



# Bonney Lake and Sumner Housing Needs Assessment Results

8/27/20

**ECONorthwest**  
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**LDC** | Surveying  
Engineering  
Planning

# Acknowledgements and Contact

ECONorthwest, with contributions from LDC, prepared the Housing Needs Assessment results for the cities of Bonney Lake and Sumner. We thank those who helped develop the Bonney Lake, Sumner Housing Needs Assessment.

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# Outline

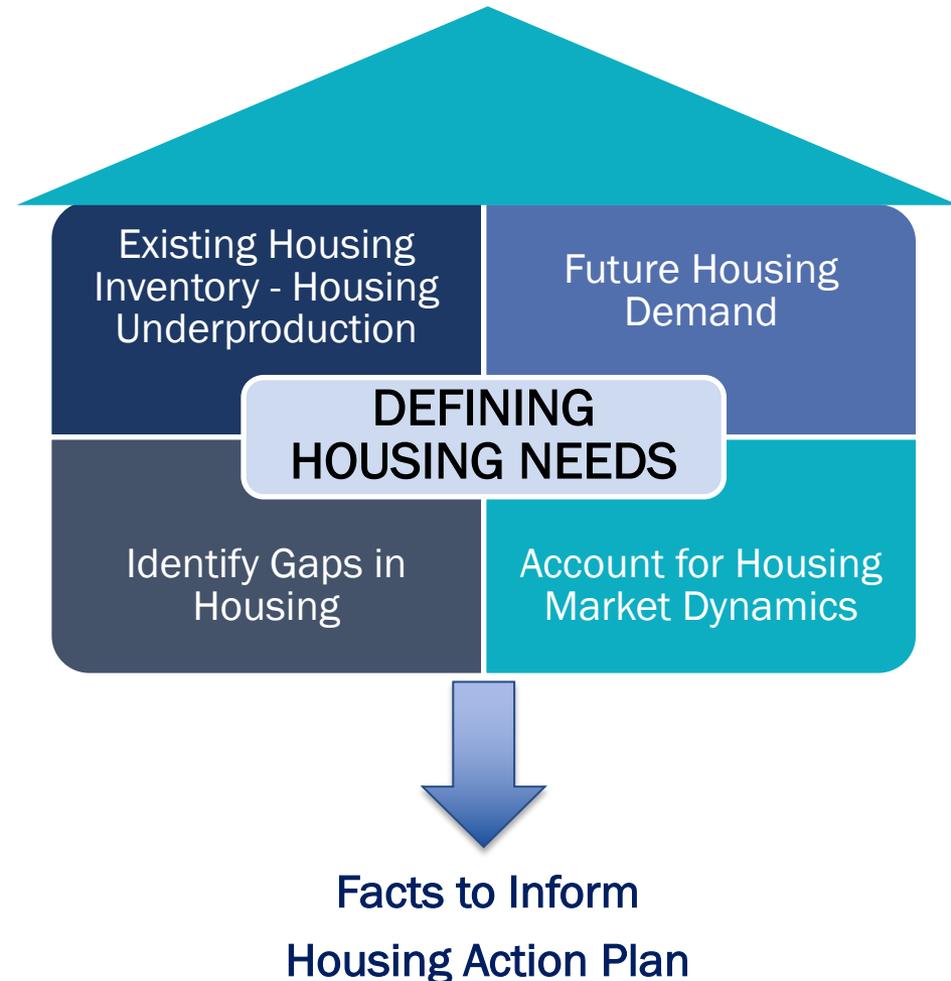
- Background
- Housing Needs Assessment Results
  - Community Profile
  - Workforce
  - Housing Market
  - Housing Affordability
  - Housing Demand and Gaps
- Findings Summary and Next Steps



# What is a Housing Needs Assessment?

## A Housing Needs Assessment (HNA) Studies:

- 1. INVENTORY OF EXISTING CONDITIONS:**  
Assess community, workforce, housing affordability, and housing production trends to determine unmet needs.
- 2. HOUSING DEMAND:**  
Forecast housing demand into the future, typically for the next 20 years.
- 3. IDENTIFY HOUSING NEEDS AND GAPS:**  
Combine underproduction + demand - > Housing Needs and gaps.



# 1. Community Profile

2. Workforce

3. Housing Market

4. Housing Affordability

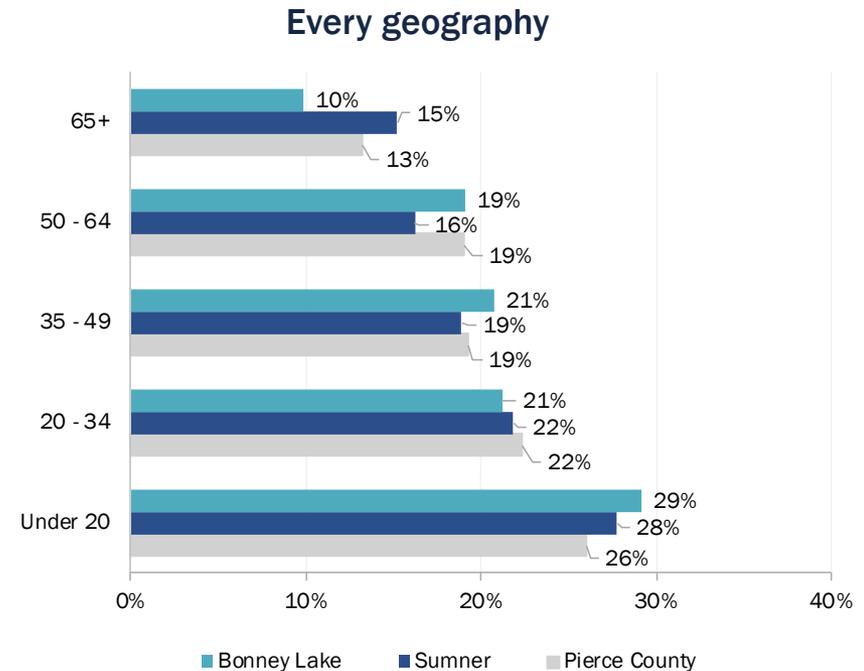
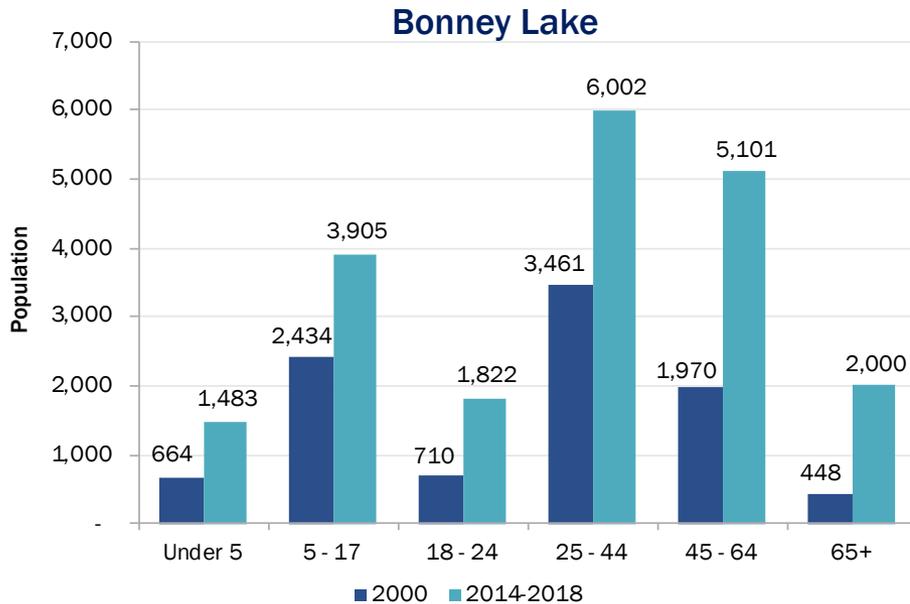
5. Housing Demand & Gaps



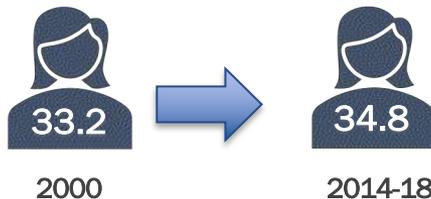
# Bonney Lake population doubled since 2000



Bonney Lake's total population more than doubled since 2000 - increased from 9,687 in 2000 to an estimated 20,313 persons in 2014-18. Most age groups doubled in size. The 65+ age group quadrupled and the 45-64 age group more than doubled. Bonney Lake currently has double the population in comparison to Sumner.



## MEDIAN AGE

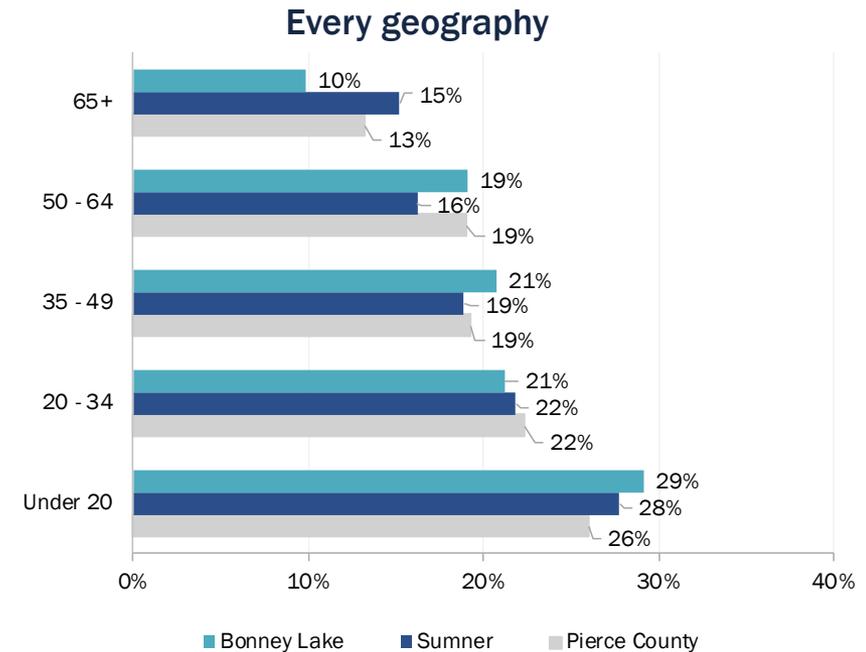
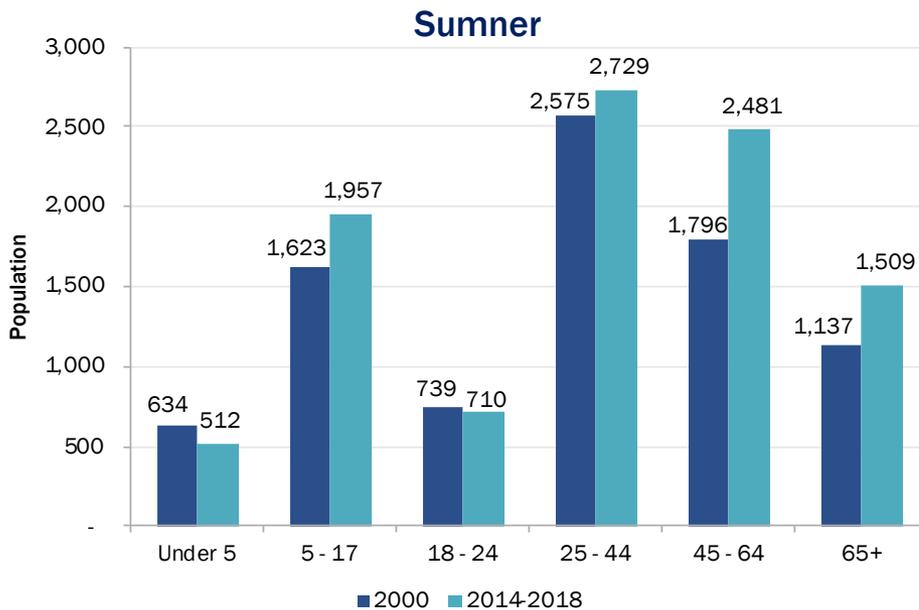


Bonney Lake's median age grew by 1.6 years between 2000 and 2014-18.

# Sumner population grew modestly since 2000



Sumner's total population increased modestly since 2000. Increased from 8,504 in 2000 to an estimated 9,898 persons in 2014-18 (16% rate of change). The 45-64 age group increased the most by around 38%.



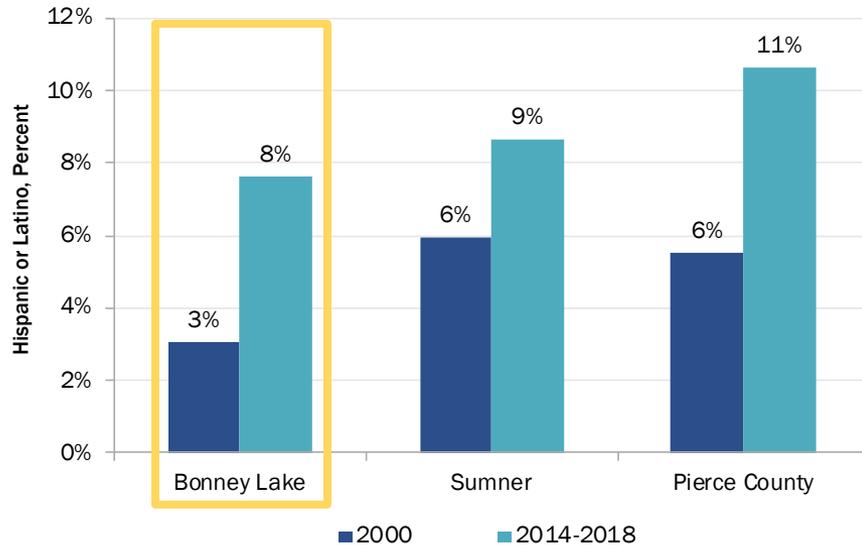
**Sumner's median age has remained at 35.4 years from 2000 to 2014-18.**

# Bonney Lake population diversity trends

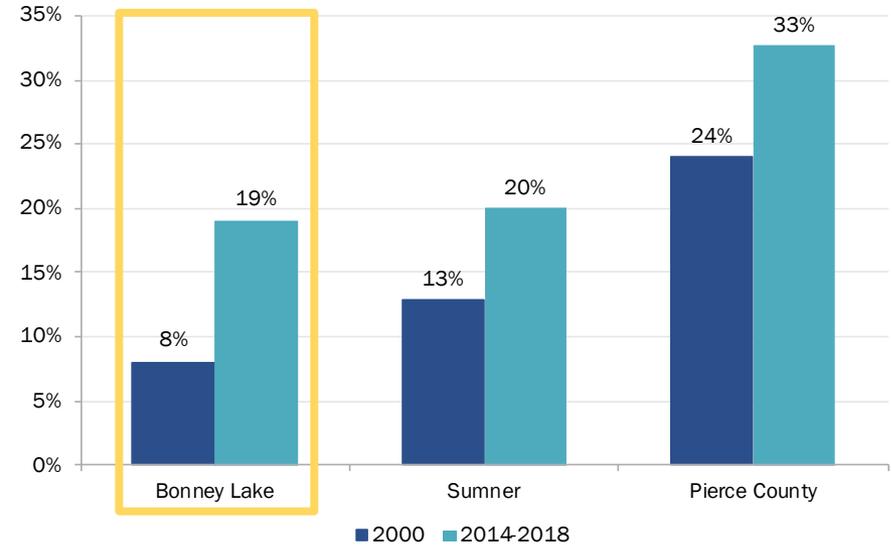


Bonney Lake has become more diverse since 2000.

Share of Hispanic/Latino Population



Share of Non-White Population



## Bonney Lake's Growing Diversity

Race/Ethnicity	Bonney Lake
<b>2000</b>	
White	92%
Asian	1%
Black or African American	1%
Some Other Race Alone	1%
Two or More Races	2%
Hispanic or Latino, Any Race	3%
<b>Total</b>	<b>100%</b>



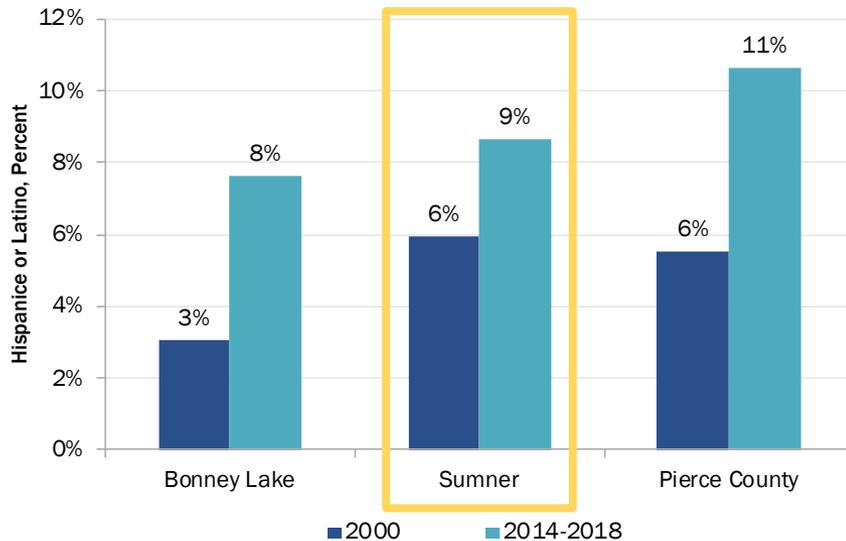
Race/Ethnicity	Bonney Lake
<b>2014-2018</b>	
White	81%
Asian	2%
Black or African American	1%
Some Other Race Alone	2%
Two or More Races	6%
Hispanic or Latino, Any Race	8%
<b>Total</b>	<b>100%</b>

# Sumner population diversity trends

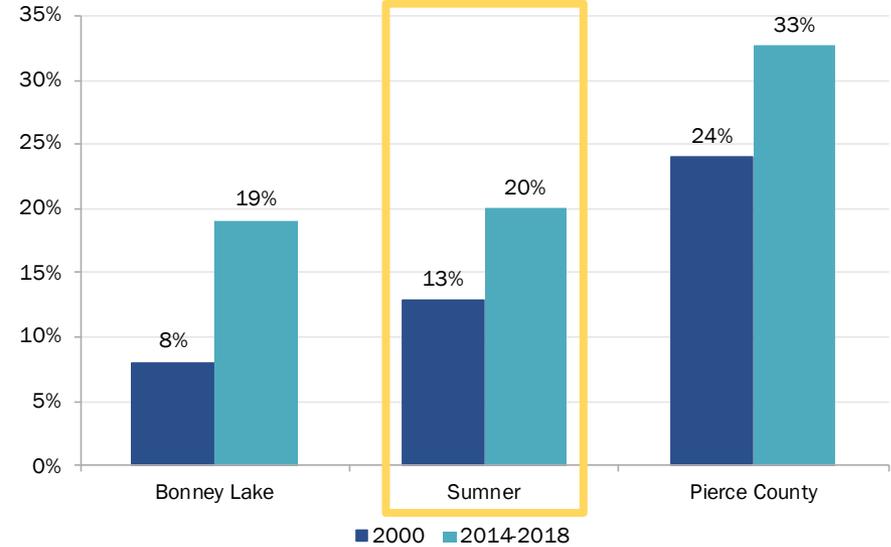


Sumner has become more diverse since 2000.

Share of Hispanic/Latino Population



Share of Non-White Population



## Sumner's Growing Diversity

Race/Ethnicity	Sumner
<b>2000</b>	
White	87%
Asian	2%
Black or African American	1%
Some Other Race Alone	2%
Two or More Races	3%
Hispanic or Latino, Any Race	6%
<b>Total</b>	<b>100%</b>

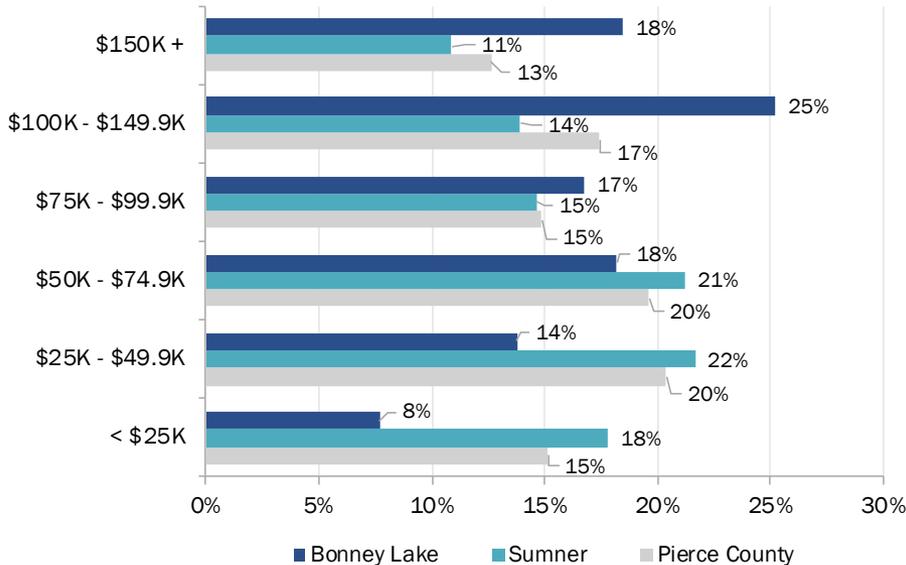


Race/Ethnicity	Sumner
<b>2014-2018</b>	
White	80%
Asian	1%
Black or African American	1%
Some Other Race Alone	2%
Two or More Races	7%
Hispanic or Latino, Any Race	9%
<b>Total</b>	<b>100%</b>

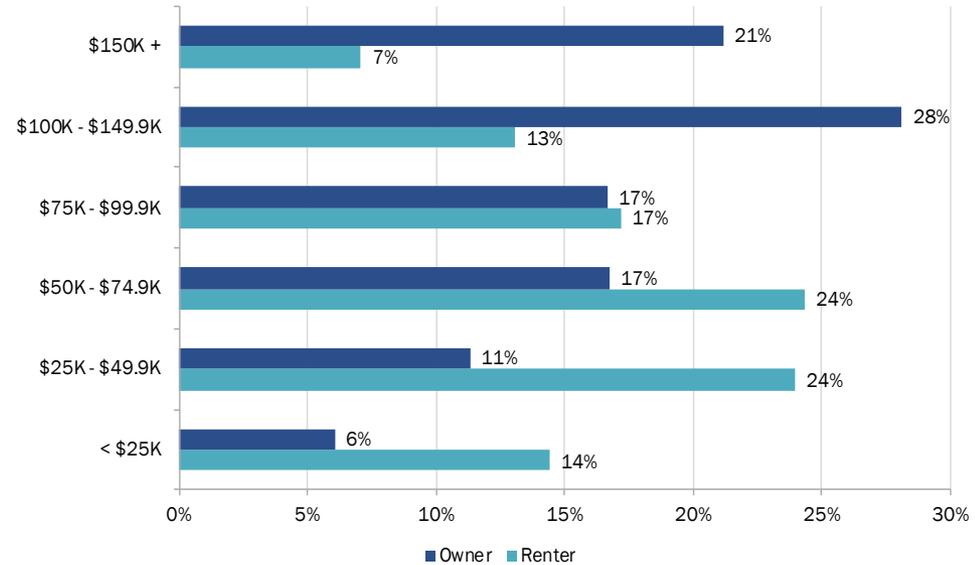
# Bonney Lake: Larger share of high-income households

Bonney Lake has the highest share of \$100K-\$149.9K households relative to Sumner and Pierce County. Incomes above \$100k tend to own versus rent.

Percentage of Homeowners by Income Category, Every Geography, 2014-18



Income Compared to Tenure, Bonney Lake, 2014-18



Median Household Income (2018):

**\$91,368**

Persons in Poverty:

**6.9%**

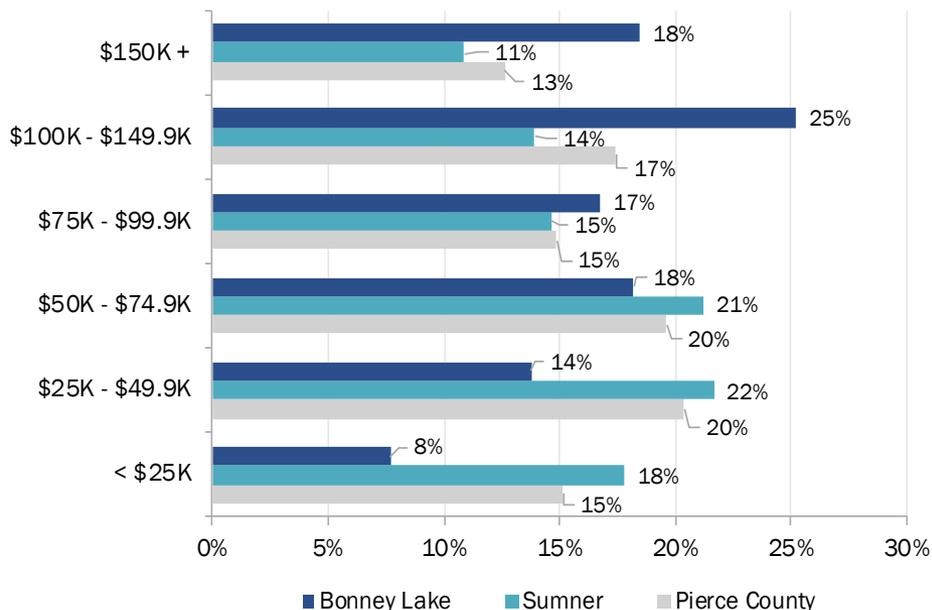
\*Lower than Pierce County: 8.7%

2000 Median income was \$60,282 which is a 52% change from 2000 to 2014-18

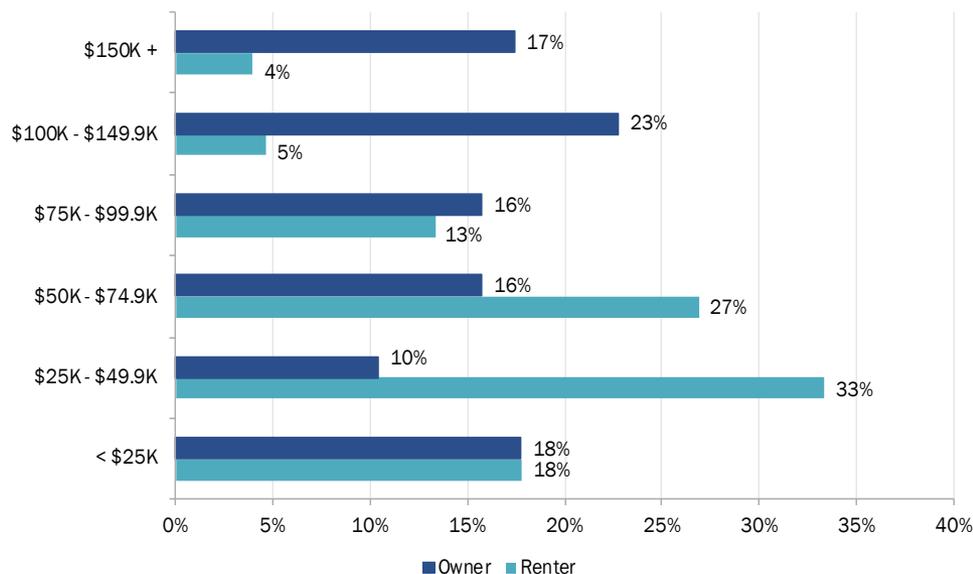
# Sumner: Larger Share of Moderate to Lower Incomes

Sumner has the highest share of incomes below \$75k relative to Bonney Lake and Pierce County. Incomes above \$75k tend to own versus rent.

Percentage of Homeowners by Income Category, 2014-18



Income Compared to Tenure, Sumner, 2014-18



Median Household Income (2018):

**\$59,846**

Persons in Poverty:

**13.0%**

\*Higher than Pierce County: 8.7%

2000 Median income was \$38,598 which is a 55% change from 2000 to 2014-18

# Bonney Lake larger 3+ household size

Bonney Lake has the highest share of 3+ persons households relative to Sumner and Pierce County.



Geography	1-Person Households	2-Person Households	3-Person Households	4-Person Households	5-or-More Person Households
Bonney Lake	16%	35%	21%	16%	12%
Sumner	33%	28%	17%	16%	5%
Pierce County	26%	34%	17%	13%	10%

## AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD 2014-18



BONNEY LAKE



UNITED STATES



49% OF BONNEY LAKE HOUSEHOLDS HAVE 3+ PERSONS

*Note: A household includes all the people who occupy a housing unit – or housing with separate living space with direct access from the outside or through a common hall. A household includes the related family members and all the unrelated people who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit are counted as a household (US Census, 2020).*

# Sumner smaller 1-2 person household size

Sumner has the highest share of 1 and 2-person households relative to Bonney Lake and Pierce County.



Geography	1-Person Households	2-Person Households	3-Person Households	4-Person Households	5-or-More Person Households
Bonney Lake	16%	35%	21%	16%	12%
Sumner	33%	28%	17%	16%	5%
Pierce County	26%	34%	17%	13%	10%

## AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD 2014-18



SUMNER



UNITED STATES



62% OF SUMNER HOUSEHOLDS HAVE 1 OR 2 PERSONS

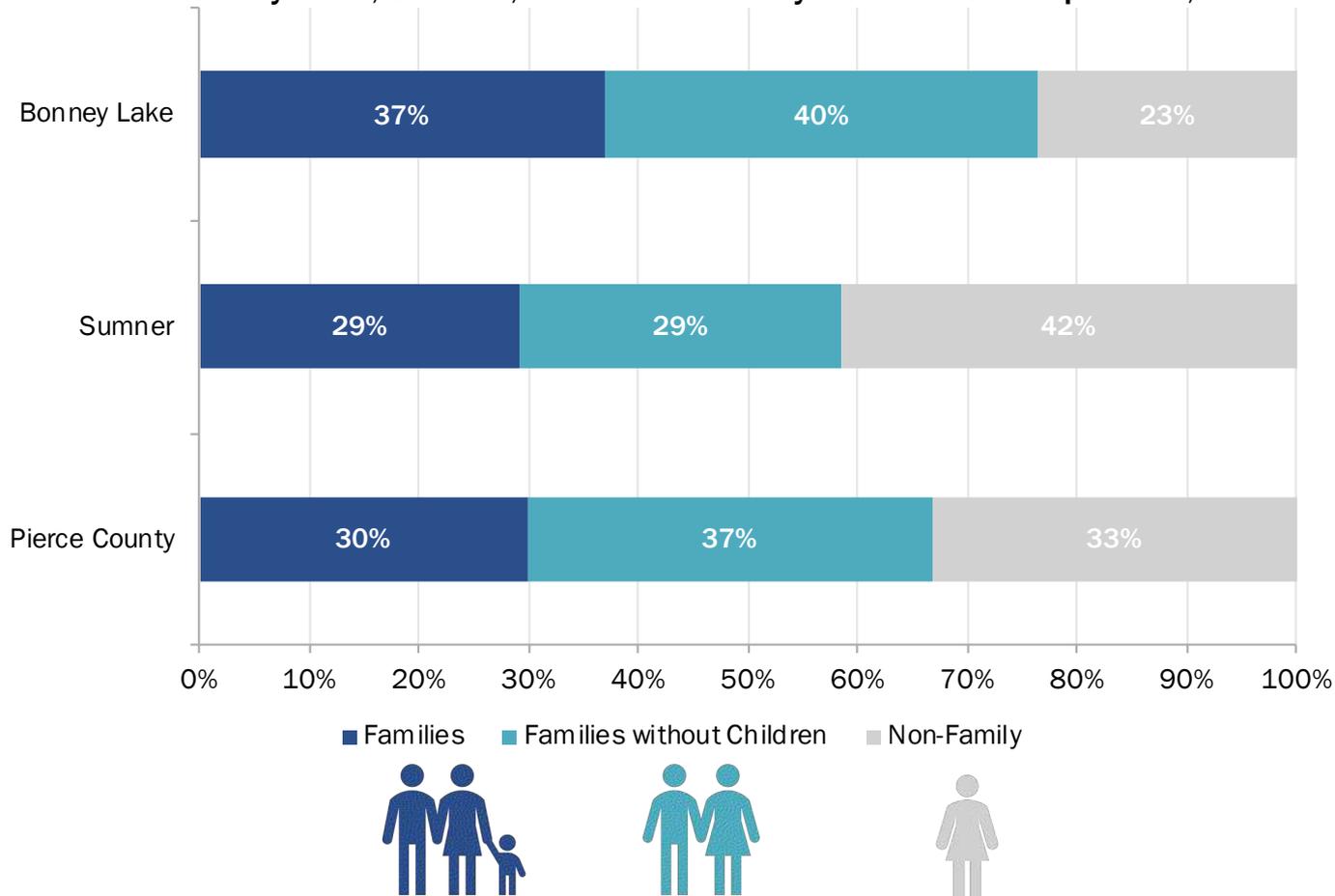
*Note: A household includes all the people who occupy a housing unit – or housing with separate living space with direct access from the outside or through a common hall. A household includes the related family members and all the unrelated people who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit are counted as a household (US Census, 2020).*

# Household composition



**Bonney Lake has a larger share of families with or without children in comparison to Sumner and Pierce County. Sumner has greater percent of non-family households.**

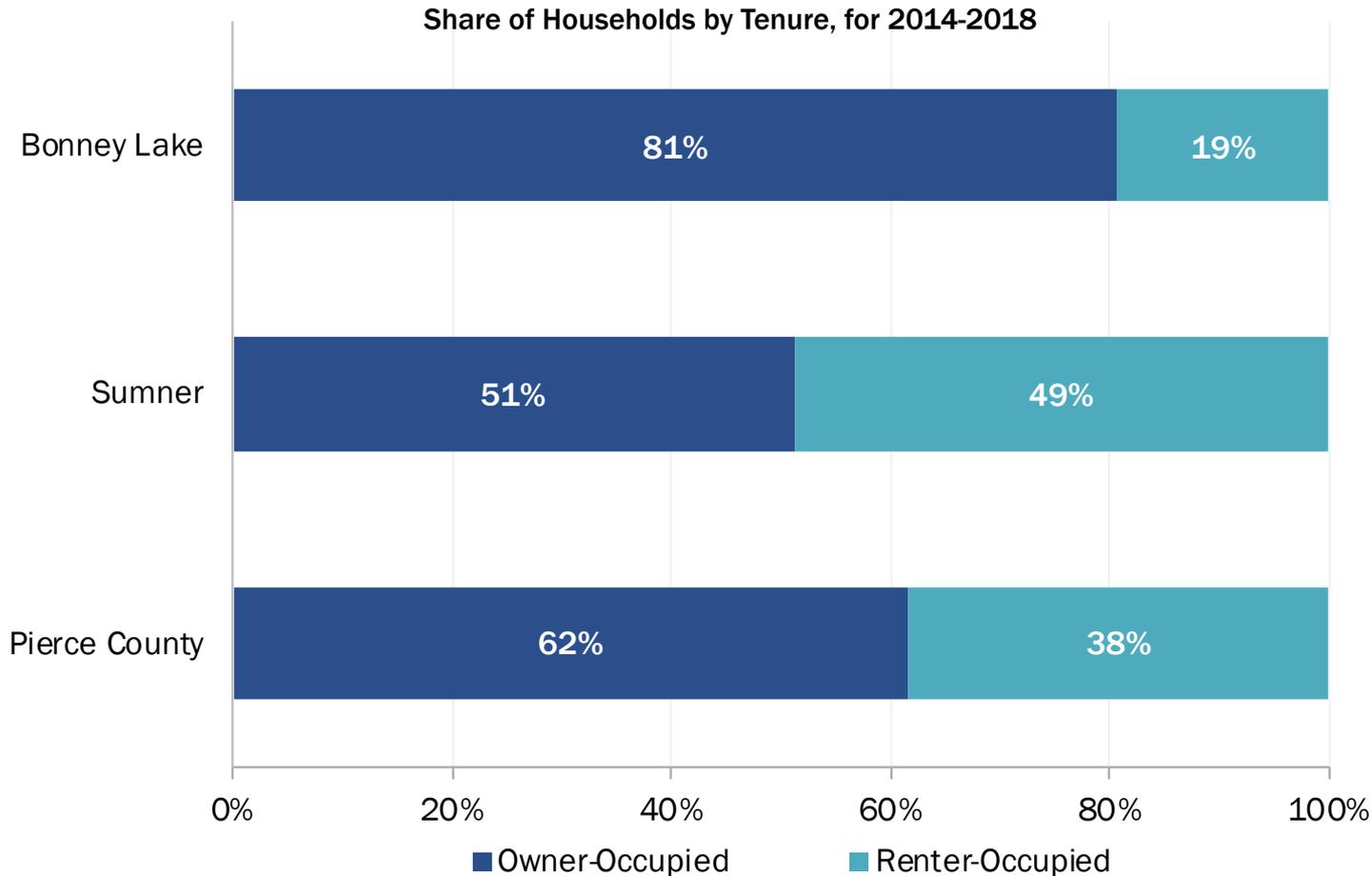
**Bonney Lake, Sumner, and Pierce County Household Composition, 2014-18**



*Note: A family household is one in which the residents are related to at least one other person in the household by birth, marriage, or adoption. Non-family households include young people living alone, unmarried couples, and unrelated house mates.*



## Bonney Lake and Pierce County have highest share of owner-occupied households.



1. Community Profile

2. Workforce

3. Housing Market

4. Housing Affordability

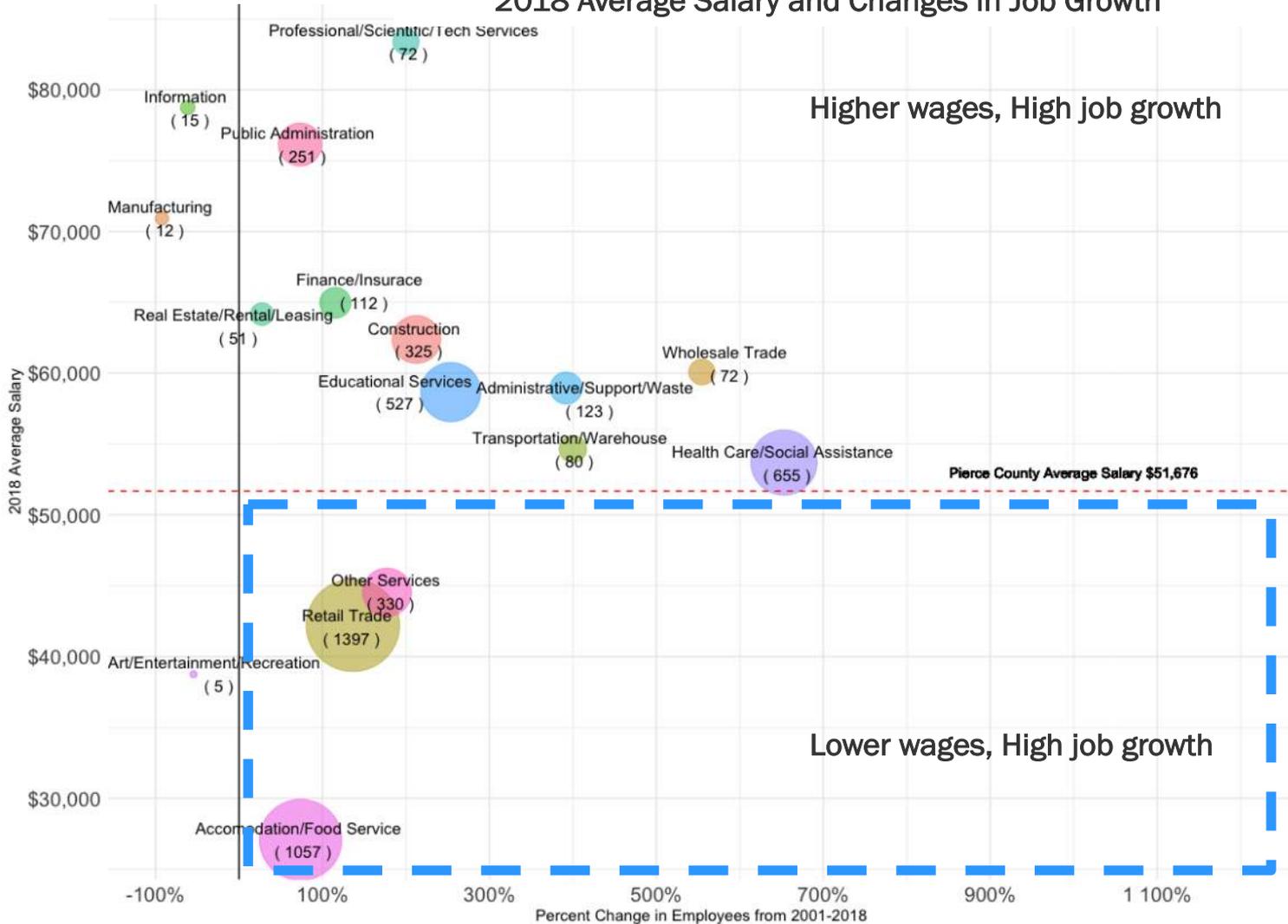
5. Housing Demand & Gaps



# Bonney Lake job sector growth compared to salary

High wage sector more diversified and growing than low wage sector

2018 Average Salary and Changes in Job Growth



Bonney Lake has 24% of the jobs or 5,096 jobs (2018) in the Bonney Lake-Sumner area

# Bonney Lake job sector detail



<b>BONNEY LAKE INDUSTRY</b>	<b>TOTAL EMPLOYEES (2018)</b>	<b>EMPLOYEES % OF TOTAL</b>	<b>CHANGE 2001-2018</b>	<b>JOBS % CHANGE 2001-2018</b>	<b>AVERAGE EARNINGS (SALARY) 2018</b>	<b>SALARY % CHANGE 2010-2018</b>	<b>JOBS IN 45-MIN DRIVESHED</b>	<b>JOBS IN 45-MIN TRANSIT SHED</b>
Agriculture, Forestry, Fishing and Hunting (11)	0	0.0%	0	0%	\$32,692	-	1,069	-
Mining, Quarrying, and Oil and Gas Extraction (21)	0	0.0%	0	0%	-	-	332	-
Utilities (22)	0	0.0%	0	0%	\$105,110	4.2%	1,299	-
Construction (23)	325	6.4%	221	213%	\$62,378	10.1%	40,542	78
Manufacturing (31-33)	12	0.2%	-143	-92%	\$70,917	-0.9%	62,599	261
Wholesale Trade (42)	72	1.4%	61	555%	\$60,078	36.6%	37,401	51
Retail Trade (44-45)	1,397	27.4%	806	136%	\$42,202	0.8%	73,123	286
Transportation and Warehousing (48-49)	80	1.6%	64	400%	\$54,643	4.4%	42,529	7
Information (51)	15	0.3%	-24	-62%	\$78,750	-10.9%	6,046	51
Finance and Insurance (52)	112	2.2%	60	115%	\$64,969	25.8%	13,286	67
Real Estate and Rental and Leasing (53)	51	1.0%	11	28%	\$64,167	-3.0%	10,106	10
Professional, Scientific, and Technical Services (54)	72	1.4%	48	200%	\$83,393	89.6%	17,462	32
Management of Companies and Enterprises (55)	12	0.2%	12	1200%	-	-	5,773	-
Administrative and Support and Waste (56)	123	2.4%	98	392%	\$58,949	36.7%	33,152	239
Educational Services (61)	527	10.3%	378	254%	\$58,664	21.3%	45,074	495
Health Care and Social Assistance (62)	655	12.9%	568	653%	\$53,692	36.6%	73,411	342
Arts, Entertainment, and Recreation (71)	5	0.1%	-6	-55%	\$38,750	-23.7%	11,115	22
Accommodation and Food Services (72)	1,057	20.7%	449	74%	\$27,059	-0.9%	45,022	206
Other Services [except Public Administration] (81)	330	6.5%	211	177%	\$44,535	6.0%	17,246	66
Public Administration (92)	251	4.9%	106	73%	\$76,141	14.4%	19,540	416
<b>Total</b>	<b>5,096</b>	<b>100%</b>					<b>556,127</b>	<b>2,629</b>

Sources: PSRC for Employees, ACS 5 Year Estimates (2014-18 for Wage), and ECONorthwest Calculations.

# Summer job sector growth compared to salary

Manufacturing & Trans/Warehouse industry concentrated, trans has high wage growth; however most salaries are below \$70k. Low wage sectors \$50k or less more diversified and growing

2018 Average Salary and Changes in Job Growth



Summer is the employment hub in the Bonney Lake-Summer area with 76% of the jobs or 16,065 jobs (2018)

# Sumner job sector detail



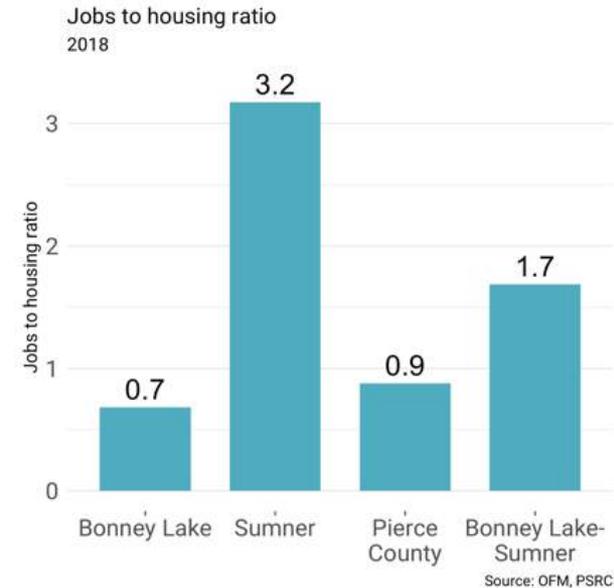
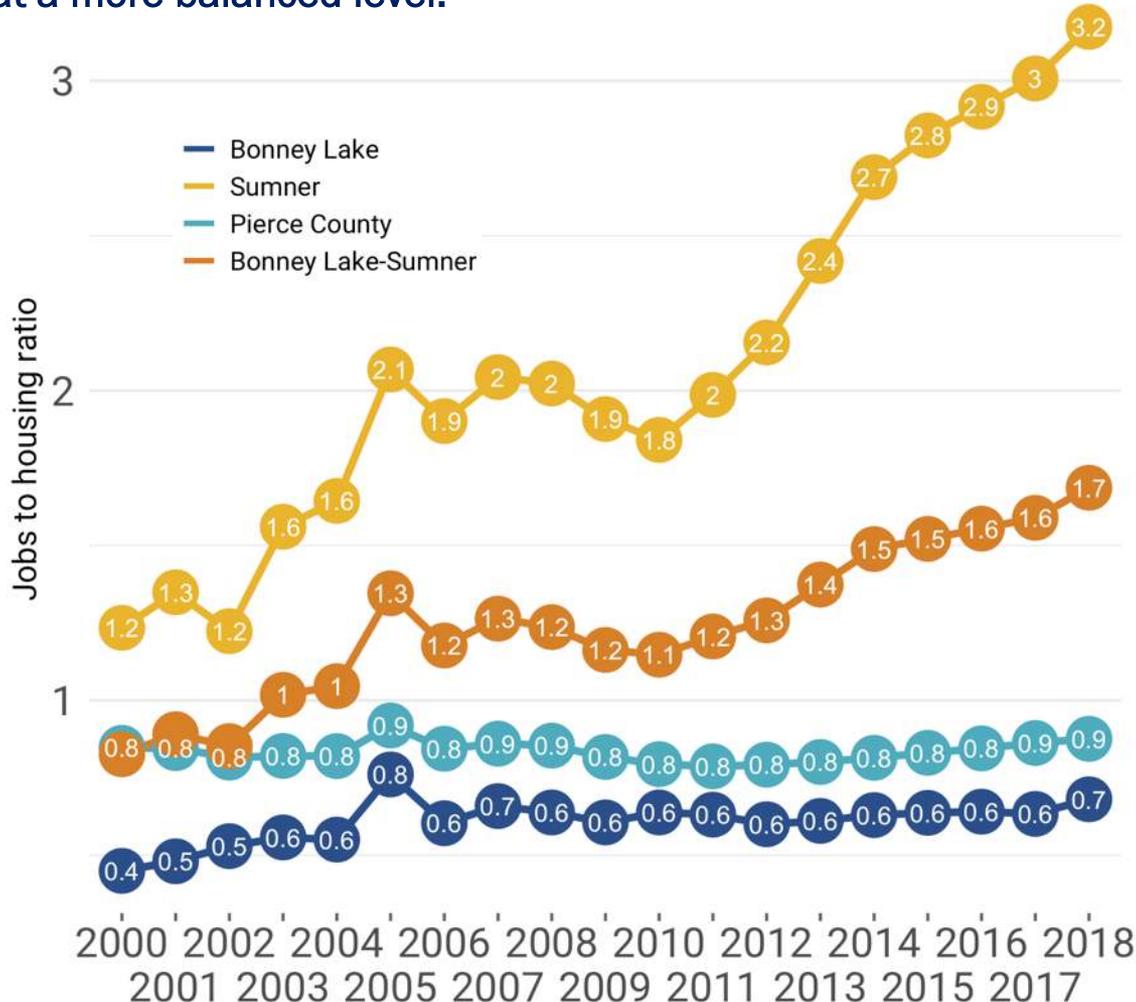
<b>SUMNER INDUSTRY</b>	<b>TOTAL EMPLOYEES (2018)</b>	<b>EMPLOYEES % OF TOTAL</b>	<b>CHANGE IN JOBS FROM 2001-2018</b>	<b>JOBS % CHANGE 2001-2018</b>	<b>AVERAGE EARNINGS (SALARY) 2018</b>	<b>SALARY % CHANGE 2010-2018</b>	<b>JOBS IN 45-MIN DRIVE SHED</b>	<b>JOBS IN 45-MIN TRANSIT SHED</b>
Agriculture, Forestry, Fishing and Hunting (11)	6	0.04%	-8	-57.1%	NA	NA	1,282	32
Mining, Quarrying, and Oil and Gas Extraction (21)	0	0.00%	-5	-100.0%	NA	NA	448	0
Utilities (22)	0	0.00%	-39	-100.0%	\$107,153	NA	2,213	42
Construction (23)	2,629	16.36%	1725	190.8%	\$37,199	-5.8%	52,792	1,290
Manufacturing (31-33)	2,859	17.80%	2199	333.2%	\$67,578	33.8%	81,300	2,964
Wholesale Trade (42)	1,916	11.93%		487.7%	\$36,786	-22.5%	47,665	1,798
Retail Trade (44-45)	1,513	9.42%	498	49.1%	\$36,671	-20.6%	89,427	3,289
Transportation and Warehousing (48-49)	4,225	26.30%	3781	851.6%	\$51,875	75.4%	51,767	816
Information (51)	0	0.00%	-163	-100.0%	\$73,188	42.0%	17,190	245
Finance and Insurance (52)	90	0.56%	11	13.9%	\$56,146	130.9%	19,888	662
Real Estate and Rental and Leasing (53)	194	1.21%	151	351.2%	\$54,722	-1.7%	13,498	293
Professional, Scientific, and Technical Services (54)	295	1.84%	93	46.0%	\$50,238	-18.7%	33,306	678
Management of Companies and Enterprises (55)	14	0.09%	-18	-56.3%	NA	NA	11,159	676
Administrative and Support and Waste (56)	109	0.68%	23	26.7%	\$41,316	34.4%	46,403	1,798
Educational Services (61)	645	4.01%	78	13.8%	\$79,821	86.4%	52,327	4,251
Health Care and Social Assistance (62)	379	2.36%	57	17.7%	\$35,673	-20.1%	88,951	2,462
Arts, Entertainment, and Recreation (71)	8	0.05%	8	800.0%	NA	NA	13,235	392
Accommodation and Food Services (72)	712	4.43%	471	195.4%	\$20,875	-12.1%	54,409	2,390
Other Services [except Public Administration] (81)	269	1.67%	157	140.2%	\$36,000	-13.6%	22,231	621
Public Administration (92)	202	1.26%	-14	-6.5%	\$83,382	46.7%	23,463	1,509
<b>Total</b>	<b>16,065</b>	<b>100.00%</b>					<b>722,954</b>	<b>26,209</b>

Sources: PSRC for Employees, ACS 5 Year Estimates (2014-18 for Wage), and ECONorthwest Calculations.

# Jobs-to-housing ratio



Sumner's ratio climbed to 3 jobs for every housing unit while Bonney Lake's ratio has remained below 2 since 2000. Sumner's larger employment base compliments Bonney Lake's smaller employment base. The combined Bonney Lake-Sumner ratio has mostly remained lower than 1.7 at a more balanced level.

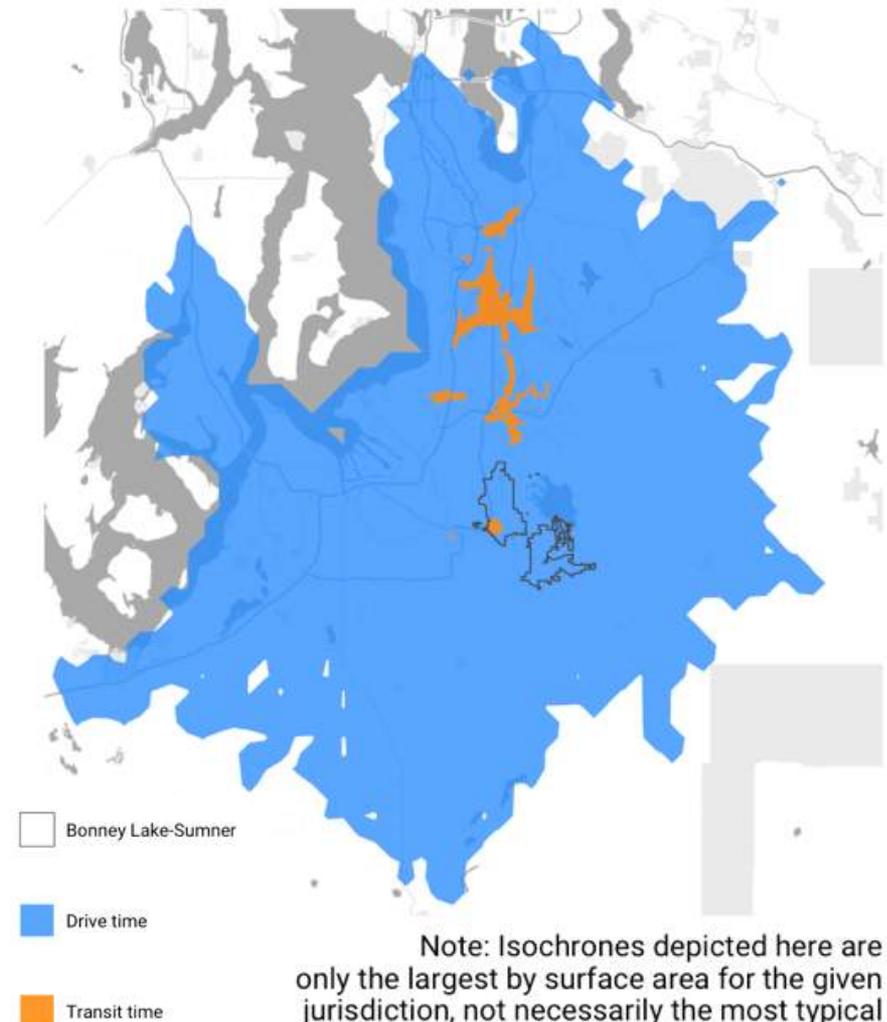


# Access to employment



The map shows isochrones or travel sheds for those traveling via public transit (**orange**) and automobiles (**blue**). ESRI Services created drive-time isochrones by simulating traffic conditions typical during a weekday morning (specifically Wednesday at 8:00 AM). The transit travel sheds originated from every transit stop within the City of Bonney Lake and Sumner while the driving travel sheds originated from the center of all block groups in the cities (similar in size to neighborhoods).

Transit and drive time of 45 mins, departing at 8:00AM, midweek



# Access to employment detail



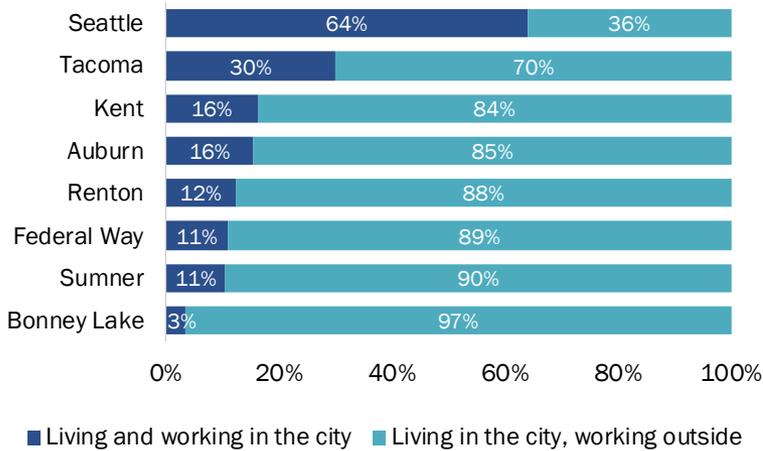
- The largest share of jobs within 45 min. driving distance are healthcare/social assistance (13%), retail trade (13%), and manufacturing (11%). **Total of 615,570 jobs in driveshed.**
- Most jobs within 45 minutes via transit: educational services (31.5%) & retail trade (13%). **Total of 22,342 jobs in transit shed.**

INDUSTRY	TOTAL EMPLOYEES (2018)	EMPLOYEES % OF TOTAL	CHANGE 2001-2018	JOBS % CHANGE 2001-2018	AVERAGE EARNINGS (SALARY) 2018	SALARY % CHANGE 2010-2018	JOBS IN 45-MIN DRIVESHED	% OF TOTAL JOBS IN 45-MIN DRIVESHED	JOBS IN 45-MIN TRANSIT SHED	% OF TOTAL JOBS IN 45-MIN TRANSIT SHED
Agriculture, Forestry, Fishing and Hunting (11)	6	0.0%	-8	-57%	\$32,692	(0)	1,145	0%	27	0%
Mining, Quarrying, and Oil and Gas Extraction (21)	0	0.0%	-5	-100%	NA	NA	373	0%	-	0%
Utilities (22)	0	0.0%	-39	-100%	\$106,132	5.2%	1,624	0%	35	0%
Construction (23)	2,954	14.0%	1946	193%	\$49,789	3.6%	44,907	7%	1,091	5%
Manufacturing (31-33)	2,871	13.6%	2056	252%	\$69,248	13.5%	69,262	11%	2,520	11%
Wholesale Trade (42)	1,988	9.4%	1651	490%	\$48,432	5.9%	41,059	7%	1,512	7%
Retail Trade (44-45)	2,910	13.8%	1304	81%	\$39,437	-10.4%	78,933	13%	2,796	13%
Transportation and Warehousing (48-49)	4,305	20.3%	3845	836%	\$53,259	30.0%	45,821	7%	684	3%
Information (51)	15	0.1%	-187	-93%	\$75,969	8.6%	10,017	2%	213	1%
Finance and Insurance (52)	202	1.0%	71	54%	\$60,558	59.4%	15,638	3%	565	3%
Real Estate and Rental and Leasing (53)	245	1.2%	162	195%	\$59,445	-2.4%	11,314	2%	247	1%
Professional, Scientific, and Technical Services (54)	367	1.7%	141	62%	\$66,816	26.3%	23,107	4%	572	3%
Management of Companies and Enterprises (55)	26	0.1%	-6	-19%	NA	NA	7,692	1%	565	3%
Administrative and Support and Waste (56)	232	1.1%	121	109%	\$50,133	35.8%	37,873	6%	1,542	7%
Educational Services (61)	1,172	5.5%	456	64%	\$69,243	51.9%	47,658	8%	3,635	16%
Health Care and Social Assistance (62)	1,034	4.9%	625	153%	\$44,683	6.5%	78,948	13%	2,114	9%
Arts, Entertainment, and Recreation (71)	13	0.1%	2	18%	\$38,750	-23.7%	11,870	2%	332	1%
Accommodation and Food Services (72)	1,769	8.4%	920	108%	\$23,967	-6.1%	48,367	8%	2,032	9%
Other Services [except Public Administration] (81)	599	2.8%	368	159%	\$40,268	-3.8%	19,022	3%	530	2%
Public Administration (92)	453	2.1%	92	25%	\$79,762	29.3%	20,938	3%	1,330	6%
<b>Total</b>	<b>21,161</b>	<b>100%</b>					<b>615,570</b>	<b>100%</b>	<b>22,342</b>	<b>100%</b>

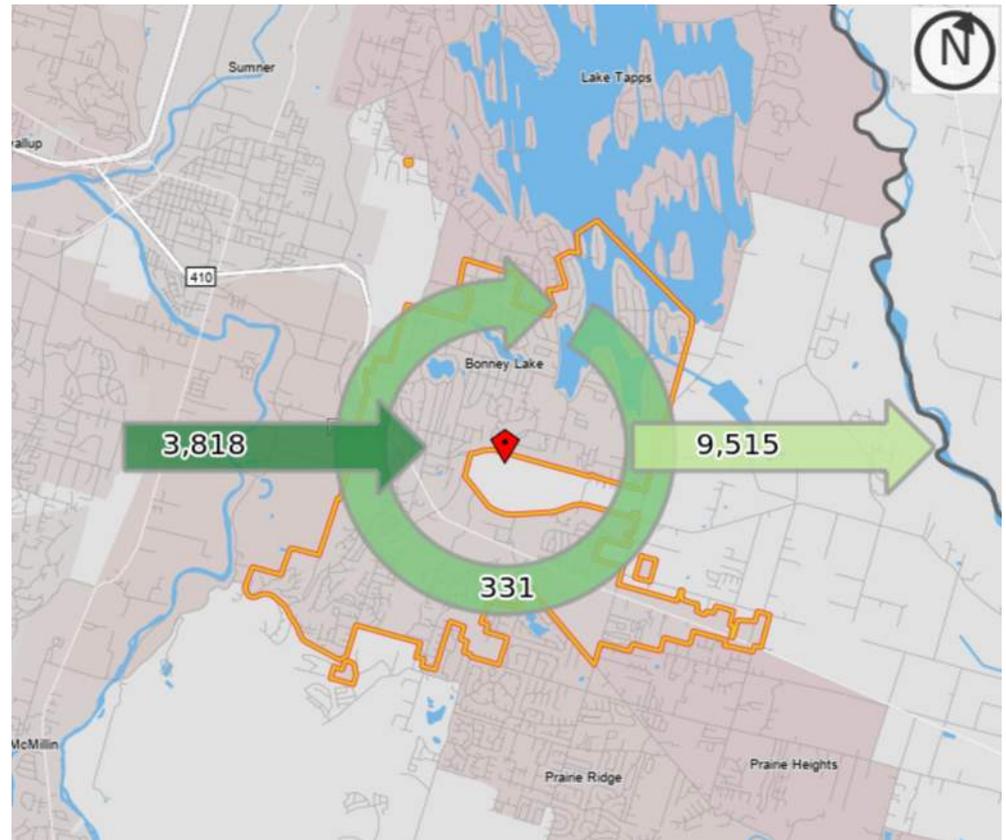
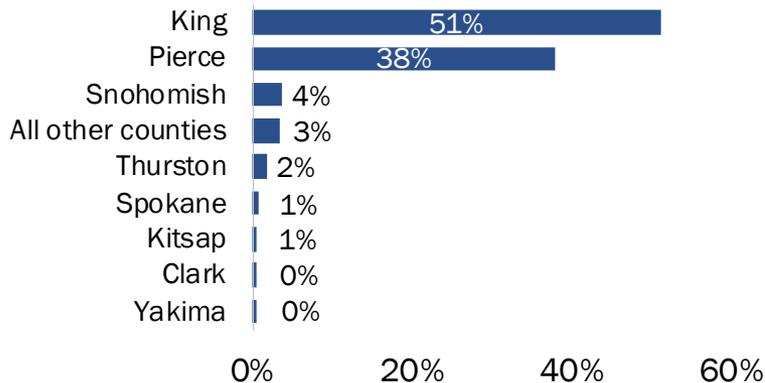
# Very few people live and work in Bonney Lake

- Only 3% of Bonney Lake residents live and work in Bonney Lake
- Majority (51%) of Bonney Lake residents commute to King County cities
- About 7% of Bonney Lake residents work in Sumner

Commute Flows of Residents, Bonney Lake and Comparison Cities



Where Bonney Lake Residents Work

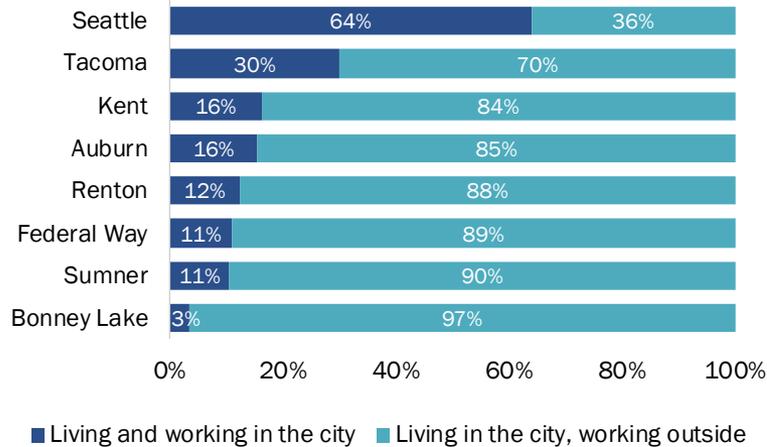


Source: Longitudinal Employer-Household Dynamics, US Census, 2017

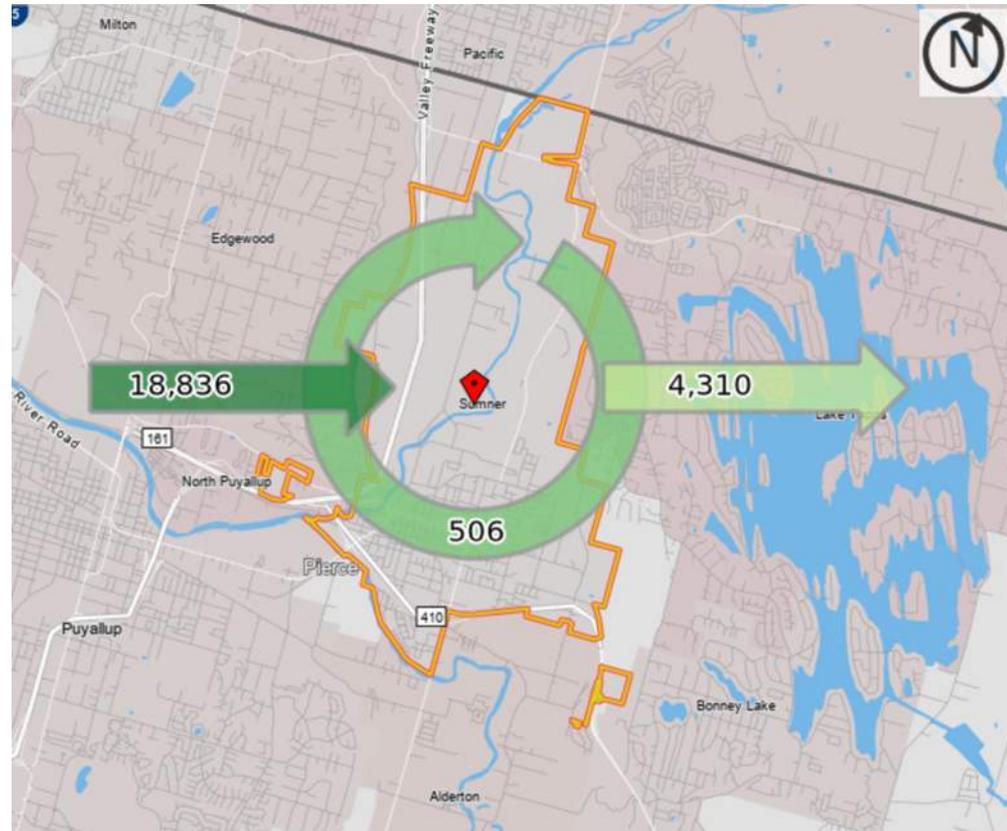
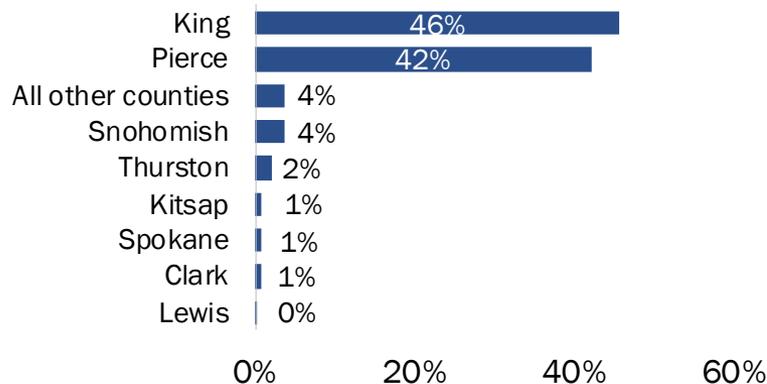
# Sumner has slightly fewer people commuting

- Only **11%** of Sumner residents live and work in Sumner
- Majority (**46%**) of Sumner residents commute to King County cities

Commute Flows of Residents, Sumner and Comparison Cities



Where Sumner Residents Work



**Possible Reasons: Transient community, many jobs within a 45- minute drive**

1. Community Profile

2. Workforce

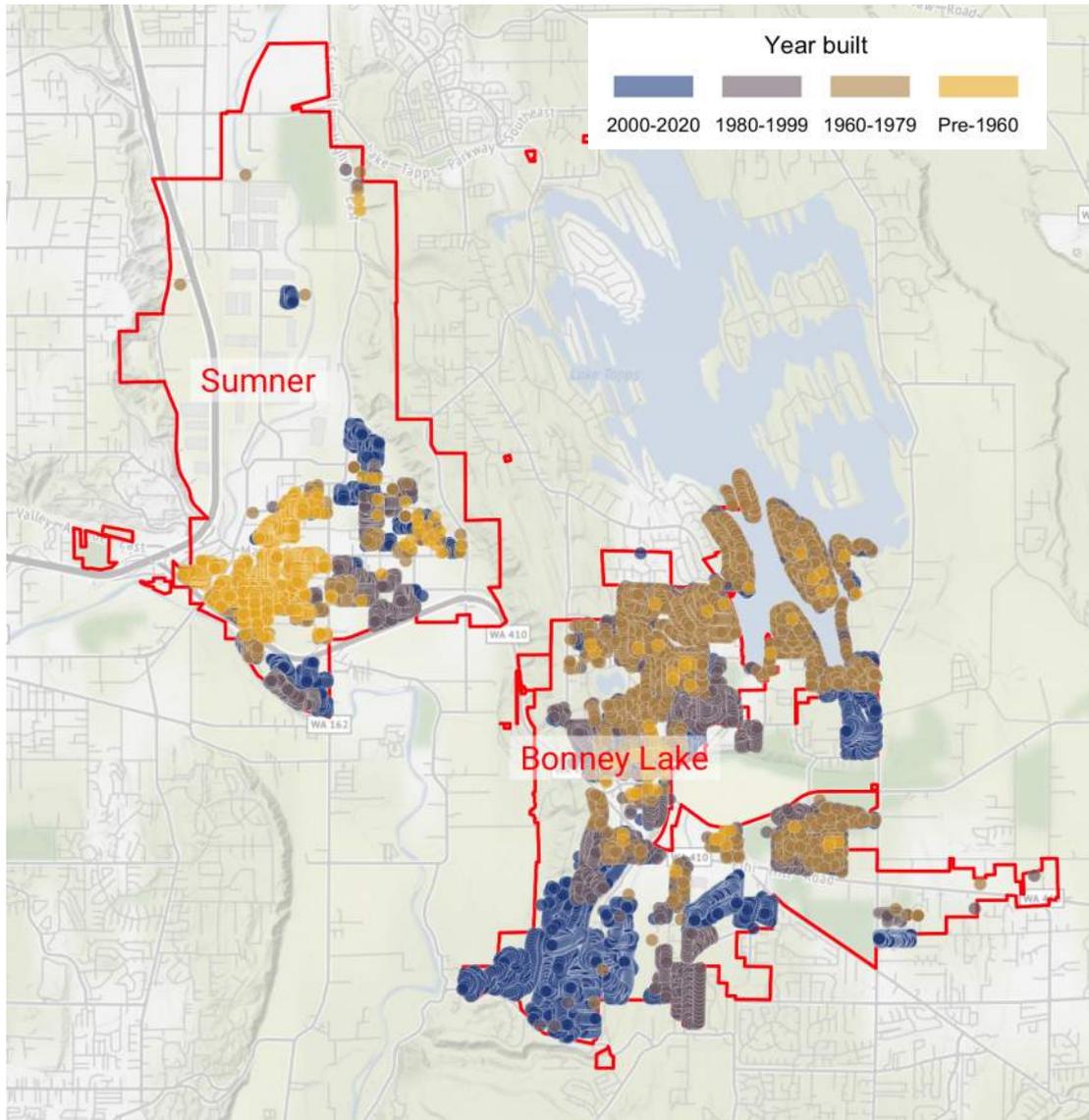
3. Housing Market

4. Housing Affordability

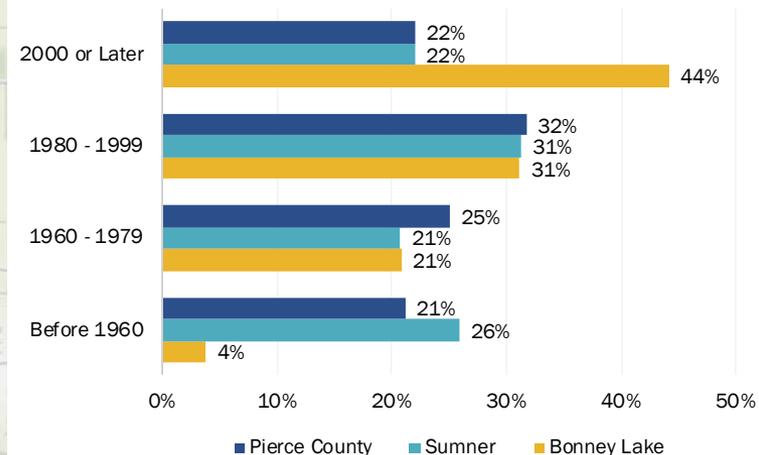
5. Housing Demand & Gaps



# Age of housing

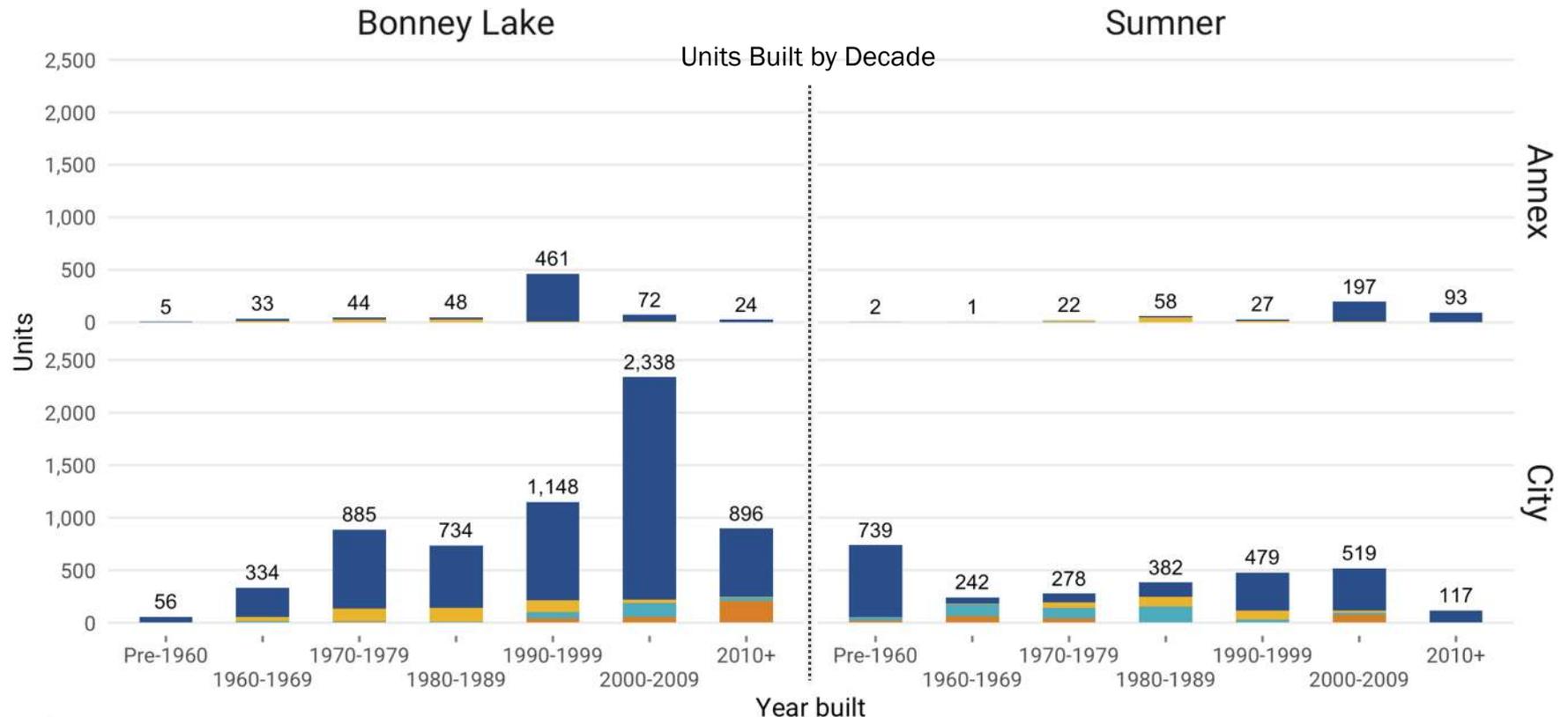


- Almost half of Bonney Lake's housing is newer construction, built after 2000. One-third was built between 1980-99.
- Sumner has older housing compared to Bonney Lake, with over one-quarter built before 1960 and 21-31% of the construction spread out in later periods.



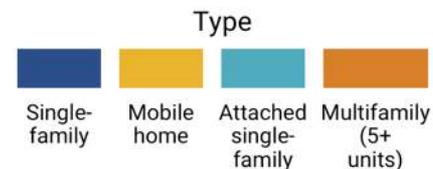
# Housing types built by decade

- **Bonney Lake Housing Stock: Mostly single family, greater overall amount**
- **Sumner: Greater mix of housing types but less overall housing units**



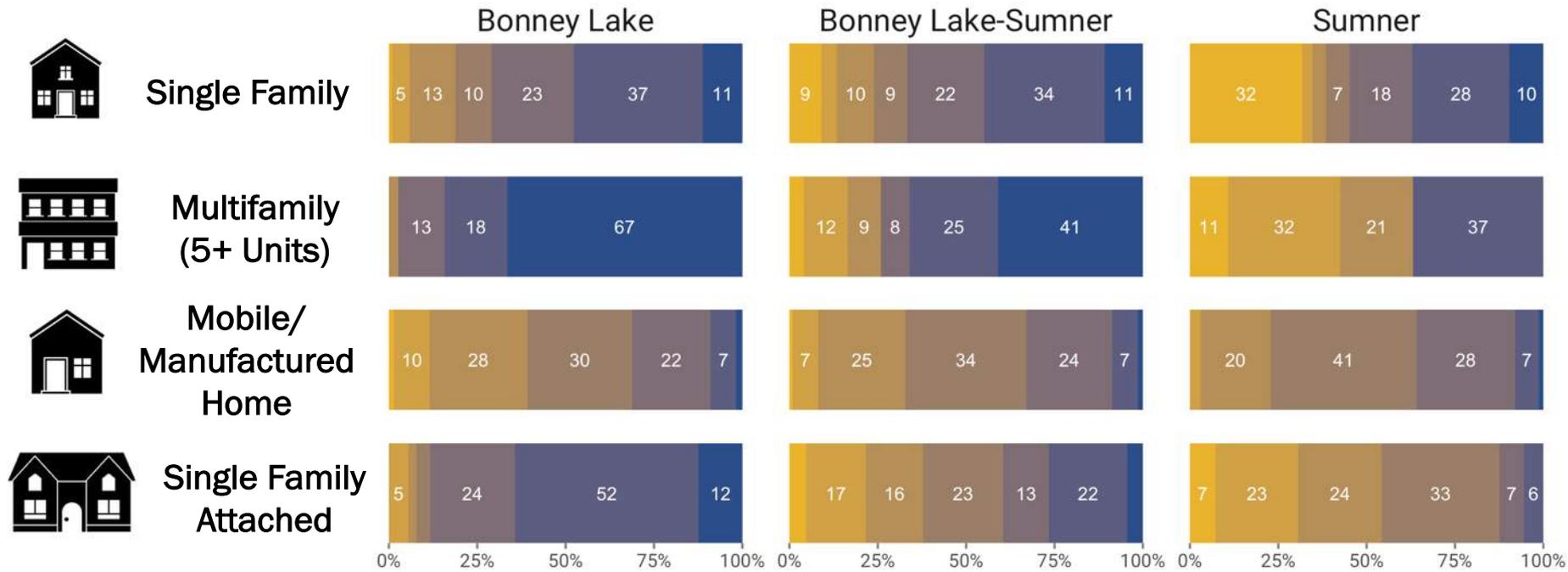
## Counts

Year Built	Bonney Lake	Sumner	Pierce County
Before 1960	275	1,119	72,581
1960 - 1979	1,507	897	85,989
1980 - 1999	2,257	1,352	108,944
2000 or Later	3,198	950	75,546
<b>Total</b>	<b>7,237</b>	<b>4,318</b>	<b>343,060</b>



# Housing type and age

- Overall 75% of Bonney Lake's housing built after 1980 and 78% of Sumner's built before 1999.
- Bonney Lake's multifamily and single family attached development is newer, primarily built during the last two decades while Sumner's single family attached is older, primarily built before 1990.



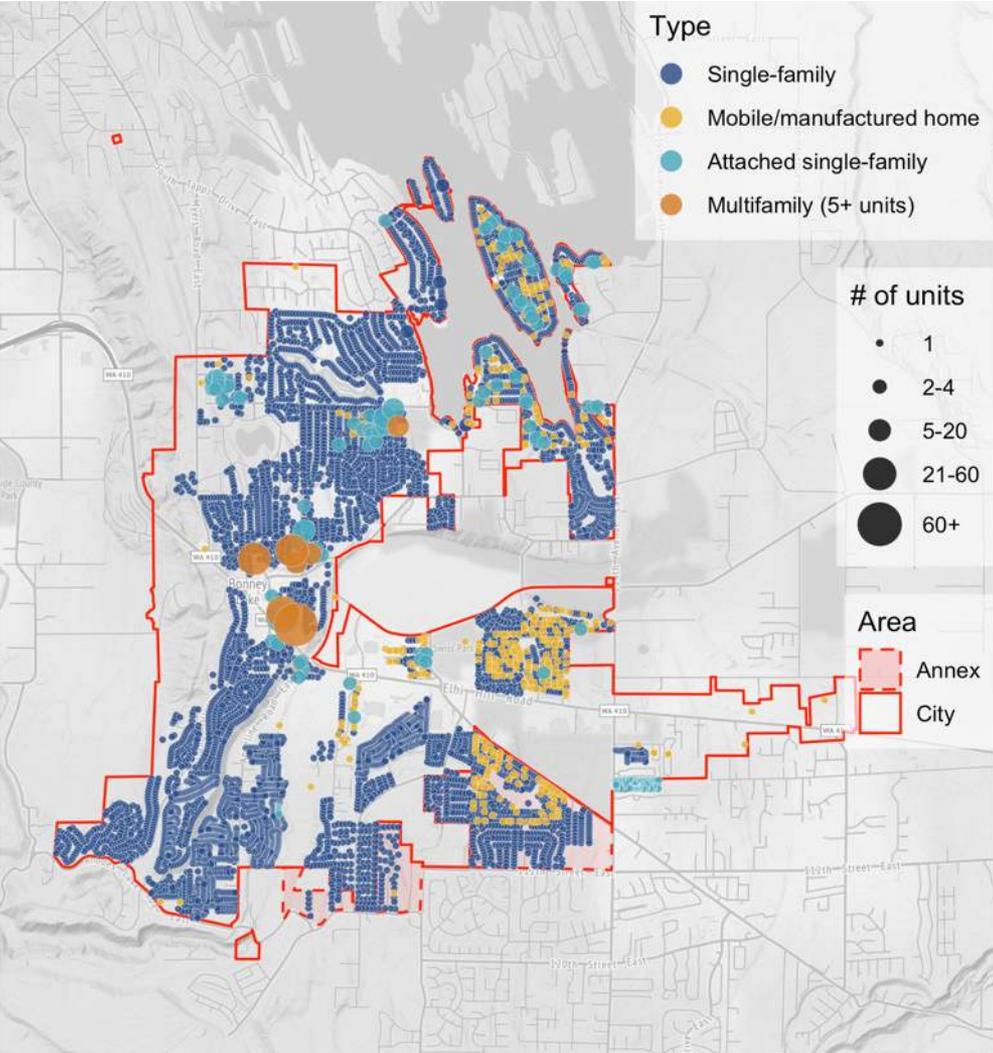
Source: Pierce County Assessor's Department, 2019.

## Percentages

Year Built	Bonney Lake	Sumner	Pierce County
Before 1960	4%	26%	21%
1960 - 1979	21%	21%	25%
1980 - 1999	31%	31%	32%
2000 or Later	44%	22%	22%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>



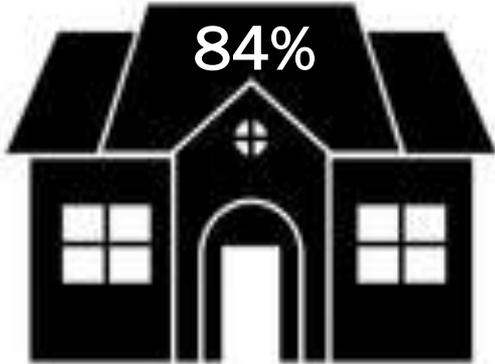
# Bonney Lake mix of housing: Mostly single family detached



Source: Pierce County Assessor's Department, 2019.

## Prevalent Housing Types

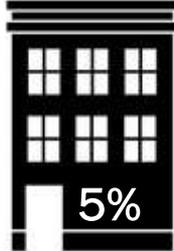
### Single Family Detached



### Manufactured/ Mobile Home



### Multifamily

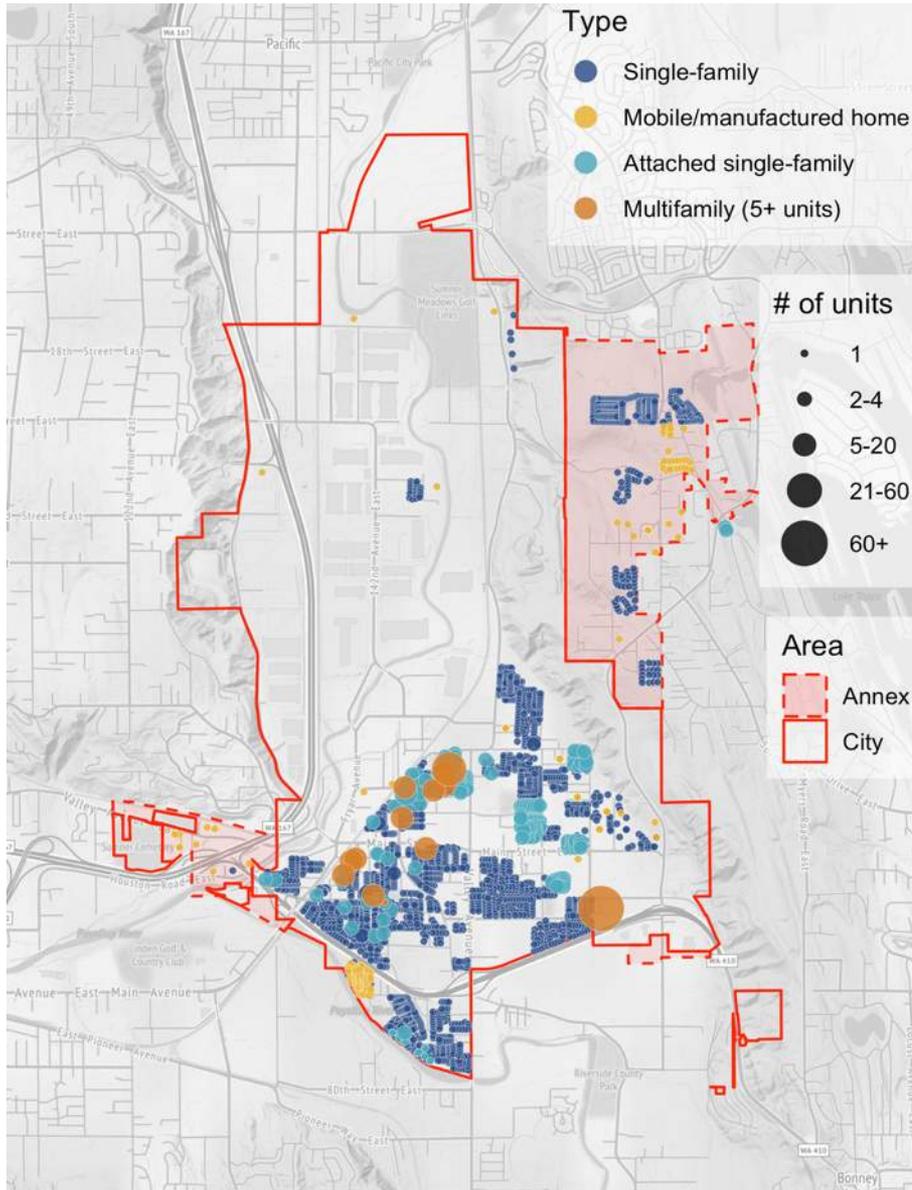


### Single Family Attached



- Larger multifamily near SR 410
- Single family attached located on Inlet Island and near Church Lake Rd E and Bonney Lake Boulevard

# Sumner: More diverse mix of housing



## Prevalent Housing Types

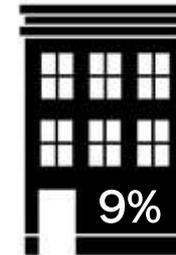
Single Family



Single Family Attached



Multifamily



Mobile Home/  
Manufactured



Multifamily and single family attached primarily extends linearly east from SR 167 and near Main Street and SR 410

# Mix of housing detail

City of Bonney Lake	Percent of Total	Count
Attached Single Family	4%	258
Mobile Home	7%	437
Single-Family	84%	5,385
Multifamily (5+ Units)	5%	311
<b>Total</b>	<b>100%</b>	<b>6,391</b>

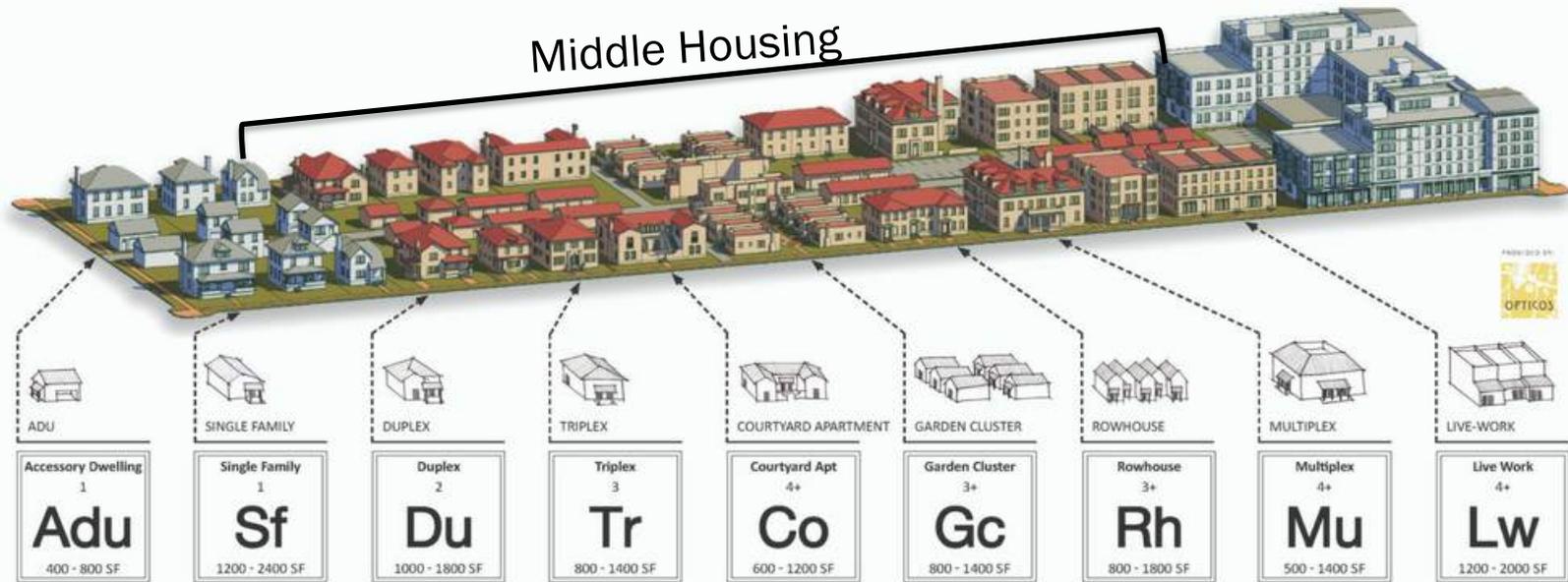
City of Sumner	Percent of Total	Count
Attached Single Family	15%	401
Mobile Home	9%	257
Single-Family	67%	1,845
Multifamily (5+ Units)	9%	254
<b>Total</b>	<b>100%</b>	<b>2,757</b>

Bonney Lake Annexation Areas	Percent of Total	Count
Mobile Home	14%	96
Single-Family	86%	591
<b>Total</b>		<b>687</b>

Sumner Annexation Areas	Percent of Total	Count
Attached Single Family	2%	7
Mobile Home	20%	80
Single-Family	78%	313
<b>Total</b>	<b>100%</b>	<b>400</b>

# Missing middle housing

Middle Housing: Single-family attached housing with two or more units. Demand is expected to increase for this type of housing mostly due to aging baby boomers, young households forming, and the growing workforce.



Townhomes



Duplexes



Multiplex

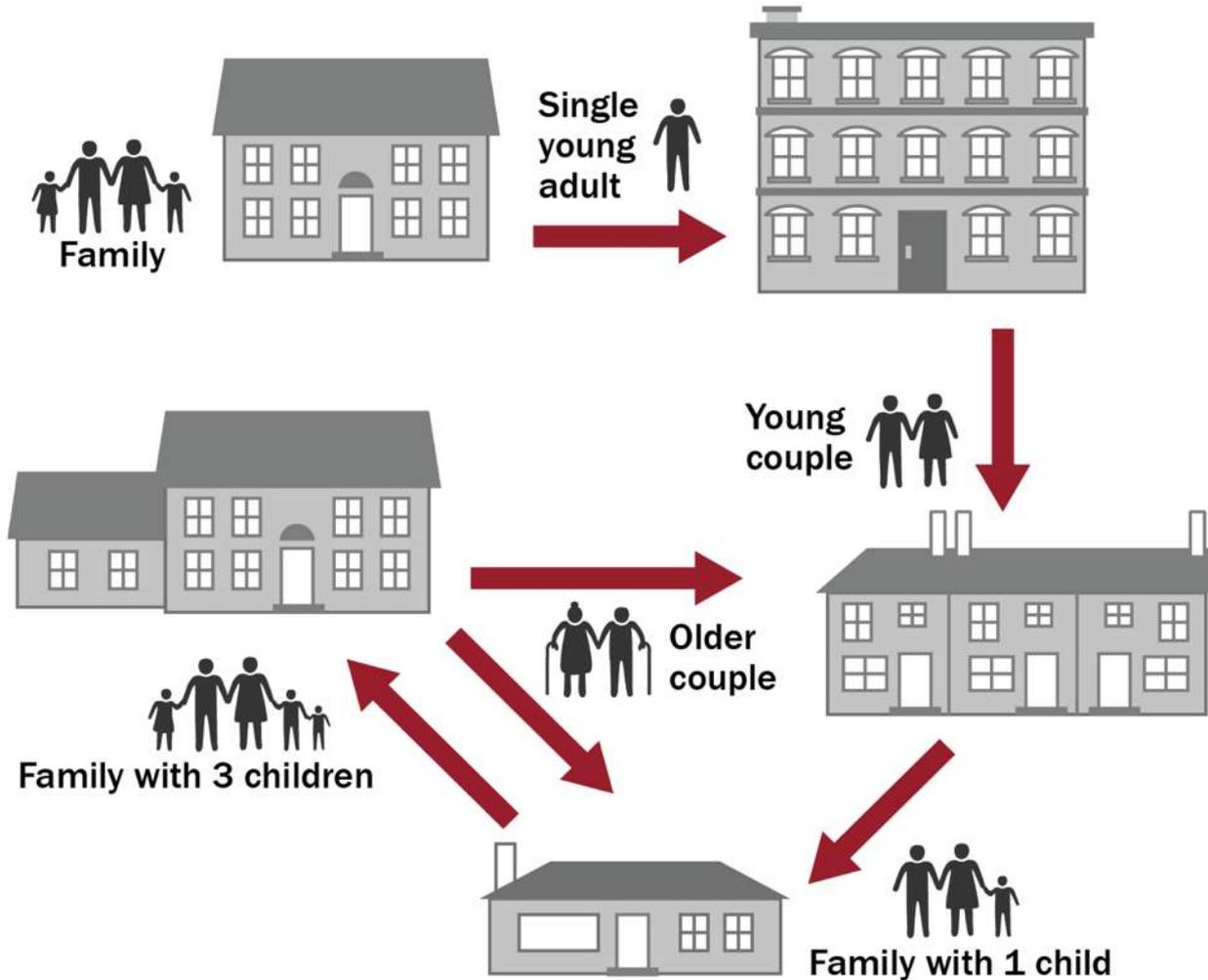


Rowhouses

# Housing needs change by life stage



## Effect of Demographic Changes on Housing Need



As people go through different life stages their needs for household size tends to change.

- Homeownership rates increase as income and age increases.
- Renters are much more likely to choose multifamily housing than single-family housing.
- Income is a strong determinant of homeownership and housing-type choice for all age categories.

# Housing production over last decade: Bonney Lake producing more

- **Bonney Lake estimated average is 126 new housing units per year. Since 2010, 20% multifamily, rest (80%) single family.**
- **Sumner is slower growing adding around 41 new housing units per year. Since 2010, half of the new housing is multifamily and single family.**

Estimated New Housing Units Added from 2008 - 2019

Area	Average Units Built Per Year	Total Built Since 2008
Bonney Lake	126	1,392
Sumner	41	497





## Bonney Lake:

- 2008-2030 Target: 8,604 total housing units, add 2,776 new units

**As of 2019: Added 1,392 new housing units, 50% of the way**

**Need 1,384 more units so need to keep building around 126 housing units per year**

## Sumner:

- 2008-2030 Target: 5,743 total housing units, add 1,770 new units

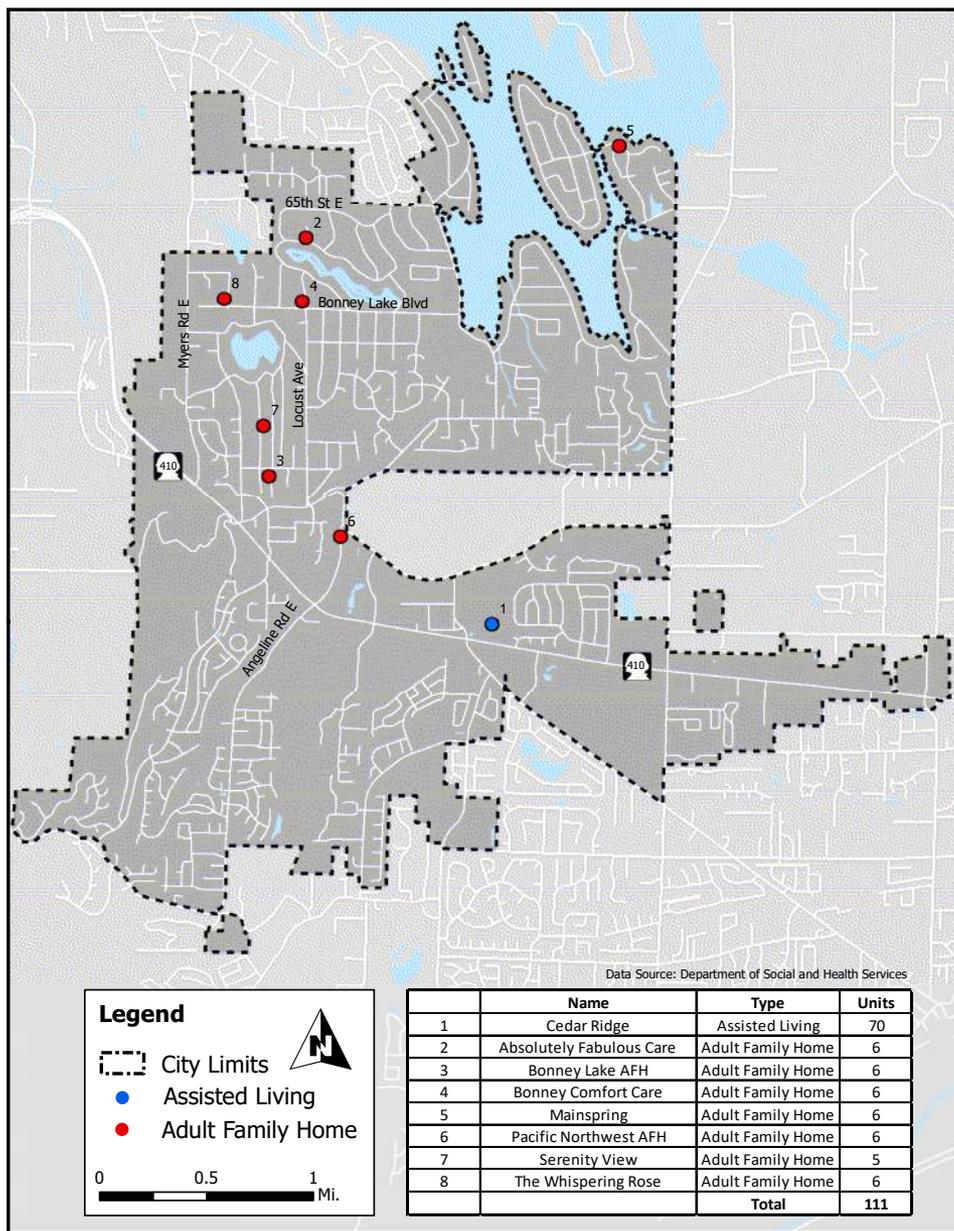
**As of 2019: Added 497 new housing units, 28% to target**

**Need 1,273 more units so need to increase to 116 new units per year rather 41 units (current)**

*Bonney Lake Comprehensive Plan Housing Target for 2035: Accommodate 3,470 housing units by 2035*

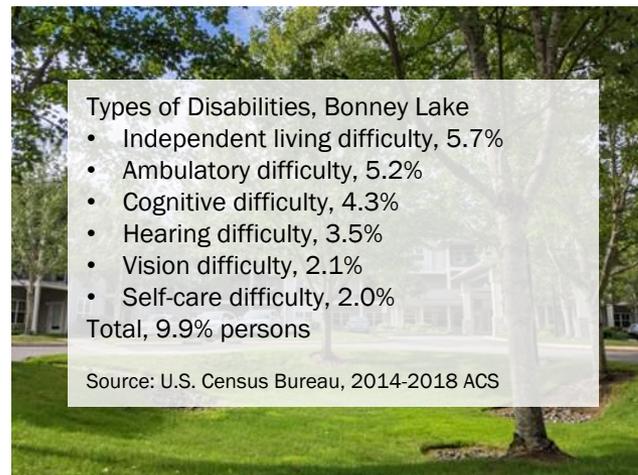
*\*Targets expected to be updated in 2021.*

# Bonney Lake senior/assisted living housing: Mostly adult family homes



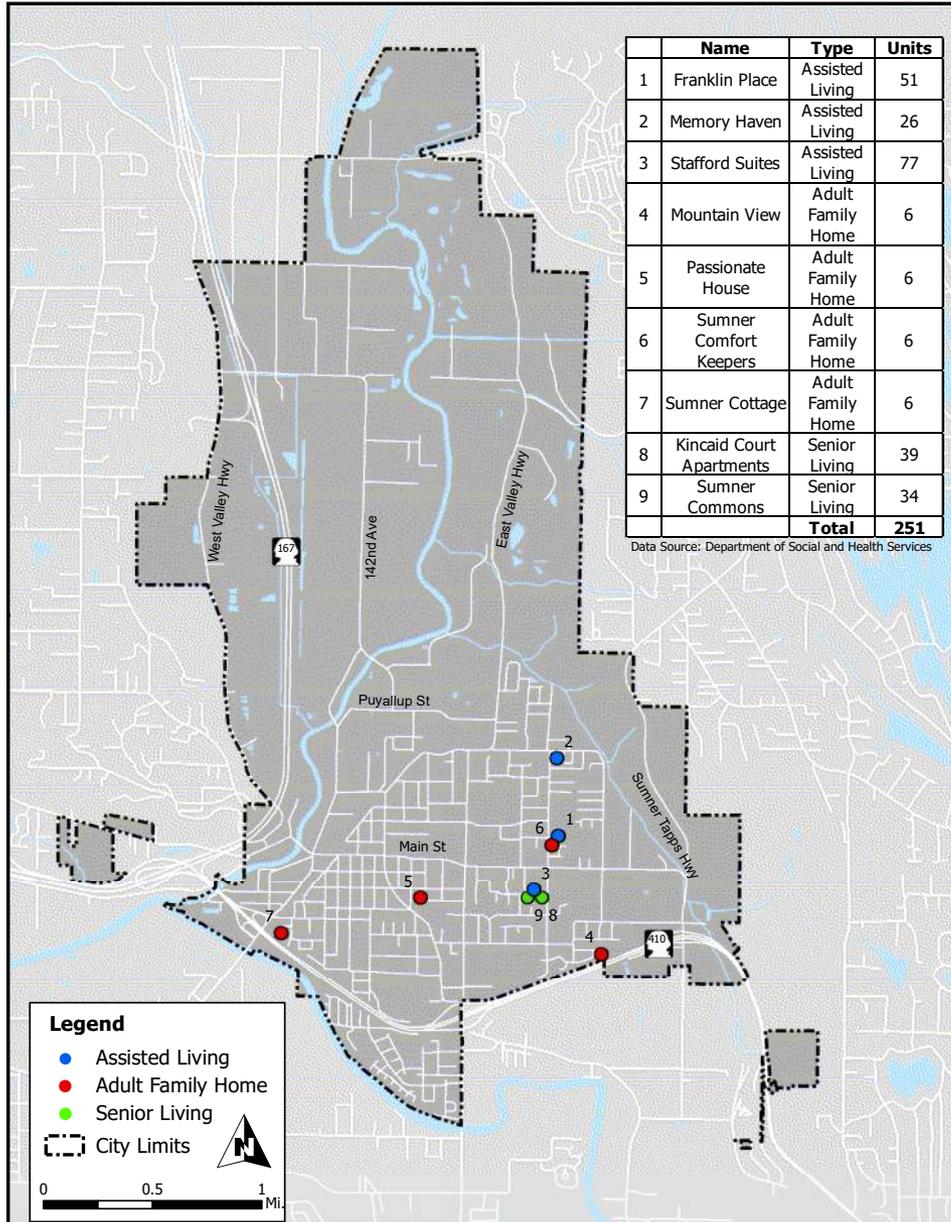
Despite Bonney Lake's larger population, there are fewer Senior housing units (111) compared to Sumner.

Bonney Lake's facilities are mostly adult family homes – they provide fewer units in comparison to Sumner's facilities.



\*The map includes all facilities, some of which might only accept seniors and others which accept a broader range of differently aged persons.

# Sumner has more senior/assisted living housing



Sumner has more than double the number of Senior or assisted living units (251) compared to Bonney Lake.

Sumner has larger facilities. There are more assisted living and senior living facilities in comparison to Bonney Lake.



\*The map includes all facilities, some of which might only accept seniors and others which accept a broader range of differently aged persons.

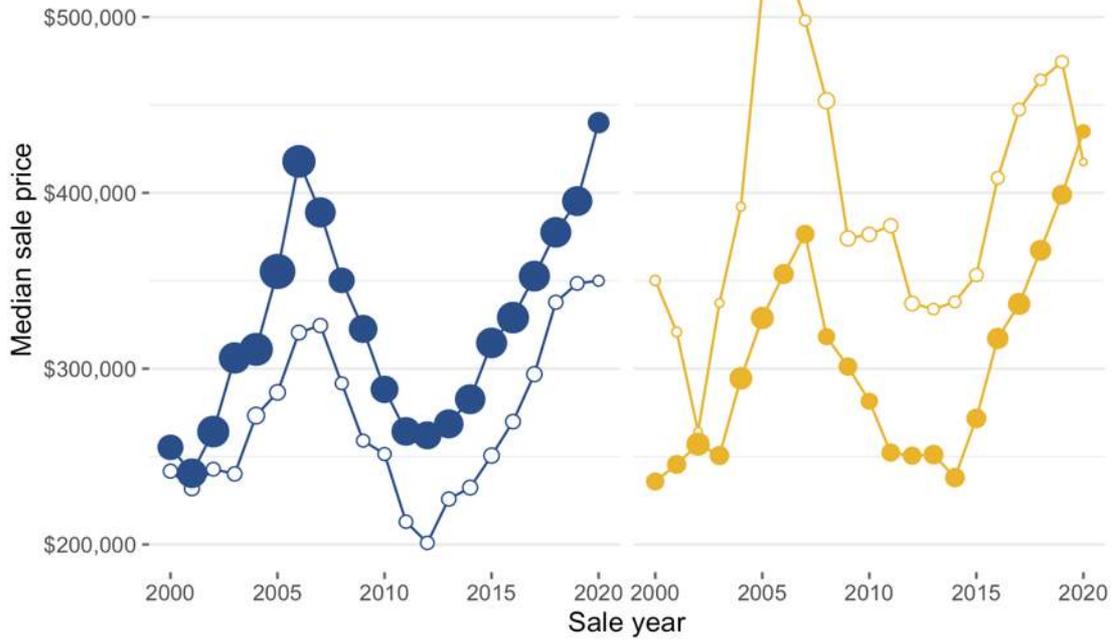
# Definitions

- **Nursing homes** provide 24-hour supervised nursing care, personal care, therapy, nutrition management, organized activities, social services, room, board and laundry.
- The **assisted living facility (ALF)** provides room and board and help with activities of daily living. Some ALFs provide limited nursing services; others may specialize in serving people with mental health problems, developmental disabilities, or dementia (Alzheimer's disease). RCW 18-20-020(2). Some Assisted Living Facilities provide Assisted Living through a contract with the Department of Social and Health Services. Specific services are provided in a contracted assisted living facility.
- **Adult family homes** are regular neighborhood homes where staff assumes responsibility for the safety and well-being of an adult. A room, meals, laundry, supervision and varying levels of assistance with care are provided. Some provide occasional nursing care and/or specialized care for people with mental health issues, developmental disabilities or dementia. The home can have two to six residents and is licensed by the state.

# Median housing sales prices increased



## Bonney Lake



## Sumner



- Juris.
- Bonney Lake
  - Sumner
- Area
- Annex
  - City
- # of Sales
- 10
  - 200
  - 600

Prices are in \$2020

## Median Sales Price

### Bonney Lake



55% Change

### Sumner



69% Change

## Annexation/Urban Growth Areas

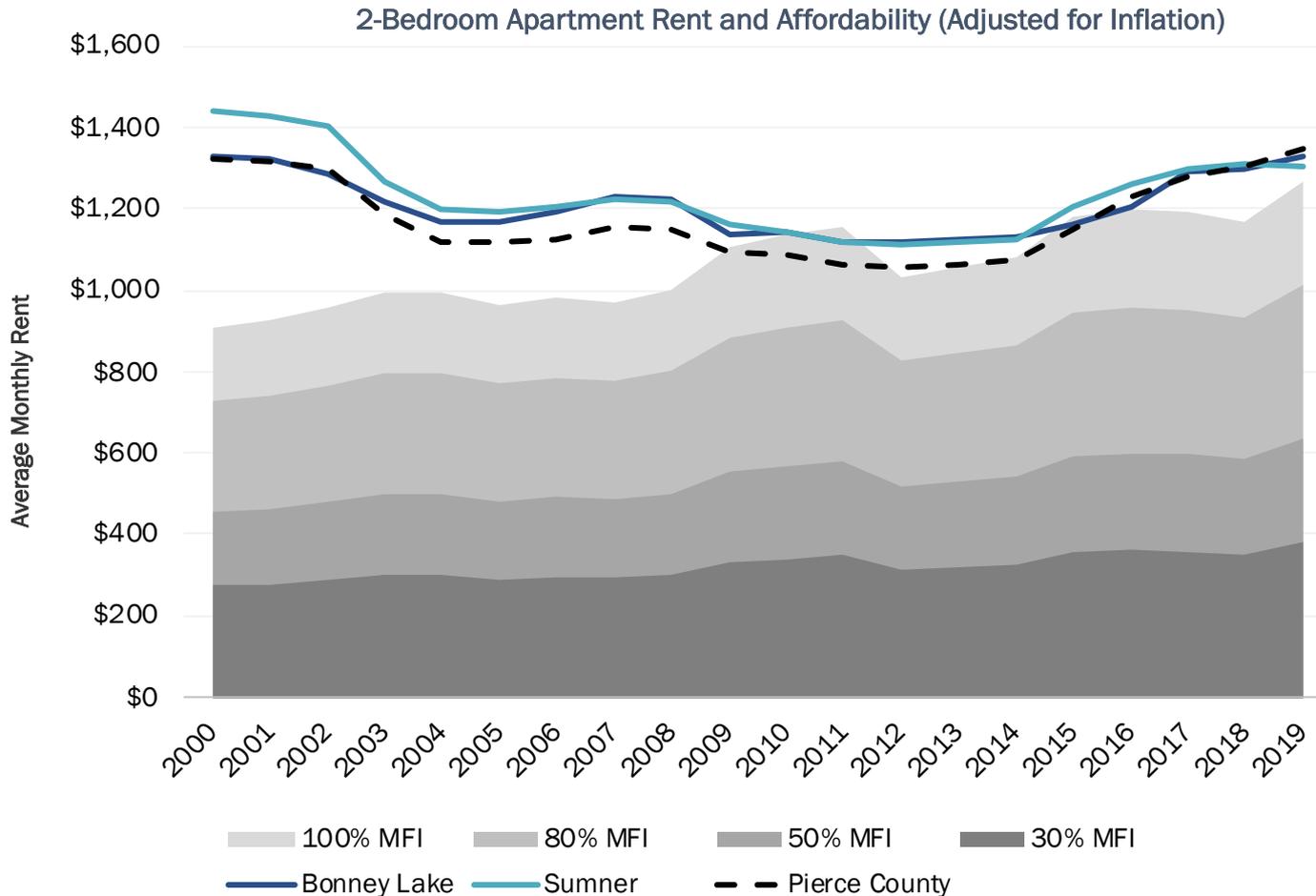
Annexation Areas	Median Sale Price 2000	Median Sale Price 2019	Percent Change
Bonney Lake	\$241,716	\$348,485	44%
Sumner	\$350,195	\$474,495	35%

\*The source for the above figures is the Pierce County assessor. Zillow shows an increase to \$441,300 for Bonney Lake (73% change) and \$419,900 for Sumner (78% change) in 2020

Sources: Pierce County Assessments Department, 2020. Note: All values are in 2019 inflation-adjusted dollars.

# Rental cost trends

Bonney Lake, Sumner, and Pierce County's average apartment prices have mostly remained above 100% of the Median Family Income (MFI or AMI).



Bonney Lake  
Average Rent in  
2019:

**\$1,327**

Sumner Average  
Rent in 2019:

**\$1,305**

\*Pierce County Average  
Rent in 2019: \$1,350

# Standard Vacancy rate for 2-bedroom apartment

2-bedroom apartment rental vacancy rate for both Bonney Lake and Sumner has gradually decreased since 2000 and has remained below 6% since 2015.



## 2019 Vacancy Rate

Bonney Lake

**5.6%**

Sumner

**5.7%**

- Housing market assessments often use 5% as a standard vacancy rate since it implies a balance between housing supply and demand.\* Average rental housing vacancy rates are 7-8% in the US
- Low vacancy rates may indicate a limited housing supply with inadequate housing production to satisfy demand while in contrast, higher rates imply an over-supply of housing, reduced desirability of an area, or low demand.

1. Community Profile

2. Workforce

3. Housing Market

4. Housing Affordability

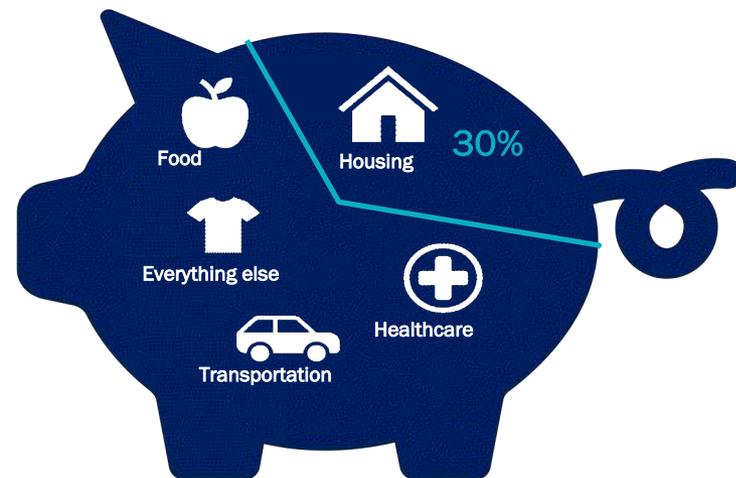
5. Housing Demand & Gap



# Defining affordable housing

- The term affordable housing refers to a household's ability to find housing within its financial means. The typical standard used to determine housing affordability is that a household should pay no more than 30% of the gross household income for housing, including payments and interest or rent, utilities, and insurance.
- When examining household income levels, the Area Median Income (AMI) is a measure helpful for understanding what different households can afford to pay for housing expenses. This analysis uses the Pierce County (or Tacoma, WA HUD Metro Fair Market Rent area) for the 100% AMI which is \$87,322 for a family of four (2020).

## What is Affordable Housing?

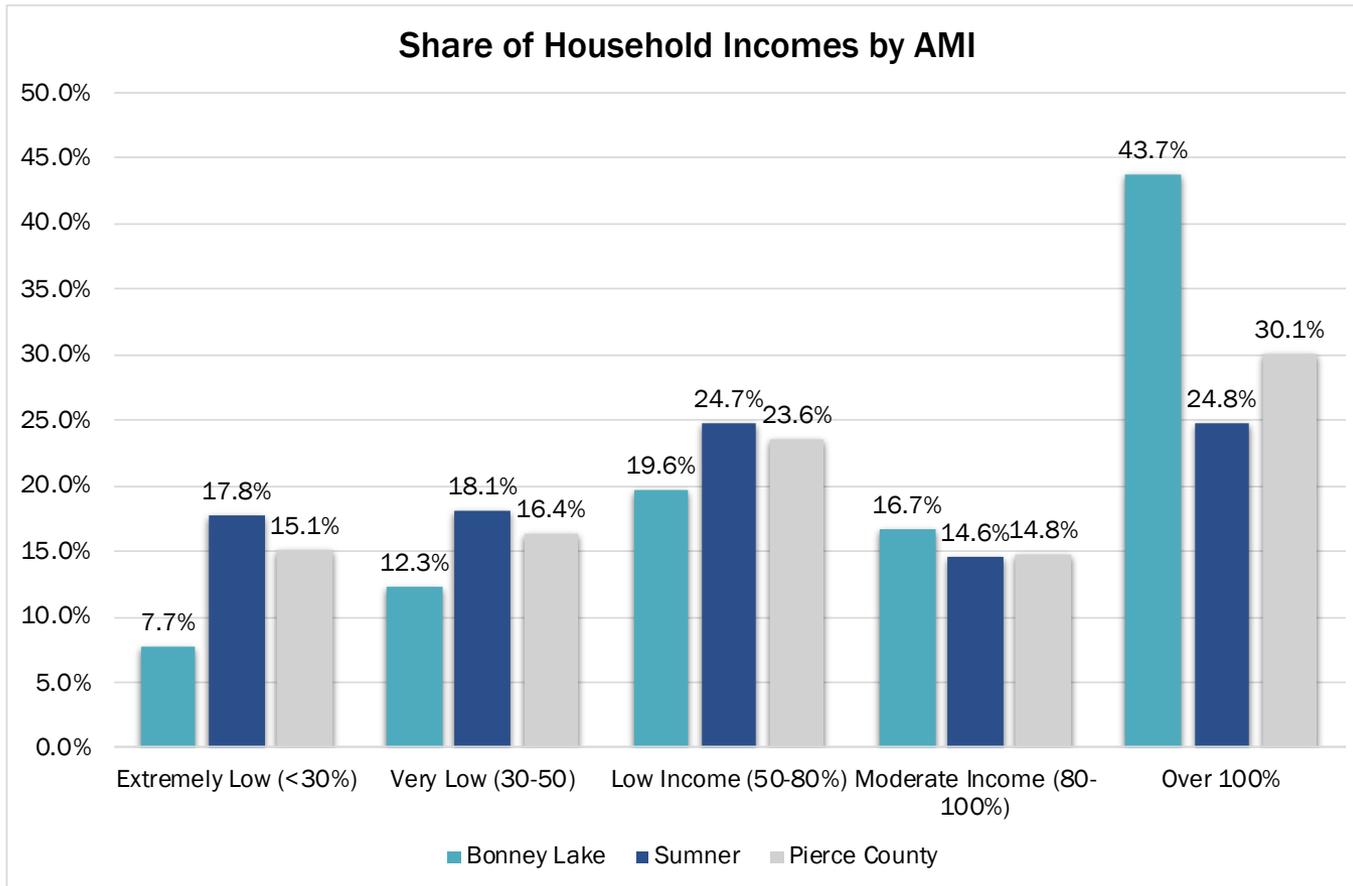


A home is **affordable** when the total housing costs (rent or home payment/dues + utilities) do not exceed **30% of the gross household income**.

**Cost Burden:** HUD guidelines indicate that a household is cost burdened when they pay more than 30% of their gross household income for housing and **severely cost burdened** when they pay more than 50% of their gross household income for housing (rent or mortgage, plus utilities).

# Household incomes compared to AMI

Bonney Lake has a greater share of incomes over 80% AMI while Sumner has a greater share of incomes less than 80% of the Area Median Income.



### Income Categories Key:

- Extremely Low (<30%, less than \$26,197)
- Very Low (30-50%, between \$26,197 & \$43,661)
- Low Income (50-80%, between \$43,661 & \$69,858)
- Moderate Income (80-100%, between \$69,858 & \$87,322)
- Over 100% is over \$87,322

\*AMI breakdown are estimates based on income bins from 2014-2018: ACS 5-Year. The household income categories are based on the Bonney Lake categories. The AMI or Median Family Income (MFI) rates are for Pierce County, 2020 (Tacoma Metro) for a family of four, HUD.

# How financially attainable is the housing in BL & Sumner?

If your household earns:

**\$26,197**  
(30% AMI)

**\$43,661**  
(50% AMI)

**\$69,858**  
(80% AMI)

**\$87,322**  
(100% AMI)

**\$104,786**  
(120% AMI)

Then you can afford:

**\$650**  
Monthly rent

**\$1,090**  
Monthly rent

**\$1,750**  
Monthly rent

**\$2,180**  
Monthly rent

**\$2,620**  
Monthly rent

or

**\$79,000**  
**\$92,000**

Home sales price

or

**\$131,000-**  
**\$153,000**

Home sales price

or

**\$245,000-**  
**\$279,000**

Home sales price

or

**\$306,000-**  
**\$349,000**

Home sales price

or

**\$367,000-**  
**\$419,000**

Home sales price



**Senior Center Aid**  
\$39,654\*



**Permit Tech.**  
\$56,735\*



**Assistant Engineer**  
\$81,242\*



**Marketing Analyst**  
\$94,410



Bonney Lake Average Rent: \$1,327 and Sumner Average Rent: \$1,305 which means that the rent would be affordable to moderate-income households



Both median home sale price about \$400,000

# Bonney Lake cost burden by tenure

## BONNEY LAKE - RENTER

Cost Burdened  
**28%**

Severely Cost Burdened  
**18%**

## BONNEY LAKE - HOMEOWNER

Cost Burdened  
**17%**

Severely Cost Burdened  
**8%**

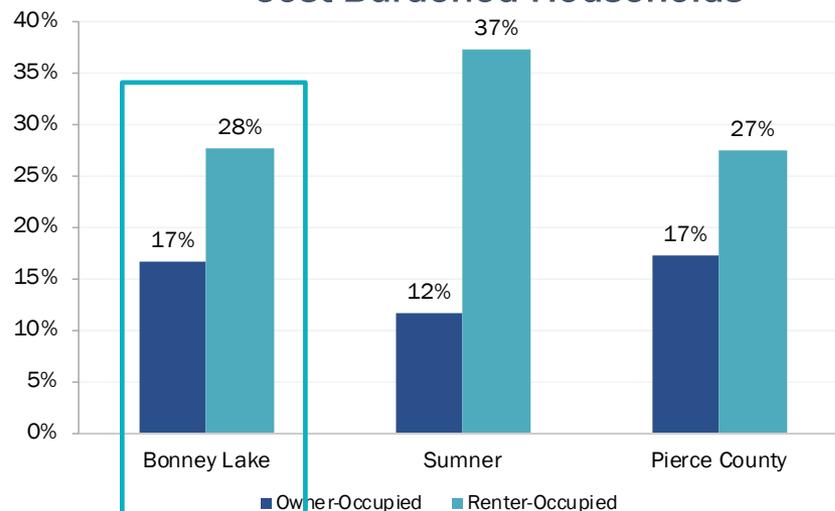


Overall Cost-Burdened in Bonney Lake:

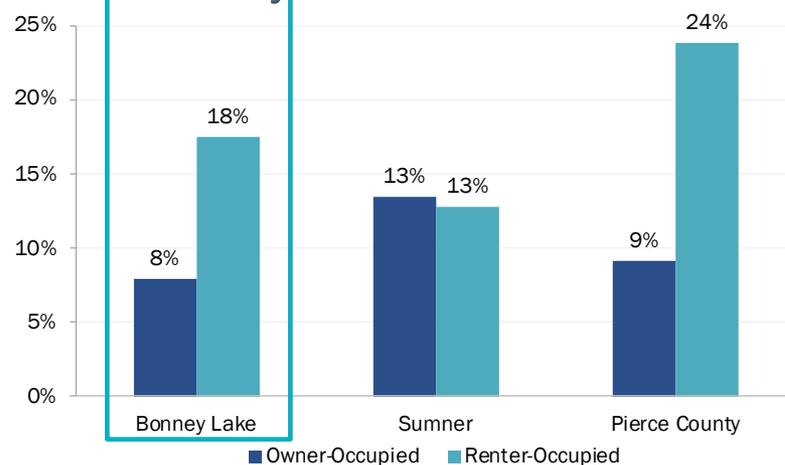
**29%**

Renters are more likely to be cost burdened than owners.

Cost-Burdened Households



Severely Cost-Burdened Households



Source: U.S. Census 2014-2018 ACS 5-Year Estimates. Notes: Cost burdening for owner-occupied households is not terribly common because mortgage lenders typically ensure that a household can pay its debt obligations before signing off on a loan. However, cost burdening can occur when a household secures a mortgage and then sees its income decline. Also, it is important to note that households with incomes over 100% of AMI are less burdened overall since their larger income will go farther to cover non-housing expenses such as transportation, childcare, and food. Cost burden does not consider accumulated wealth and assets.

# Sumner cost burden by tenure

## SUMNER - RENTER

Cost Burdened  
**37%**

Severely Cost Burdened  
**13%**

## SUMNER - HOMEOWNER

Cost Burdened  
**12%**

Severely Cost Burdened  
**13%**

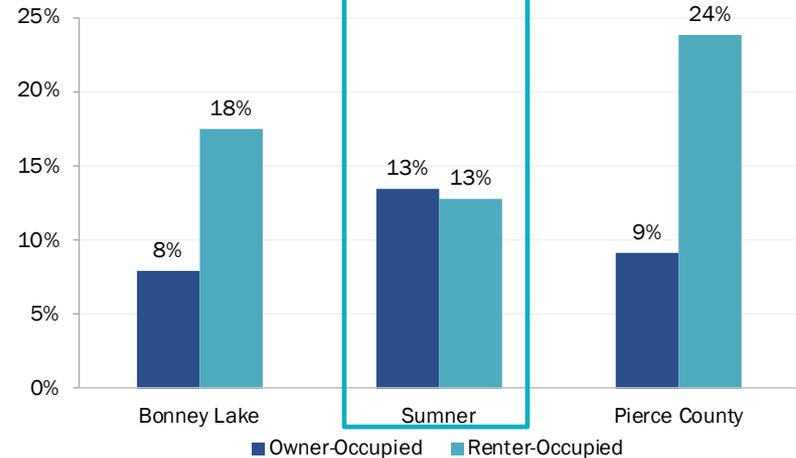
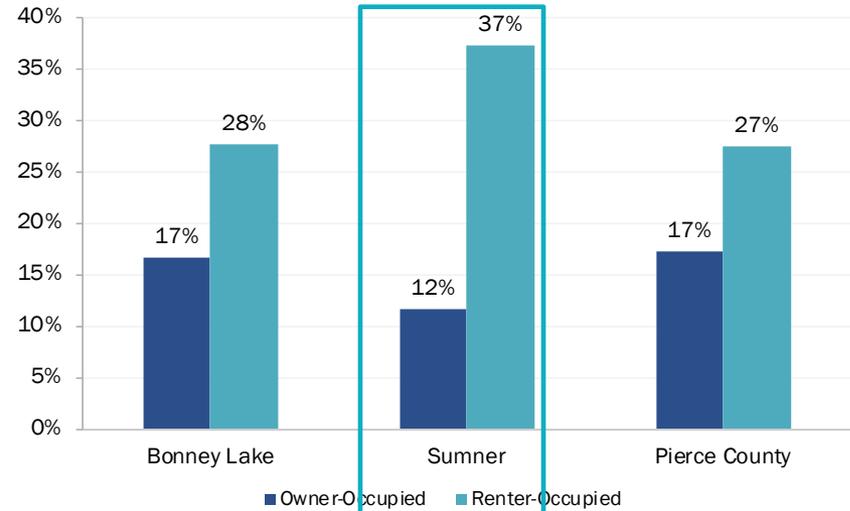


Overall Cost-Burdened in Sumner:

**37%**

Overall, 37% of Sumner residents are cost burdened. However, only 13% of owners and renters are severely cost burdened.

Cost-Burdened Households

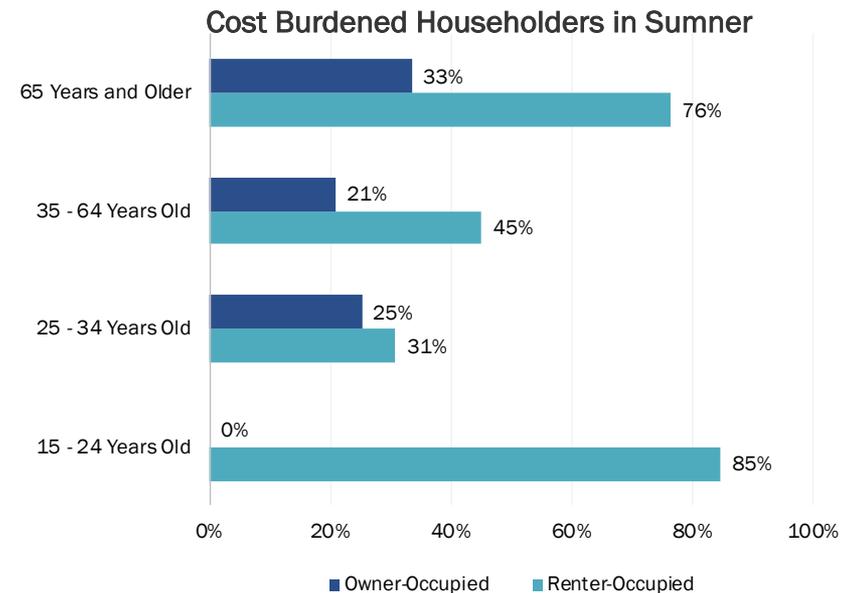
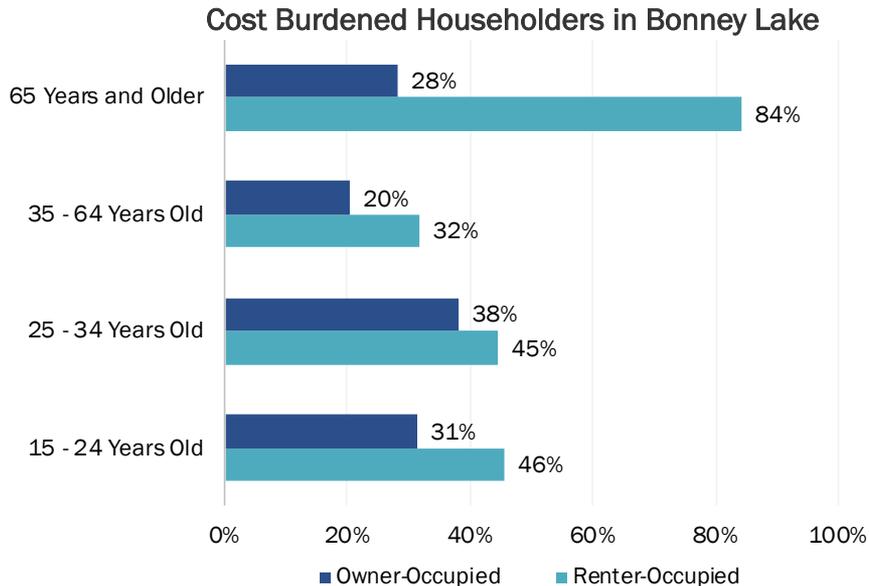


Source: U.S. Census 2014-2018 ACS 5-Year Estimates. Notes: Cost burdening for owner-occupied households is not terribly common because mortgage lenders typically ensure that a household can pay its debt obligations before signing off on a loan. However, cost burdening can occur when a household secures a mortgage and then sees its income decline. Also, it is important to note that households with incomes over 100% of AMI are less burdened overall since their larger income will go farther to cover non-housing expenses such as transportation, childcare, and food. Cost burden does not consider accumulated wealth and assets.

# Cost burden trends associated with age

Renters under 24 and over 65 are more cost burdened.

- Bonney Lake: 84% of 65+ renters are cost burdened.
- Sumner: 85% under 24 renting cost burdened.



# Bonney Lake: Cost burden by income

- Bonney Lake has a deficit of rental units affordable to incomes at 0-80% HAMFI
- Lower income households tend to be more cost burdened

## Rental Units Compared to Household Incomes

Unit Rents "Affordably" at...	Unit Occupied by Household Earning...			
	0-30% HAMFI (Very Low Income)	Between 31 to 50% HAMFI (Low Income)	Between 51 to 80% HAMFI (Moderate Income)	Over 80% HAMFI
0-30%	25.0%	0.0%	5.6%	9.0%
30-50%	0.0%	5.6%	5.6%	1.6%
50-80%	50.0%	55.6%	61.1%	29.3%
80%	25.0%	38.9%	27.8%	60.1%
	100.0%	100.0%	100.0%	100.0%

Households Renting Down

75% of very-low income renters are cost burdened

## Ownership Costs Compared to Household Incomes

Ownership Units Affordable to...	Unit Occupied by Household Earning...			
	0-50% HAMFI	50-80% HAMFI	80-100% HAMFI	Over 100% of the HAMFI
0-50%	23.1%	15.2%	14.8%	4.2%
50-80%	9.2%	43.5%	39.9%	15.4%
80-100%	29.2%	26.1%	8.4%	29.3%
100%	38.5%	15.2%	36.9%	51.0%
	100.0%	100.0%	100.0%	100.0%

Blue = in Income  
Category

Green = Renting/  
Buying Down

Orange = Cost  
Burdened

# Sumner: Cost burden by income

- Sumner has a deficit of rental units affordable to incomes at the lower end (0-50%) but the deficit is not as high as Bonney Lake
- Sumner has a lower share of housing available at the upper end (80%+ HAMFI) of affordability in comparison to Bonney Lake.

## Rent Costs Compared to Household Incomes

Unit Rents "Affordably" at...	Unit Occupied by Household Earning...			
	0-30% HAMFI (Very Low Income)	Between 31 to 50% HAMFI (Low Income)	Between 51 to 80% HAMFI (Moderate Income)	Over 80% HAMFI
0-30%	33.3%	8.7%	3.2%	3.3%
30-50%	16.7%	22.2%	12.9%	13.1%
50-80%	40.7%	46.5%	63.4%	50.3%
80%	9.3%	22.6%	20.5%	33.3%
	100.0%	100.0%	100.0%	100.0%

Blue = in Income  
Category

Green = Renting/  
Buying Down

Orange = Cost  
Burdened

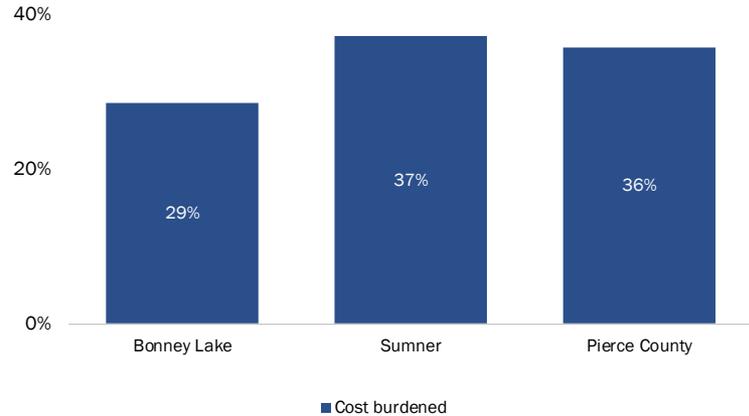
## Ownership Cost Bins Compared to Household Incomes

Ownership Units Affordable to...	Unit Occupied by Household Earning...			
	0-50% HAMFI	50-80% HAMFI	80-100% HAMFI	Over 100% of the HAMFI
0-50%	31.3%	5.8%	15.8%	3.3%
50-80%	38.2%	43.5%	63.2%	19.9%
80-100%	9.7%	29.0%	10.5%	30.4%
100%	20.8%	21.7%	10.5%	46.4%
	100.0%	100.0%	100.0%	100.0%

*Note: Sumner has  
more rentals than  
BL.*

# Combined: Cost Burden

- **Cost Burden: 32%** (29% rate in BL, 37% in S)
- **Severely Cost Burden: 11%** (10% rate in BL, 13% in S)



## Rent Costs Compared to Household Incomes

Area	Unit Rents "Affordably" at...	Unit Occupied by Household Earning...			
		0-30% HAMFI (Very Low Income)	Between 31 to 50% HAMFI (Low Income)	Between 51 to 80% HAMFI (Moderate Income)	Over 80% HAMFI
Bonney Lake and Sumner Combined	0-30%	32.3%	32.3%	32.3%	32.3%
	30-50%	14.5%	14.5%	14.5%	14.5%
	50-80%	41.9%	41.9%	41.9%	41.9%
	80%	11.3%	11.3%	11.3%	11.3%
		100.0%	100.0%	100.0%	100.0%

Orange = Cost Burdened

Blue = in Income Category

Green = Renting/  
Buying Down

# Bonney Lake: Cost burden by income

If all of Bonney Lake's Households Were 100 Residents:

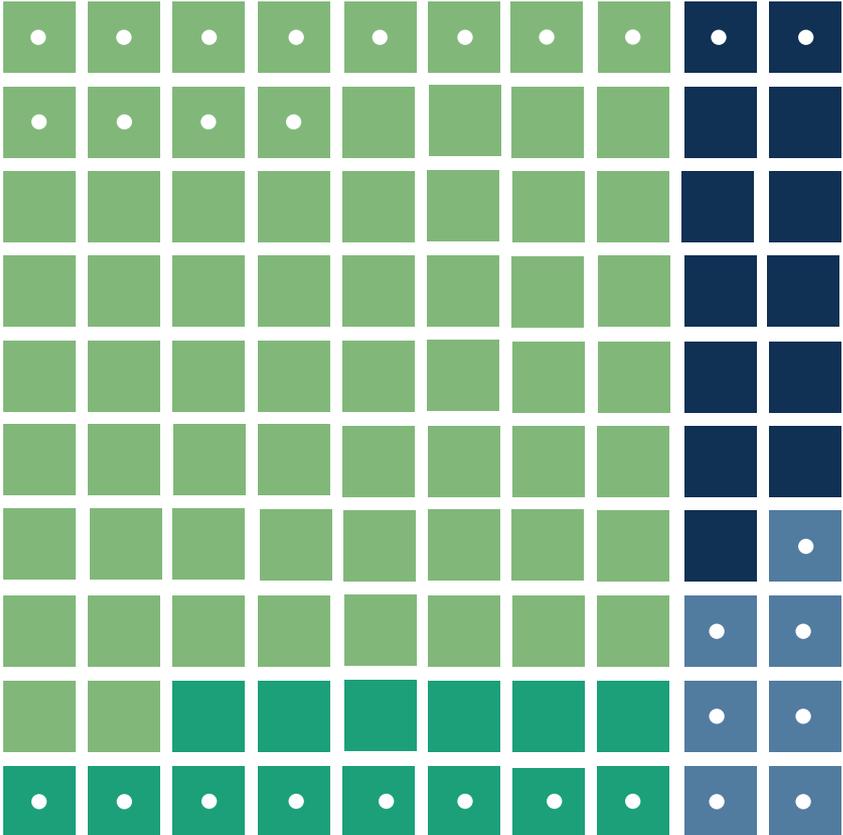
**81 Homeowners**                      **19 Renters**

67 homeowners earn more than \$50,000

12 of them are cost-burdened

13 homeowners earn less than \$50,000

8 of them are cost-burdened



12 renters earn more than \$50,000

2 of them are cost-burdened

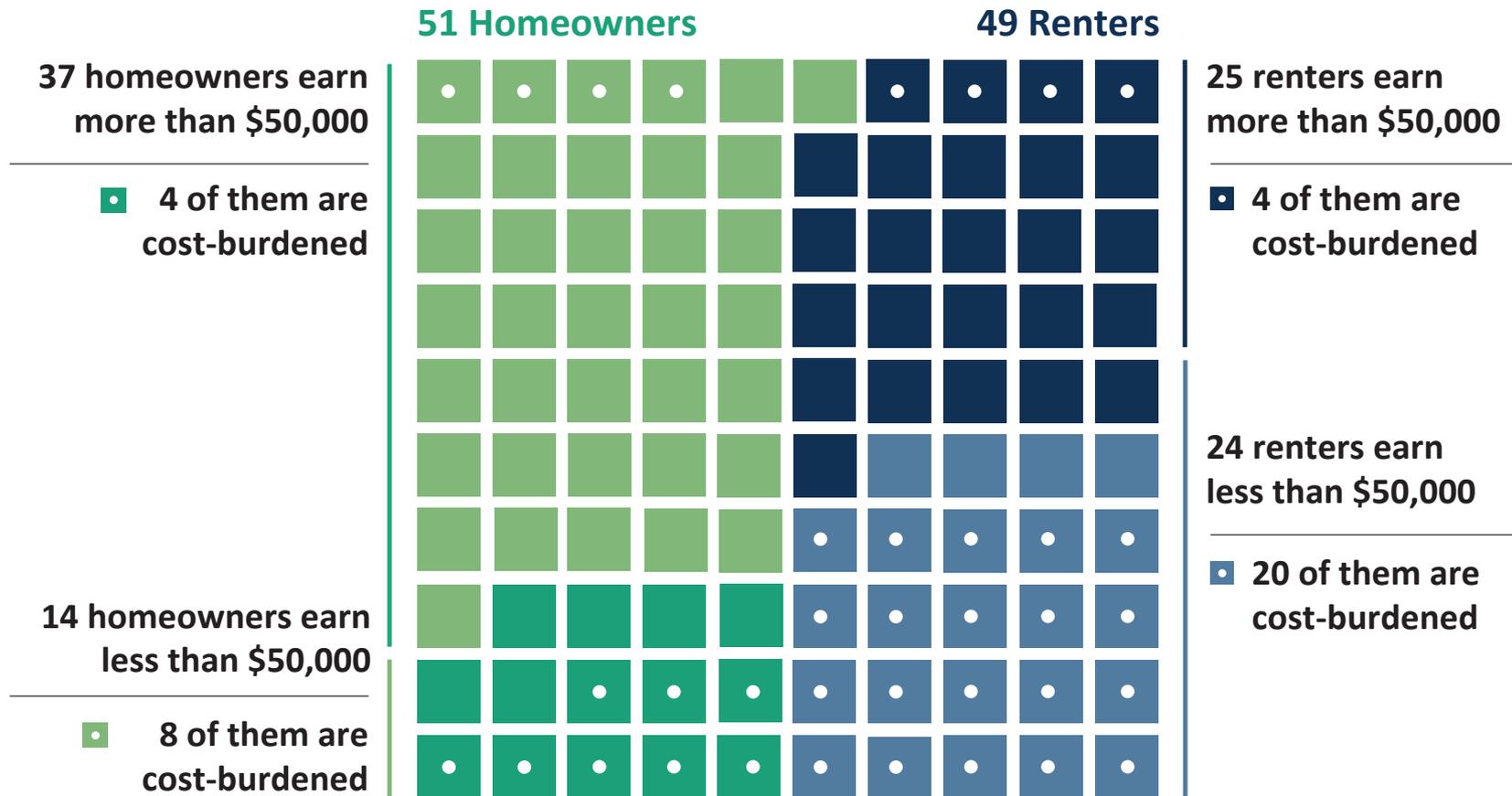
7 renters earn less than \$50,000

7 of them are cost-burdened

This illustration explains cost burden rates by viewing Bonney Lake as 100 residents. Homeowners are represented by green squares, and renters are represented by blue squares; and as shown above, there are more homeowners than renters. The graphic also breaks homeowners and renters into two groups based on income. The darker shade are those people in households with middle to higher incomes and lighter shades represent people in households with lower incomes. The white dots indicate the number of people that are considered cost burdened. As shown, 7 out of 7 renters earning less than \$50,000 a year are cost burdened. This is somewhat similar to homeowners earning less than \$50,000 – 8 out of 14 are cost burdened. Those earning more than \$50,000 a year tend to be much less cost burdened. 53

# Sumner: Cost burden by income

If all of Sumner's Households Were 100 Residents:

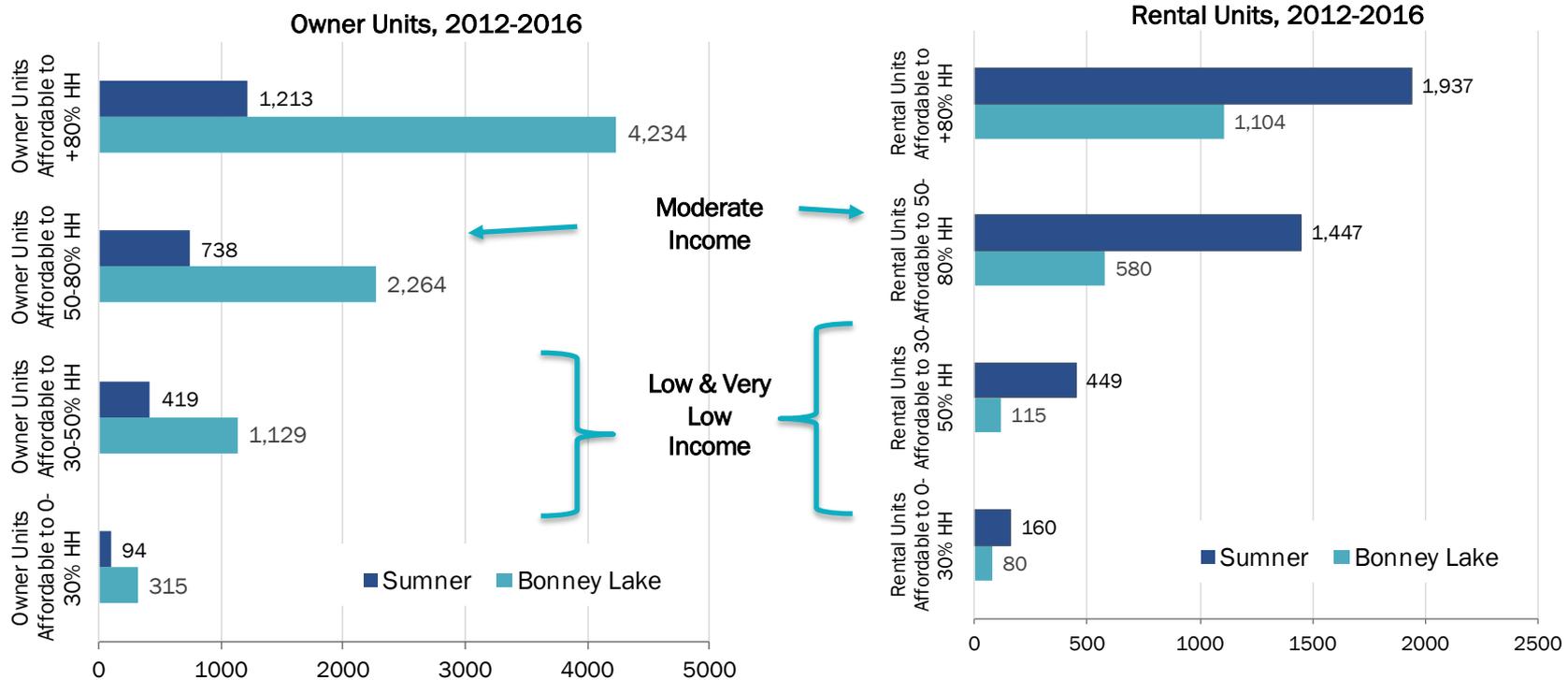


This illustration explains cost burden rates by viewing Sumner as 100 residents. Homeowners are represented by green squares, and renters are represented by blue squares; and as shown above, there are a similar share of homeowners in comparison to renters. The graphic also breaks homeowners and renters into two groups based on income. The darker shade are those people in households with middle to higher incomes and lighter shades represent people in households with lower incomes. The white dots indicate the number of people that are considered cost burdened. As shown, 20 out of 24 renters earning less than \$50,000 a year are cost burdened. Homeowners earning less than \$50,000 tend to be more cost burdened too; in fact, 8 out of 14 are cost burdened. Those earning more than \$50,000 a year tend to be much less cost burdened.

# Affordable housing production



- Bonney Lake has triple the number of owned moderate-income housing in comparison to Sumner
- Sumner Rentals: More than double the number of moderate-income and very low-income; and triple the number of low-income rentals in comparison to BL. However, BL is expecting to add 408 new low-income rentals (less than 50% AMI)
- Sumner has more rentals while BL has more owner units (particularly +80% AMI)



# Affordable housing production detail



Bonney Lake Housing	Owner Units	Rental Units	Total Units	Percent of Total
Affordable to 0-30% Households	315	80	395	4%
Affordable to 30-50% Households	1,129	115	1,244	13%
Affordable to 50-80% Households	2,264	580	2,844	29%
Affordable to +80% Households	4,234	1,104	5,338	54%
<b>Total</b>	<b>7,942</b>	<b>1,879</b>	<b>9,821</b>	<b>100%</b>

Sumner Housing	Owner Units	Rental Units	Total Units	Percent of Total
Affordable to 0-30% Households	94	160	254	4%
Affordable to 30-50% Households	419	449	868	13%
Affordable to 50-80% Households	738	1,447	2,185	34%
Affordable to +80% Households	1,213	1,937	3,150	49%
<b>Total</b>	<b>2,464</b>	<b>3,993</b>	<b>6,457</b>	<b>100%</b>

# Rent restricted affordable units



- Bonney Lake total low-income units = 433 (bond subsidy)
- Sumner total low-income units = 63 (tax credit, HUD Section 8)



Project: Project Name	City	Project Type	# Market Rate Units	# Low Income Units	Total Project Units
View by Vintage	Bonney Lake	Bond	0	408	408
Cedar Ridge Retirement	Bonney Lake	Bond	98	25	123
<i>Total</i>			98	433	531

Project: Project Name	City	Project Type	# Market Rate Units	# Low Income Units	Total Project Units
Sumner Commons Senior Housing	Sumner	Tax Credit	0	34	34
Kincaid Court Apartments	Sumner	HUD Section 8	10	29	39
<i>Total</i>			10	63	73



*It shall be the goal of each jurisdiction in Pierce County that a minimum of 25% of the growth population allocation is satisfied through affordable housing (Countywide Planning Policies, 2018).*

## Bonney Lake 2008-30 Target:

- 8,604 total housing units
- Add 2,776 new units, 25% is 694

### As of 2012-16:

- 4,483 total units affordable (under 80% AMI) out of 9,821 units (46% of total) – however with new development this will increase to 48% out of 10,229 units

## Sumner 2008-30 Target:

- 5,743 total housing units
- Add 1,770 new units, 25% is 443

### As of 2012-16:

- 3,307 units affordable (under 80% AMI) out of 6,457 units (51% of total)

*\*Targets expected to be updated in 2021.*

1. Community Profile

2. Workforce

3. Housing Market

4. Housing Affordability

5. Housing Demand & Gaps

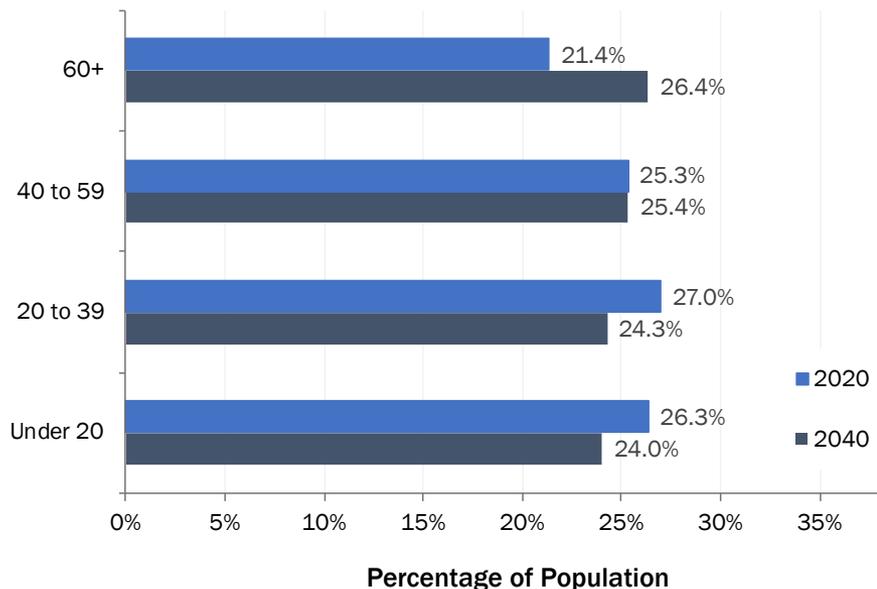


# Modest population growth projected



- Pierce County: 26% of total population will be 60+ by 2040 and will become the largest age group
- Both: Modest population growth forecasted, both adding around 2,000 more people

Population Projections by Age Group, Pierce County, 2020 – 2040



PSRC 2020-40 Population Projections for Bonney Lake and Sumner

Jurisdiction	Total Population 2020	Total Population 2025	Total Population 2030	Total Population 2035	Total Population 2040
Bonney Lake	21,211	21,810	22,058	22,421	23,158
Sumner	10,443	11,163	11,746	12,209	12,473

***\*Projections expected to be updated in late 2020 or early 2021 in coordination with the Pierce County population target setting process.***

# Key demographic trends influencing need

**Aging Baby Boomer Generation:** By 2040, the number of seniors in Pierce County will increase to 26% of total population. *Bonney Lake's 65+ age group quadrupled since 2000 (10% of total in 2014-18). Sumner's 65+ grew modestly but was 15% of total in 2014-18.*

- **Household sizes will decrease (greater 1-person households)**
- **Homeownership rates will decrease (especially for households 75+ years)**
- **Need for subsidized units, middle housing, and ADUs will increase**

**Increased Diversity:** Hispanic/Latino population predicted to be the fastest growing racial/ethnic group over next few decades.

- **Housing demand will increase**
- **Increase in multi-generational housing needs**



# Employment targets, 2008-2030



- Bonney Lake: 1,141 new jobs (growth) between 2008-2030 with a total of 5,488 total jobs by 2030 -> approximately 5,096 jobs in 2018, need to add around 39 jobs per year for 10 years
- Sumner: 10,656 new jobs (growth) between 2008-2030 with a total of 21,484 total jobs by 2030 -> approximately 16,065 jobs in 2018, need to add around 542 jobs per year for 10 years

\*Targets to be updated in February 2021

## PSRC 2020-40 Employment Projections

Jurisdiction	Total Jobs 2020	Total Jobs 2025	Total Jobs 2030	Total Jobs 2035	Total Jobs 2040
Bonney Lake	5,436	5,450	5,342	5,355	5,429
Sumner	16,434	16,921	16,797	16,971	17,355

Sources: Countywide Planning Policies for Pierce County, Washington, 2018; and PSRC Employment Forecasts. PSRC developed a policy directed growth projection that is intended for use in regional travel modeling and other planning analyses. This product is called the Land Use Vision (LUV) and was developed through a two-step process. First, PSRC's 2015 macroeconomic forecast is broken down to jurisdiction-level household, population, and job control totals (for cities and towns, unincorporated UGAs, and rural areas), by numerical policy guidance including the VISION2040 Regional Growth Strategy and adopted local growth targets. Secondly, the control totals are then allocated across each jurisdiction using PSRC's UrbanSim land use model. Link to data: <https://www.psrc.org/projections-cities-and-other-places>

# Draft Housing gap analysis results

- Bonney Lake needs an additional 3,065 housing units
- Sumner needs 1,422 housing units

*\*Projections expected to be updated in late 2020 or early 2021 in coordination with the Pierce County population target setting process. This will affect the number of future housing units needed.*

## Gap Analysis for Bonney Lake and Sumner in Comparison to Pierce County

Area	Current Estimated Underproduction, Units	Future Housing Need, Units	Total Units	Existing Housing Units (2019, OFM)
Bonney Lake	1,774	1,290	3,065	7,476
Sumner	0	1,422	1,422	4,450
Pierce County	37,078	127,116	164,193	353,089



- *Current Estimated Underproduction: Existing shortage of housing units from the past 10 years.*
- *Future Housing Need: Shows the estimated housing demand up to 2040.*

Sources: ECONorthwest calculations/modeling. Primary Data Sources: Washington Office of Financial Management, 2019; PSRC, 2019. Method: Using population forecast from OMF and PSRC, and selected Census information we can estimate both the current underproduction and future housing need. For this analysis we calculated the total future housing need as the current underproduction of housing plus the future need based on projections from PSRC's 2040 household projections. Current underproduction of housing was calculated based on the ratio of housing units produced and new households formed over time. The average household size in each city is calculated and converted to a ratio of total housing units to households. This ratio is compared to that of the region as the target ratio. If the ratio is lower, then we calculated the underproduction as the number of units it would have needed to produce over time, to reach the target ratio. Washington State does not have a regional approach for housing production. This approach to underproduction is simple and intuitive while using the best available data that is both local and most updated. This analysis does not differentiate between renter and owner households and relies on average household size to convert population counts to household counts. One drawback of this approach is that it does not identify the underproduction at different levels of affordability. Future housing need is calculated based on the forecasted household growth through 2040 from PSRC. PSRC does not forecast housing units, but instead forecasts the estimated number of households for each city. To calculate future housing need, we use a target ratio of 1.14 housing units per new household. This ratio is the national average of housing units to households in 2019. It is important to use a ratio greater than 1:1 since healthy housing markets allow for vacancy, demolition, second/vacation homes, and broad absorption trends.

# Housing gap compared to targets



## Gap Analysis for Bonney Lake and Sumner in Comparison to Pierce County

Area	Current Estimated Underproduction, Units	Future Housing Need, Units	Total Units
Bonney Lake	1,774	1,290	3,065
Sumner	0	1,422	1,422
Pierce County	37,078	127,116	164,193

### Bonney Lake Target (2030) vs Gap (2040):

- Targets: Add 2,776 from 2008 to 2030 (CPP) or 3,470 housing units by 2035 (Comp Plan)
- As of 2018, added 1,302 (over 2k needed) – gap shows ~3k needed by 2040 though this is needed in 10 more years

### Sumner Target (2030) vs Gap (2040):

- Target: Add 1,770 from 2008 to 2030
- As of 2018, added 355 (need 1,415) – gap is a similar number of total units (1,422) needed by 2040 though this is needed in 10 more years



## Different Scenarios for Filling the Gap

- **Scenario 1, Status Quo:** Existing housing production continues with no new action.
- **Scenario 2, Fair Share:** Housing targets are based on the income averages in Pierce County.

### Scenario 1: Status Quo



### Scenario 2: Fair Share



# Gap analysis Methods

Allocate total housing units needed into two different scenarios, as follows:

## Share of Less than 50% (low income):

- Scenario 1: 20%
- Scenario 2: 31%

## Share of 80-100% (middle income):

- Scenario 1: 17%
- Scenario 2: 15%

## Share of 50-80% (moderate income):

- Scenario 1: 20%
- Scenario 2: 24%

## Share of 100%+ housing (high income):

- Scenario 1: 44%
- Scenario 2: 30%

# Draft Gap analysis: Bonney Lake scenarios

Scenario 1 would have more higher income housing while Scenario 2 would add a greater amount of low-income categories.

Income Category	1) Bonney Lake Status Quo	2) Bonney Lake Fair Share
Extremely Low (<30%)	235	463
Very Low (30-50)	378	502
Low Income (50-80%)	601	723
Moderate Income (80-100%)	513	455
Over 100%	1,338	922
<i>Total</i>	3,065	3,065

## Share of Less than 50%:

- Scenario 1: 20% - **LOWER**
- Scenario 2: 31% - **HIGHER**

## Share of 50-80%:

- Scenario 1: 20%
- Scenario 2: 24%

## Share of 80-100%:

- Scenario 1: 17%
- Scenario 2: 15%

## Share of 100%+ housing:

- Scenario 1: 44% - **HIGHER**
- Scenario 2: 30% - **LOWER**

# Draft Gap analysis: Sumner scenarios



Sumner results differed. Scenario 1 (status quo) calls for more lower income housing in comparison to Scenario 2 (fair share). In addition, Scenario 2 calls for slightly more 100%+ housing than currently produced. This indicates a possible deficit of market rate units for middle income, workforce households that should be augmented to prevent renting or buying down.

Income Category	1) Sumner Status Quo	2) Sumner Fair Share
Extremely Low (<30%)	253	215
Very Low (30-50)	258	233
Low Income (50-80%)	351	336
Moderate Income (80-100%)	208	211
Over 100%	352	428
<b>Total</b>	<b>1,422</b>	<b>1,422</b>

## Share of Less than 50%:

- Scenario 1: 36% - **HIGHER**
- Scenario 2: 31% - **LOWER**

## Share of 50-80%:

- Scenario 1: 25%
- Scenario 2: 24%

## Share of 80-100%:

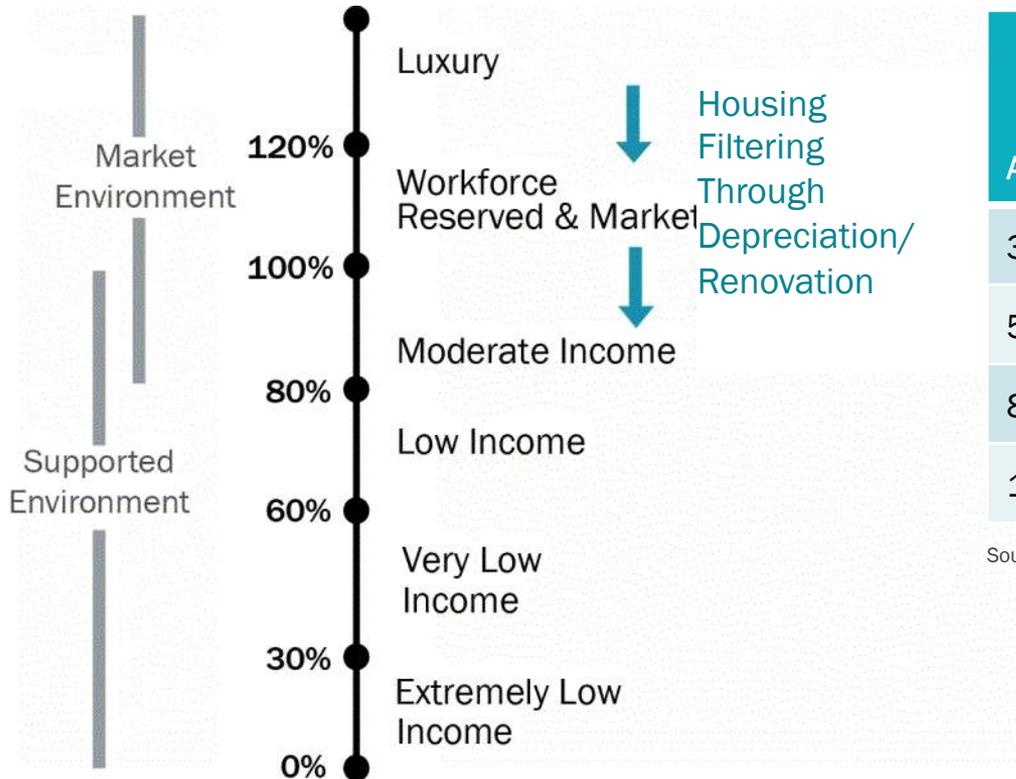
- Scenario 1: 15%
- Scenario 2: 15%

## Share of 100%+ housing:

- Scenario 1: 25% - **LOWER**
- Scenario 2: 30% - **HIGHER**

# Housing strategies vary by affordability

The market environment mainly supports production of moderate-income or above



HUD Affordability & Price by Housing Type, 2018

AMI	Studio Affordability at AMI Bin	One Bedroom Affordability at AMI Bin	Two Bedroom Affordability at AMI Bin
30%	\$392	\$420	\$504
50%	\$652	\$700	\$840
80%	\$1,044	\$1,120	\$1,342
100%	\$1,306	\$1,398	\$1,678

Source: HUD, 2018

# Spectrum of housing strategies

## Publicly-funded and produced

Primarily 0 – 30% MFI



## Privately-funded and produced

Primarily 80 – 120% MFI

Federal programs  
(HOME, CDBG, etc.)

General fund

Housing bond

Surplus Land

Community  
Land Trusts

Low Income  
Housing Tax  
Credit (LIHTC)

Public Private  
Projects

Non-profit-  
funded projects

### Regulatory Examples

Inclusionary zoning

Supply-side strategies  
(i.e., increase allowable  
density in SF zones)

Linkage or impact fees

Multifamily Property Tax  
Exemption (low-income  
too)

### Incentive-based Examples

Incentive zoning

Transfer of  
Development Rights

# Key findings & policy implications



## Gaps in Housing Need

- **High Demand for diverse Middle-income Options (smaller homes, SF attached)**
  - Rising incomes
  - Aging baby boomers particularly in Bonney Lake
  - Growing Workforce particularly in Sumner
- **Pent up Demand for Low to Moderate-income**
  - 28% in Bonney Lake & 37% in Sumner cost burdened – worse for lower incomes
  - Average rent higher than 100% MFI (not enough rentals)
  - Low # of senior housing
- **Demand for More Housing**
  - Very high commuting rates
  - Need to build more housing to achieve targets & fill gap

## Possible Solutions

- Incentives to subsidize low-income units, senior housing, TOD, and MF housing
- **Identify and lower barriers** for building and preserving low-to-middle-income housing, ADUs, and diverse housing types
- Explore **funding sources & partnerships**
- **Expand areas** for building more housing & allowing housing diversity
- Identify tweaks in **policies and the permitting process**



# How do the cities complement each other?



## Bonney Lake

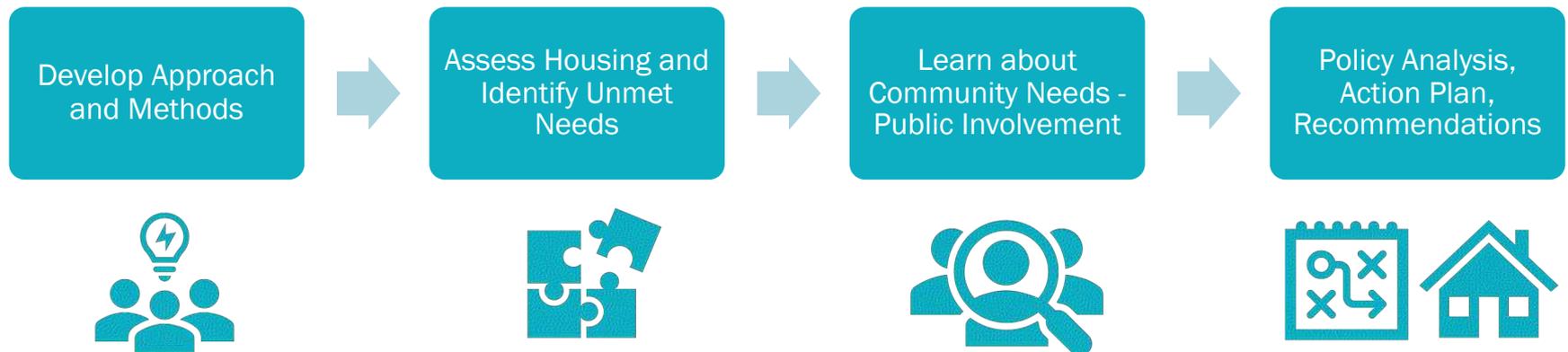
- **More People + Growth:** Population doubled to over 20k with high growth in 65+ age group & increase in median age to almost 35 from 2000 to 2014-18
- **Household sizes larger,** mostly 3+ (49%), 2.91 average size, 77% are family households
- **Increasing diversity** (Hispanic/Latino, 2+ races), growth from 8 to 19% nonwhite since 2000
- **High Income:** Median income **\$91k**, 52% change since 2000, 55% of incomes above \$75k
- **Less Jobs:** 26% of total jobs in BL/S area. Low Jobs-housing: 0.7, combined better at 1.7
- **Highest commuting:** 3% live + work in town
- **More Housing:** Over 7k units, mostly owner-occupied (81%) & SF detached (84%). Newer: 75% built after 1980. 80% of new housing built since 2010 SF (20% MF).
- **Increased Housing Costs:** Rent above median income & home sale prices increased by over 50% since 2000.
- **Housing Affordability/Special Needs:** 29% cost burdened, fewer low-income. More owned moderate-income & subsidized (433) but less senior housing (111 units).
- **Halfway to 2030 Housing Target:** Build 1,472 new housing, 50% towards goal. Keep up pace, add 126 homes/year. Total: 8,604 units by 2030.
- **Higher 2040 gap:** 3,065, fair share would require more low-income housing and less high-income

## Sunmer

- **Less People + Growth:** Population **grew modestly** to almost 10k, no change in 35 median age
- **Household sizes smaller,** mostly 1-2 (62%), 2.41 median size, 42% non-family households
- **Increasing diversity** (Hispanic/Latino, 2+ races), growth from 13 to 20% nonwhite since 2000
- **Low-Moderate Income:** Median income **\$60k**, 55% change since 2000, 62% below \$75k, greater poverty 13%
- **More Jobs:** 74% of total jobs in BL/S area. 16k jobs. Most jobs earn below \$60k. High Jobs-housing: 3.2, combined better at 1.7.
- **High commuting:** 11% live + work in town
- **Less Housing:** Over 4k units, half rentals & owner-occupied. Mostly SF detached (67%) though more diverse types. Older: 78% built before 1999. Half of new housing built since 2010 is SF and MF.
- **Increased Housing Costs:** Rent above median income & home sale prices increased by over 50% since 2000.
- **Housing Affordability/Special Needs:** 37% cost burdened, greater low to moderate income renters. Less subsidized (63) but more senior housing (251 units)
- **Behind on 2030 housing Target:** Build 1,415 new housing units, 28% towards goal. Increase to 116 units/year (currently 41 units/year). Total: 5,743 units by 2030.
- **Lower 2040 gap:** 1,422 units, fair share would require less low-income housing and more high-income

# Next steps

- Policy Analysis
- Draft and Final Housing Action Plan
- Implementation Plan



# Thank you!

