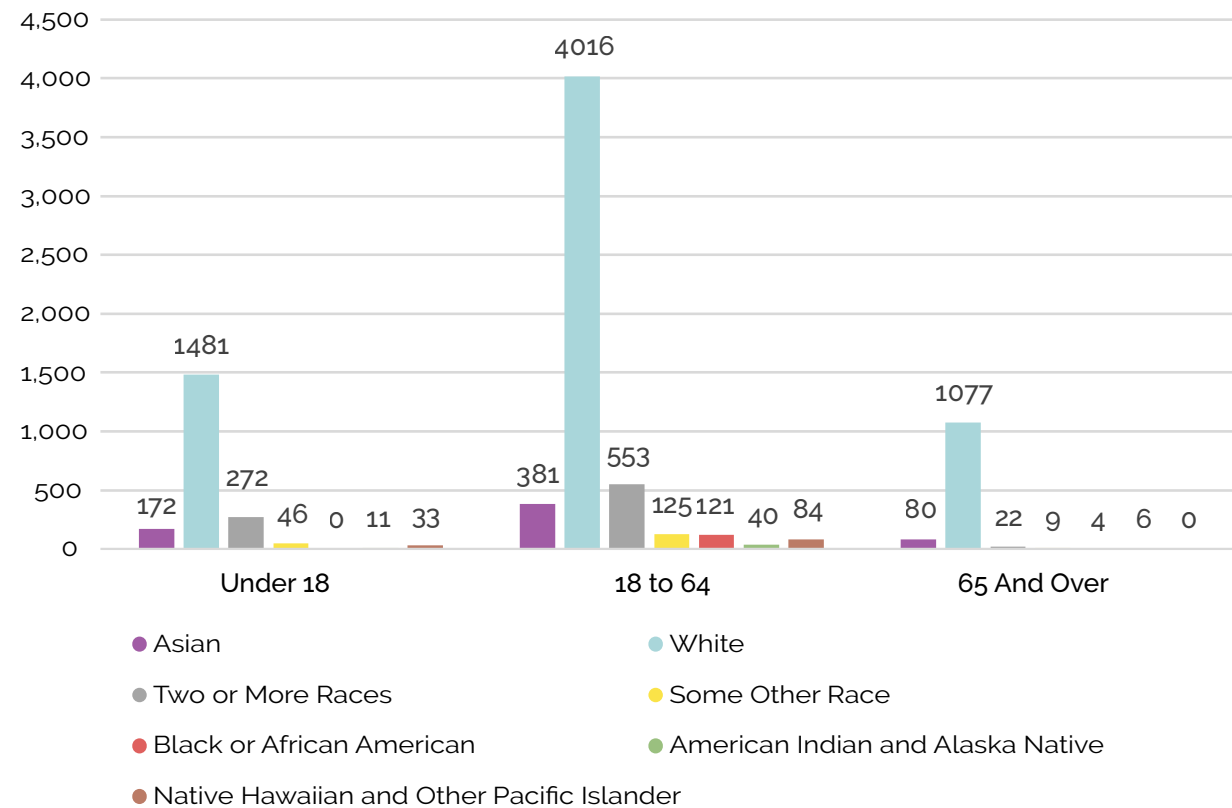


Figure HO-10 Age of Milton residents by race/ethnicity



ACS 5-year, 2018-2022

Figure HO-11 Milton residents living with a disability

Disability Status	Number of People	% of Total
Population Living with a Disability	1,346	15.8%
People without a Disability	7,187	84.2%
Total Population	8,533	

ACS 5-year, 2018-2022

## HOUSING LAND CAPACITY ANALYSIS

### OVERVIEW

As per requirements of the Growth Management Act (GMA), the Milton Housing Element must identify "sufficient capacity of land" to accommodate all projected housing needs during the 20-year planning period of its comprehensive plan (RCW 36.70A.070(2)(c)). This includes explicit consideration of capacity for the following household needs and building types:

- Moderate, low, very low, and extremely low-income households;
- Permanent supportive housing;
- Emergency housing and emergency shelters; and
- Duplexes, triplexes, and townhomes (within an urban growth area boundary)

Extrapolating from the 2021 King County Urban Growth Capacity Study and 2021 Pierce County Buildable Lands Report, the project team for the 2024 Milton Comprehensive Plan Update developed a Land Capacity Analysis (LCA) to measure and document capacity for new housing development on vacant, partially used, or under-utilized lands. This analysis considers the potential for land within City boundaries to accommodate new housing growth given current zoning and development regulations. Unlike the Counties' buildable lands studies, which look backward at performance under the previous period's comprehensive plan, the LCA looks forward to the land uses and development types planned for 2044.

### Household Income Segments for Pierce County

Although Milton is located in both King and Pierce County, its household demographics are more closely aligned with Pierce County. As such, Figure HO-9 shows the four income ranges defined in RCW 36.70A.030 and the corresponding income limits and rent/mortgage limits established by Pierce County for 2023. Limits for three-person households are included due to Pierce County's average household size of 2.6 people.

Figure HO-12 2023 Pierce County income and rent limits for GMA defined income segments

Household Income Segment	Income Relative to Area Median Income (AMI)	Pierce County 2024 Income Limit (3 Person Household)	Pierce County 2024 Rent Limit (3 Person Household)
Extremely Low-Income	0-30% of AMI	\$31,300	\$814
Very Low-Income	>30-50% of AMI	\$52,150	\$1,356
Low-Income	>50-80% of AMI	\$83,400	\$1,878
Moderate Income	>80-120% AMI	\$121,284	\$2,731

Pierce County; Framework, 2024

LAND CAPACITY ANALYSIS FOR PERMANENT HOUSING

County-wide Planning Policies (CPPs) for King and Pierce County disaggregate Milton's 2044 growth target to establish Housing Need for different income brackets. Milton's 2044 Growth Strategy, implemented through updates to its land use, zoning, and development standards, in combination with subsidies, shows that the City has sufficient land capacity to meet its CPP Housing Need for permanent housing (a total of 295 units). An additional LCA for temporary housing below demonstrates the City's capacity for its emergency housing need (67 units).

Figure HO-13 Current housing and housing needed in Milton by income bracket

	Total Units	0-30% AMI						
		PSH	Non-PSH	30-50%	50-80%	80-100%	100-120%	120%+
King County Baseline Supply (2019)	484	10	-	205	80	139	50	-
King County Growth Target (Net New Housing Needed 2019-2044)	50	7	13	-	8	3	3	16
King County Total Future Housing Needed: 2044	534	17	13	205	88	142	53	16
Pierce County Baseline Supply (2019)	2,963	-	75	145	899	752	374	718
Pierce County Growth Target (Net New Housing Needed 2019-2044)	245	43	32	45	36	15	14	60
Pierce County Total Future Housing Needed: 2044	3,208	43	107	190	935	767	388	778
Milton 2044 Growth Strategy (Net New Housing Capacity 2019-2044)	1,545	95		99	198	198	410	524
Milton 2044 Growth Strategy (Net New Housing Planned 2019-2044)	295	50	45	45	44	18	17	76
Milton 2044 Growth Strategy (Surplus/Deficit of Planned Housing)	1,250	0		44	154	180	393	448
Milton 2044 Growth Strategy (Surplus/Deficit of Capacity)	0	0	0	0	0	0	0	0

Pierce County; King County; Framework, 2024

As indicated in the Volume 1 Land Use Element, final housing capacity is aggregated between King and Pierce Counties. King County indicated that this type of aggregation was acceptable and results in a more coordinated future land use map across the county boundary (all high density housing is located within Pierce County).

The project team updated the underlying assumptions from the 2021 King County Urban Growth Capacity Study and 2021 Pierce County Buildable Lands Report to reflect more realistic

Figure HO-14 Residential land capacity summary by future land use designation

FUTURE LAND USE DESIGNATION	NET DEVELOPABLE LAND (ACRES)	RESIDENTIAL DENSITY (DU/AC)	GROSS RESIDENTIAL CAPACITY (UNITS)*	EXISTING HOUSING ON REDEVELOPABLE PARCELS (UNITS)	NET RESIDENTIAL CAPACITY (UNITS)
Neighborhood Residential	137.13	12	934	69	865
Urban Residential	40.05	18	396	35	361
Neighborhood Center	10.5	0	-	9	-9
Town Center	8.39	0	-	13	-13
Uptown	6.5	30	155	3	152

Pierce County; King County; Framework, 2024

development dynamics in the 2044 Growth Strategy to produce the updated capacities below. A full list of development assumptions is included in Volume II of the Land Use Element.

The following land use categories and associated zoning districts under the 2044 Growth Strategy for Milton regulate many factors, including building type and development intensity. Building types (e.g. single-family detached, duplexes, cottage clusters, townhomes, etc.) help organize development based on its form and function. Development intensities indicate the bulk of development (e.g. building height) and density (the number of housing units per acre) for a specific building typology. For example, mid-rise is an intensity that might include mixed-use buildings, stacked flats, apartments, or mass timber buildings. Low-density can include building typologies like single-detached homes, accessory dwelling units, duplexes, and townhomes.

As per Department of Commerce guidance, from a construction cost perspective, each intensity and its corresponding building types are most feasibly built for specific levels of affordability. This is not to suggest that all housing built at mid-rise intensities will serve moderate income households; in fact, luxury condominiums at mid-rise intensities could only be affordable to households earning 120%+ AMI. As such, building typology is one of many factors influencing affordability; incentives, subsidies, and creative financing mechanisms are required to achieve deep affordability.

Figure HO-15 Milton 2044 land use designations, preliminary zoning districts, and associated building types, intensities, and incomes served

MILTON 2044 LAND USE DESIGNATIONS	MILTON 2044 ZONING DISTRICTS WITH PLANNED HOUSING	MILTON 2044 ASSOCIATED HOUSING TYPOLOGIES	MILTON 2044 ASSOCIATED INTENSITIES	Lowest potential income served	
				MARKET-RATE	SUBSIDIZED
Neighborhood Residential	RS; RMD	Detached Single-Family, ADUs, Cottage Clusters, Multi-plex, Townhomes	Low Density, Moderate Density	High Income (>120% AMI)	Not Feasible at Scale
Urban Residential	RM	Cottage Clusters, Multi-plex, Townhomes, Stacked Flats, Courtyard Buildings	Moderate Density, Low-Rise	Moderate and High Income (>80% AMI)	Low and Moderate Income (50-80% AMI)
Neighborhood Center	TBD	Small Mixed-Use Buildings with Apartments	Moderate Density, Low-Rise	Moderate and High Income (>80% AMI)	Low and Moderate Income (50-80% AMI)
Town Center	MX	Small Mixed-Use Buildings with Apartments	Moderate Density, Low-Rise	Moderate and High Income (>80% AMI)	Low and Moderate Income (50-80% AMI)
Uptown	TBD	Stacked Flats, Mass Timber, Point Access Blocks, Apartments, Condominiums, Permanent Supportive Housing	High Density, Mid-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)

Implementing Actions to Satisfy Housing Need

Together, the Land Use and Housing Elements acknowledge real-world factors constraining development outcomes in Milton. The 2044 Growth Strategy includes a variety of zoning changes designed to sufficiently achieve housing type production associated with various AMI levels.

- Increased development capacity for multi-family residential and mixed-use development will make mid-rise construction possible in Uptown. New zoning districts developed for this future land use designation will support 30 du/ac
- The creation of Neighborhood Residential—a middle housing land use classification that complies with HB 1110—provides a middle housing overlay option that increases densities from 6-18 du/ac to 12-18 du/ac depending on the underlying zoning.
- An improved Residential Multifamily zone will reduce regulatory barriers and make modest increases to the City’s capacity for low-rise multi-family and larger forms of middle housing.

Figure HO-16 Comparing housing need to zone categories

INCOME LEVEL (% AMI)	ZONE INTENSITIES SERVING THESE NEEDS	AGGREGATE HOUSING NEED (UNITS)	NET RESIDENTIAL CAPACITY (UNITS)	CAPACITY SURPLUS OR DEFICIT (UNITS)
0-30% PSH	Mid-Rise High Density	140	152	+12
0-30% Other				
>30-50%				
>50-80%	Low-Rise Moderate Density	62	361	+299
>80-100%				
>100-120%	Low Density	93	867	+774
>120%				
Total		295	1,380	1,085

City of Milton; Framework, 2024

LAND CAPACITY ANALYSIS FOR TEMPORARY AND EMERGENCY HOUSING

The GMA also requires cities to demonstrate explicit consideration for emergency housing and emergency shelters, including the allowance of these uses wherever hotel/motels are permitted (RCW 36.70A.070(2)(c)). Currently, Milton permits emergency housing, emergency shelters, and hotels in its Business Zone (classified as Highway-99 Business in the FLUM). Zoning changes that occur during the adoption of the 2024 Comprehensive Plan are expected to expand these permissions to new zoning districts within the Uptown future land use designation.

The City's requirements for the occupancy, spacing, and intensity of emergency housing are listed in the table below and used to conduct the LCA analysis for emergency housing on plausible parcels.

Figure HO-17 Milton's historic occupancy, spacing, and intensity standards for emergency housing,

Land Use	Minimum Walking Distance to Bus or Rail Transit	Minimum Spacing Distance from Another Facility	Maximum Number of Occupants (including staff)	Number of Beds per Acre (intensity)
Emergency Housing/ Emergency Shelters	0.5 mile	1 mile	15	N/A

City of Milton; Framework, 2024

Department of Commerce guidance suggests that an LCA must be conducted for plausible parcels to demonstrate the City's capacity for its emergency housing need (67 beds/units). To carry out this analysis, the project team selected an existing motel in the Hwy-99 Business District and plausible vacant parcels in Uptown that are adjacent to transit, services, and amenities. A prototypical suburban emergency congregate shelter with 60 beds/acre has been used to best estimate the capacities of selected parcels.

Figure HO-18 Land capacity of existing motel and select Uptown parcels for emergency housing

EXISTING OR PLAUSIBLE PARCELS	EMERGENCY HOUSING TYPE	NET DEVELOPABLE LAND (ACRES)	DENSITY (BEDS/AC)	EMERGENCY HOUSING CAPACITY (BEDS)	TOTAL EMERGENCY HOUSING (BEDS)	EMERGENCY CAPACITY NEED	CAPACITY DEFICIT OR SURPLUS
Daffodil Motel (99-Business)	Motel Conversion	N/A	N/A	27			
Parcel #1 (Uptown)	Congregate Shelter	0.662	60	40	109	67	+42
Parcel #2 (Uptown)	Congregate Shelter	0.701	60	42			

Department of Commerce; Framework, 2024

BARRIERS TO ADDING AFFORDABLE HOUSING IN MILTON

Although the updated future land use map and the policies enumerated in this plan as well as update to the city's development regulations seek to reduce barriers to the production of affordable housing in Milton at all levels of affordability, challenges will likely persist.

Key barriers include persistently high construction costs, rapid population growth throughout the Puget Sound Region, lack of funding, lack of affordable housing developers and the complexity of financing deeply affordable housing.