	323	109
Grand Total		411

Vacant & Underutilized Lands

City of Lakewood Housing Forum



Joint Base Lewis-McChord Community Survey



JBLM Community Survey

- A community needs assessment of JBLM personnel & families was conducted by the South Sound Military & Communities Partnership (SSMCP).
- The survey was distributed via e-mail to the entire JBLM employee population; total population universe was over 40,000. The survey was launched on October 7, 2013 & closed on October 31, 2013.



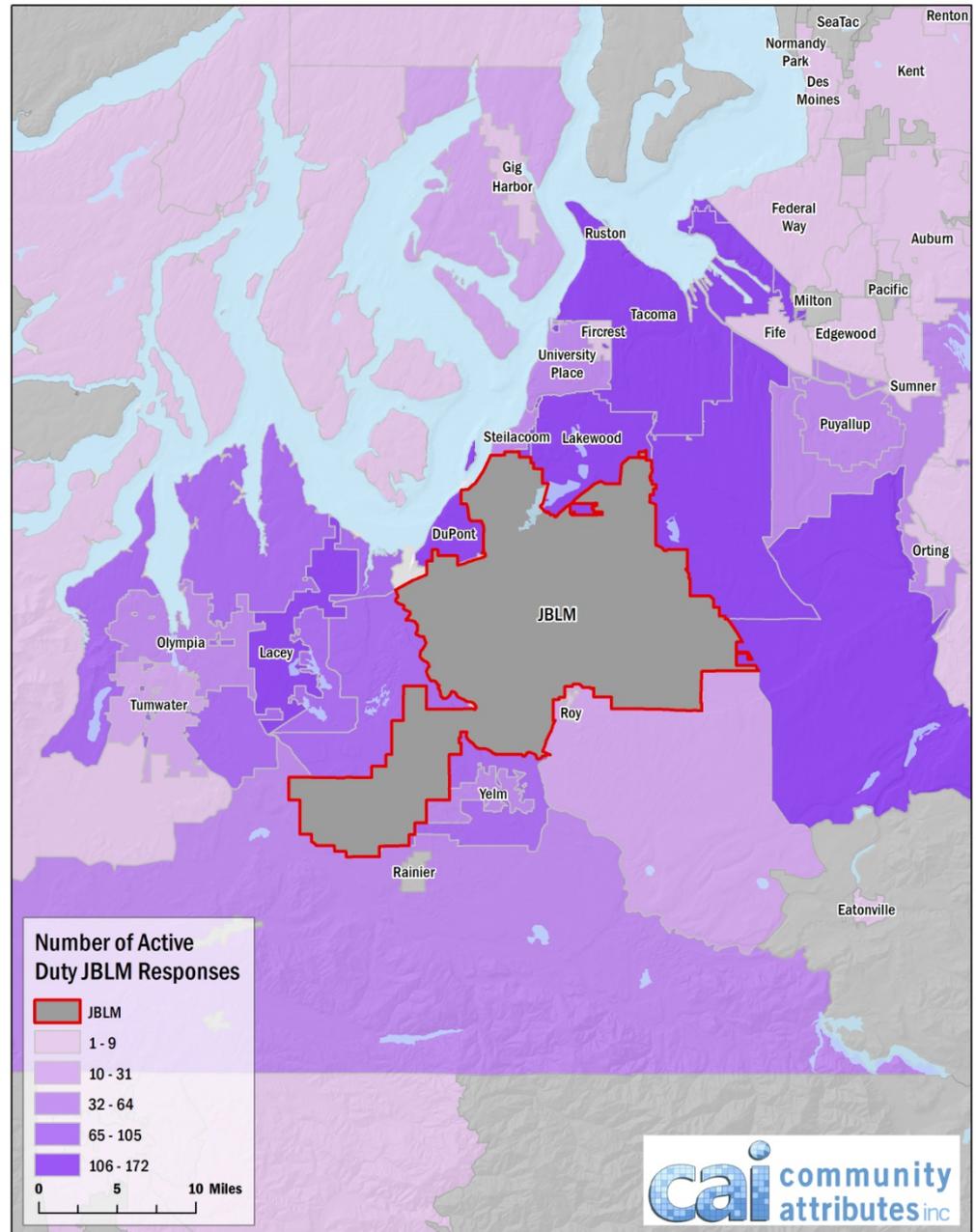
Survey Says...

- 55% of the total survey population are Active Duty
- 46% of Active Duty respondents have at least a bachelor's degree
- 45% have been deployed in the last 2 years
- 1 in 3 Active Duty respondents use child care
- Median annual household income is between \$50,000 & \$74,999
- 70% of Active Duty respondents live off-base



- 30% of Active duty respondents are transitioning out of service in the next 2 years
- Active Duty respondents are evenly split between choosing to stay or leave the South Sound region
- Active Duty respondents indicate that financial concerns prevent them from purchasing a home in the South Sound area, with 41% citing the inability to afford a home as to why they choose rent.

Active Duty Household Locations by City



Why do you choose to live off-base?

Housing off-base was more attractive	53%
Interested in living in a civilian community	48%
Off-base amenities	31%
Other	25%
Wanted a fenced backyard	25%
School conditions	22%
Housing on-base was not available	18%
Not eligible for on-base housing	10%
Housing on-base was not affordable	7%

Proposed Housing Policies

- Target 10% percent of new housing units annually through 2030 to be affordable to upper income households that earn over 120 percent of county median income.
- Encourage the construction of luxury condominium adjacent to the lakes.
- Provide opportunities for large and medium lot single-family development.
- Target 65% of new housing units annually through 2030 to be affordable to middle income households that earn 80 to 120 percent of county median income.
- Encourage home ownership opportunities affordable to moderate income households.
- Market Lakewood to housing developers; Pursue public-private partnerships to provide for moderate-income housing.
- Ensure that a sufficient amount of land in all multi-family and mixed-use areas of the City is zoned to allow attached housing and innovative housing types.