

Chapter 8 Housing

The Housing chapter assesses the City of DuPont's current and future housing needs. It includes an inventory and analysis of the existing housing stock and existing housing conditions followed by strategies to meet future needs.

This chapter's strategies recognize that housing costs and housing quality are affected by many issues. Household income, demographics, and the local and national economy are examples of factors influencing the housing market and housing affordability. The Housing chapter, together with the policies and action items, seek to ensure that the quality, type and availability of housing provided in DuPont meet the community's future housing needs and objectives.



The City of DuPont is looking to provide a balance of housing options to accommodate a variety of housing needs. (Source Studio Cascade Inc.)

Purpose and Relationship to the GMA

This chapter has been developed in accordance with the Washington Growth Management Act (GMA) requirements to address housing issues within DuPont's city limits and the Urban Growth Area (UGA) over the next 20 years.

The GMA requires jurisdictions provide housing to ensure the vitality and character of established residential neighborhoods. Making adequate provisions for the existing and projected needs of all economic segments of the community is also a GMA requirement. Providing a wide range of housing types is basic to meeting this requirement.

The inventory and analysis of the existing housing stock, the assessment of current and future housing and the housing strategies will help city officials and the general public make informed decisions that will implement GMA requirements.

In 2021, the Washington State Legislature revised the Growth Management Act (GMA) through House Bill 1220, introducing new requirements for local housing planning. The updated law mandates that Housing Elements in comprehensive plans must now account for the capacity to meet the needs of households across a range of income levels—from extremely low to moderately low income. It also requires planning for permanent supportive housing (PSH), emergency shelters and housing, as well as moderate-density housing types like duplexes, triplexes, and townhomes. Additionally, cities must address issues pertaining to displacement risk, racial disparities in housing outcomes, and implement policies to support affordable housing development.

Inventory and Analysis

Household Characteristics

DuPont rests on the coastal lands of Pierce County in the Puget Sound Region of Washington State. With a population of approximately 10,000 residents, the City has a slightly younger, more family-oriented trend than that of Pierce County.

Table XX: Essential Demographics of DuPont and Pierce County, 2013 and 2023

	City of DuPont			Pierce County		
	2013	2023	Change	2013	2023	Change
Population	9,050 ¹	10,180 ²	12.5%	823,032 ¹	946,300 ²	15.0%
Median age ³	31.8	35.0	10.1%	35.8	36.8	2.8%
Average household size ⁴	2.87	2.57	-10.5%	2.62	2.60	-0.8%
Families as a percent of households	74.5% ⁵	71.4% ⁶	-4.2%	67.3% ⁵	67.17% ⁶	-0.2%
Average family size ⁴	3.43	3.13	-8.7%	3.15	3.10	-1.6%
Median household income	\$83,021 ⁵	\$114,423 ⁶	37.8%	\$59,204 ⁵	\$96,632 ⁶	63.2%

Sources:

1 Washington State Office of Financial Management (OFM) Intercensal Estimates, 2013

2 OFM Postcensal Estimates, 2023

3 US Census American Community Survey (ACS) 5-Year Estimates, DP05, Demographic and Housing Estimates, 2009-2013 and 2019-2023

4 ACS 5-Year Estimates, DP02, Selected Social Characteristics in the United States, 2009-2013 and 2019-2023

5 ACS 5-Year Estimates, S1903, Median Income in the Past 12 Months (in 2013 Inflation-Adjusted Dollars), 2009-2013

6 ACS 5-Year Estimates, S1903, Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars), 2019-2023

Housing Inventory

Table XX compares the types of housing in the city and county between 2013 and 2023 and includes the percent change by housing type. Based on the increase of total housing units between 2013 and 2023, the City of DuPont's inventory grew at a slower rate than Pierce County (7.5 percent and 12.1 percent increases, respectively).

Table XX: Housing Units by Type in DuPont and Pierce County, 2013 and 2023

Housing Units by Type	City of DuPont		Pierce County	
	2013	2023	2013	2023
One unit housing units	2,527	2,569	223,235	247,158
Two or more units	1,008	1,231	82,485	97,418
Mobile home, boat, RV, van, etc.	1	1	26,140	27,446
Total housing units	3,536	3,801	331,860	372,022

Sources: OFM Intercensal Estimates (2013) and OFM Postcensal Estimates (2023)

In addition to the above analysis, tracking the number of housing units by number of bedrooms offers insight into the mixture of housing types available in DuPont. The figure below demonstrates an increase of the percentages of units with no bedroom (studios) or two bedrooms and a decrease of the percentages of units containing three or more bedrooms.

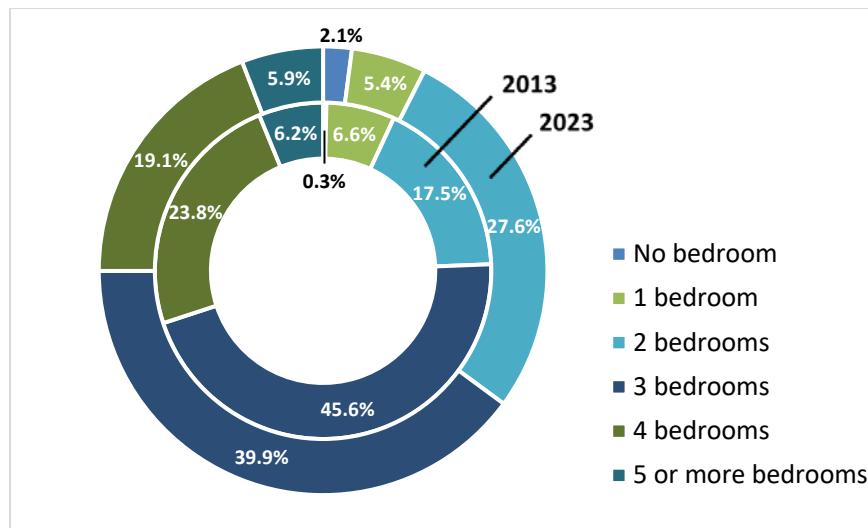


Figure XX: Housing Units by Number of Bedrooms in DuPont, 2013 and 2023

Sources: OFM Intercensal Estimates (2013) and OFM Postcensal Estimates (2023)

Affordable Housing Support Services

As of 2025, the City of DuPont does not have subsidized or public housing units nor group homes or care facilities. There are no manufactured housing parks. The City is home to Patriot's Landing which is an assisted living facility. This inventory will be updated as needed in future comprehensive plan updates.

The private housing market often falls short in providing affordable options for households across all income levels. As a result, the Pierce County County-Wide Planning Policies state that “All jurisdictions should explore the expansion of existing non-profit partnerships, increased coordination with local public housing authorities, a county-wide land trust, as well as future involvement of larger County employers, in the provision of housing assistance for their workers.”

Housing Age

The majority of housing in DuPont is relatively young, with approximately 82 percent built since 2000 and 2019 (see [Figure XX](#)). As a result, the City may see a significant trend of remodels and repairs in the future based on the large percentage of homes built in the same time period. In addition, based on state requirements the DuPont City Council adopts the most recent International Building, Residential, Mechanical, and Fire Codes, with state amendments, Uniform Plumbing Code, and International Energy Conservation Code, with state amendments. Much of the existing housing stock was not built to the higher energy efficiency standards contained in these codes. While newer construction is more energy efficient compared to older construction, these standards also increase the costs of building new housing.

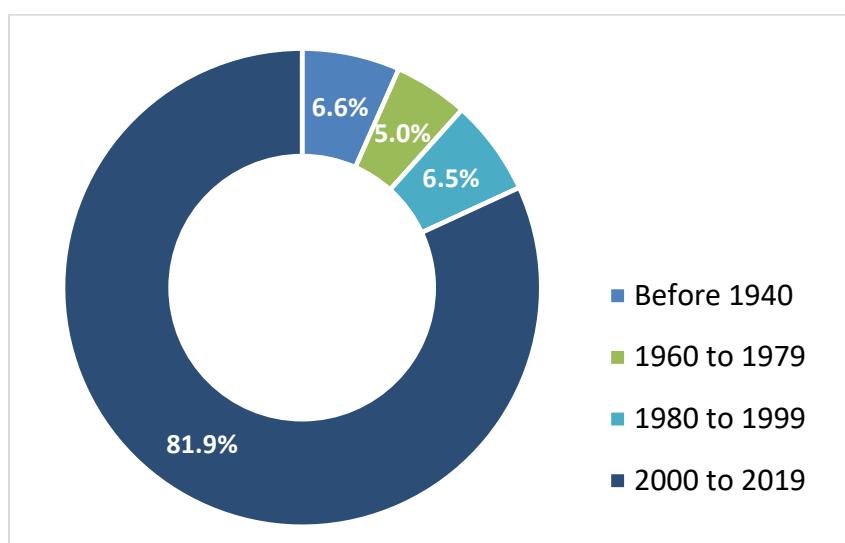


Figure XX: Estimated Age of Housing Units by Decade in DuPont, 2023¹

Source: ACS 5-Year Estimates, DP04, Selected Housing Characteristics, 2019-2023

¹ It is estimated that zero units were built between 1940 and 1959, although this calculation could be due to margin of error.

Housing Value

DuPont has seen a dramatic increase in home values over the last decade, with estimated median home values growing by roughly 83 percent between 2013 and 2023. In 2013, only about 3 percent of owner-occupied homes in DuPont were valued at \$500,000 or higher. By 2023, this number had grown to roughly 61 percent. While these numbers are significant, Pierce County saw an even greater increase in median home values of nearly 102 percent between 2013 and 2023.

Table XX presents the estimated value of owner-occupied homes by value ranges (values shown are not inflation-adjusted). The total rate of inflation between 2013 and 2023 was nearly 31 percent, whereas the median home price in DuPont increased by roughly 83 percent. To use a benchmark value, \$300,000 in 2013 would be the equivalent of about \$392,393 in 2023.

Table XX: Owner-Occupied Housing Values in DuPont and Pierce County

Home Value	City of DuPont				Pierce County			
	2013		2023		2013		2023	
	Quantity	Percent	Quantity	Percent ¹	Quantity	Percent ¹	Quantity	Percent ¹
Less than \$500,000	1,769	96.9%	916	39.0%	170,430	92.2%	120,305	53.6%
\$500,000 to \$999,999	57	3.1%	1,367	58.2%	12,696	6.9%	91,176	40.6%
\$1,000,000 or more	0	0.0%	67	2.9%	1,800	1.0%	13,164	5.9%
Median Home Value	\$300,800		\$550,200		\$240,400		\$484,400	

Source: ACS 5-Year Estimates, DP04, Selected Housing Characteristics, 2009-2013 and 2019-2023

¹ Percentages may not add up to 100 due to rounding.

Housing Tenure

Housing tenure describes the rate of owner occupancy. In 2023, the majority of housing units (roughly 58.5 percent) were owner-occupied. DuPont had an approximate vacancy rate of four percent (see Table XX).

Table XX: Occupied Housing Units Owner and Renter Specified

DuPont Housing Tenure	Number of Units	Percent
Total housing units	4,014	100.0%

Occupied housing units	3,870	96.4%
Owner-occupied	2,350	58.5%
Renter-occupied	1,520	37.9%
Vacant housing units	144	3.6%

Source: ACS 5-Year Estimates, DP04, Selected Housing Characteristics, 2019-2023

Housing Cost Burden

One of the goals of the GMA is to provide Washington residents with affordable housing options. According to federal and state guidelines, a household is considered cost-burdened when 30 to 50 percent of its gross income is spent on housing (including rent or mortgage and utility costs). A household is severely cost-burdened when this percentage rises above 50 percent. As of 2023, the percentage of all households that are considered either cost-burdened or extremely cost-burdened in DuPont was 33.0 percent with 21.1 percent being cost-burdened and 11.8 percent being severely cost-burdened (see **Table XX**).

When dividing cost burden levels between owner and renter households, renters have disproportionately higher levels of both cost burden and extreme cost burden. Amongst renter households, the total percentage of cost-burdened or extremely cost-burdened households is 45.3 percent. Amongst owner households, this percentage falls to 22.1 percent.

Table XX: Cost-Burdened Households by Tenure

Tenure and Level of Cost Burden	Number of Households	Percent of Total Households
Total Owner Households	2,040	100.0%
Not Cost-Burdened	1,570	76.9%
Total Cost-Burdened	455	22.1%
Cost-Burdened (30-50%)	295	14.3%
Severely Cost-Burdened (>50%)	160	7.8%
Not Calculated	15	0.7%
Total Renter Households	1,795	100.0%
Not Cost-Burdened	965	53.6%
Total Cost-Burdened	810	45.3%

Cost-Burdened (30-50%)	520	28.9%
Severely Cost-Burdened (>50%)	290	16.4%
Not Calculated	20	1.1%
Total Households (Owner and Renter)	3,835	100.0%
Not Cost-Burdened	2,535	66.1%
Total Cost-Burdened	1,265	33.0%
Cost-Burdened (30-50%)	815	21.3%
Severely Cost-Burdened (>50%)	450	11.7%
Not Calculated	35	0.9%

Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Displacement Risk

In addition to the analysis above, PSRC mapping indicates that the City of DuPont is largely within an area of lower displacement risk from market forces that occur with changes to zoning development regulations and capital investments.

While DuPont may have a lower displacement risk, those on fixed incomes may still face higher levels of cost burden. Since the median age of DuPont increased by over three years between 2013 and 2023, this may suggest a higher number of older adults on a limited, fixed income.

STEP Housing

In 2021, State Legislators passed House Bill (HB) 1220 which requires jurisdictions to update their development regulations to permit emergency **shelters**, **transitional** housing, **emergency** housing, and **permanent** supportive housing (**STEP** housing) in certain zones.

This legislation requires cities to allow permanent supportive housing and transitional housing in all zones that are primarily residential and all zones that allow hotels. In addition, it is required to allow indoor emergency shelters and indoor emergency housing in the same zones as hotels. These types of STEP housing will still need to follow the established review procedures and applicable development regulations.

New or updated definitions for these uses are located in Sections 36.70A.030 and 84.36.043 of the Revised Code of Washington (RCW). Compliance with these RCW sections will need to be reflected as a part of the development regulations update.

Housing Forecast

The Land Capacity Analysis that accompanies this Comprehensive Plan provides additional detail on current housing supply and expected needs over the next 20 years. As a part of the Pierce County Countywide Planning Policies (CPPs), the County allocated 2,096 new housing units to DuPont over the next 20 years, which represents roughly 1.9 percent of the countywide projection of 111,511 new units. For comparison, as of 2020, DuPont was estimated to have approximately 1.1 percent of the total countywide supply of housing units.

The 2,096 allocated housing units are divided amongst six different income levels, or bands. The City of DuPont must ensure there are adequate development regulations and appropriately zoned land available to accommodate different types of housing for various income bands. The figure below illustrates those housing projections and includes examples of the housing types that will likely be needed in order to meet anticipated growth. Subsidies or other market interventions are assumed to be necessary to meet the housing needs for households in the lowest income bands. In addition, Pierce County allocated 128 emergency beds to DuPont over the next 20 years, which represents about 1.9 percent of the countywide total of 6,826 (and there is currently no supply).

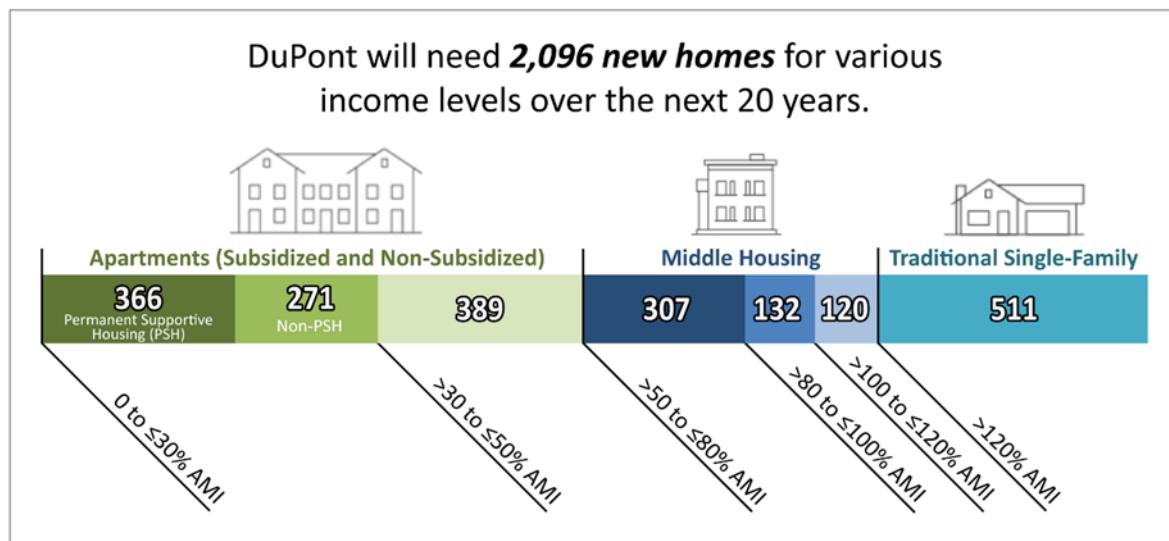


Figure XX: New housing unit needs by area median income (AMI) groups and examples of the spectrum of housing types needed

Note: Graphic adapted from and inspired by Exhibit 3 in Washington Dept. of Commerce Book 2: Guidance for Updating your Housing Element (August 2023)

Per unit, single-family housing units generally require larger lots and feature larger building footprints. Relying on traditional single-family housing to meet the needs of all income brackets is inadequate.

It is important to note that military personnel comprise a large portion of DuPont's residential population. Accordingly, a major part of the demographic and economic future of DuPont is linked to JBLM. This could suggest a fluctuating population over the years due to the transient nature of some military members serving at JBLM.

DuPont is expected to be improved with high-capacity transit service within the forthcoming 20 years. Under the Sound Transit ST 3 System Plan, the Sounder South rail service will be extended south from Lakewood, adding new stations at Tillicum and DuPont, both with parking. This extension is anticipated to be open for service by 2045, and will provide commuter rail connection for DuPont residents, as well as for regional commuters accessing JBLM.

Consistent with both PSRC Vision 2050 policies and Pierce County Countywide Planning Policies, compact residential and mixed-use development should be concentrated near high-capacity transit stations. Concentrating housing near transit stations realizes multiple public benefits (PSRC Policy MPP-PRS-8). These include reduced vehicle miles traveled and reduced greenhouse gas emissions. It also provides needed housing while conserving rural areas and preserving open space and natural areas (PSRC Development Patterns goal).

Perhaps most significantly, the city recently adopted an update to the Old Fort Lake Subarea Plan, which envisions:

- Single-Family Residential Use: 70 acres with a projected range of 280-560 units.
- Middle Housing (up to six-units per lot): 93 acres with a projected range of 1,128-1,880 units.
- Multifamily Residential Use: 34 acres with a projected range of 680-1,360 units.

Housing in the Subarea will be located primarily in the western portion of the Subarea, as residential uses are not permitted by the zoning districts in the eastern portions of the Subarea.

Housing Goals and Policies

Goal 1 **Promote a variety of housing opportunities, options and densities, consistent with existing neighborhood character.**

H-1.1 Ensure standards allow for a mix of lot sizes and various housing types and styles.

H-1.2 [New Policy] Encourage the development of middle housing such as duplexes, triplexes, fourplexes, and townhouses through zoning, to increase housing variety and affordability.

H-1.3 Encourage developers to use a mix of compatible styles, materials, and configurations when developing residential neighborhoods for aesthetic interest.

H-1.4 Promote sustainable and energy efficient building design, including the use of green building materials and technologies to enhance environmental sustainability.

H-1.X [New Policy] In consideration of the Sound Transit project ensure that proper zoning is available near the facility for compact housing near the station.

Goal 2 **Preserve and develop housing throughout the city to meet the needs of all age groups and economic segments of the community.**

H-2.1 Plan for higher density housing locations in proximity to employment locations and current or planned transit.

H-2.2 Provide incentives, and work in partnerships to ensure the development of housing for extremely low, very low, low, and moderate incomes. Incentives with proportionate public benefit could include, but are not limited to:

- Setting affordability unit quotas within larger developments
- Encouraging Multi-Family Tax Exemptions
- Providing density or site incentives based on affordability quotas
- Encouraging accessory dwelling units and middle housing

H-2.3 Foster aging in place by allowing multigenerational housing options, senior housing, and long-term care facilities throughout the community.

H-2.4 [New Policy] Support private sector efforts to fund, plan and develop housing for the elderly and other citizens with special needs.

H-2.5 Support access to quality and affordable housing for all DuPont's residents, ensuring that zoning and housing policies foster inclusivity and equity.

H-2.6 Pursue the use of development agreements to increase/provide for affordable units in a project.

H-2.7 [New Policy] Encourage and clearly regulate the construction of accessory dwelling units as a viable option to meet housing needs.

H-2.8 [New Policy] Promote development regulations that are non-exclusionary, and which avoid racially disparate impacts or disinvestment.

H-2.9 [New Policy] Where possible, take into account the potential risks of physical, economic, and cultural displacement that low-income and marginalized communities may face due to planning decisions, public investments, and private development.,

H-2.10 [New Policy] Remove barriers within the City's development regulations to the construction of affordable housing consistent with Department of Commerce's recommendations for updating development regulations to increase housing supply.H-2.11 [New Policy] Continue to collaborate with the South Sound Housing Affordability Partnership (SSHAP) on regional approaches to address housing affordability challenges that may be difficult for the City to tackle alone due to its size, geographic limitations and other obstacles.

H-2.12 [New Policy] Consider expanding current partnerships with nonprofit organizations, strengthening collaboration with local public housing agencies, establishing a county-wide land trust, and engaging major employers in the region to support housing assistance efforts for their workforce.

Goal 3 **Protect and enhance the existing housing stock.**

H-3.1 [New Policy] Encourage the preservation of the existing housing stock where appropriate, and development standards that minimize housing cost.

H-3.2 [New Policy] Review Planning Department and Building Department processes and requirements as needed for streamlining opportunities that reduce plan review timeframes and help minimize construction costs.

H-3.3 [New Policy] Encourage the use of technology in permit review systems and processes to increase permitting efficiency and reduce permitting costs.

- H-3.3 [New Policy] Work with regional partners and non-profits to raise awareness of opportunities and assistance for no- and low-cost essential home improvements, maintenance, and energy efficiency for low-income households.
- H-3.4 [New Policy] Preserve existing housing by supporting rehabilitation initiatives and maintaining the character and stability of neighborhoods.