

HOUSING APPENDIX

HOUSING TYPE AND TENURE

The existing housing stock in Orting consists primarily of single-family detached homes. Mobile/manufactured homes, duplexes and apartments make up the remaining portion. One and two family households make up the majority of residential units, particularly in owner occupied homes. The 2000 Census reported a total of 1,382 units, an increase of 636 or 85 percent over 1990. By April 1, 2007, there were 2,180 units, a 57 % increase over 2000. This rapid growth resulted from production of an average 130+ new units per year. The homeownership rate is relatively high in Orting. Between 1990 and 2000, the percentage of owner-occupancy increased from 67.3 to 78.2 percent.

Table H-1 compares the 1990 and 2000 housing figures for the city and the Planning Area. The surrounding area is defined as Census Tract 704.2 shown in Figure H-1. Growth in that area generally paralleled the city's rate. A higher percentage of housing in the surrounding area is owner-occupied, but there is a slightly higher vacancy rate. Current owner/renter data for Orting is not available for 2006, but the Puget Sound Regional Council (PSRC) estimates that the vacancy rate for Census Tract 740.02 including area surrounding the City (Figure H-1) was 2.64% in 2006.

Table H-1
Number of Units by Housing Tenure

	Total Units		Owner Occupied		Renter Occupied		Vacant	
	1990	2000	1990	2000	1990	2000	1990	2000
Orting	746	1,382	502	1,081	200	237	44	64
Census Tract 740.02	251	428	169	360	68	40	14	28
Total	997	1,810	671	1,441	268	277	58	92
% of Total	100	100	67.3	79.6	26.9	15.3	5.8	5.1

Source: U.S. Bureau of the Census, 1990 & 2000.

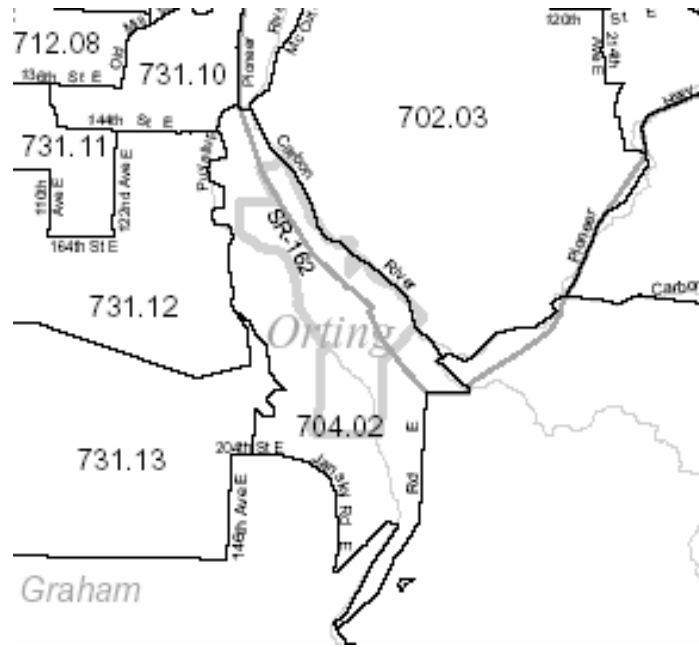


Figure H-1
Census Tract 704.02 & Orting City Limits

Table H-2 shows the composition of housing types in Orting, based on 1990 and 2000 US Census figures. Today, single-family homes account for almost 86 percent of the housing in the city and the surrounding area. Mobile/manufactured homes make up approximately 8 percent of the city housing stock and 15 percent of the surrounding area's, and multi-family housing accounts for 6 percent of the city inventory. There are no multifamily dwellings in the surrounding area. Since 1990, the proportion of single-family units in Orting increased, while multi-family and mobile/manufactured units lost market share.

Table H-2
Number of Units by Housing Type

	Single Family			Multifamily			Mobile Homes (Manufactured)		
	1990	2000	2007	1990	2000	2007	1990	2000	2007
Orting	576	1,188	1,866	68	89	133	101	128	181
Census Tract 740.02	206	337		0	0		45	58	
Total	782	1,525		68	89	133	146	186	
% of Total	78.4	84.2		6.8	4.9		14.6	10.3	

VALUE AND COST OF HOUSING

Nearly 60 percent of the owner-occupied homes in Orting were valued at between \$100,000 and \$150,000 (1999 dollars, 2000 Census). About 13 percent of the remaining homes were valued at less than \$100,000 and the remaining 29 percent were valued at more than \$150,000. The median 2000 value of owner-occupied homes in Orting was \$135,900. The median monthly 2000 gross rent in Orting was \$685. In the first 6 months of 2007, 85 homes were sold in the City, ranging in price from \$156,800 to \$399,571. The median price of those homes was \$284,000.

FUTURE HOUSING NEEDS

The population trends and targets contained in the Land Use Appendix of this plan form the basis for the projections of housing demand. Orting has grown considerably in the past 10 years. Between 1996 and 2006, the population increased by 2,940 new residents, a factor of 89 percent, or an average of 6.6 percent per year. A small portion of this population growth resulted from annexations.

As noted in the Land Use Appendix, the 2022 population “target” for Orting is 7,900. At the recent growth rate, the city could easily reach this population much earlier. This increase will impact the city in several ways, including future housing demand and associated demand for services, community facilities, and other features necessary to sustain the community.

Population growth and housing development are functions of the demographics of the community (household size and age and economic status) as well as the marketability of the area. The population projections give a general indication of the number of new dwelling units needed to accommodate the anticipated population. The estimated number of future dwelling units is based on the community's recent average household size of 2.7. While this factor may change in the future, for the next 5-10 years it represents a reasonable basis for calculating housing demand.

Table H-3 presents the results of the analysis. This represents the *minimum* number of units that need to be planned for to accommodate the anticipated population.

**Table H-3
Housing Demand Forecast**

2000	Existing Housing Units	1,382	
	Occupied Units	1,318	
	Average Household Size	2.85	
	Vacancy Factor	5%	
2007	Existing Housing Units	2,180	
	Occupied Units	2,122	Based on estimated vacancy rate in Census Tract 704.02
	Average Household Size	2.7	OFM
	Vacancy Factor	2.64%	Census Tract 704.02 (PSRC)
2022*	Occupied Units	3,100	
	Total Units w/ Vacancy Factor	3,255	

* Or when the population reaches 7,900

Approved preliminary subdivisions and PUDs as well as the anticipated buildout of the Mixed Use – Town Center North are expected to generate the 1,260 units projected to be necessary to meet the population forecast within the next 5-10 years. Beyond that, there is very little additional opportunity for new housing to be developed in the current city limits.

AFFORDABLE HOUSING

The Growth Management Act requires each county and city to identify sufficient land for housing, including but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities. These types of housing are often grouped under the term "affordable housing."

Pierce County, and the municipalities, collectively must accommodate the housing demand for all economic segments of the population.

Affordable housing should address one of the following conditions:

- (1) has an annual rental rate that is less than or equal to 30 percent of 80 percent of the median family income for Orting; or,
- (2) has an annual cost (including property taxes and insurance) after a 10 percent down payment, that is less than or equal to 30 percent of 80 percent of the median family income of Orting.

The median 2000 household income in Orting was \$53,464. Households earning 80 percent of this median earned \$42,770. Nearly 70 percent of Orting's owner-occupied housing units and 63 percent of the renter-occupied were affordable, with monthly housing costs less than 30 percent of household income. Many young families have recently chosen Orting as an alternative to higher-priced communities that are closer

to major employment centers. The city has an adequate supply of housing for its low income residents (average family income of less than 50 percent of the median). These families could afford to pay a maximum of \$668 per month in housing costs in 1999 and there were over approximately 200 units that fit this category.

Housing values have increased substantially in recent years. New homes are priced up to the low \$400,000 range (2007 \$). The median price of homes sold in the first half of 2007 was just over \$280,000. The estimated median household income is between \$60,000 and \$65,000. (Private on-line sources report incomes at the low end of this range for the 98360 zip code. The state Department of Ecology estimates a median household income of \$64,640 for the fiscal 2008 funding cycle, using a consumer price index adjustment to the 2000 census. An Orting household with an income of \$63,000 could afford housing valued in the low \$200,000s. About 40% of the homes sold in 2007 were under \$25,000. However, some “workforce” households earning about 80% of the median (\$52,000) would only be able to afford houses priced below \$190,000. A very few homes sold at that price level in 2007. “Low Income” households would be limited to housing priced under \$150,000 and “Very Low Income” households would be limited to housing priced under \$100,000. For these two latter income categories, rental housing is likely to be all they can afford. Rents would have to be in the \$700-1,100 range. Orting has a small inventory of rental housing.

Federal, State and Local Programs - There are a number of local, state and federal grant and loan programs that are aimed at fulfilling basic housing needs and expanding homeownership opportunities for low- and moderate-income citizens. The city will support initiatives of project sponsors to gain access to these resources and broaden the housing opportunities consistent with the goals and policies of the Comprehensive Plan and the development regulations. This includes recent amendments that allow increased density in the Mixed Use – Town Center North zone and cottage housing in the Residential Urban and Suburban zones.

Manufactured Homes and Accessory Apartments - There are a number of other ways that Orting could encourage the development of affordable housing that do not directly involve public financing for the development of housing. Manufactured homes provide an affordable housing alternative so long as the units fit the character and quality of other conventionally-built housing in the city.

Other alternatives provide affordable housing in the city. These include apartments above commercial businesses, especially in the downtown area. Accessory apartments within present single family homes or as separate structures on existing single family lots provide another alternative. This not only provides an affordable place to live, but offers assistance to homeowners concerning their own financial burdens.

Group Care Homes And Foster Care Facilities - The Growth Management Act requires that the housing element of the plan address special housing needs, such as group care homes and foster care facilities. Group homes and foster care facilities are permitted in all Orting residential zones subject to the provisions of the Public

Facilities Permit for publicly-sponsored projects and Conditional Use Permits for privately-sponsored projects.