



SOUTH SOUND MILITARY & COMMUNITIES PARTNERSHIP

Executive Leadership Team

Steering Committee



*A Partnership of more than **50 member** cities, counties, the Nisqually Indian Tribe, Joint Base Lewis McChord, State, regional, corporate, and non-profit organizations dedicated to fostering outcomes that are mutually beneficial to the South Sound region.*

Working Group Chairs



SSMCP focuses on the intersection of issues between local governments and the military community

AGENDA

- SSMCP Orientation
- Housing factors impacting JBLM Servicemembers
- SSMCP 2020 Housing Study
- DoD 2020 Housing Market Analysis
- 2023 SSMCP Housing Study 2.0

PURPOSE: Familiarize PSRC stakeholders with SSMCP's approach to improving access to attainable housing for Servicemembers.

WHAT WE DO

Essential functions of SSMCP: information sharing, networking, advocacy, and relationship building.

Program Director

- transportation planning
- land use planning
- environmental protection
- installation resiliency
- population forecasting
- workforce development
- economic development
- planning / program analysis
- grant requests

Program Coordinator

- military relations
- health care coordination
- education and childcare
- social services
- housing
- community development

State lobbyist

- legislative advocacy

54% of SSMCP stakeholders think developing a shared, regional legislative agenda is the most valuable activity of SSMCP

SSMCP STUDIES / INITIATIVES

Historical Grant Funded Studies	Surveys / Analysis	Upcoming short-term
2015 Joint Land Use Study	2016 JBLM Workforce Survey	2023 Military Installation Resiliency Review
2016 Action Plan NCZ	2018 JBLM Regional Economic Impact Analysis	2023 Housing Study 2.0
2018 Lighting Study	2018 JBLM Workforce Survey	2023 Military Souse Employment Study
2018 Military Influence Area Overlay	2018 Business Leader Survey	2023 JBLM Regional Economic Impact Analysis
2018 Land Exchange Business Plan	2019 SSMCP Member Survey	2023 JBLM Workforce Survey
2020 Vicinity JBLM Local Traffic Impacts Study	2020 JBLM Regional Economic Impact Analysis	
2020 Housing Study	2020 Business Leader Survey	
2020 Prairie Conservation Report		
2022 Growth Coordination Plan		

**Advocacy efforts
have resulted in
\$867M**

State Funding Success

- Transportation related: \$603M
- NCZ (land acquisition): \$2.5M
- Lakewood Water Dist.: \$4.5M

TOTAL: **\$610M**

Federal Funding Success

- Grant funded studies \$5.2M
- Replace on-base schools \$140M
- Workforce Development \$10M+
- Transportation related \$20.7M
- NCZ (land acquisition) \$80M

TOTAL **\$257M**

These are federal dollars flowing to Washington State and the South Sound as a direct result of JBLM's presence and SSMCP's collaboration with the surrounding communities

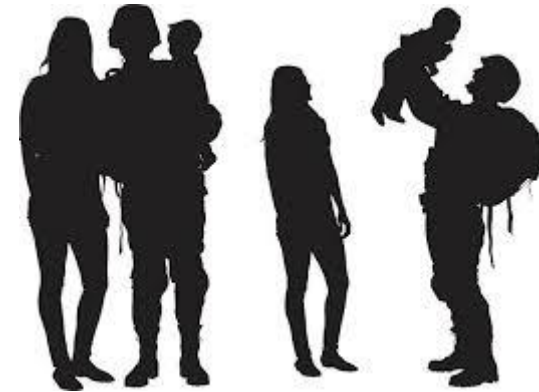
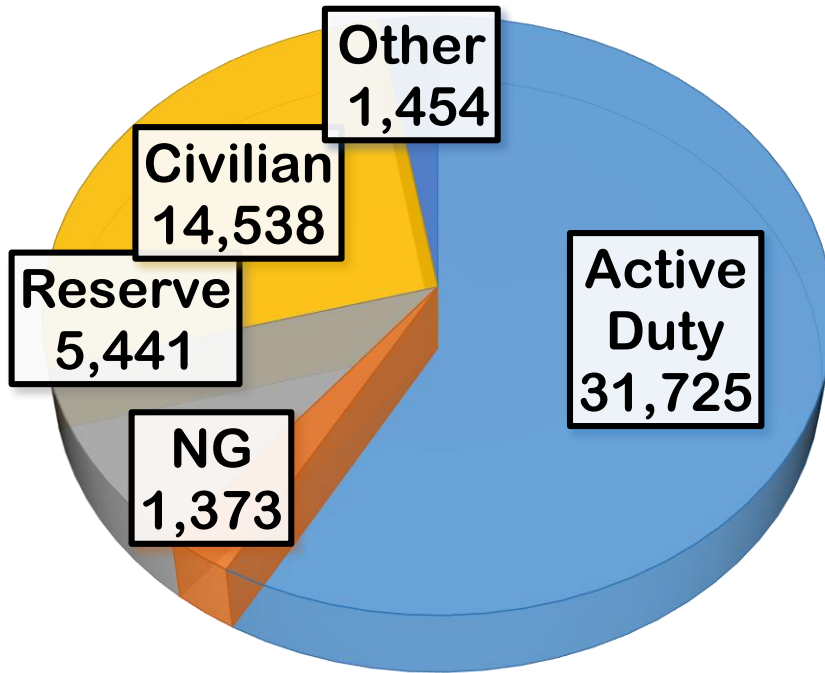
2023-24 SSMCP WORK PLAN

- Manage federal grant funding to:
 - Improve resiliency planning*, Advocate for Occupational Licensure,
Support Development of and Access to Attainable Off-base Housing
- Pursue Funding for I-5 improvements
- Pursue military compatibility measures such as clear zone encroachment
- Measure and Communicate the Economic Benefits of JBLM in the Region
- Increase communication between JBLM, Child Care providers and military families
- Inform / educate state legislators about SSMCP and advocacy in state-level activities
- ✓ Monitor / engage when appropriate the Commercial Aviation Coordinating Commission's site recommendation for a new airport*
- ✓ Facilitate a state-led, statewide military / defense sector economic impact analysis*
- Conduct JBLM Workforce Survey

* New initiatives

JBLM WORKFORCE / POPULATION

**JBLM POPULATION:
54,531**



380K military affiliated in the South Sound
Veterans, Retiree, spouse, children, AD, NG, RES, GS Civilian, Contractor

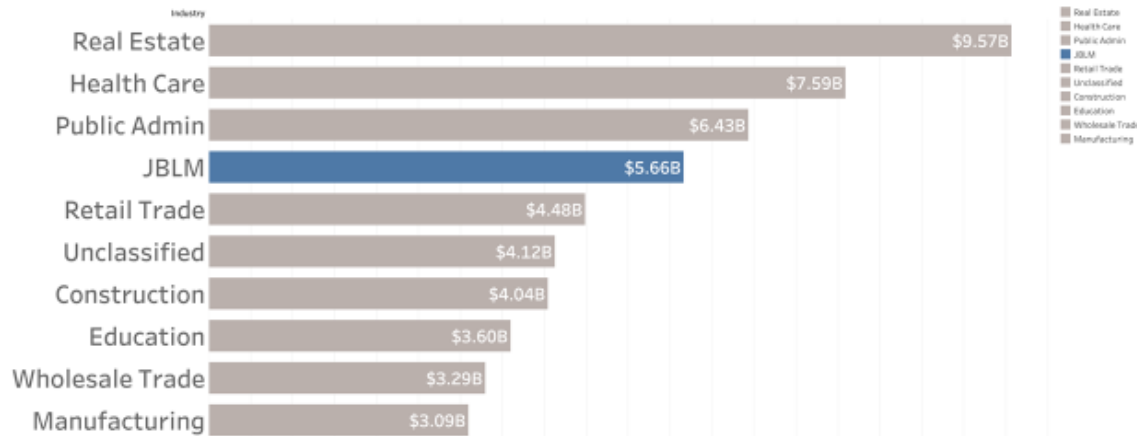
WHY IS JBLM SO IMPORTANT?

JBLM's Economic Impact

- #1 employer in Pierce County, #3 employer in WA
- 30,000 economic spin-off jobs
- \$15B total economic impact

JBLM IMPACT COMPARED TO INDUSTRY SECTORS

JBLM Total Output vs Industry GDP (Thurston & Pierce Combined), 2022



Sum of Combined for each Industry. Color shows data is about industry. The view is filtered on industry, which excludes 11 members.

06/06/2023

10



JBLM FACTORS IMPACTING HOUSING OPTIONS

- **On-base housing (>90% occupancy rate) 5,159 housing units, plus 9,000 barracks**
- **70% AD live off-base (36,400), 88% total JBLM workforce live off base**
- **~700+ wait list for on-base housing**
- **Population turnover rate: 9,000 rotate in, 9,000 move out every year**



SSMCP 2020 Housing Study

Of those transitioning out of the military, 51% choose to stay in the South Sound

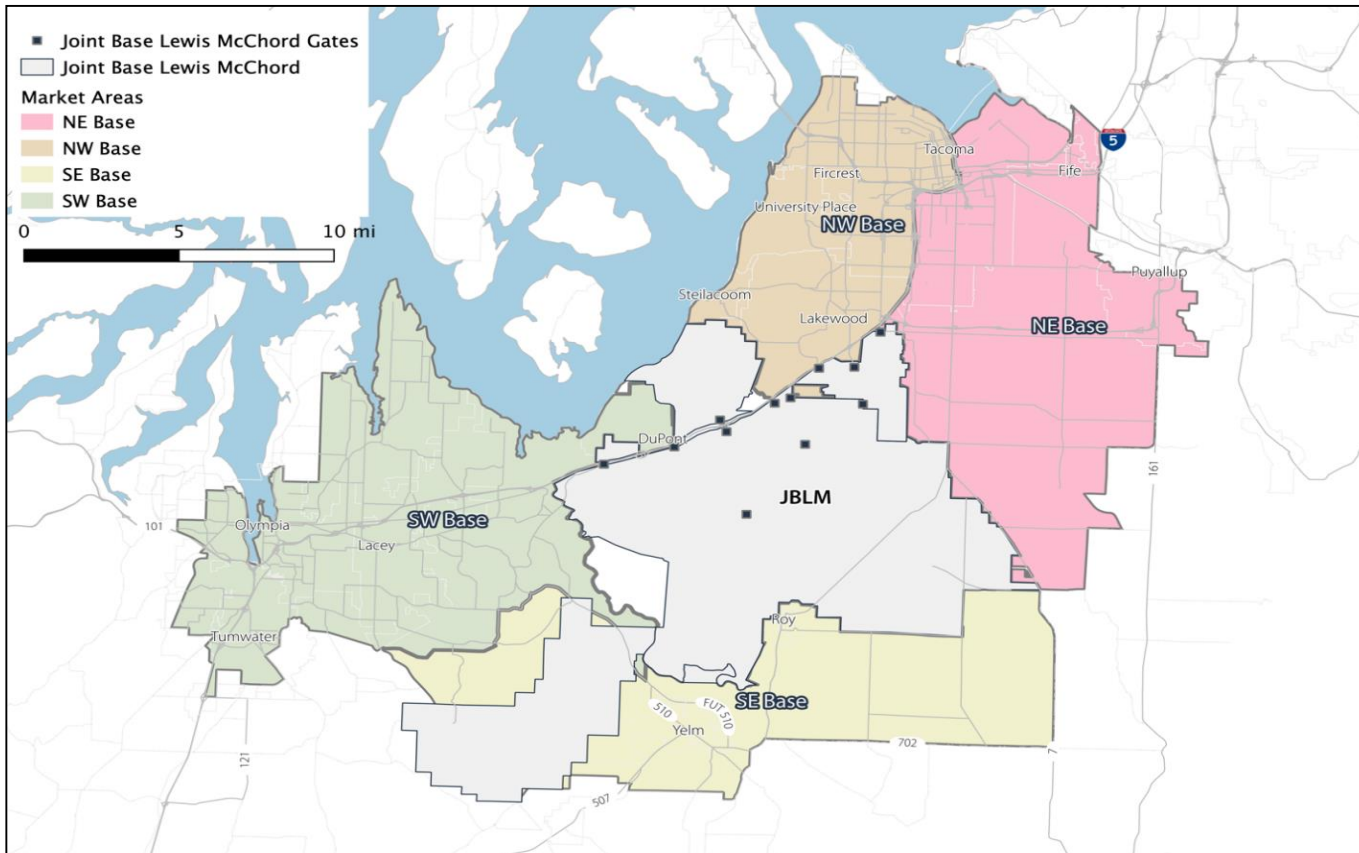
STUDY OBJECTIVES

Improve the affordable housing options for service members by:

- Addressing barriers to adequate off-base housing.
- Addressing community strategies to increase housing supply.
- Identifying incentives for landlords.
- Providing assistance in locating affordable, quality housing.



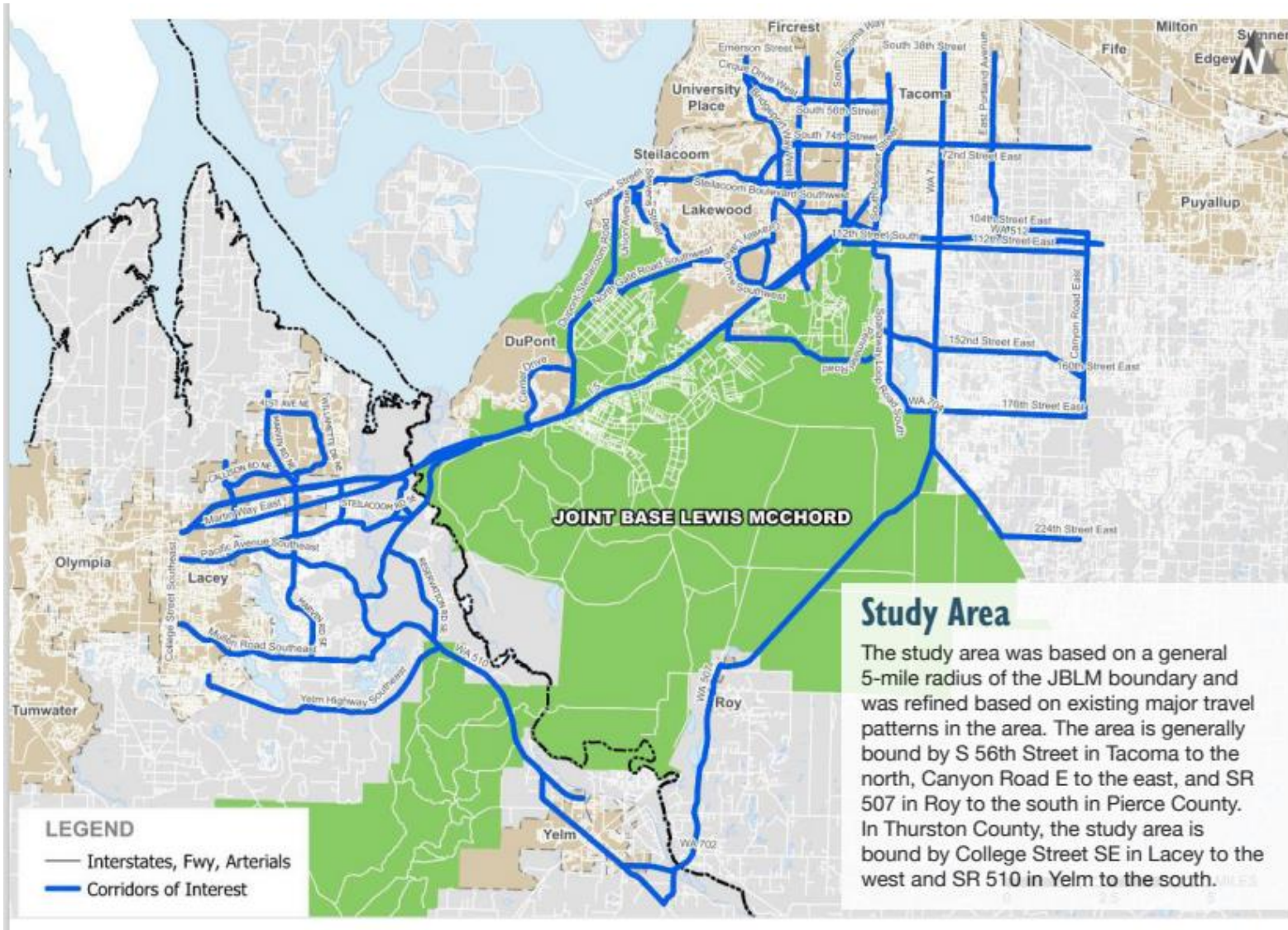
JBLM STUDY / MARKET AREAS



Finding:
Many Study Area communities lack comprehensive planning goals or policies associated with JBLM even though many recognize the importance that JBLM has on the local economy and housing markets.

Approximately 113,000 new housing units are needed in the JBLM Study Area to accommodate future growth by 2040.

WHERE DO THEY LIVE?



TRAVEL PATTERNS TO AND FROM JBLM

20 % travel to the Lacey and Olympia region

17 % travel to Frederickson

16 % travel to the Lakewood and Steilacoom area

15 % travel to Tacoma and north

12 % travel to south of Nisqually and JBLM

9 % travel to DuPont

6% Puyallup / South Hill

5 % travel east of JBLM (Spanaway)

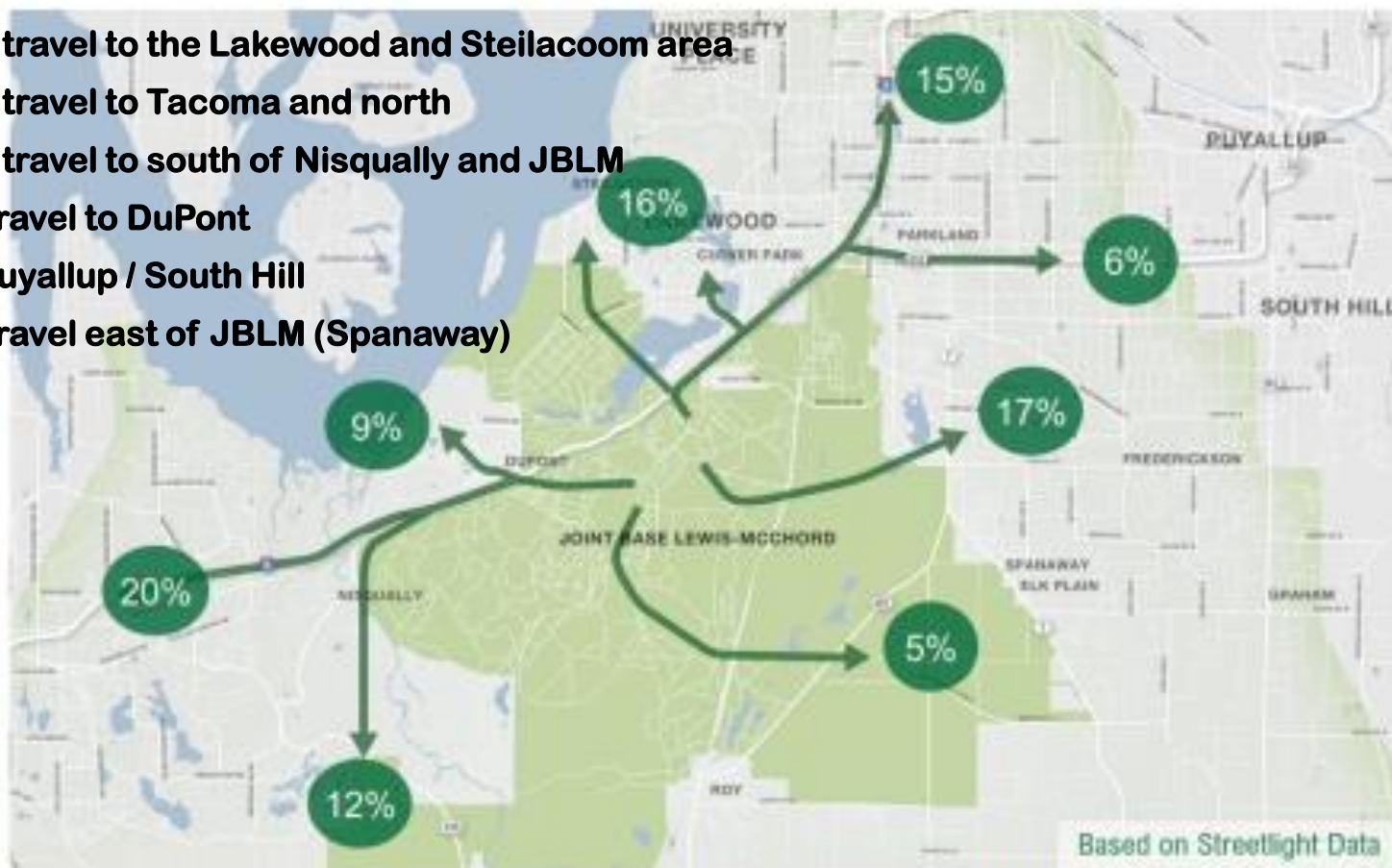


Figure 6. Travel Patterns to and from JBLM

2020 SSMCP SERVICE MEMBER SURVEY

- **67% pay more than their BAH for housing**
- **Most service members reported that it took over one month to locate suitable housing.**
- **62% do not think there is adequate supply of housing within their BAH and the JBLM vicinity.**



The BAH is intended to include rent or mortgage plus utilities covering 95% of the housing costs incurred by a service member living off-base.

BASIC ALLOWANCE FOR HOUSING

BAH insufficient for off-base housing costs

- **BAH formula:**
 - Off-base: Rent (national average) + utilities (regional average) + 5% out of pocket
 - On-base: 100% BAH paid to on-base privatized housing contractor to cover all tenant expenses
- **Advocating to eliminate this discrepancy**
- **BAH increase by 12.1% in 2023**

RENTAL PARTNERSHIP PROGRAM

- The Rental Partnership Program assists with locating affordable, off-base housing.
- Ease the financial stress of PCS moves by encouraging landlords to provide a 5 percent or more discount on monthly rent, waive security/rent deposits and waive fees for credit checks.

Rent may not exceed BAH.

RENTAL PARTNERSHIP PROGRAM



STRENGTHENING COMMUNITIES THROUGH PARTNERSHIPS

Location	Properties
Lakewood	4
Tumwater	1
Steilacoom	1
Parkland	1
Tacoma	2
DuPont	2

KEY STUDY FINDINGS – THE ISSUES

Based on prevailing sales prices and rental rates in 2019/20 and the BAH for military personnel, approximately 88% of the total housing stock in the market area is affordable.

“BAH is known to Landlords so they charge the top amount. It has pushed up rent for everyone else”.

The key challenge faced by military is finding available housing within a 30-minute drive given the structural supply limitations.



KEY STUDY FINDINGS – THE OPPORTUNITIES

- Adoption of new policies and regulations to allow for “missing middle” infill housing in traditional single-family neighborhoods is ongoing.
- Pierce and Thurston County’s Buildable Lands Reports updates are in process.
- Periodic updates to local comprehensive plans, to include new or updated housing elements are coming soon.
- Other rezoning actions and density increases as part of local agency-initiated changes, pilot programs, and subarea plan updates.

2020 DOD HOUSING MARKET ANALYSIS

2023 ASSESS CONFLICTING HOUSING STUDIES

(SSMCP 2020 Housing Study) and the (2020 DOD HMA).

- The DOD Housing Market Analysis (HMA) establishes the need to obtain more on-base housing & informs changes to regional cost of living adjustments.
- The DOD (HMA) found a decreasing need for military family housing from 3,021 in 2020 to only 245 in 2025.

SSMCP 2020 JBLM OFF-INSTALLATION HOUSING STUDY

In 2020, there was a shortage of over 8,585 housing units in the JBLM study area.

DOD 2020 HOUSING MARKET ANALYSIS FOR JBLM

	2020	2021	2022	2023	2024	2025
Military Family Housing Required	8,180	7,348	6,642	6,174	5,716	5,400
Military Family Housing Deficit	<u>3,021</u>	2,189	1,483	1,015	557	245

- **FACT:** The current JBLM on-base military family housing inventory = **5,159 housing units**.
- **FACT:** Approximately **7,900 service members** (rank E1 to E5) seek off-base housing due to the limited supply of on-base housing.
- DOD contractor, Robert D. Neihaus, Inc.

DOD HMA FINDINGS

	2020	2021	2022	2023	2024	2025
Total Permanent Party Personnel	31,018	31,526	31,071	31,137	31,183	31,723
Total Military Families	17,399	17,673	17,429	17,473	17,494	17,784
Post Occupancy in 2020; Floor requirement in 2025	4,435	3,629	2,823	2,017	1,211	406
Community Housing Demand	12,964	14,044	14,606	15,456	16,283	17,378
Military Family Homeowners	4,564	4,602	4,497	4,482	4,461	4,498
Military Family Renters	8,400	9,442	10,109	10,974	11,822	12,880
Community Housing Shortfall	3,745	3,719	3,819	4,157	4,505	4,998
Initial Housing Requirement	8,180	7,348	6,642	6,174	5,716	5,404
10% Military community adjustment						
TOTAL MILITARY FAMILY HOUSING REQUIREMENT	8,180	7,348	6,642	6,174	5,716	5,404
Military Family Housing Inventory	5,159	5,159	5,159	5,159	5,159	5,159
Deficit/Surplus of Military Family Housing	3,021	2,189	1,483	1,015	557	245
Total Unaccompanied Personnel	12,187	12,391	12,208	12,230	12,252	12,470
In On Post Housing (E5 and below)	10,063	10,244	10,078	10,093	10,115	10,313
Community Housing Demand	2,124	2,147	2,130	21,347	2,137	2,157
Unaccompanied Personnel Homeowners	412	414	407	406	404	406
Unaccompanied Personnel Renters	1,712	1,733	1,723	1,731	1,733	1,751
Community Housing Shortfall	530	368	321	312	305	307
Total Unaccompanied Housing Requirement	10,593	10,612	10,399	10,405	10,420	10,620

JBLM HOUSING STATUS

- On-base housing remains constant at 5,159 units which is habitually 97% occupied producing a 700+ on-base housing wait list.
- Approximately 113,000 new off-base housing units are needed in the JBLM Study Area to accommodate projected future growth by 2040.

Need 4,400 more
community housing units
by 2025

HMA projects

4,480 more military
renters by 2025

2023 HOUSING STUDY 2.0

JBLM has pushed for a reevaluation of the installation's long-term housing plans. While housing plans are typically reviewed every five years, a new housing market analysis is now slated to be conducted this summer - two years early.

2023 HOUSING STUDY 2.0

- Grant funded – contract awarded to Matrix Design (\$140K)
 - Study period - expected to be a 12 month effort
 - SSMCP created a Housing Task Force
 - Critical Objectives:
 - Validate the need for more on-base housing
 - Identify how off-base housing availability and development can best contribute to lowering the backlog of military family housing needs
- Kick-off meeting held on 28 April

Leadership hopes this new analysis will shed transparency on the future housing needs for JBLM, and hopefully will get new housing communities on the horizon.

Proposed Schedule

Task and Description	Duration	2023												2024		
		APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR			
1 Project Initiation & Administration	Ongoing	[Blue bar across all months]														
1.1 Kick-Off Meetings	2 weeks	◆1 ■														
1.2 Reporting	Ongoing		◆2 ◆2	◆2 ◆2	◆2 ◆2	◆2 ◆2	◆2 ◆2	◆2 ◆2	◆2 ◆2	◆2 ◆2	◆2 ◆2	◆2 ◆2	◆2 ◆2	◆2 ◆2	◆2 ◆2	
2 Policy & Program Research	10 weeks	[Light blue bar from APR to FEB]														
2.1 Assessment of Initiatives to Improve Housing Options for Service Members	4 weeks	■	■													
2.2 Evaluation of the Rental Partnership Program	6 weeks	■	■	■												
2.3 Comparative Traffic Analysis	4 weeks			■	■											
3 Housing Market Analysis	15 weeks	[Light blue bar from APR to OCT]														
3.1 Inventory of Service Member-Rented Properties	6 weeks			■	■	■										
3.2 Analysis of Available Rental Stock	6 weeks				■	■	■									
3.3 Assessment of Pandemic-Related Impacts on the Housing Market	3 weeks				■	■	■									
3.4 On- & Off-Base Housing Gap Analyses	3 weeks					■	■	■								
3.5 Housing Tenure Decisions and Affordability Analysis	4 weeks							◆3								
4 Review of Previous Housing Studies	8 weeks	[Light blue bar from APR to OCT]														
5 Engagement	16 weeks	[Light blue bar from APR to OCT]														
5.1 JBLM & Military Organizations	2 weeks							■ ■								
5.2 Government Officials	1 week								■							
5.3 Tribes	1 week									■						
5.4 General Public	2 weeks									■ ■						
6 Report Development	16 weeks	[Light blue bar from APR to OCT]														
6.1 Draft Report & High-Level Summary Recommendations Memo	11 weeks										■	■	■	◆4		
6.2 Review by Technical Review Committee, Policy Committee, & Other Relevant Entities	4 weeks												■	■		
6.3 Final Report & High-Level Summary Recommendations Memo	3 weeks														◆5	

Housing Market Analysis (JUN – OCT)

Engagement (AUG – OCT)

Final Report (MAR 2024)

SYMBOLS

- Meeting or Presentation
- ◆ Deliverable

DELIVERABLES

- ◆1 Work Plan
- ◆2 Status Reports
- ◆3 Housing Market and Rental Availability Analysis
- ◆4 Draft Report & High-Level Summary Recommendations Memo
- ◆5 Final Report & High-Level Summary Recommendations Memo



SSMCP HOUSING TASK FORCE

The Housing Task Force will be comprised of 4 sub-committees tasked with specific strategic areas of interest.

1. **Housing/Financial Education -**

Purpose: Expanding/streamlining education/tips to service members about housing opportunities & success (on JBLM)

2. **Legislative Affairs –**

Purpose: Audit, uncover, or create support for legislative efforts to impact military housing both on and off base.

3. **2020 Housing Study Update -**

Purpose: Obtain funding and execute the 2023 housing study.

4. **Zoning/Planning –**

Purpose: Propose and advocate for the changing of outdated and adverse ordinances and zoning that supports growth of housing around JBLM.

EXPLORE THE FOLLOWING 1/4

The study will explore the following:

- Identify ways to communicate between current rental housing programs with incoming JBLM personnel
- Evaluate options for additional municipalities to adopt housing programs that offer approved housing for Active Duty military service members and their dependents
- Evaluate options for different locales to increase housing opportunities for Active Duty military service members and their dependents

EXPLORE THE FOLLOWING 2/4

- Evaluate JBLM Rental Partnership Program's incentives and barriers to increasing rental housing participants among homeowners, landlords, and property managers that could offer their properties to more military families.
- Quantify the existing number of landlords and property managers renting to active duty families in the JBLM area
- Identify quantity of currently available rental units within 15 miles of JBLM within Pierce and Thurston Counties

EXPLORE THE FOLLOWING 3/4

- **Identify JBLM options for opportunities for collaborations with local jurisdictions to increase quality affordable housing near JBLM.**
- **Analyze how has the South Sound housing market changed since the Pandemic? Did JBLM's presence in the South Sound help to stabilize or improve the regional housing market?**
- **Identify legislative action needed to allow for increased housing capacity**

EXPLORE THE FOLLOWING 4/4

- Analyze rental and for-sale shortages, now and into the future
- Identify barriers to landlord participation in the RPP program
- Identify impacts on command readiness – the amount of time service member needs to settle family affairs
- Identify the percentage/# of renters vs buyers in the military versus percentages who can qualify for each. (comparing family income/rank with actual purchase/renting data).

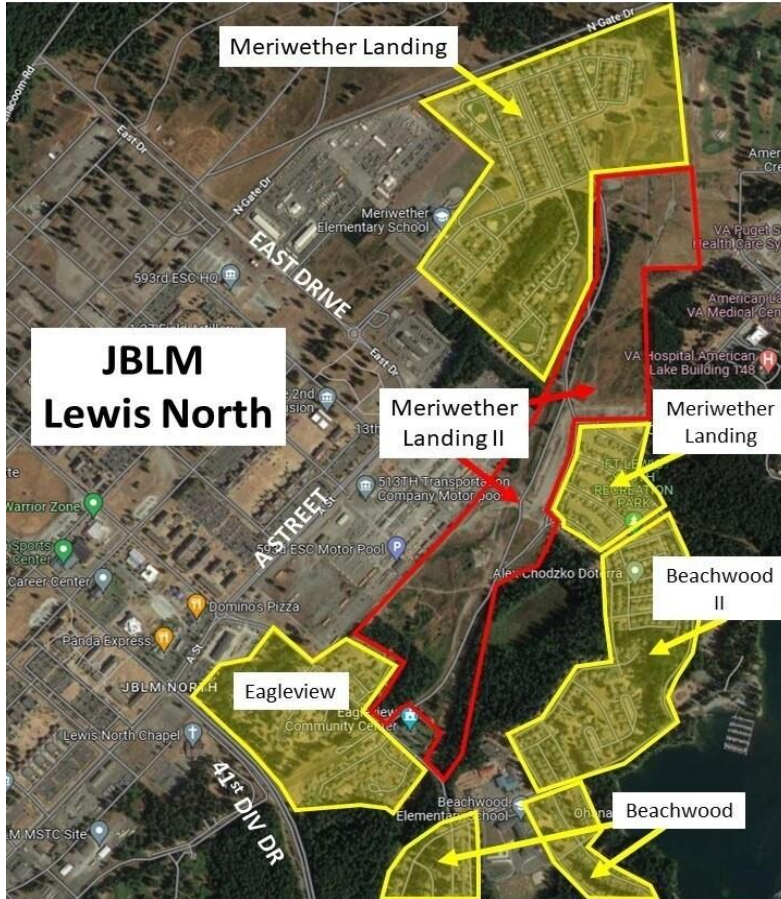
PROJECT FINAL REPORT

The Contractor shall handle the development of a final project report, including all the activities listed below:

- 1) **Outline for Housing Study 2.0 Final Report**
- 2) **Draft Housing Study 2.0 Report**
- 3) **Present Draft Report to Technical Review Committee, Policy Committee, and Relevant Entities**
- 4) **Incorporate installation feedback into the final report**

Complete Final Deliverables: Housing Study 2.0 Report and Supporting Documents; Rental availability data; High-level summary recommendations memo.

JBLM HOUSING UPDATE



Joint Base Lewis-McChord, garrison leaders recently announced new homes will be built in the Meriwether Landing community, on Lewis North, in 2027.



The project will add 212 new homes to the existing community at the cost of approximately \$130 million.

“This is a top quality of life issue for JBLM... because of the lack of safe and affordable housing off the installation, we really see that transcending to concerns with the inventory on JBLM.”
- Garrison Commander COL Phil Lamb

SUMMARY: MILITARY HOUSING CHALLENGE

Service Member (SM)

- Financial readiness – military pay not keeping pace with local real estate costs
- DOD policy permits only 10-days PTDY for house hunting and 14-days TLE during PCS moves
- BAH insufficient for off-base housing costs
 - Rent, utilities, 5% out of pocket
- Child care (900+ on-base child care waiting list)
- Commute time/distance
- Pending deployments

J B Lewis-McChord

- 54,000+ workforce
- 88% of JBLM workforce live off-base
- 71% of active duty SMs live off-base
- 9,000 in, 9,000 out, annually
- 700+ on-base family housing waiting list
- 5,159 on-base family housing inventory
- HMA restricts new on-base housing development

The Community

- 100% SSMCP stakeholders - Support Off-base Housing Development Opportunities
- Projected South Sound housing shortage of 113,000 by 2040
- 2021 - 21% real estate appreciation
- Cities can ease barriers (e.g., zoning restrictions, permits, etc.), but have limited influence over housing prices.
- Middle income housing shortage

2023

▪ BAH increase	12.1%
▪ BAS increase	11.0%
▪ Pay increase	4.6%
▪ Retiree pay increase	8.7%

COMMENTS?

