



Puget Sound Regional Council

**2024 FHWA REGIONAL COMPETITION: PROJECT SPONSOR FOLLOW-UP
QUESTIONS**

AGENCY: Sumner

PROJECT: 166th St Widening and Intersection Improvements

Question #1: Please identify the HOP typology associated with your project's location along with the policies that currently exist that fall under the 3 categories (Supply, Stability, and Subsidy) for this typology.

Answer #1:

The HOP typology that is associated with the project's location is to "Increase Access to Single Family Neighborhoods".

In the Supply category, there are policies that have been implemented within the City of Sumner regarding Middle Housing. The housing growth within the City of Sumner is mainly focused in the Town Center and the East Sumner Neighborhood, though it is also distributed throughout the City. Housing policies are being developed through the Comprehensive Plan update that provide incentives for affordability, support for religious organizations building affordable housing, greater diversity of allowed housing types, and expanded opportunities for middle housing citywide (see Draft EIS (Vol. 2), <https://connects.sumnerwa.gov/planning-sumners-future>).

For Stability, Sumner has policies and code in place that further infill in existing neighborhoods, such as Accessory Dwelling Units, Unit Lot Subdivisions, and allowances for duplexes. On May 3, 2021, Sumner City Council adopted the 2021 Housing Action Plan, which identifies strategies for the implementation of more affordable housing types that can help address neighborhood stability and provide options for different demographics and ageing in place. The City also has design guidelines and plans that encourage developers to create non-motorized connections across a development and between developments, which help provide another means for residents to access nearby services. Sumner's existing mobile homes, one neighborhood just north of Elm Street off the East Valley Highway and one in the Rivergrove neighborhood, will benefit greatly from this project. The interchange provides a direct route for residents of the first park, especially to key services like retail,

groceries, etc. Although the Rivergrove neighborhood would more likely use the next SR 410 interchange (Orting Highway/Valley Avenue), this is an alternate route during anticipated construction for the other interchange. Stability of a neighborhood includes a number of factors, with one critical factor being ease of access for residents and their visitors.

In Subsidy, the City has adopted a Multifamily Tax Exemption (MFTE) and is a member of the South Sound Housing Affordability Partners (SSHA³P). The City of Sumner first adopted the MFTE in 2019 with a target area in the Town Center around the Sounder Train station. There are currently two projects that are in the permitting or construction process that have taken advantage of the market rate (8-year) property tax exemption. In 2022, the City Council approved the expansion of the MFTE by adopting a new target area, located in the East Sumner Neighborhood, adjacent to this project. This expansion is only for housing developments that set aside at least 20% of the units constructed to be affordable to low- and moderate-income households. There is one development, the Sumner Mill Apartments project, that will provide 33 affordable units through this program. The City of Sumner has also joined the local coalition of Cities and Pierce County to promote and build more affordable housing and is a part of the SSHA³P organization. The City funds participation in SSHA³P with a credit back on a portion of the state sales tax authorized by HB1406. The funds that are collected (approximately \$50,000 per year) go towards capital projects. There is currently a Notice of Funding Opportunity (NOFO) out from SSHA³P seeking developers to build affordable housing within Pierce County.