



10-POINT PLAN FOR  
ATTAINABLE HOUSING  
IN PIERCE COUNTY

2022 Master Builders Pierce County  
Government Affairs Initiatives  
[www.masterbuilderspierce.com](http://www.masterbuilderspierce.com)

**MASTER**  **BUILDERS**  
ASSOCIATION OF PIERCE COUNTY



**Dan Garber**

Redline Services  
2022 Master Builders  
Pierce County  
President



**Ryan Babbit**

Babbit Construction  
Company, LLC  
2022 LSC Chair

Master Builders Pierce County recognizes that Pierce County is experiencing a significant affordable housing crisis, which is why we believe in a bold legislative agenda that creates attainable housing solutions.

Our Association's 10-point action plan promotes measures offered by our Legislative Strategy Committee (LSC) to address the crisis the region is facing. The plan contains a diverse set of solutions that encourage increasing the housing supply, pursuing process improvements, and advocating for sound legislation recommended by industry experts.

In the year ahead, Master Builders will be advocating for these changes. We invite you to join us in helping to advance housing attainability solutions.

# HOMEBUILDING

## INVESTING IN THE COMMUNITY

The National Association of Home Builders (NAHB) has provided Master Builders with the report: "Local Impact of Home Building in Pierce County, Washington." This report analyzes how homebuilding affects the local economy, including new income and jobs for residents, and new revenue for local governments.

According to the report, the estimated **one-year local impact of building 100 single-family homes in Pierce County include \$28 million in local income, \$3.5 million in taxes and other revenue for local governments, and 380 local jobs.** These are local impact figures, representing income and jobs for residents of Pierce County, and taxes (also other sources of revenue, including permit fees) for all local jurisdictions within the county. The one-year impact report also includes: 1) both the direct and indirect impact of construction activity itself and 2) the impacts from local residents who earn money from the spending on construction activity within the local area.

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



# HOUSING ATTAINABILITY

## IN PIERCE COUNTY

- 1 Achieve **two day base plan approval and encourage reduced jurisdictional permit timelines.**
- 2 To make better use of buildable lands, encourage **gross density calculations.**
- 3 Promote City of Puyallup model **fee-in-lieu frontage improvement code.**
- 4 Institute **administrative approval of final plats and tie landscaping installation to Certification of Occupancy.**
- 5 Promote **over-the-counter permit options** in more jurisdictions in Pierce County.



- 6 Work with **Water Purveyors** to establish **consistency in applications, practices, and fee rates.**
- 7 Assure **design standard requirements are uniform for all**
- 8 Promote **upzoning in the Urban Growth Area** and **unit lot subdivisions.**
- 9 Promote **sensible tree retention and replacement code.**
- 10 Encourage **wetland protection and preservation through mitigation** within the Urban Growth Area.

# REPRESENTING BUILDERS

## THROUGHOUT PIERCE COUNTY

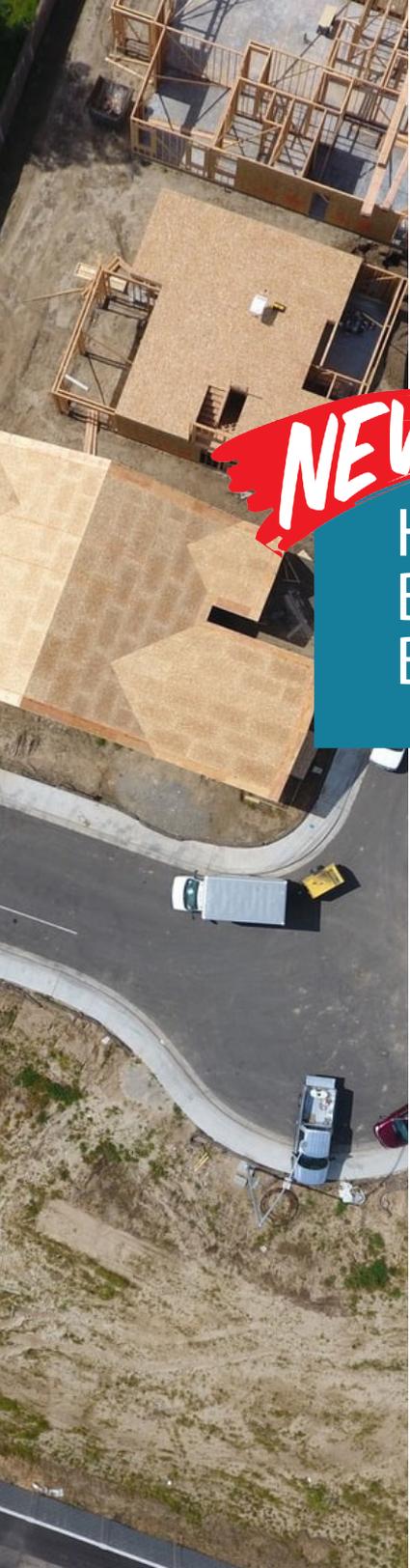
### **Committees / Roundtables We Participate On:**

- Pierce County Transportation Advisory Commission
- Pierce County's Red Tape Reduction Task Force
- Pierce County's Affordable Housing Work Group
- Tacoma Permit Advisory Task Force
- Puyallup Permit Partnership
- Edgewood Quarterly Roundtable
- Gig Harbor Quarterly Roundtable

### **Our Development Officials' Forum:**

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

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



ELECTED OFFICIALS  
IN PIERCE COUNTY:  
***YOU'RE INVITED***

**NEW**

## HOME BUILDING BUS TOUR

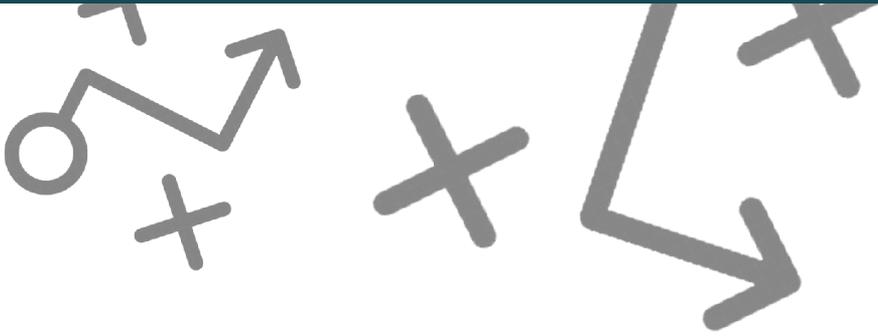
Join Master Builders  
Pierce on a guided  
journey through the  
home building process:  
from planning to  
purchase on  
July 9, 2022.

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

# STRATEGIES

## FOR INCREASING EFFICIENCY IN THE LAND DEVELOPMENT PROCESS

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



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

Source: "Development Process Efficiency: Cutting through the Red Tape", ABT Associates, 2015.

# ATTAINABLE HOUSING

## ADVOCACY

Master Builders Pierce's Government Affairs Program is an active participant in the policy and regulatory processes in Pierce County. Under the Legislative Strategy Committee's direction, the government affairs staff works to promote the following resolutions of Master Builders Pierce County:

- Removing regulatory and financial barriers to building affordable housing
- Promoting smart growth
- Advocating for government transparency in how permit and impact fees are calculated
- Working with local jurisdictions to ensure high levels of services and timely issuance of permits

Want to help Master Builders Pierce guide legislation around Pierce County?

Join the Legislative Strategy Committee by contacting Jessie Gamble, at 253.254.0083 or [jgamble@masterbuilderspierce.com](mailto:jgamble@masterbuilderspierce.com).



## MORE INFORMATION

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



**MASTER**  **BUILDERS**  
ASSOCIATION OF PIERCE COUNTY