

# City of Tenino

149 Hodgen Street South  
Tenino, WA 98589

**Planning Commission Meeting**  
**Wednesday, December 18, 2024 at 6:00 PM**

## **Agenda**

### **CALL TO ORDER**

### **HOUSEKEEPING**

1. Agenda Approval

**Recommended Action:** Motion to approve the agenda as presented.

2. Meeting Minutes Approval

**Recommended Action:** Motion to approve 11/13/2024 meeting minutes as presented.

### **PUBLIC COMMENT**

### **REPORTS**

3. We have received no applications for the planning commission position 5 vacancy.

### **PUBLIC HEARINGS**

### **UNFINISHED BUSINESS**

4. **Comprehensive Plan Update**

Draft Land Use and Housing Elements

### **NEW BUSINESS**

5. **Position 3 Resignation**

Position 3, Darnella Stenzel Resignation Letter.

**Recommended Action:** Accept resignation.

### **PUBLIC COMMENT**

### **ADJOURN**

**File Attachments for Item:**

2. Meeting Minutes Approval

**Recommended Action:** Motion to approve 11/13/2024 meeting minutes as presented.

**Planning Commission Meeting  
Wednesday, November 13, 2024**

**Minutes**

**CALL TO ORDER**

Commissioner Rutherford convened the meeting at 6:00pm.

**PRESENT**

Commissioner William Rutherford

Commissioner Matthew Rounsley

Commissioner Adam Carney

**ABSENT**

Commissioner Darnella Stenzel

**HOUSEKEEPING**

1. Agenda Approval

**Recommended Action:** Motion to approve the agenda as presented.

Motion made by Commissioner Rounsley, Seconded by Commissioner Carney.

Voting Yea: Commissioner Rutherford, Commissioner Rounsley, Commissioner Carney

Motion passes 3-0

2. Meeting Minutes Approval

**Recommended Action:** Motion to approve 09/11/2024 meeting minutes as presented.

Motion made by Commissioner Rounsley, Seconded by Commissioner Carney.

Voting Yea: Commissioner Rutherford, Commissioner Rounsley, Commissioner Carney

Motion passes 3-0

3. Meeting Minutes Approval

**Recommended Action:** Motion to approve 10/09/2024 meeting minutes as presented.

Commissioners accepted the cancelled meeting due to lack of quorum.

**PUBLIC COMMENT**

**REPORTS**

Mayor Watterson reported to the Planning Commissioners that the new budget will not have impacts on them. He also stated that Public Works Director Troy Cannon let him know that it was discovered the old meters at the city wells were likely providing inaccurate reads, they have since installed new meters and believe that will play a big role in water rights.

4. At the end of October, the current residential and commercial inspector agreements came to an end. The City is now contracting with Pacific Testing and Inspection for building services.

Commissioner Rutherford read the building department report. Mayor Watterson provided a brief explanation.

## **PUBLIC HEARINGS**

## **UNFINISHED BUSINESS**

5. Comprehensive plan timeline update

**Recommended Action:** none.

Community Survey input

**Recommended Action:** review and provide input.

SCJ Planner Kirtsen introduced herself and presented the attached documents. The Commissioners provided input and made edits to the proposed community survey.

6. Review changes to the Planning Commission Application

**Recommended Action:** Review.

Commissioners reviewed the proposed planning commission application and had no changes.

## **NEW BUSINESS**

7. Re-zoning of Tenino Food Bank warehouse location update.

**Recommended Action:** None.

Previous SCJ Planner Cristina's emailed recommendation was read to the planning commissioners. SCJ Planner Kirsten will review the city ordinances in regard to re-zoning.

## **ADJOURN**

Commissioner Rutherford adjourned the meeting at 7:36pm.

**File Attachments for Item:**

**4. Comprehensive Plan Update**

Draft Land Use and Housing Elements



# Technical Memo

**To** City of Tenino Planning Commission

**From:** Kirsten Peterson, Project Manager  
Malissa Paulsen, Senior Planner

**Date:** December 11, 2024

**Project:** 2025 Comprehensive Plan Update

**Subject** Land Use and Housing Draft Element Review

## Land Use and Housing Elements

Please review and provide comment on the attached documents:

- Growth Management Checklist for Fully Planning Cities – Land Use Element
- Growth Management Checklist for Fully Planning Cities – Housing Element
- TRPC GMA Housing Need Allocations and Land Capacity Analysis Memorandum
- Technical Memorandum for Anti-Displacement Measures (SCJ Alliance)
- Proposed Zoning Map Change
- Draft Community Profile
- Working Draft Land Use Element
- Working Draft Housing Element

## Next Steps

Additionally, we will start reviewing the draft Comprehensive Plan Elements at each Planning Commission meeting moving forward as generally outlined below, this schedule is subject to change.

### Planning Commission Comprehensive Plan Element Review Schedule

Year	Month	Element(s) for Review
2024	December	Land Use Housing
2025	January	Transportation Natural Resources
	February	Capital Facilities & Utilities Economic Development
	March	Climate Resilience Parks and Recreation
	April	Development Regulations
	May - June	Planning Commission Review & City Council Adoption

Growth Management Checklist for Fully Planning Cities					
Comprehensive Plan Elements					
Land Use Element					
	In Current Plan?	If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	Action
	No		Yes	Coordinated and included in Thurston County Comprehensive Plan and Countywide Policies	
a. The element integrates relevant county-wide planning policies into the local planning process, and ensures local goals and policies are consistent. For jurisdictions in the central Puget Sound region, the plan is consistent with applicable multicounty planning policies. RCW 36.70A.210 WAC 365-196-305	Yes	LU 4.1-LU 16	Yes	Thurston County is updating its Comprehensive Plan and Countywide Planning Policies. Revisions required as needed to meet revised county wide plan.	Cross-reference updated Countywide Planning Policies <i>The Tenino Thurston County Joint Plan is scheduled to start updating in 2026 per Thurston County CPED Site.</i>
b. A future land use map showing city limits and UGA boundaries. RCW 36.70A.070(1) and RCW 36.70A.110(6) WAC 365-196-400(2)(d), WAC 365-196-405(2)(i)(ii)	Yes	LU-19	No	The Map should be reviewed to identify areas that should be reassessed based on recent planning projects, development patterns, and legislative changes.	Draft Land Use Map to be reviewed by Planning Commission, ETA January 2025
c. Consideration of urban planning approaches that increase physical activity. RCW 36.70A.070(1) and WAC 365-196-405(2)(j).	Yes	LU-8	No	Tenino has developed a nonmotorized system to lead people through its downtown core.	None required
d. A consistent population projection throughout the plan which should be consistent with the county's sub-county allocation of that forecast and housing needs. RCW 36.70A.115, RCW 43.62.035 and WAC 365-196-405(f)	Yes	LU-14	Yes	Updated growth allocations must be incorporated into the plan.	Figure 1 and Figure 2, LU-2
e. Estimates of population densities and building intensities based on future land uses and housing needs. RCW 36.70A.070(1), WAC 365-196-405(2)(i) <i>For cities required to plan under the Buildable Lands Program, RCW 36.70A.215 amended in 2017, some jurisdictions may need to identify reasonable measures to reconcile inconsistencies. See Commerce's Buildable Lands Program page.</i>	Yes, Residential Development and Potential Changes in the UGA	LU-14	Yes	The plan identified forecasted growth but includes more robust guidance that supports the comprehensive land use map detailing where these population densities and building intensities will be located. Policies, Goals, and implementation actions are needed.	
f. Provisions for protection of the quality and quantity of groundwater used for public water supplies. RCW 36.70A.070(1); WAC 365-196-405(1)(c); WAC 365-196-485(1)(d)	Yes, Ground and critical aquifer recharge areas	NR-1	No	Update as needed	None required
g. Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses. RCW 36.70A.150 and WAC 365-196-340	Yes	CF-1, CF-2	No	Reconsider the need for lands useful for public purposes and update as necessary	None required
h. Identification of open space corridors within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails, and connection of critical areas. RCW 36.70A.160 and WAC 365-196-335	Yes	LU-5, TS-5 to TS-8	No	Update as needed	None required
i. If there is an airport within or adjacent to the city; policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. RCW 36.70A.510, RCW 36.70.547	No	N/A	No	No airport adjacent to city limits	None required
j. Where applicable, a review of drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. RCW 36.70A.070(1) and WAC 365-196-405(2)(e)	Yes	NR-4, NR-5 (Goal), NR-6 (Goal), NR-8 (Goal)	No	Update as needed	None required
k. Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. In developing these policies, the city must have included the best available science (BAS) to protect the functions and values of critical areas, and give "special consideration" to conservation or protection measures necessary to preserve or enhance anadromous fisheries. RCW 36.70A.030(6), RCW 36.70A.172, WAC 365-190-080; Best Available Science: see WAC 365-195-900 through -925	Yes	NR-4, NR-5 (Goal), NR-6 (Goal), NR-7 (Goal), NR-9 (Goal), NR-12 (Goal)	No	Update as needed	None required
l. If forest or agricultural lands of long-term commercial significance are designated inside city: a program authorizing Transfer (or Purchase) of Development Rights. RCW 36.70A.060(4), RCW 36.70A.170	No	N/A	No	There are no forest or agricultural lands of long-term commercial significance designated inside Tenino.	None required
m. If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. RCW 36.70A.530(3), WAC 365-196-475	No	N/A	No	No Military Base is located within the city of Tenino adjacent to the jurisdiction.	None required
n. New section RCW 36.70A.142; new 2021-2022 legislation HB 1799: Development regulations newly developed, updated, or amended after January 1, 2025 allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting must meet criteria described in RCW 70A.205.040(3)	No		Yes	Comprehensive plan update will need to include policies and section in code regulations detailing the siting of organic materials management facilities with criteria set forth in RCW 70A.205.040.	

Growth Management Checklist for Fully Planning Cities					
Comprehensive Plan Elements					
Housing Element					
	In Current Plan?	If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a.	Goals, policies, and objectives for the preservation, improvement, and development of housing. RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a)	Yes	HS-1, Chapter 3: Housing	No	Update as needed
b.	Within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes. RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-300	Yes	Goals and policies, and actions: Goal HS, Goal HS 2:1	No	Update goals and policies as needed.
c.	Consideration of housing locations in relation to employment locations and the role of ADUs. RCW 36.70A.070(2)(d) amended in 2021	Yes	Goal HS 1: Policy HS 1.5; Goal HS 3,	No	Update goals and policies as needed.
d.	An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021, WAC 365-196-410(2)(b) and (c)	Yes	HS-1, chapter 3: Housing sections A, B and D	No	Update goals and policies as needed.
e.	Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing. RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-410(e) and (f)	Yes	HS-1, chapter 3: Housing sections A, B and D	Yes	Updates are needed to address growth allocations by income band. Land capacity analysis will need to address government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes.
f.	Adequate provisions for existing and projected housing needs for all economic segments of the community. RCW 36.70A.070(2)(d) amended in 2021, WAC 365-196-010(g)(ii), WAC 365-196-300(f), WAC 365-196-410 and see Commerce's Housing Action Plan (HAP) guidance: Guidance for Developing a Housing Action Plan	Yes	HS-1, chapter 3: Housing sections A, B and D	Yes	Updates are needed to incorporate considerations for low, very low, extremely low, and moderate-income households; document programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations; consider housing locations in relation to employment location; and consider the role of ADUs to meet housing needs.
g.	Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: •Zoning that may have a discriminatory effect; •Disinvestment; and •Infrastructure availability RCW 36.70A.070(e) new in 2021	No		Yes	Perform a racially disparate impact analysis on the Comprehensive Plan as elements are updated. Consider discriminatory zoning, disinvestment, and infrastructure availability.
h.	Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions. RCW 36.70A.070(2)(f) new in 2021	No		Yes	Make updates as necessary to address findings of racially disparate impact analysis.
i.	Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments. <sup>1</sup> RCW 36.70A.070(2)(g) new in 2021 <i>Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.</i> RCW 36.70A.070(2)(h) new in 2021	No		Yes	Perform displacement risk analysis. Where appropriate, create implementation plans to address displacement risk including strategies to implement anti-displacement policies to preserve historical and cultural communities, make public investments in lower-income areas, consider equitable development initiatives, implement inclusionary zoning policies, etc.



**MEMBERS:**

- City of Lacey
- City of Olympia
- City of Rainier
- City of Tenino
- City of Tumwater
- City of Yelm
- Confederated Tribes of the Chehalis Reservation
- Nisqually Indian Tribe
- Town of Bucoda
- Thurston County
- North Thurston Public Schools
- Olympia School District
- Tumwater School District
- Intercity Transit
- LOTT Clean Water Alliance
- Port of Olympia
- PUD No. 1 of Thurston County

**ASSOCIATE MEMBERS:**

- Lacey Fire District #3
- Puget Sound Regional Council
- The Evergreen State College
- Thurston Conservation District
- Thurston Economic Development Council
- Timberland Regional Library

**MEMORANDUM**

**TO:** Housing Allocation Project Partners

**FROM:** Michael Ambrogi, Senior Planner

**DATE:** June 25, 2024

**SUBJECT:** GMA Housing Need Allocations  
Land Capacity Analysis

**OVERVIEW**

TRPC is working with Lacey, Olympia, Tenino, Tumwater, Yelm, and Thurston County to implement new requirements in the Growth Management Act (GMA) that ask jurisdictions to plan for housing affordable to all economic segments of the population in their periodic Comprehensive Plan updates. In Phase 1 of the project, the partners agreed on a housing need allocation that was provisionally accepted by TRPC on March 1, 2024. In Phase 2 of the project, the partners contracted with TRPC to complete the land capacity analysis required by HB 1220 to show there is sufficient capacity to accommodate the housing need allocated to each jurisdiction.

This memo documents the land capacity analysis. The analysis determined that there is insufficient capacity in some jurisdictions to accommodate the low- and moderate- income housing allocations. At the next partner meeting — scheduled for July 10, 2024 — the partners will review the findings of the land capacity analysis and discuss how to address the deficits.



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## MEMORANDUM

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BACKGROUND

HB 1220 amended the Growth Management Act, which now requires jurisdictions to “plan for and accommodate housing affordable to all economic segments of the population.” Specifically, jurisdictions must estimate the number of housing units needed for moderate, low, very low, and extremely low-income households; and emergency housing, emergency shelters, and permanent supportive housing.

In Phase 1 of this project, the project partners agreed on an allocation of the countywide housing need for each income to individual jurisdictions. This housing need allocation (Appendix I) was accepted by TRPC on March 1, 2024 as a provisional step for completing a land capacity analysis — Phase 2, the current phase of this project. The goal of the land capacity analysis is to determine whether there is sufficient land in each jurisdiction to accommodate the housing need allocated to each jurisdiction in each income category.

The Dept. of Commerce’s guidance for updating housing elements<sup>1</sup> outlines five steps for completing a land capacity analysis, which are described in this report:

1. Summarize Land Capacity by Zone
2. Categorize Zones by Allowed Housing Types and Density Category
3. Relate Zone Categories to Potential Income Levels and Housing Types
4. Summarize Capacity by Zone Category
5. Compare Allocated Housing Need to Capacity

Thurston County also requested that TRPC complete a housing need allocation and land capacity analysis consistent with the Sustainable Thurston land use alternative described in the 2021 Buildable Lands Report<sup>2</sup> as an alternative scenario to the allocations accepted by TRPC. The land use alternative increases the housing allocated to cities and unincorporated urban areas to reduce the amount of development in the rural areas to about five percent — consistent with the Sustainable Thurston vision for Thurston County<sup>3</sup>. This work — completed under a separate contract between TRPC and Thurston County — is also documented in this memo.

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<sup>1</sup> Dept. of Commerce (2023) Guidance for Updating Your Housing Element  
[\[https://deptofcommerce.app.box.com/s/1d9d517g509r389f0mjpowh8isjpirlh\]](https://deptofcommerce.app.box.com/s/1d9d517g509r389f0mjpowh8isjpirlh)

<sup>2</sup> TRPC (2021) Buildable Lands Report for Thurston County  
[\[https://www.trpc.org/164/Buildable-Lands\]](https://www.trpc.org/164/Buildable-Lands)

<sup>3</sup> TRPC (2013) Creating Places — Preserving Spaces: A Sustainable Development Plan for the Thurston Region  
[\[https://www.trpc.org/260/Sustainable-Thurston-Plan\]](https://www.trpc.org/260/Sustainable-Thurston-Plan)

## MEMORANDUM

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1. SUMMARIZE LAND CAPACITY BY ZONE

“Capacity” refers to the potential number of new dwelling units that could be built on a parcel based on zoning, development regulations, development trends, and market factors. Capacity includes greenfield development, infill development, and redevelopment. Under the ILA for Phase 2, the partners agreed to use the land capacity model developed for TRPC’s most recently adopted forecast and the 2021 Buildable Lands report. The documentation for that model — including the assumptions that went into it — can be found in TRPC’s forecast documentation<sup>4</sup> and the Buildable Lands report.

The capacity estimates for each zone under the adopted forecast and the Sustainable Thurston land use alternative are shown in Appendix II.

*Changes from Adopted Forecast*

While TRPC used the same land capacity model to develop TRPC’s adopted forecast and the 2021 Buildable Lands Report, the capacity estimates differ from those published in 2021 Buildable Lands Report for the following reasons:

**Extension of Planning Horizon to 2045.** The planning horizon for the Buildable Lands Report was 2040 while the planning horizon for Comprehensive Plans is 2045. The capacity for housing need allocations includes additional capacity due to:

- Land expected to be redevelopable after 2040
- Accessory dwelling units and family member units expected to be built between 2040 and 2045
- Development of some master planned communities that occurs after 2040
- Difficult-to-sewer areas and areas without sewer expected to have sewer after 2040

**Recent development.** TRPC also adjusted the capacity to account for recent housing development. If a project was permitted that exceeded the capacity estimate in TRPC’s model, the capacity was revised to the permitted number of units.

TRPC did not revise capacity to account for changes in zoning or development regulations that have occurred since the last forecast was updated. Doing so would require substantial updates to the population and housing forecast adopted by TRPC in 2018 that serves as the foundation for the housing need allocations and was not included in the scope of the current ILA. However, Appendix II does include notes where jurisdiction staff felt the capacity may be higher or lower than estimated due to recent or potential changes.

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<sup>4</sup> TRPC (2019) Population and Employment Land Supply Assumptions for Thurston County  
[\[https://www.trpc.org/236/Population-Employment-Forecasting\]](https://www.trpc.org/236/Population-Employment-Forecasting)

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*Capacity for Accessory Dwelling Units*

TRPC’s method for projecting accessory dwelling units (ADUs) mirrors Commerce’s guidance. TRPC projects the number of ADUs likely to be built over the next 20 to 25 years based on past trends and recent changes to development regulations. The units are then allocated to “potential ADU lots.” The estimated number of ADUs for each jurisdiction is shown in Table 1.

Within urban areas of Thurston County (including cities, towns, and unincorporated urban areas), TRPC projects 565 ADUs across 11,886 potential ADU lots — a participation rate of about five percent. Potential lots have only one single-family unit and no additional dwellings and are located in areas platted prior to 1970 (referred to as “infill areas”). For the Sustainable Thurston land use alternative, the number of ADUs increases to 830 (a seven percent participation rate).

For the rural unincorporated county, TRPC projects 280 ADUs across 24,271 potential ADU lots — a participation rate of about one percent. Potential lots have one single-family unit and no additional dwellings. For the Sustainable Thurston land use alternative, the number of ADUs shrinks to 170 (a 0.7 percent participation rate).

*Table 1: Estimates of Accessory Dwelling Units by Jurisdiction.*

Jurisdiction		Accessory Dwellings		Potential ADU Lots
		Adopted Forecast	Sustainable Thurston	
Bucoda	City	9	14	195
Lacey	City	97	143	2,045
	UGA	43	63	906
Olympia	City	309	454	6,502
	UGA	1	1	16
Rainier	City	5	7	104
	UGA	0	0	0
Tenino	City	19	28	395
	UGA	0	0	0
Tumwater	City	73	107	1,536
	UGA	0	0	0
Yelm	City	9	13	185
	UGA	0	0	2
Grand Mound	UGA	0	0	0
<b>Urban Total</b>		<b>565</b>	<b>830</b>	<b>11,886</b>
<b>Rural Total</b>		<b>280</b>	<b>170</b>	<b>24,271</b>
<b>Countywide</b>		<b>845</b>	<b>1,000</b>	<b>36,157</b>

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*Capacity for Emergency Housing*

Per Commerce’s guidance, jurisdictions do not need to do a land capacity analysis for emergency housing if:

- The jurisdiction has one or more zones that allow hotels, all of which allow for emergency housing by right. Alternatively, this condition may be met by demonstrating that emergency housing is allowed by right in a majority of zones within a one-mile proximity to transit.
- The jurisdiction has no regulations that limit the occupancy, spacing, or intensity of emergency housing.

The project partners confirmed at least one of these conditions applied to their jurisdictions, therefore TRPC did not complete a land capacity analysis for emergency housing.

**2. CATEGORIZE ZONES BY ALLOWED HOUSING TYPES AND DENSITY CATEGORY**

Step 2 of Commerce’s guidance recommends that jurisdictions assign a density category to each zone based on the density and types of housing allowed. The partners agreed to use the example categories in Commerce’s guidance shown in Table 2. In May 2024, TRPC met with jurisdiction staff to review the housing types allowed in each zone and assign a density category; this information is shown in Appendix II.

*Table 2: Categories for Classifying Zones by Housing Types Allowed*

<b>Zone Category</b>	<b>Typical housing types allowed</b>
Low Density	Detached single-family homes
Moderate Density	Townhomes, duplex, triplex, quadplex
Low-rise Multifamily	Walk-up apartments (up to 3 floors)
Mid-rise Multifamily	Apartments in buildings with ~4-8 floors (~40-85 feet in height)
High-rise/Tower	Apartments in buildings with ~9 or more floors (>85 feet in height) and requiring steel frame construction

*Note: Adapted from Commerce’s guidance. Manufactured homes are not listed as a housing type because by law they should be allowed in all zones. High-Rise/Tower zones are likely to be relevant only in major metropolitan cities. Condominiums are omitted since they are a type of ownership, not housing.*

**3. RELATE ZONE CATEGORIES TO POTENTIAL INCOME LEVELS AND HOUSING TYPES**

For the land capacity analysis, housing types must be tied to an affordability level. Commerce’s guidance provides examples of this relationship for moderate- and high-cost communities in Washington State which may be used in the land capacity analysis if a more detailed market analysis is not available. The project partners agreed to use the relationship for moderate-cost communities (Table 3) for this analysis.

Note that the assigned affordability levels are intended to indicate the potential for that zone to accommodate housing affordable to different income levels, not a guarantee that any housing in those zones actually will be affordable at specific household income levels.

Table 3: Relationship of Zone Categories to Housing Income Levels Served in Moderate-Cost Communities

Zone category	Lowest potential income level served		Assumed affordability level for capacity analysis
	Market Rate	With subsidies and/or incentives	
Low Density	Higher income (>120% AMI)	Not typically feasible at scale	Higher income (>120% AMI)
Moderate Density	Moderate income (>80-120% AMI)	Not typically feasible at scale	Moderate income (>80-120% AMI)
Low-rise Multifamily	Low income (>50-80% AMI)	Extremely low and Very low income (0- 50% AMI)	Low income and PSH (0-80% AMI)
Mid-rise Multifamily	Low income (>50-80% AMI)	Extremely low and Very low income (0- 50% AMI)	Low income and PSH (0-80% AMI)
ADUs (all zones)	Low income (>50-80% AMI)	N/A	Group with Low-rise and/or Mid-rise Multifamily

Note: Adapted from Commerce’s guidance

4. SUMMARIZE CAPACITY BY ZONE CATEGORY

In Step 4, the total capacity in each zone category is summarized. This provides the total capacity that could accommodate housing in each income level. These totals are shown in Table 4, and Appendix III (“Total Capacity” columns).

5. COMPARE ALLOCATED HOUSING NEED TO CAPACITY

The final step is to compare the allocated housing need for each jurisdiction to the capacity for new housing. The difference between the allocated housing need and capacity is shown in Appendix III (“Surplus or Deficit” columns). A positive number (surplus) indicates that there is sufficient capacity to accommodate the allocated housing need for a given income level while a negative number (deficit) indicates that there is insufficient capacity.

All jurisdictions had a deficit in at least one income level (Table 5). Deficits were most likely in the rural unincorporated County, UGAs, or other areas with less capacity for multifamily housing. If a deficit is found, the jurisdictions may either revise the housing need allocations and request that TRPC accept them or identify policies to increase capacity. The ILA includes budget to revise the housing need allocations if needed. HB 1220 does not require jurisdictions to plan for and accommodate housing affordable to high-income households (120% AMI or above) although data for this income level are included.

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Deficits were identified in both the adopted forecast and in the Sustainable Thurston land use alternative, however the Sustainable Thurston housing need allocations significantly reduced the deficit for housing affordable to low-income households for the rural unincorporated County while generally increasing deficits for the urban areas.

NEXT STEPS

The next meeting for the project partners is scheduled for July 10, 2024. At that meeting the partners will review this memo and discuss how to address the deficits found in the land capacity analysis. Questions to be discussed at the next meeting include:

- Are there any questions or concerns about the land capacity analysis (the methodology or findings)?
- How do the partners wish to resolve the deficits? Options could include:
  - Revising the housing need allocations. The ILA includes scope and budget for this.
  - Jurisdictions can revise zoning or development regulations to increase capacity.
- How should deficits in the UGAs be resolved?
- Do the partners prefer the Sustainable Thurston land use alternative allocations?

Table 4: Capacity by Zone Category

Jurisdiction		Adopted Forecast				Sustainable Thurston			
		Mid-rise Multifamily	Low-rise Multifamily	Moderate Density	Low Density	Mid-rise Multifamily	Low-rise Multifamily	Moderate Density	Low Density
		0-80% AMI; PSH		80-120% AMI	> 120% AMI	0-80% AMI; PSH		80-120% AMI	> 120% AMI
Bucoda	City	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lacey	City	3,988	1,482	1,916	38	5,476	1,572	2,260	38
	UGA	1,096	906	8,818	11	1,321	906	9,454	11
	Total	5,085	2,387	10,735	50	6,796	2,478	11,715	50
Olympia	City	7,352	2,599	4,943	929	13,101	2,659	6,013	959
	UGA	0	868	1,614	326	0	868	1,899	326
	Total	7,352	3,468	6,557	1,255	13,101	3,528	7,912	1,285
Rainier	City	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	UGA	0	0	0	108	0	0	0	108
	Total	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tenino	City	0	39	376	184	0	57	376	184
	UGA	0	0	0	27	0	0	0	27
	Total	0	39	376	211	0	57	376	211
Tumwater	City	3,195	1,343	4,842	465	3,697	1,343	5,656	477
	UGA	0	615	440	1,976	0	615	583	2,264
	Total	3,195	1,958	5,283	2,441	3,697	1,958	6,239	2,742
Yelm	City	655	3,776	3,834	0	830	3,776	3,834	0
	UGA	0	0	0	745	0	0	0	745
	Total	655	3,776	3,834	745	830	3,776	3,834	745
Grand Mound	UGA	0	0	406	0	0	406	0	
Unincorporated	Rural	0	0	0	17,748	0	0	0	17,748
	Combined UGAs	1,096	2,390	11,278	3,193	1,321	2,390	12,342	3,482
	Total	1,096	2,390	11,278	20,942	1,321	2,390	12,342	21,230

Note: Bucoda and Rainier did not participate in the ILA so data are not available.

Table 5: Capacity Surplus or Deficit by Jurisdiction and Affordability Range

Jurisdiction		Surplus or Deficit					
		Adopted Forecast			Sustainable Thurston		
		0-80% AMI	80-120% AMI	>120% AMI	0-80% AMI	80-120% AMI	>120% AMI
Bucoda	City	N/A	N/A	N/A	N/A	N/A	N/A
Lacey	City	3,121	1,450	-2,203	4,178	1,759	-2,322
	UGA	-3,151	8,068	-3,012	-3,466	8,745	-2,847
	Total	-31	9,518	-5,215	712	10,505	-5,169
Olympia	City	4,391	2,883	-3,786	8,349	2,948	-4,105
	UGA	119	1,374	-335	99	1,591	-329
	Total	4,510	4,257	-4,121	8,448	4,539	-4,434
Rainier	City	N/A	N/A	N/A	N/A	N/A	N/A
	UGA	-8	-6	98	-12	-7	97
	Total	N/A	N/A	N/A	N/A	N/A	N/A
Tenino	City	-37	159	-23	-9	117	-4
	UGA	-3	-3	24	-3	-3	24
	Total	-41	157	0	-12	114	20
Tumwater	City	1,313	3,806	-1,877	1,345	4,356	-1,813
	UGA	-807	51	1,272	-1,037	85	1,583
	Total	506	3,857	-605	308	4,441	-230
Yelm	City	-1,484	4,519	-2,266	-1,555	4,452	-2,074
	UGA	-52	-34	687	-77	-41	669
	Total	-1,536	4,486	-1,579	-1,632	4,411	-1,405
Grand Mound	UGA	-204	350	-50	-208	341	-41
Unincorporated	Rural	-5,037	-2,214	17,748	-955	-631	17,748
	Combined UGAs	-4,106	9,800	-1,316	-4,704	10,711	-844
	Total	-9,143	7,586	16,432	-5,659	10,081	16,905

Note: Red indicates a deficit, or insufficient capacity to accommodate the housing in an income category that needs to be addressed. Bucoda and Rainier did not participate in the ILA so data are not available.

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APPENDIX I: HOUSING NEED ALLOCATIONS

**2020-2045 Housing Need Allocations**

*Provisionally accepted by TRPC on March 1, 2024*

	Total Housing Units	Income Level (Percent of Area Median Income)							Seasonal/Migrant	Emergency Housing Beds
		0-30%		30-50%	50-80%	80-100%	100-120%	120%+		
		PSH	Non-PSH							
Bucoda	134	7	13	0	5	39	24	47	0	2
Lacey	5,154	335	849	1,053	210	0	466	2,241	0	89
Olympia	12,644	818	2,011	2,777	264	973	1,087	4,714	0	218
Rainier	571	41	100	0	79	22	107	222	0	10
Tenino	519	32	62	0	0	115	102	208	0	9
Tumwater	6,676	513	1,211	1,033	541	400	636	2,342	0	115
Yelm	7,504	549	1,341	1,196	1,062	274	817	2,266	0	129
Unincorporated	21,155	1,300	3,171	2,373	6,109	2,550	1,142	4,510	0	364
... Lacey UGA*	8,970	650	1,599	1,552	1,395	0	750	3,024	0	154
... Olympia UGA*	1,651	128	226	397	0	103	136	661	0	28
... Rainier UGA*	23	2	4	0	2	0	5	10	0	0
... Tenino UGA*	9	1	2	1	1	1	1	3	0	0
... Tumwater UGA*	2,516	181	439	364	439	190	199	704	0	43
... Yelm UGA*	144	8	19	25	0	0	34	58	0	2
... Grand Mound UGA*	310	21	52	34	97	40	16	50	0	5
... Rural	7,531	311	832	0	4,174	2,214	0	0	0	130
<b>Thurston County</b>	<b>54,356</b>	<b>3,594</b>	<b>8,758</b>	<b>8,431</b>	<b>8,270</b>	<b>4,373</b>	<b>4,381</b>	<b>16,549</b>	<b>0</b>	<b>936</b>

*Note: Numbers may not add to totals due to rounding. \*HB 1220 does not require jurisdictions to allocate the unincorporated housing need to urban and rural areas, however the jurisdictions requested this information to inform future planning. Thurston County — in consultation with the cities — has discretion over how the housing need is allocated between urban and rural unincorporated areas as long as the total housing units align with column 1.*

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**2020-2045 Alternate Housing Need Allocation**  
**Sustainable Thurston Land Use Alternative**

	Total Housing Units	Income Level (Percent of Area Median Income)							Seasonal/Migrant	Emergency Housing Beds
		0-30%		30-50%	50-80%	80-100%	100-120%	120%+		
		PSH	Non-PSH							
Bucoda	147	7	13	0	9	56	21	42	0	3
Lacey	5,874	394	1,000	1,115	503	0	501	2,361	0	101
Olympia	15,994	1,019	2,520	2,938	1,388	1,856	1,209	5,064	0	275
Rainier	586	40	99	0	111	34	97	204	0	10
Tenino	541	32	62	0	0	168	91	189	0	9
Tumwater	7,392	541	1,290	1,023	947	679	622	2,290	0	127
Yelm	7,630	532	1,308	1,088	1,470	417	742	2,074	0	131
Unincorporated	16,191	1,030	2,466	2,266	3,842	1,164	1,098	4,325	0	279
... Lacey UGA	9,324	655	1,620	1,462	2,019	0	709	2,858	0	161
... Olympia UGA	1,733	136	245	390	0	172	136	655	0	30
... Rainier UGA	29	2	5	0	5	1	5	11	0	1
... Tenino UGA	9	1	1	1	1	2	1	3	0	0
... Tumwater UGA	2,831	186	456	353	658	305	192	681	0	49
... Yelm UGA	194	13	30	34	0	0	41	76	0	3
... Grand Mound UGA	315	18	45	27	117	53	13	41	0	5
... Rural	1,755	19	63	0	1,043	631	0	0	0	30
<b>Thurston County</b>	<b>54,356</b>	<b>3,594</b>	<b>8,758</b>	<b>8,431</b>	<b>8,270</b>	<b>4,373</b>	<b>4,381</b>	<b>16,549</b>	<b>0</b>	<b>936</b>

Note: Numbers may not add to totals due to rounding.

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**APPENDIX II: ESTIMATED CAPACITY AND DENSITY CATEGORY BY ZONE**

*Notes: P: housing type is permitted; C: housing type is conditionally allowed. Information is included to support the density category assigned to each zone. Consult jurisdiction code for specifics on which housing types are allowed. The city of Rainier and town of Bucoda are not included in the interlocal agreement so are omitted from the TRPC analysis. Per Dept. of Commerce guidance, manufactured homes are omitted since they should be permitted in all zones.*

Zone		Capacity		Density Category	Select Housing Types					Project Partner Staff Notes
		Adopted Forecast	Sustainable Thurston		Single-Family	Townhome	2 to 4-Plex	Apartment	ADU	
<b>Bucoda</b>										
All Zones	City	—	—	N/A						Not included in analysis
<b>Lacey</b>										
AG	UGA	11	11	Low Density	P				P	
AQUATC	City	0	0	Nonresidential						
AQUATC	UGA	0	0	Nonresidential						
C	City	0	0	Nonresidential						
CBD 4	City	44	88	Mid-rise Multifamily	P	P	P	P	P	
CBD 5	City	110	163	Mid-rise Multifamily		P		P		
CBD 6	City	55	109	Mid-rise Multifamily				P		
CBD 6	UGA	0	0	Mid-rise Multifamily				P		
CBD 7	City	12	12	Mid-rise Multifamily				P		
CCD	City	144	235	Low-rise Multifamily		P		P		
CO	City	227	227	Mid-rise Multifamily		P		P		
GC	City	0	0	Nonresidential						
HD	City	1,598	1,598	Mid-rise Multifamily		P	P	P	P	
HD	UGA	386	386	Mid-rise Multifamily		P	P	P	P	
HPBD-BC	City	68	68	Mid-rise Multifamily		P		P		May accommodate more capacity

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Zone		Capacity		Density Category	Select Housing Types					Project Partner Staff Notes
		Adopted Forecast	Sustainable Thurston		Single-Family	Townhome	2 to 4-Plex	Apartment	ADU	
HPBD-C	City	17	17	Mid-rise Multifamily		P		P		May accommodate more capacity
LD	City	1,666	2,010	Moderate Density	P	P	P		P	
LD	UGA	4,933	5,569	Moderate Density	P	P	P		P	
LHN	City	31	31	Low Density	P				P	
LI	City	0	0	Nonresidential						
LI	UGA	0	0	Nonresidential						
LI-C	City	0	1	Nonresidential						
MD	City	1,338	1,338	Low-rise Multifamily	P	P	P	P	P	
MD	UGA	906	906	Low-rise Multifamily	P	P	P	P	P	
ME	UGA	0	0	Nonresidential						
MGSA	UGA	3,166	3,166	Moderate Density	P	P			P	
MHDC	City	525	582	Mid-rise Multifamily		P		P		
MHDC	UGA	710	935	Mid-rise Multifamily		P		P		
MMDC	City	73	73	Moderate Density	P	P	P	P	P	
MMDC	UGA	172	172	Moderate Density	P	P	P	P	P	
NATURL	City	1	1	Low Density	P				P	
NC	City	0	14	Nonresidential				P		
NC	UGA	0	32	Nonresidential				P		
OS-I	City	1	1	Nonresidential						
OS-I	UGA	0	0	Nonresidential						
OSI-P	City	0	1	Nonresidential						
OSI-P	UGA	0	0	Nonresidential						

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Zone		Capacity		Density Category	Select Housing Types					Project Partner Staff Notes
		Adopted Forecast	Sustainable Thurston		Single-Family	Townhome	2 to 4-Plex	Apartment	ADU	
OSI-S	City	0	0	Nonresidential						
OSI-S	UGA	0	0	Nonresidential						
SHORES	City	3	3	Low Density	P	P	P		P	
SMU	City	0	0	Nonresidential						
URBCON	City	3	3	Low Density	P				P	
V(U)C	City	178	178	Moderate Density	P	P	P	P	P	
V(U)C	UGA	547	547	Moderate Density	P	P	P	P	P	
WD	City	1,332	2,611	Mid-rise Multifamily		P		P		
<b>Olympia</b>										
AS	City	0	0	Nonresidential						
CAP	City	0	10	Nonresidential						
COSC	UGA	31	31	Low-rise Multifamily	P	P	P	P	P	
CSH	City	0	0	Nonresidential	P	P	P	P	P	
DB	City	1,442	1,772	Mid-rise Multifamily	P	P	P	P	P	
GC	City	168	169	Low-rise Multifamily	P	P	P	P	P	
HDC-1	City	3	25	Moderate Density	P	P	P	P	P	
HDC-2	City	4	33	Moderate Density	P	P	P	P	P	
HDC-3	City	37	102	Moderate Density	P	P		P	P	
HDC-4	City	3,019	8,251	Mid-rise Multifamily	P	P	P	P	P	
I	City	0	0	Nonresidential						
LI-C	City	0	0	Nonresidential						

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Zone		Capacity		Density Category	Select Housing Types					Project Partner Staff Notes
		Adopted Forecast	Sustainable Thurston		Single-Family	Townhome	2 to 4-Plex	Apartment	ADU	
LI-C	UGA	0	0	Nonresidential						
MHP	City	0	0	Moderate Density	P	P	P		P	
MR-10-18	City	117	117	Low-rise Multifamily	P	P	P	P	P	
MR-7-13	UGA	0	0	Moderate Density	P	P	P	P	P	
MS	City	217	217	Mid-rise Multifamily	P	P	P	P	P	
NR	City	2	21	Moderate Density	P	P	P	P	P	
NR	UGA	10	30	Moderate Density	P	P	P	P	P	
NV	City	410	410	Low-rise Multifamily	P	P	P	P	P	
PO/RM	City	688	745	Low-rise Multifamily	P	P	P	P	P	
PUD	City	83	83	Mid-rise Multifamily	C	C	C	C	C	
R-1/5	City	4	4	Low Density	P	P	P		P	
R-1/5	UGA	39	39	Low Density	P	P	P		P	
R-4	City	16	16	Low Density	P	P	P		P	
R-4	UGA	154	154	Low Density	P	P			P	
R-4-8	City	3,758	4,551	Moderate Density	P	P	P		P	
R-4-8	UGA	1,553	1,815	Moderate Density	P	P			P	
R-4CB	City	445	475	Low Density	P		P		P	
R-6-12	City	1,141	1,281	Moderate Density	P	P	P		P	
R-6-12	UGA	51	55	Moderate Density	P	P	P		P	
RLI	City	464	464	Low Density	P	P	P	P	P	
RLI	UGA	133	133	Low Density	P	P	P	P	P	
RM-18	City	945	947	Low-rise Multifamily	P	P	P	P	P	

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Zone		Capacity		Density Category	Select Housing Types					Project Partner Staff Notes
		Adopted Forecast	Sustainable Thurston		Single-Family	Townhome	2 to 4-Plex	Apartment	ADU	
RM-18	UGA	837	837	Low-rise Multifamily	P	P	P	P	P	
RM-24	City	999	999	Mid-rise Multifamily	P	P	P	P	P	
RM-H	City	0	0	Mid-rise Multifamily	P	P	P	P	P	
RMU	City	23	23	Mid-rise Multifamily	P	P	P	P	P	
UR	City	187	187	Mid-rise Multifamily	P	P	P	P	P	
UV	City	271	271	Low-rise Multifamily	P	P	P	P	P	
UW	City	778	965	Mid-rise Multifamily				P		
UWH	City	604	604	Mid-rise Multifamily		P		P		
<b>Rainier</b>										
All Zones	City	—	—	N/A						Not included in analysis
NC	UGA	0	0	Low Density						
RRR1/5	UGA	108	108	Low Density	P	P			P	
<b>Tenino</b>										
C-1	City	2	6	Low-rise Multifamily		C		C		
C-2	City	2	5	Low-rise Multifamily		C		C		
C-3	City	26	39	Low-rise Multifamily	C	C		C		
I	City	0	0	Nonresidential						
MF	City	8	8	Low-rise Multifamily	P	P	P	P	C	
P/SP	City	0	0	Nonresidential						
PO	City	1	1	Moderate Density	P				C	May accommodate additional capacity

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Zone		Capacity		Density Category	Select Housing Types					Project Partner Staff Notes
		Adopted Forecast	Sustainable Thurston		Single-Family	Townhome	2 to 4-Plex	Apartment	ADU	
RRR1/5	UGA	27	27	Low Density	P	P			P	
SF	City	346	346	Moderate Density	P				C	
SF-D	City	28	28	Moderate Density	P		P		C	
SF-ES	City	69	69	Low Density	P				C	
WT	City	115	115	Low Density	P				C	May accommodate less capacity
<b>Tumwater</b>										
ARI	City	0	0	Nonresidential						
BD	City	666	678	Mid-rise Multifamily	P	P	P	P	P	May accommodate less capacity
CBC	City	742	1,189	Mid-rise Multifamily				P		May accommodate less capacity due to lot sizes.
CS	City	0	0	Nonresidential						
GB	City	0	0	Nonresidential	P					
GB	UGA	0	0	Nonresidential	P					
GC	City	1,344	1,353	Mid-rise Multifamily				P		
GC	UGA	0	0	Mid-rise Multifamily				P		
HC	City	0	0	Mid-rise Multifamily				P		
HI	City	0	0	Nonresidential						
HI	UGA	0	0	Nonresidential						
LI	City	0	0	Nonresidential						
LI	UGA	-1	-1	Nonresidential						Permitted demolition
MFH	City	404	404	Mid-rise Multifamily		P	P	P	P	Capacity may be less due to HCP mitigation
MFM	City	975	975	Low-rise Multifamily		P	P	P	P	Capacity may be less due to HCP mitigation

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Zone		Capacity		Density Category	Select Housing Types					Project Partner Staff Notes
		Adopted Forecast	Sustainable Thurston		Single-Family	Townhome	2 to 4-Plex	Apartment	ADU	
MFM	UGA	615	615	Low-rise Multifamily	P	P	P	P	P	
MHP	City	46	46	Moderate Density	P					May accommodate less capacity. Density is closer to SFL or SFM but affordability more in line with "Moderate Density"
MU	City	368	368	Low-rise Multifamily		P	P	P	P	Capacity may be less due to HCP mitigation
MU	UGA	1	1	Low-rise Multifamily		P	P	P	P	
NC	City	0	12	Low Density		P	P	P		May accommodate less capacity
NC	UGA	0	4	Low Density						
OS	City	3	3	Nonresidential	P					
OS	UGA	0	0	Nonresidential	P					
R/SR	City	465	465	Low Density	P		P		P	
R/SR	UGA	53	53	Low Density	P				P	
SFL	City	2,807	3,054	Moderate Density	P		P		P	Capacity may be less due to HCP mitigation. Sustainable Thurston capacity may be lower
SFL	UGA	1,923	2,207	Low Density	P				P	Sustainable Thurston capacity may be lower
SFM	City	1,989	2,556	Moderate Density	P	P	P		P	Capacity may be less due to HCP mitigation
SFM	UGA	440	583	Moderate Density	P	P	P		P	
TC-C	City	0	0	Nonresidential						
TC-MU	City	7	40	Mid-rise Multifamily				P		
TC-PO	City	0	0	Nonresidential						
TC-R	City	33	33	Mid-rise Multifamily				P		

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Zone		Capacity		Density Category	Select Housing Types					Project Partner Staff Notes
		Adopted Forecast	Sustainable Thurston		Single-Family	Townhome	2 to 4-Plex	Apartment	ADU	
<b>Yelm</b>										
AC	UGA	2	2	Low Density			P			
C-1	City	91	190	Mid-rise Multifamily				C	P	May accommodate more capacity
C-2	City	58	93	Mid-rise Multifamily				C	P	May accommodate more capacity
C-3	City	15	15	Mid-rise Multifamily				C	P	May accommodate less capacity
CBD	City	99	108	Mid-rise Multifamily	P		C		P	
I	City	0	0	Nonresidential					P	
LI	UGA	0	0	Nonresidential						
MPC	City	3,776	3,776	Low-rise Multifamily	*	*	*	*	*	Multiple housing types/densities likely in planned community. Capacity split into two density categories for LCA.
		2,000	2,000	Moderate Density	*	*	*	*	*	
OS/ID	City	0	0	Nonresidential						
R-16	City	390	423	Mid-rise Multifamily	P	P	P	P	P	May accommodate less capacity
R-4	City	928	928	Moderate Density	P	P	P	P	P	
R-6	City	906	906	Moderate Density	P	P	P	P	P	
RR1/5	UGA	743	743	Low Density	P	P			P	
<b>Grand Mound</b>										
AC	UGA	120	120	Moderate Density	P	P	P	P	P	Includes 2023 rezones
LI	UGA	0	0	Nonresidential						
PID	UGA	0	0	Nonresidential						
R3-6/1	UGA	239	239	Moderate Density	P	P	P	P	P	
R4-16/1	UGA	47	47	Moderate Density	P	P	P	P	P	

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Zone	Capacity		Density Category	Select Housing Types					Project Partner Staff Notes	
	Adopted Forecast	Sustainable Thurston		Single-Family	Townhome	2 to 4-Plex	Apartment	ADU		
<b>County</b>										
HC		0	0	Nonresidential						
LTA		359	359	Low Density	P				P	
LTF		1	1	Nonresidential	P					
MEI		0	0	Nonresidential						
MGSA		724	724	Low Density	P				P	
MR		0	0	Nonresidential						
NA		0	0	Nonresidential						
NC		0	0	Nonresidential						
PP		0	0	Nonresidential						
R 1/10		210	210	Low Density	P				P	
R 1/20		374	374	Low Density	P				P	
RCC		1	1	Nonresidential						
RL1/1		837	837	Low Density	P	P			P	
RL1/2		347	347	Low Density	P	P			P	
RL2/1		588	588	Low Density	P	P			P	
RR1/5		257	257	Low Density	P	P			P	
RRI		0	0	Nonresidential						
RRR1/5		13,819	13,819	Low Density	P	P			P	Does not include three rezone requests submitted in 2024
UR 1/5		235	235	Low Density	P				P	

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APPENDIX III: HOUSING NEED COMPARED TO CAPACITY

Lacey

**Baseline Forecast**

Income Level	Zone Categories Serving These Needs	Housing Need			Aggregate Housing Need			Total Capacity			Surplus or Deficit		
		City	UGA	Total	City	UGA	Total	City	UGA	Total	City	UGA	Total
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	335	650	985	2,446	5,196	7,643	5,567	2,045	7,612	3,121	<b>-3,151</b>	<b>-31</b>
0-30% Other		849	1,599	2,447									
30-50%		1,053	1,552	2,605									
50-80%		210	1,395	1,606									
80-100%	Moderate Density	0	0	0	466	750	1,217	1,916	8,818	10,735	1,450	8,068	9,518
100-120%		466	750	1,217									
>120%	Low Density	2,241	3,024	5,265	2,241	3,024	5,265	38	11	50	<b>-2,203</b>	<b>-3,012</b>	<b>-5,215</b>
<b>Total</b>	<b>—</b>	<b>5,154</b>	<b>8,970</b>	<b>14,124</b>	<b>5,154</b>	<b>8,970</b>	<b>14,124</b>	<b>7,522</b>	<b>10,874</b>	<b>18,397</b>	<b>2,368</b>	<b>1,904</b>	<b>4,273</b>

**Sustainable Thurston**

Income Level	Zone Categories Serving These Needs	Housing Need			Aggregate Housing Need			Total Capacity			Surplus or Deficit		
		City	UGA	Total	City	UGA	Total	City	UGA	Total	City	UGA	Total
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	394	655	1,049	3,013	5,756	8,769	7,191	2,290	9,481	4,178	<b>-3,466</b>	712
0-30% Other		1,000	1,620	2,621									
30-50%		1,115	1,462	2,577									
50-80%		503	2,019	2,522									
80-100%	Moderate Density	0	0	0	501	709	1,210	2,260	9,454	11,715	1,759	8,745	10,505
100-120%		501	709	1,210									
>120%	Low Density	2,361	2,858	5,219	2,361	2,858	5,219	38	11	50	<b>-2,322</b>	<b>-2,847</b>	<b>-5,169</b>
<b>Total</b>	<b>—</b>	<b>5,874</b>	<b>9,324</b>	<b>15,198</b>	<b>5,874</b>	<b>9,324</b>	<b>15,198</b>	<b>9,490</b>	<b>11,756</b>	<b>21,245</b>	<b>3,615</b>	<b>2,432</b>	<b>6,047</b>

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*Olympia*

**Baseline Forecast**

Income Level	Zone Categories Serving These Needs	Housing Need			Aggregate Housing Need			Total Capacity			Surplus or Deficit		
		City	UGA	Total	City	UGA	Total	City	UGA	Total	City	UGA	Total
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	818	128	945	3,013	5,756	8,769	10,261	869	11,130	4,391	119	4,510
0-30% Other		2,011	226	2,236									
30-50%		2,777	397	3,174									
50-80%		264	0	264									
80-100%	Moderate Density	973	103	1,076	501	709	1,210	4,943	1,614	6,557	2,883	1,374	4,257
100-120%		1,087	136	1,223									
>120%	Low Density	4,714	661	5,375	2,361	2,858	5,219	929	326	1,255	-3,786	-335	-4,121
<b>Total</b>	—	<b>12,644</b>	<b>1,651</b>	<b>14,295</b>	<b>5,874</b>	<b>9,324</b>	<b>15,198</b>	<b>16,133</b>	<b>2,808</b>	<b>18,941</b>	<b>3,489</b>	<b>1,158</b>	<b>4,647</b>

**Sustainable Thurston**

Income Level	Zone Categories Serving These Needs	Housing Need			Aggregate Housing Need			Total Capacity			Surplus or Deficit		
		City	UGA	Total	City	UGA	Total	City	UGA	Total	City	UGA	Total
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	1,019	136	1,155	7,865	771	8,635	16,214	870	17,084	8,349	99	8,448
0-30% Other		2,520	245	2,765									
30-50%		2,938	390	3,328									
50-80%		1,388	0	1,388									
80-100%	Moderate Density	1,856	172	2,028	3,065	308	3,373	6,013	1,899	7,912	2,948	1,591	4,539
100-120%		1,209	136	1,346									
>120%	Low Density	5,064	655	5,719	5,064	655	5,719	959	326	1,285	-4,105	-329	-4,434
<b>Total</b>	—	<b>15,994</b>	<b>1,733</b>	<b>17,727</b>	<b>15,994</b>	<b>1,733</b>	<b>17,727</b>	<b>23,186</b>	<b>3,094</b>	<b>26,280</b>	<b>7,192</b>	<b>1,361</b>	<b>8,553</b>

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*Rainier*

**Baseline Forecast**

Income Level	Zone Categories Serving These Needs	Housing Need			Aggregate Housing Need			Total Capacity			Surplus or Deficit		
		City	UGA	Total	City	UGA	Total	City	UGA	Total	City	UGA	Total
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	41	2	42	220	8	227	N/A	0	N/A	N/A	-8	N/A
0-30% Other		100	4	104									
30-50%		0	0	0									
50-80%		79	2	81									
80-100%	Moderate Density	22	0	23	129	6	135	N/A	0	N/A	N/A	-6	N/A
100-120%		107	5	112									
>120%	Low Density	222	10	232	222	10	232	N/A	108	N/A	N/A	98	N/A
<b>Total</b>	—	<b>571</b>	<b>23</b>	<b>594</b>	<b>571</b>	<b>23</b>	<b>594</b>	<b>N/A</b>	<b>108</b>	<b>N/A</b>	<b>N/A</b>	<b>85</b>	<b>N/A</b>

**Sustainable Thurston**

Income Level	Zone Categories Serving These Needs	Housing Need			Aggregate Housing Need			Total Capacity			Surplus or Deficit		
		City	UGA	Total	City	UGA	Total	City	UGA	Total	City	UGA	Total
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	40	2	42	250	12	262	N/A	0	N/A	N/A	-12	N/A
0-30% Other		99	5	104									
30-50%		0	0	0									
50-80%		111	5	116									
80-100%	Moderate Density	34	1	36	132	7	138	N/A	0	N/A	N/A	-7	N/A
100-120%		97	5	103									
>120%	Low Density	204	11	215	204	11	215	N/A	108	N/A	N/A	97	N/A
<b>Total</b>	—	<b>586</b>	<b>29</b>	<b>615</b>	<b>586</b>	<b>29</b>	<b>615</b>	<b>N/A</b>	<b>108</b>	<b>N/A</b>	<b>N/A</b>	<b>79</b>	<b>N/A</b>

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Tenino

Baseline Forecast

Income Level	Zone Categories Serving These Needs	Housing Need			Aggregate Housing Need			Total Capacity			Surplus or Deficit		
		City	UGA	Total	City	UGA	Total	City	UGA	Total	City	UGA	Total
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	32	1	33	95	3	98	58	0	58	-37	-3	-41
0-30% Other		62	2	64									
30-50%		0	1	1									
50-80%		0	1	1									
80-100%	Moderate Density	115	1	116	216	3	219	376	0	376	159	-3	157
100-120%		102	1	103									
>120%	Low Density	208	3	211	208	3	211	184	27	211	-23	24	0
<b>Total</b>	—	<b>519</b>	<b>9</b>	<b>528</b>	<b>519</b>	<b>9</b>	<b>528</b>	<b>617</b>	<b>27</b>	<b>644</b>	<b>99</b>	<b>18</b>	<b>116</b>

Sustainable Thurston

Income Level	Zone Categories Serving These Needs	Housing Need			Aggregate Housing Need			Total Capacity			Surplus or Deficit		
		City	UGA	Total	City	UGA	Total	City	UGA	Total	City	UGA	Total
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	32	1	32	94	3	97	85	0	85	-9	-3	-12
0-30% Other		62	1	64									
30-50%		0	1	1									
50-80%		0	1	1									
80-100%	Moderate Density	168	2	170	259	3	262	376	0	376	117	-3	114
100-120%		91	1	92									
>120%	Low Density	189	3	192	189	3	192	184	27	211	-4	24	20
<b>Total</b>	—	<b>541</b>	<b>9</b>	<b>550</b>	<b>541</b>	<b>9</b>	<b>550</b>	<b>645</b>	<b>27</b>	<b>672</b>	<b>104</b>	<b>18</b>	<b>122</b>

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*Tumwater*

**Baseline Forecast**

Income Level	Zone Categories Serving These Needs	Housing Need			Aggregate Housing Need			Total Capacity			Surplus or Deficit		
		City	UGA	Total	City	UGA	Total	City	UGA	Total	City	UGA	Total
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	513	181	694	3,298	1,422	4,720	4,611	615	5,227	1,313	<b>-807</b>	506
0-30% Other		1,211	439	1,650									
30-50%		1,033	364	1,396									
50-80%		541	439	980									
80-100%	Moderate Density	400	190	591	1,036	390	1,426	4,842	440	5,283	3,806	51	3,857
100-120%		636	199	835									
>120%	Low Density	2,342	704	3,046	2,342	704	3,046	465	1,976	2,441	<b>-1,877</b>	1,272	<b>-605</b>
<b>Total</b>	<b>—</b>	<b>6,676</b>	<b>2,516</b>	<b>9,192</b>	<b>6,676</b>	<b>2,516</b>	<b>9,192</b>	<b>9,918</b>	<b>3,031</b>	<b>12,950</b>	<b>3,242</b>	<b>516</b>	<b>3,758</b>

**Sustainable Thurston**

Income Level	Zone Categories Serving These Needs	Housing Need			Aggregate Housing Need			Total Capacity			Surplus or Deficit		
		City	UGA	Total	City	UGA	Total	City	UGA	Total	City	UGA	Total
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	541	186	728	3,801	1,652	5,454	5,147	615	5,762	1,345	<b>-1,037</b>	308
0-30% Other		1,290	456	1,746									
30-50%		1,023	353	1,376									
50-80%		947	658	1,605									
80-100%	Moderate Density	679	305	984	1,301	498	1,798	5,656	583	6,239	4,356	85	4,441
100-120%		622	192	814									
>120%	Low Density	2,290	681	2,971	2,290	681	2,971	477	2,264	2,742	<b>-1,813</b>	1,583	<b>-230</b>
<b>Total</b>	<b>—</b>	<b>7,392</b>	<b>2,831</b>	<b>10,223</b>	<b>7,392</b>	<b>2,831</b>	<b>10,223</b>	<b>11,280</b>	<b>3,463</b>	<b>14,743</b>	<b>3,888</b>	<b>632</b>	<b>4,520</b>

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Yelm

**Baseline Forecast**

Income Level	Zone Categories Serving These Needs	Housing Need			Aggregate Housing Need			Total Capacity			Surplus or Deficit		
		City	UGA	Total	City	UGA	Total	City	UGA	Total	City	UGA	Total
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	549	8	557	4,147	52	4,200	2,663	0	2,663	<b>-1,484</b>	<b>-52</b>	<b>-1,536</b>
0-30% Other		1,341	19	1,359									
30-50%		1,196	25	1,221									
50-80%		1,062	0	1,062									
80-100%	Moderate Density	274	0	274	1,091	34	1,125	5,610	0	5,610	6,519	<b>-34</b>	6,486
100-120%		817	34	851									
>120%	Low Density	2,266	58	2,324	2,266	58	2,324	0	745	745	<b>-2,266</b>	687	<b>-1,579</b>
<b>Total</b>	<b>—</b>	<b>7,504</b>	<b>144</b>	<b>7,648</b>	<b>7,504</b>	<b>144</b>	<b>7,648</b>	<b>8,273</b>	<b>745</b>	<b>9,018</b>	<b>769</b>	<b>601</b>	<b>1,370</b>

**Sustainable Thurston**

Income Level	Zone Categories Serving These Needs	Housing Need			Aggregate Housing Need			Total Capacity			Surplus or Deficit		
		City	UGA	Total	City	UGA	Total	City	UGA	Total	City	UGA	Total
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	532	13	545	4,398	77	4,475	2,843	0	2,843	<b>-1,555</b>	<b>-77</b>	<b>-1,632</b>
0-30% Other		1,308	30	1,338									
30-50%		1,088	34	1,122									
50-80%		1,470	0	1,470									
80-100%	Moderate Density	417	0	417	1,158	41	1,199	5,610	0	5,610	4,452	<b>-41</b>	4,411
100-120%		742	41	783									
>120%	Low Density	2,074	76	2,150	2,074	76	2,150	0	745	745	<b>-2,074</b>	669	<b>-1,405</b>
<b>Total</b>	<b>—</b>	<b>7,630</b>	<b>194</b>	<b>7,824</b>	<b>7,630</b>	<b>194</b>	<b>7,824</b>	<b>8,453</b>	<b>745</b>	<b>9,198</b>	<b>823</b>	<b>551</b>	<b>1,374</b>

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*Grand Mound*

**Baseline Forecast**

Income Level	Zone Categories Serving These Needs	Housing Need	Aggregate Housing Need	Total Capacity	Surplus or Deficit
		UGA	UGA	UGA	UGA
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	21	204	0	<b>-204</b>
0-30% Other		52			
30-50%		34			
50-80%		97			
80-100%	Moderate Density	40	56	406	350
100-120%		16			
>120%	Low Density	50	50	0	<b>-50</b>
<b>Total</b>	<b>—</b>	<b>310</b>	<b>310</b>	<b>406</b>	<b>96</b>

**Sustainable Thurston**

Income Level	Zone Categories Serving These Needs	Housing Need	Aggregate Housing Need	Total Capacity	Surplus or Deficit
		UGA	UGA	UGA	UGA
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	18	208	0	<b>-208</b>
0-30% Other		45			
30-50%		27			
50-80%		117			
80-100%	Moderate Density	53	66	406	341
100-120%		13			
>120%	Low Density	41	41	0	<b>-41</b>
<b>Total</b>	<b>—</b>	<b>315</b>	<b>315</b>	<b>406</b>	<b>91</b>

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*Unincorporated Thurston County*

**Baseline Forecast**

Income Level	Zone Categories Serving These Needs	Housing Need			Aggregate Housing Need			Total Capacity			Surplus or Deficit		
		Rural	UGA	Total	Rural	UGA	Total	Rural	UGA	Total	Rural	UGA	Total
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	311	990	1,300	5,317	7,636	12,953	280	3,530	3,810	<b>-5,037</b>	<b>-4,106</b>	<b>-9,143</b>
0-30% Other		832	2,339	3,171									
30-50%		0	2,373	2,373									
50-80%		4,174	1,934	6,109									
80-100%	Moderate Density	2,214	336	2,550	2,214	1,478	3,692	0	11,278	11,278	<b>-2,214</b>	9,800	7,586
100-120%		0	1,142	1,142									
>120%	Low Density	0	4,510	4,510	0	4,510	4,510	17,748	3,193	20,942	17,748	<b>-1,316</b>	16,432
<b>Total</b>	<b>—</b>	<b>7,531</b>	<b>13,623</b>	<b>21,155</b>	<b>7,531</b>	<b>13,623</b>	<b>21,155</b>	<b>18,028</b>	<b>18,001</b>	<b>36,029</b>	<b>10,497</b>	<b>4,377</b>	<b>14,874</b>

**Sustainable Thurston**

Income Level	Zone Categories Serving These Needs	Housing Need			Aggregate Housing Need			Total Capacity			Surplus or Deficit		
		Rural	UGA	Total	Rural	UGA	Total	Rural	UGA	Total	Rural	UGA	Total
0-30% PSH	Low-rise Multifamily Mid-rise Multifamily ADUs	19	1,011	1,030	1,125	8,479	9,604	170	3,775	3,945	<b>-955</b>	<b>-4,704</b>	<b>-5,659</b>
0-30% Other		63	2,403	2,466									
30-50%		0	2,266	2,266									
50-80%		1,043	2,800	3,842									
80-100%	Moderate Density	631	533	1,164	631	1,631	2,262	0	12,342	12,342	<b>-631</b>	10,711	10,081
100-120%		0	1,098	1,098									
>120%	Low Density	0	4,325	4,325	0	4,325	4,325	17,748	3,482	21,230	17,748	<b>-844</b>	16,905
<b>Total</b>	<b>—</b>	<b>1,755</b>	<b>14,435</b>	<b>16,191</b>	<b>1,755</b>	<b>14,435</b>	<b>16,191</b>	<b>17,918</b>	<b>19,599</b>	<b>37,517</b>	<b>16,163</b>	<b>5,163</b>	<b>21,326</b>



## Technical Memo

**From:** Reese McMichael – Planner I  
**Date:** 6/26/2024  
**Project:** Tenino Periodic Comprehensive Plan Update  
**Subject:** Anti-displacement Measures

### Introduction:

The Thurston Regional Planning Council forecasts that Tenino will grow in population from approximately 1,800 people in 2024 to just under 3,000 people by 2045. Additionally, 2023’s HB 1110 has mandated legalization of various forms of ‘middle housing’ – requiring the cities to explore changes to its zoning code and housing policies. Tenino, itself is exempt from many of the provisions of HB 1110, but not HB 1220 – legislation requiring cities to plan for housing affordable to households at all income levels. This is all to say that demographic trends and new state laws are anticipated to produce noticeable changes in Tenino over the coming years.

With concern towards how overall growth and introduction and possible growth in local housing construction may negatively impact original residents of communities, HB 1110 features several provisions requiring cities to anticipate and account for possible displacement and exclusionary side effects of growth.

The following report features points on regulatory anti-displacement requirements and research into successful measures on anti-displacement

## 1 Anti-displacement in HB 1110

### Under HB 1110, comprehensive plans must:

- ◆ Identify existing local policies/regulations that result in displacement
  - ◆ Zoning that may have a discriminatory effect
  - ◆ Disinvestment
  - ◆ Infrastructure availability
- ◆ Identify neighborhoods at higher risk of displacement under market forces
- ◆ Introduce policies/regulations to undo historic and ongoing displacement
  - ◆ Consideration for historical and cultural communities
  - ◆ Investment in low to moderate income housing
  - ◆ Equitable development initiatives
  - ◆ Inclusionary zoning



- ◆ Tenant protections
- ◆ Consideration for displacement when planning and developing capital facilities

**Request for policy timeline extension:**

If a municipality can demonstrate the existence of higher rates of displacement within neighborhoods, it may request to the Dept. of Commerce for an extension of the implementation timeline of HB 1110 for areas identified as having a higher risk of displacement.

Should an extension be granted, the municipality must create a plan for anti-displacement by their next comprehensive plan implementation progress report. Commerce may grant one additional extension following this, should evidence of significant ongoing displacement remain.

## 2 Anti-displacement in HB 1220

**Under HB 1220, cities must “make adequate provision for all housing needs” –**

- ◆ Identification of barriers to housing availability such as gaps in funding, local regulations, etc.
- ◆ Account for racially disparate impacts related to local policy
- ◆ Identify areas at higher risk of displacement and establish anti-displacement policies

**Housing needs and allocation guidance**

Cities must adequately plan for the provision of housing affordable to households within each of the following income bands:

- 0-30% Area Median Income
- 31-50% Area Median Income
- 51-80% Area Median Income
- 81-120% Area Median Income
- Above 120% Area Median Income

The number of units of housing which would adequately provide housing for the needs of each income band is determined by the county. The Department of Commerce has provided recommendations for which housing types are most likely to provide affordability for each income band, and a municipality should take this into consideration when developing its comprehensive plan land use map. The following is a table of housing targets Tenino must plan for.

Total	Income Level (Percent of Area Median Income)									Emergency Housing
	0-30%		30-50%	50-80%	80-100%	100-120%	120%+	Seasonal/Migrant		
	PSH	Non-PSH								
Housing Units										Beds
<b>2045 Total Housing Unit Need (Sum of 2020 Supply + 2045 Need)</b>										
City	1,299	32	97	211	416	197	113	233	0	9
UGA	14	1	2	2	3	2	1	3	0	0
<b>2020 Supply</b>										
City	780	0	34	211	416	82	12	26	0	0
UGA	5	0	0	1	3	1	0	0	0	0
<b>2045 Unit Need</b>										
City	519	32	62	0	0	115	102	208	0	9
UGA	9	1	2	1	1	1	1	3	0	0



### 3 Manufactured Home Protections in SB 5198

Manufactured home communities (MHCs) serve as a form of ‘naturally occurring’ affordable housing, and often accommodate the housing needs of individuals particularly sensitive to displacement; as such, the Washington legislature passed legislation in 2023 to preserve the interests of residents of MHC’s.

**Requirements under SB 5198 include:**

- ◆ Landlords must provide tenants with a written notice of opportunity to compete to purchase before selling an MHC
- ◆ Landlords must provide two years’ notice of closure of an MHC

### 4 Displacement Mitigation Recommendations from Commerce

As the department tasked with facilitating and enforcing the Growth Management Act, The Department of Commerce has made available guidance and resources for cities to account for displacement and adequately plan for it. The following are measures Commerce recommends as effective methods to prevent displacement and facilitate reasonable relocation if displacement cannot be avoided.

**“MHP-Only” Zoning**

As part of their typical zoning authority, local governments possess the power to designate zones within the city as being reserved for manufactured home communities. This is one of the most direct methods to ensure MHCs don’t get redeveloped, and residents are not displaced. This practice can include direct zoning or the establishment of overlay zones.

**“Tenant Opportunity to Purchase” (TOPO) Ordinance**

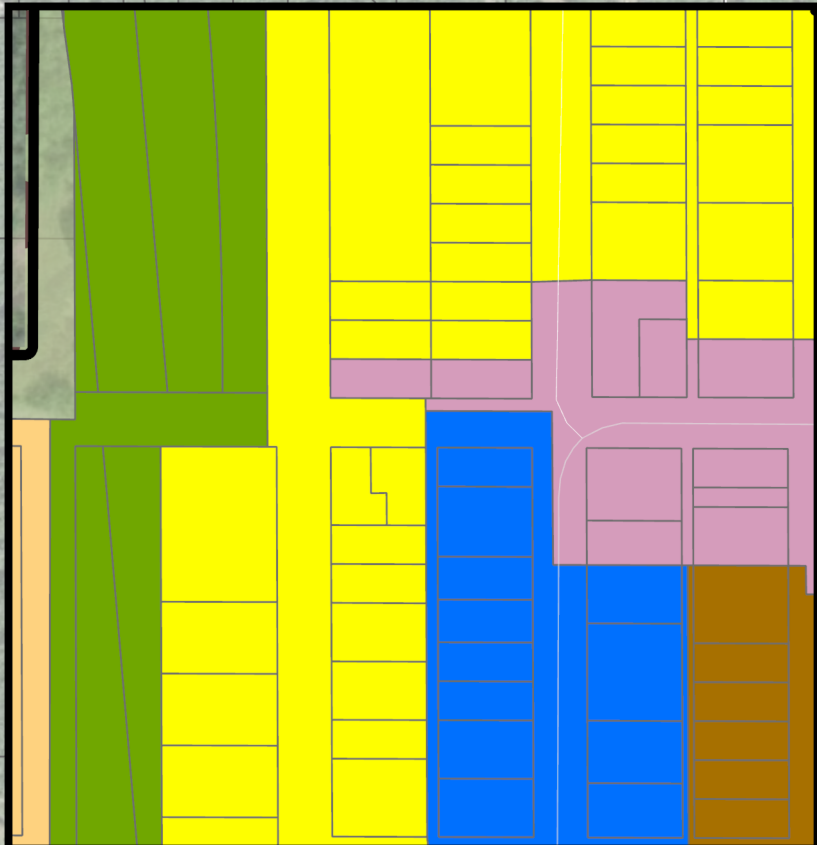
TOPO ordinances are a tool a local government can utilize to require MHC owners to inform tenants of their intention to sell their property and provide them reasonable specified time to organize an effort to purchase the property themselves. TOPO ordinances are effective at avoiding “off-market” sales of MHCs – a common avenue in which MHCs are sold and result in challenges at preservation.

**Purchase of MHCs by Housing Authorities or other Organizations**

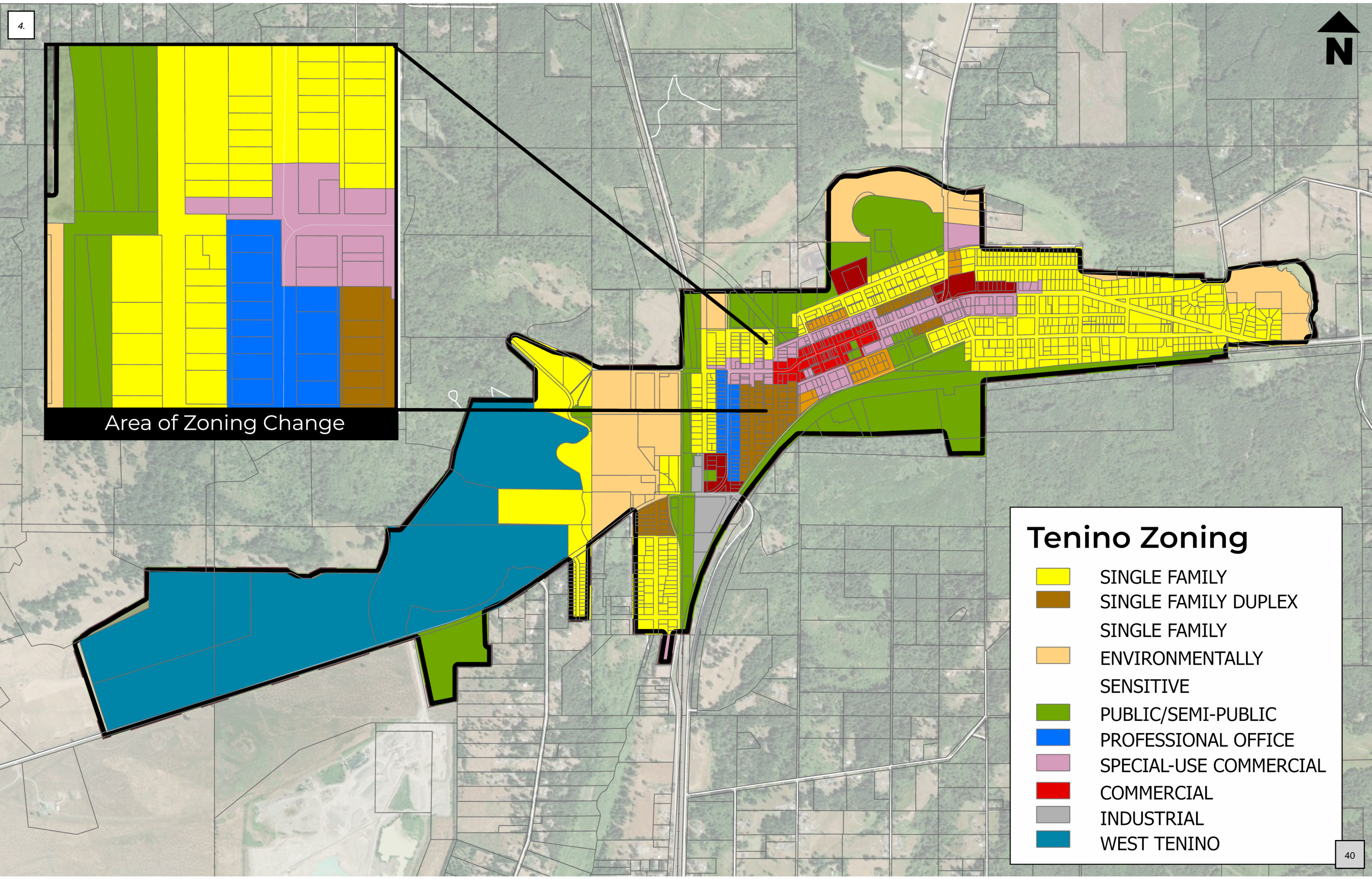
Municipalities can work with the housing authority they partner with or collaborate with other similar organizations whose mission is to provide and preserve affordable housing. Understanding the financial constraints organizations in the space may face to purchase MHCs, The Washington State Finance Commission has made available financial resources and guidance to support the purchase of MHCs by their residents or by housing authorities.

**Relocation Assistance**

The Department of Commerce’s Manufactured Home Relocation Assistance Program provides cash assistance up to \$11,000 for single section homes and \$17,000 for multi section homes that can be used for relocation or demolition of manufactured homes.



Area of Zoning Change



### Tenino Zoning

- SINGLE FAMILY
- SINGLE FAMILY DUPLEX
- SINGLE FAMILY
- ENVIRONMENTALLY SENSITIVE
- PUBLIC/SEMI-PUBLIC
- PROFESSIONAL OFFICE
- SPECIAL-USE COMMERCIAL
- COMMERCIAL
- INDUSTRIAL
- WEST TENINO

# Community Profile

City of Tenino

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December 2024

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# 1 Introduction

The City of Tenino is currently in the process of updating its Comprehensive Plan. In support of this long-range planning document, this report articulates past and current characteristics of the community, as well as forecast conditions. It provides an update to the demographics and community data presented in the City's previous Comprehensive Plan document (2016), and includes key characteristics like population, economic indicators, and housing trends. Data and findings from this report will ultimately be incorporated into the updated Comprehensive Plan document.

Reviewing this data helps establish an understanding of where the City has been, where it is now, and where it hopes to go in the future, setting the foundations for Tenino's long-range planning efforts. Wherever possible, data for Tenino is compared with data from Thurston County or the State of Washington as a whole, illuminating how the city compares with the larger surrounding regions.

## 1.1 Setting and History

The City of Tenino is situated in a valley nestled amongst the hills of South Thurston County. Incorporated in 1906, the city sits upon land first established as a food-source prairie for Native Americans living in the area. The town grew around an economy of stone quarrying, with local sandstone being used in several government and university buildings in the Pacific Northwest.

Established by Stephen Hodgden during his westward journey from Maine in pursuit of the California Gold Rush, Tenino traces its origins to the Hodgden Farm. Over time, it evolved into "Hodgden's Station," gaining recognition as a consistent stop along the stagecoach route from the Columbia River to Olympia. Surrounding lands adjacent to the present town site were quickly inhabited, further shaping the community's development.

In 1872, the railway connecting to the Columbia reached Hodgden's farm, prompting the construction of a station named Tenino. This marked the inception of a settlement that would eventually develop into the Town of Tenino. The name's origin has sparked various speculations, including stories attributing it to a railroad locomotive numbered 1090 or a survey stake with the same designation. Contrary to these tales, railroad archives refute their accuracy. Substantial evidence suggests that the name predates the railroad and has Native American roots, signifying "branch in the trail" or "meeting place."

Stone quarrying became Tenino's major industry until the market began to die out about 1915-20, with concrete replacing stone as a major building material. By the early 1900's there were more than a thousand people. Several logging companies and mills were also added to the region's commerce.

By 1905 Tenino had four grocery stores, two meat markets, a half dozen saloons, three hotels, two dry goods stores, two livery stables, two doctors, a laundry, a newspaper, a drug store, and a variety of other stores, including jewelers, cigar stores, confectioners, and even a stationer.

Through the 1940's and 1950's Tenino businesses primarily served travelers on the old Pacific Highway, despite the town's reputation as a "speed trap". After the opening of the new freeway in 1954, a few of the businesses closed. However, in the 1960's, Tenino began to share the growth that had begun in the greater Puget Sound region. No definite upsurge was noticeable, but once more the town was growing in population. In 1967 an announcement was made of the proposed building of a thermal-electric generating plant in the Hanford Valley south of Tenino and the re-opening of the once active Tono Coal fields. The plant went into operation in the fall of 1971.

Tenino's growth continued through the 1970's with the southern part of Thurston County becoming one of the state's fastest growing areas. The building recession of the early 1980's slowed that considerably, but Tenino is again growing and looks forward to the future with well over a hundred years of history already behind it and confidence in the years to come.

DRAFT

## 2 Community Characteristics

The following sections summarize the existing conditions within the City of Tenino, including demographics and population trends, economic indicators, and housing trends, which will ultimately inform the City’s current Comprehensive Plan update effort. Data sources used include U.S. Census Decennial Data, U.S. Census American Community Survey (ACS) 2020 5-Year Estimates, and Washington State Office of Financial Management (OFM) housing data and population estimates, [and Thurston Regional Planning Council \(TRPC\) estimated and forecasted housing and population estimates.](#)

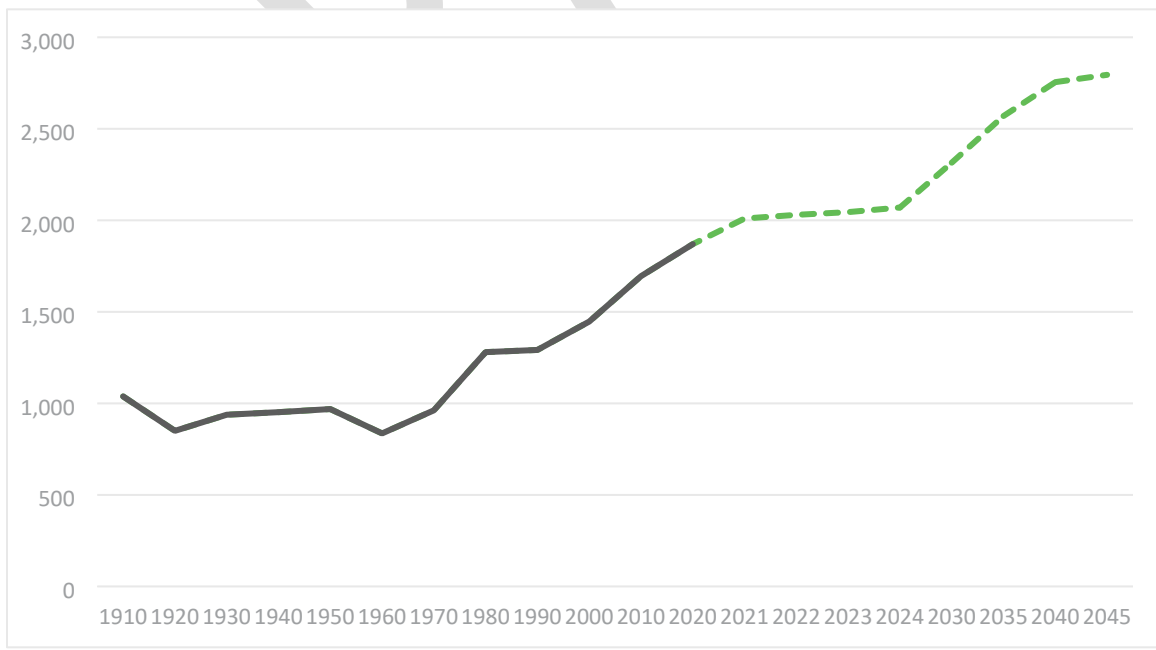
### 2.1 Population

OFM issues annual population estimates for all cities and counties in Washington, which are considered to be the state’s official population counts for long-range planning purposes. These annual estimates are based on the most recent decennial Census counts. OFM’s official 2023 population estimates indicate Tenino currently has a population of 2,045<sup>1</sup>. The population estimate for Thurston County is 303,400; Tenino accounts for 0.67% of the County’s population.

#### Historic Population Trends

Figure 1 illustrates Tenino’s ~~historic~~ population growth, from 1950 ~~and projected into 2045~~through 2020, while Figure 2 illustrates the City’s population as a percentage of Thurston County’s population over the same time period. Tenino’s share of the County population has decrease since 1950 because County population increase about 6 times since 1950 census whilst Tenino growth remain stead, accounting for around 0.6% of the County's population. In 2020 Tenino’s increased by 10% from the 2010 census whilst the County’s overall population increase by 16.8%.

Figure 1: Historic ~~and Projected~~ Population, 1950–2045~~20~~



<sup>1</sup> [https://ofm.wa.gov/sites/default/files/public/dataresearch/pop/april1/hseries/ofm\\_april1\\_postcensal\\_estimates\\_pop\\_1960-present.xlsx](https://ofm.wa.gov/sites/default/files/public/dataresearch/pop/april1/hseries/ofm_april1_postcensal_estimates_pop_1960-present.xlsx) Office of Financial Management, Thurston Regional Planning Council

Source: U.S. Census Bureau, Decennial Census Data

Figure 2: Percent of County Population

Year	Tenino Population	Thurston County Population	% of County Population
1950	969	44,884	2.2%
1960	836	55,049	1.5%
1970	962	76,894	1.3%
1980	1,280	124,264	1.0%
1990	1,292	161,238	0.8%
2000	1,447	207,355	0.7%
2010	1,695	252,264	0.7%
2020	1,870	294,793	0.6%
2030	2,315	336,000	0.7%
2035	2,570	354,400	0.7%
2040	2,755	370,700	0.7%
2045	2,795	383,500	0.7%

Source: U.S. Census Bureau, Decennial Census Data, [Thurston Regional Planning Council](#)

### Race and Ethnicity

According to the U.S. Census Bureau’s ACS 5-Year Estimates, 79.5% of the Tenino population is white, as compared to 77.6% in Thurston County overall and 71.7% in the state of Washington. About 5.2% of Tenino’s residents identify as Hispanic or Latino, a ratio slightly lower than that of Thurston County (9.6%) and Washington State (13.20%). Table 3 presents race and ethnicity as a percentage of Tenino’s overall population, as compared to those of Thurston County and Washington State.

Figure 3: Race and Ethnicity

Race/Ethnicity	Percentage of Population		
	Tenino	Thurston County	Washington State
White alone *	79.5%	77.6%	71.7%
Black or African American alone *	.90%	2.9%	3.9%
American Indian and Alaska Native alone *	1.9%	1.1%	1.2%
Asian alone *	0.9%	5.8%	9.0%
Native Hawaiian and other Pacific Islander alone *	0.0%	0.9%	0.7%
Some other race alone *	0.3%	2.0%	5.0%
Two or more races	16.5%	9.6%	8.6%

<b>Hispanic or Latino (of any race) **</b>	5.2%	9.6%	13.2%
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Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates. (\*) Includes persons reporting only one race; (\*\*) Those of Hispanic or Latino origin may be of any race, so are also included in applicable race categories

## Age and Gender

The median age in Tenino is 34.3 years, which is slightly younger than that of Washington State (37.9 years) and significantly younger than that of Thurston County overall (39.3 years). About 15.7% of Tenino’s population is under the age of 10, and 11.9% are aged 65 or older. Figure 4 illustrates Tenino’s age distribution as compared to that of Thurston County and Washington State.

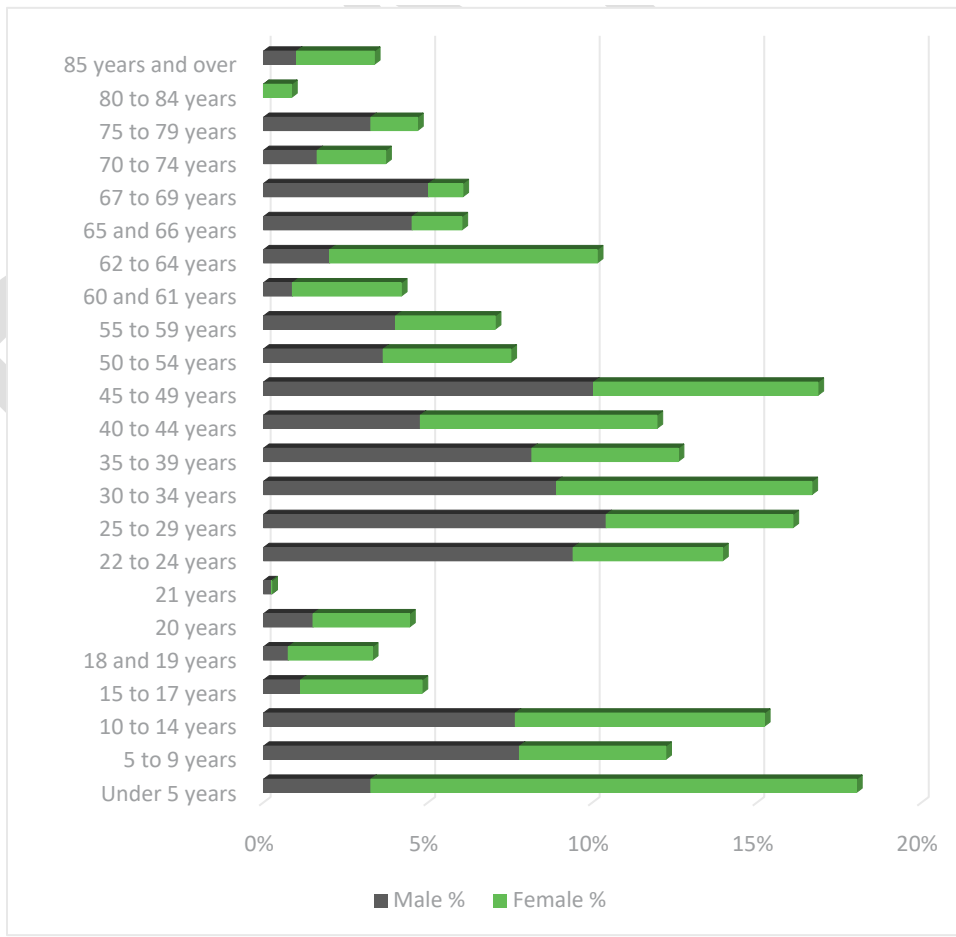
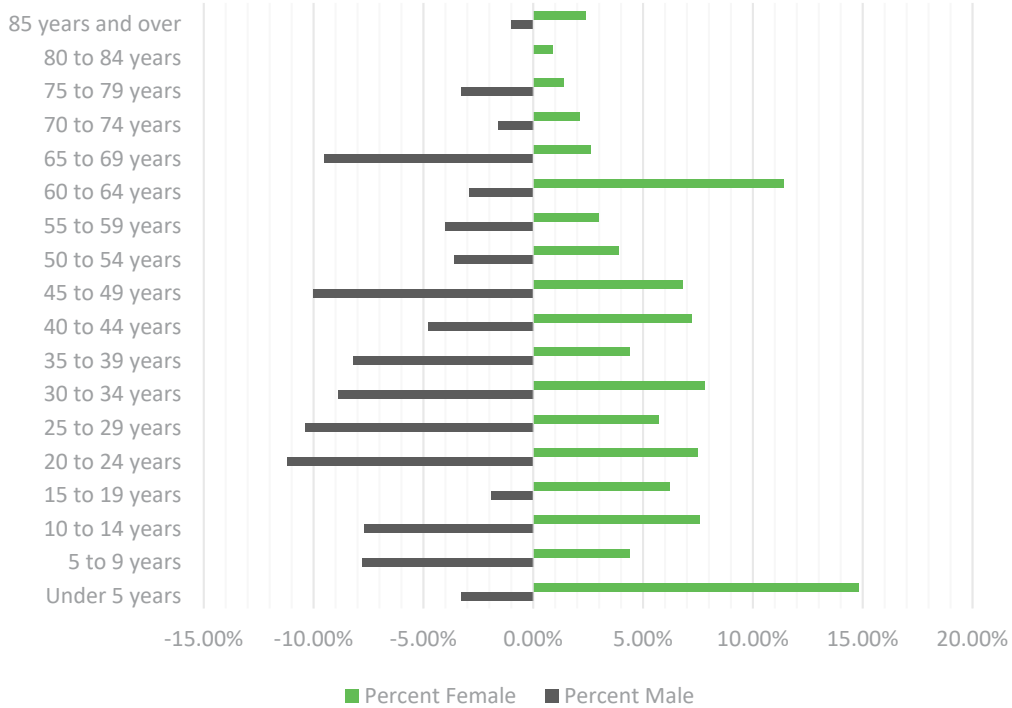
Figure 4: Age Distribution

Age Group	Percentage of Population		
	Tenino	Thurston County	Washington State
<b>Under 5 years</b>	9.8%	5.7%	5.9%
<b>5 to 14 years</b>	13.5%	12.2%	12.5%
<b>15 to 24 years</b>	13.5%	11.6%	12.3%
<b>25 to 34 years</b>	16.0%	14.3%	15.1%
<b>35 to 44 years</b>	12.2%	13.9%	13.7%
<b>45 to 54 years</b>	12.0%	12.1%	12.3%
<b>55 to 64 years</b>	11.3%	12.9%	12.7%
<b>65 years and over</b>	11.9%	17.3%	15.4%
<b>Median age (years)</b>	<b>34.3</b>	<b>39.3</b>	<b>37.9</b>

Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates

Figure 5 is a population pyramid for the City of Tenino, illustrating the breakdown of Tenino’s population by age group for each gender. While the City’s population skews female overall, this differential varies greatly by age group. The population pyramid indicates that for the age cohorts between 25 and 29 years of age, the male population is significantly higher than the female population; however, for the cohorts 50 years of age and over, the female population is significantly higher.

Figure 5: City of Tenino Population Pyramid



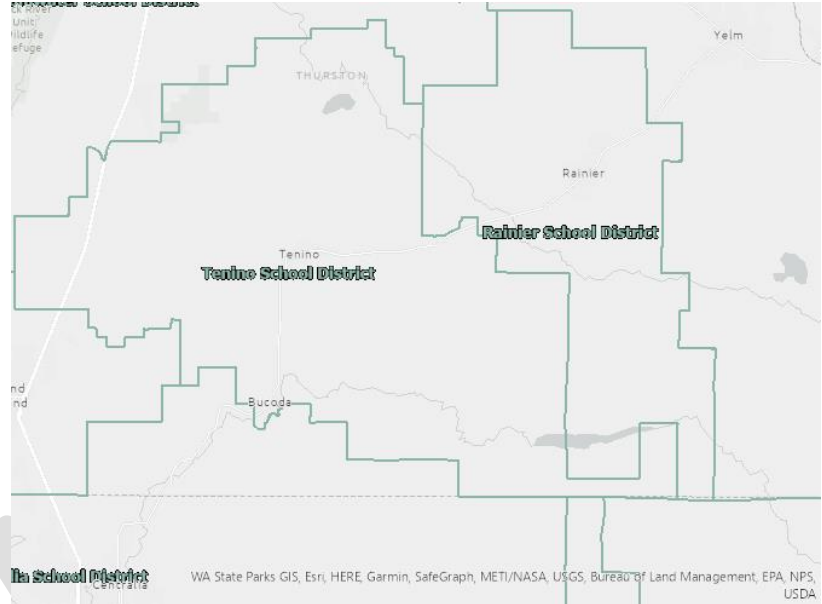
Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates

### Education

The Tenino School District contains only one school, District is made up of four schools. Parkside Elementary serves students from kindergarten - 2nd Grade. Tenino Elementary serves students in Grades 3-5. Tenino Middle School, Grades 6-8 and lastly, Tenino High School serves students in Grades 9-12. For the 2022-23 school year, the district’s enrollment was 1,304 students, with a minority enrollment of 10.6%. The district employs 80 teachers, for a student-to-teacher ratio of 15.7:1.<sup>2</sup> Tenino School District’s geographical coverage is shown in Figure 6.

Educational attainment for Tenino’s population, as presented in Figure 7, indicates the highest level of education an individual has attained. Therefore, those persons who have graduated from high school include not only those listed in the high school graduate category, but also those with a higher level of educational attainment such as those with associate or college degrees. Nearly 31.9% of Tenino’s residents have attained a college, graduate, or professional degree, compared with 47.1% of Thurston County residents and 47.5% of Washington residents.

Figure 6: Tenino School District



Source: Washington Office of Superintendent of Public Instruction (OSPI)

Figure 7: Educational Attainment

Educational Attainment	Percentage of Population 25 Years and Over		
	Tenino	Thurston County	Washington State
Less than 9 <sup>th</sup> grade	0.8%	2.0%	3.5%
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	5.7%	3.8%	4.6%
High school graduate (includes equivalency)	28.5%	21.8%	21.8%
Some college, no degree	33.2%	25.3%	22.7%
Associate’s degree	12.4%	10.9%	10.2%
Bachelor’s degree	15.1%	22.4%	23.1%
Graduate or professional degree	4.4%	13.8%	14.2%

<sup>2</sup> Washington Office of Superintendent of Public Instruction (OSPI) School District Report Card, <https://washingtonstatereportcard.ospi.k12.wa.us/ReportCard/ViewSchoolOrDistrict/100265>

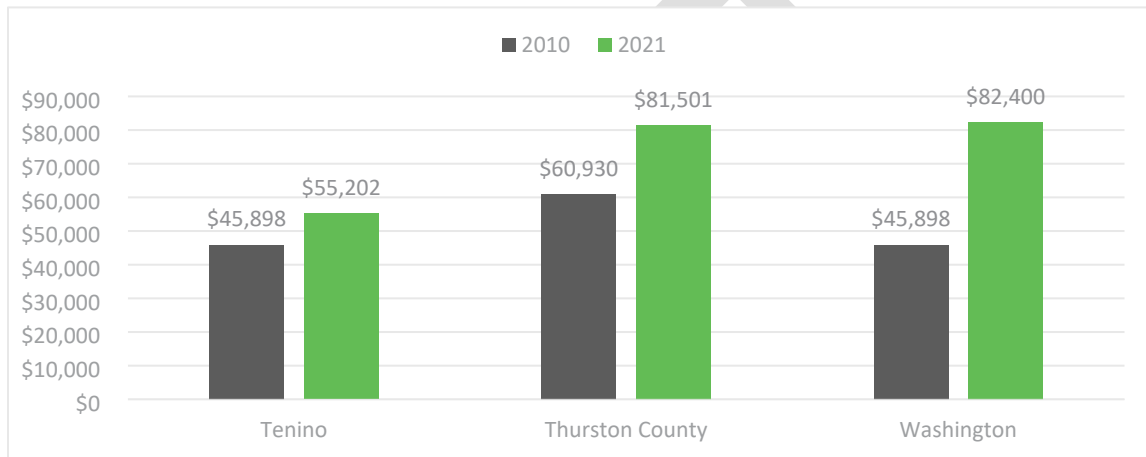
Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates

## 2.2 Economic Indicators

### Income and Wages

As shown in Figure 8, households in Tenino have a median annual income of \$55,202 which is significantly lower than Thurston County and Washington State as a whole. Additionally, while Washington’s median household income rose nearly 79.5% between 2010 and 2021, Tenino’s only rose 20.2% over the same time period.

Figure 8: Median Household Income



Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates

### Poverty and Unemployment

The 2021 ACS Estimates indicate 18.8% of Tenino’s population falls below the poverty level. Comparatively, 9.7% of Thurston County’s population and 10.0% of Washington’s population fall below the poverty level. In Tenino, the demographic with the largest percentage of people living in poverty is Black or African American (68.8%), followed by people who identified (25.6%).

According to the 2021 ACS Estimates, Tenino’s unemployment rate is 5.4%, while Thurston’s is 5.3%. These are higher than that of Washington State (4.9%).

### Workforce Profile

Tenino provides approximately 706 total jobs, according to U.S. Census Bureau estimates, accounting for about 0.6% of the 114,723 total jobs in Thurston County. The largest industries in Tenino in terms of the number of jobs are:

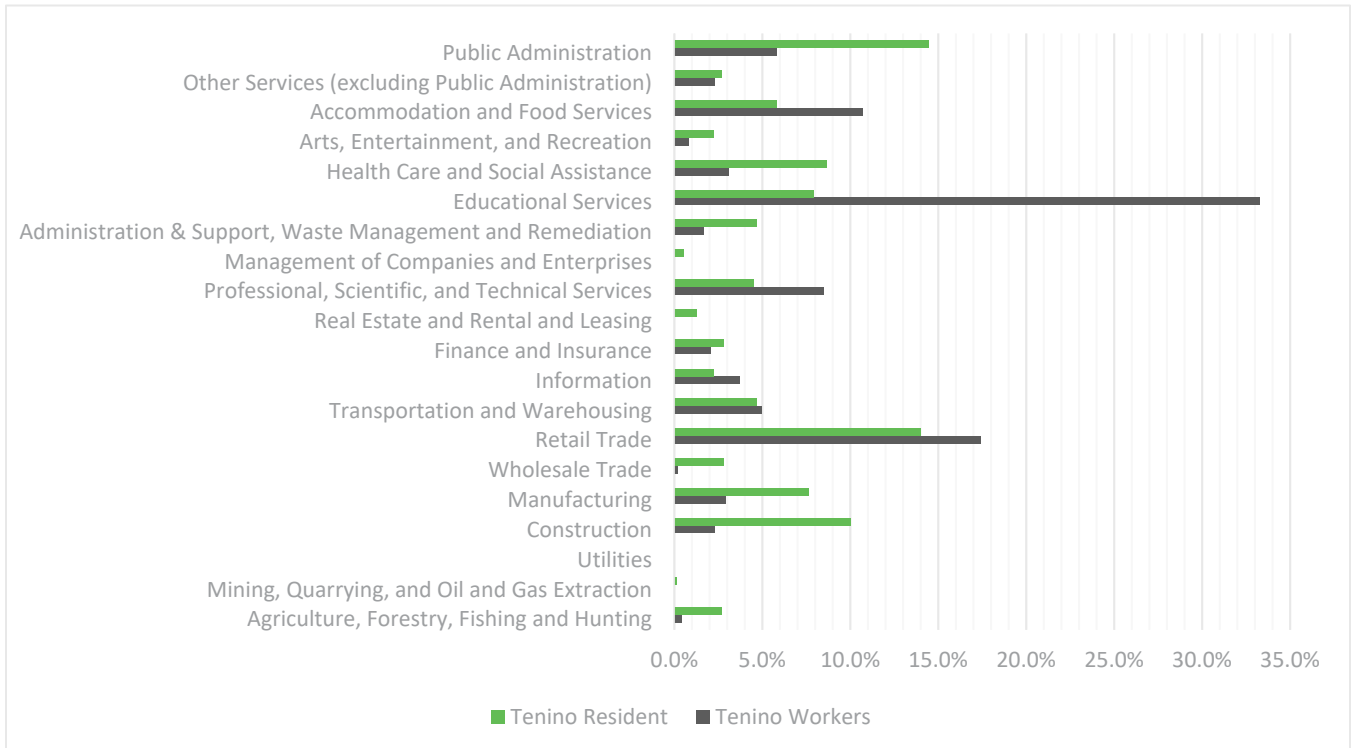
- ◆ Public Administration – 102 jobs (14.4%)
- ◆ Retail Trade – 99 jobs (14.0%)
- ◆ Construction – 71 jobs (10.1%)
- ◆ Health Care and Social Assistance – 61 jobs (8.6%)

◆ Education Services - 56 jobs (7.9%)

~~Education Services - 54 jobs (7.6%)~~



Figure 9: Employment by Industry



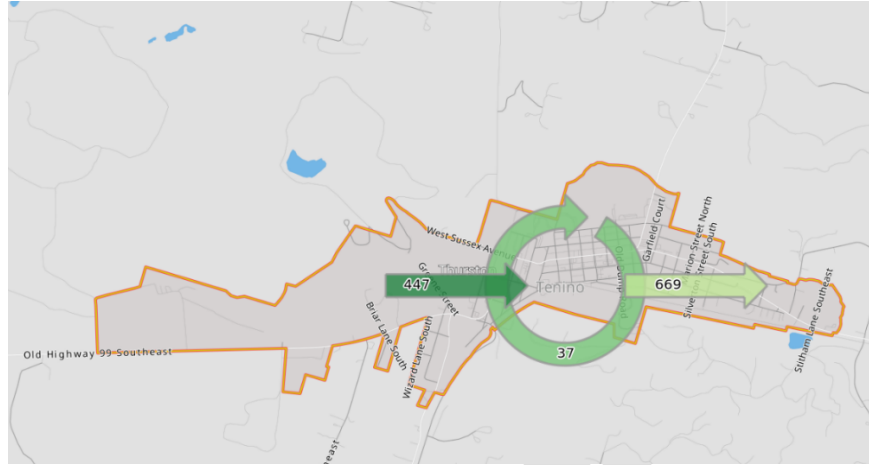
Together, jobs in these six industries account for over 62.6% of Tenino’s total jobs. Figure 9 shows the distribution of jobs by industry for workers in Tenino, as well as for residents of Tenino (who may or may not work in the city). Public Administration is Tenino’s biggest industry.

As shown in Figure 10, only 37 of Tenino’s 706 jobs are held by people who also live in Tenino; the other 447

*Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates, Table S2404; U.S. Census OnTheMap*

jobs are filled by employees who commute into the city. It is estimated that 669 of the city’s residents travel outside Tenino for work.

Figure 10 Commuting Patterns



Source: U.S. Census OnTheMap, <https://onthemap.ces.census.gov/>

**Figure 12: Household Size**

### Household

According to population average persons in

Year	Tenino	Thurston County	Washington State
2010	2.45	2.46	2.51
2020	2.48	2.51	2.54

Source:- OFM Intercensal Estimates, 2010-2020

average of 2.45 persons per household in 2010. Thurston County’s average household size in 2020 was 2.51, a slight increase from its 2010 average, supporting the population data presented earlier in this report indicating Tenino has grown at a faster rate than the county in recent years. Figure 11 presents Tenino’s average household size as compared to that of Thurston County and Washington State.

### Housing Occupancy

Figure 12 shows the percentage of occupied and vacant households, while Figure 13 shows the percentage of owner-occupied versus renter-occupied units, in Tenino as compared to Thurston County and Washington State. The percentage of occupied housing units has increased over the last decade from 93.4% to 97%, and Of the City’s occupied units, 57.4% are owner-occupied while 42.6% are renter occupied.

**Figure 11: Household Size**

Year	Tenino	Thurston County	Washington State
2010	2.45	2.46	2.51
2020	2.48	2.51	2.54

Source:- OFM Intercensal Estimates, 2010-2020

**Figure 13: Housing Occupancy**

Tenino	2010		Tenino	2020	
	Thurston	Washington State		Thurston	Washington State

## 2.3 Housing Size

OFM’s intercensal estimates, Tenino’s household size was 2.48 in 2020, up from an

	Co un ty			Co un ty		
	# of units	Percentage of total housing units		# of units	Percentage of total housing units	
<b>Occupied</b>	691	93.4%	90.8%	754	92.9%	
<b>Vacant</b>	40	6.6%	9.2%	66	7.1%	
<b>Total Units</b>	740	100.0%	100.0%	820	100.0%	

Source: OFM Intercensal Estimates, 2010-2020

Figure 14: Percentage of Owner- vs. Renter-Occupied Units

	2010			2020	
	Tenino	Thurston County	Washington State	Thurston County	Washington State
<b>Owner-Occupied</b>	65.6%	67.4%	64.8%	56.4%	63.6%
<b>Renter-Occupied</b>	34.4%	32.6%	35.2%	43.6%	36.4%

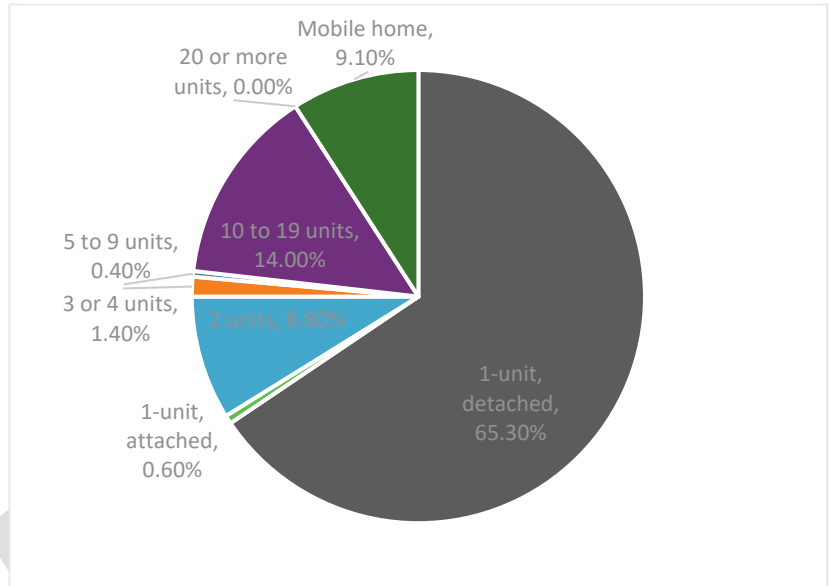
Source: U.S. Census Bureau, American Community Survey 2010-2020 5-Year Estimates,

## Housing Types

### Housing Types

A breakdown of Tenino’s housing units by type, as compared to those of Thurston County and Washington State, is shown in Figure 14. Detached single-family units are by far the most prevalent housing type in Tenino, accounting for 65.30% of the City’s existing housing stock. This percentage has remained the same over the last decade, single-family housing still accounts for a significantly higher share of the housing units in Tenino than it does in either Thurston County or Washington as a whole. Multi-family homes comprise 34.1% of Tenino’s housing stock, two-family/duplex homes account for 8.8%, and mobile homes account for 9.1%.

Figure 15: Tenino Existing Housing Units by Type

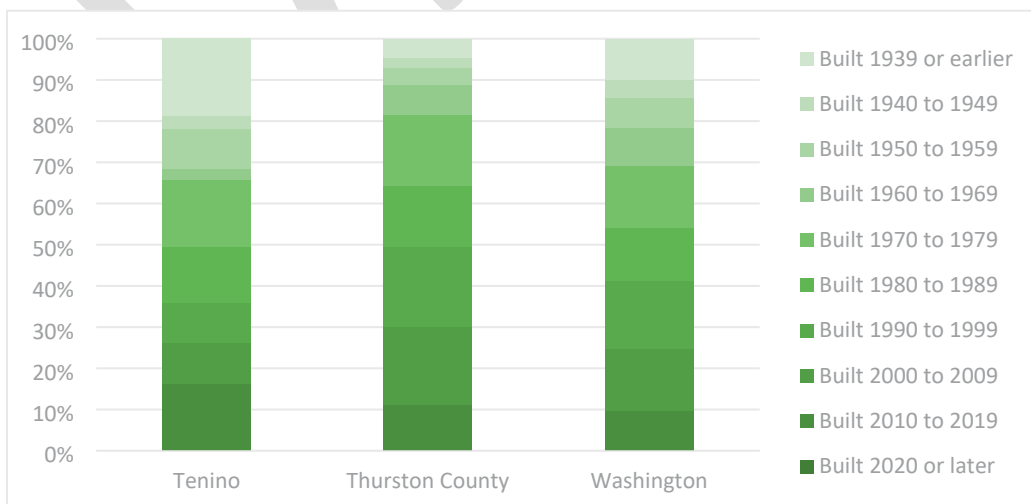


## Age of Housing Stock

As shown in Figure 15, only 16.2% of Tenino’s existing housing stock has been constructed since 2010. By comparison, 11.1% of the housing stock in Thurston County and 9.80% of that in Washington was constructed after 2010.

On the flip side, 31.6% of Tenino’s existing housing stock was constructed prior to 1960. This data indicates that much of Tenino’s housing stock is aging, with little new construction having been built to replace it.

Figure 16: Existing Housing Stock by Year of Construction



Source: U.S. Census Bureau, American Community Survey 2020 5-Year Estimates, Table DP04

### Recent Residential Construction Activity

Figure 16 shows the number of housing units constructed in Tenino by year since 2010, excluding missing data from 2021. In all, 108 housing units have been constructed since 2010 – 117 single family units, 2 duplex units, and 6 manufactured/mobile homes. Since 2020, a total of sixty (60) housing units have been constructed, including fifty-six (56) single family units, and four (4) duplex or 2-unit dwellings. No multifamily units with more than 2-units per structure have been constructed since 2010, which is likely compounding the issue of population growth outpacing housing construction, as previously discussed in the Housing Occupancy section.

Figure 17: Residential Construction Activity in Tenino, 2010-2023<sup>32</sup>



Source: Thurston County Planning Council, Department of Housing and Urban Development (HUD)

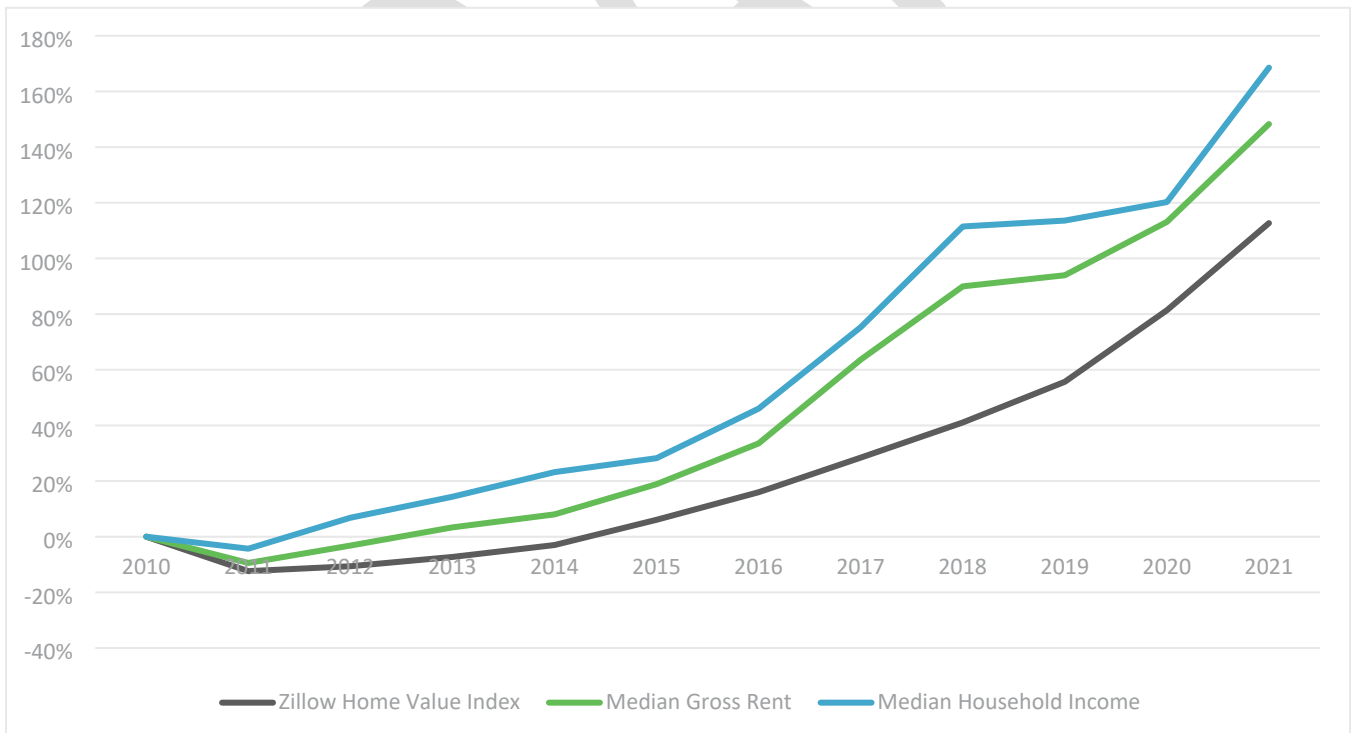
### Housing Costs

As shown in Figure 12 in the “Housing Occupancy” section above, approximately 42.6% of Tenino’s occupied housing units are rentals and 57.4% are occupied by the owner. Thurston County has a lower percentage of rental units, making up 33.2% of all occupied County housing units.

Housing costs are relatively low in Tenino and Thurston County, as compared to Washington State as a whole. The 2021 median rent in Tenino was 1059/month, compared to \$1,373/month for Thurston County and \$1,439 for Washington State. The 2021 median monthly owner costs for housing units with a mortgage in Tenino was \$1,468 (compared to \$1,1905 for Thurston County and \$2,064 for Washington State); for units without a mortgage the monthly median was \$461 (compared to \$633 for Thurston County and \$646 for Washington State).

While still relatively affordable compared to the Sstate as a whole, the cost of housing in Tenino has increased in recent years, and incomes haveincome has not kept pace with housing costs, as shown in Figure 17. When compared with a 2010 baseline, incomes have risen 20%. However, rental costs have increased 36% in that same time, and the cost to purchase a house has increased by a staggering 113%. Additionally, recent post-pandemic trends indicate rapidly increasing rents throughout rural Washington, and these are not yet reflected in this census data. Overall, this data paints a picture of increased housing affordability challenges for renters and those who wish to purchase housing in Tenino.

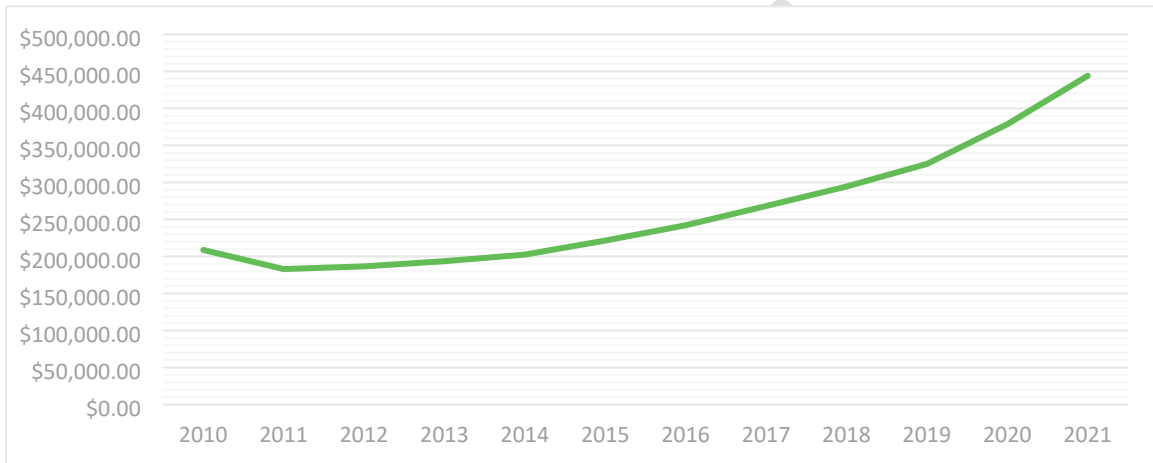
Figure 18: Change in Rent, Home Prices, and Income in Tenino, 2010-2021



Source: U.S. Census Bureau, American Community Survey 2010-2021 5-Year Estimates, Tables B25064, B19013; Zillow

Zillow, a national provider of real estate data, estimates the average cost of a home in Tenino as shown in Figure 18. Prices dipped slightly at the beginning of the last decade, then rose gradually between 2013 and 2019 at a steady rate. Housing was averaging around \$300,000 in early 2020 before the onset of the Covid-19 pandemic – still relatively affordable for households earning Tenino’s median household income in that year. Since 2020, prices have risen more quickly, and are now averaging just over \$440,000 in Fall of 2021. If housing prices continue to increase at a rate faster than incomes, owning a house will become unaffordable to many Tenino households in coming years.

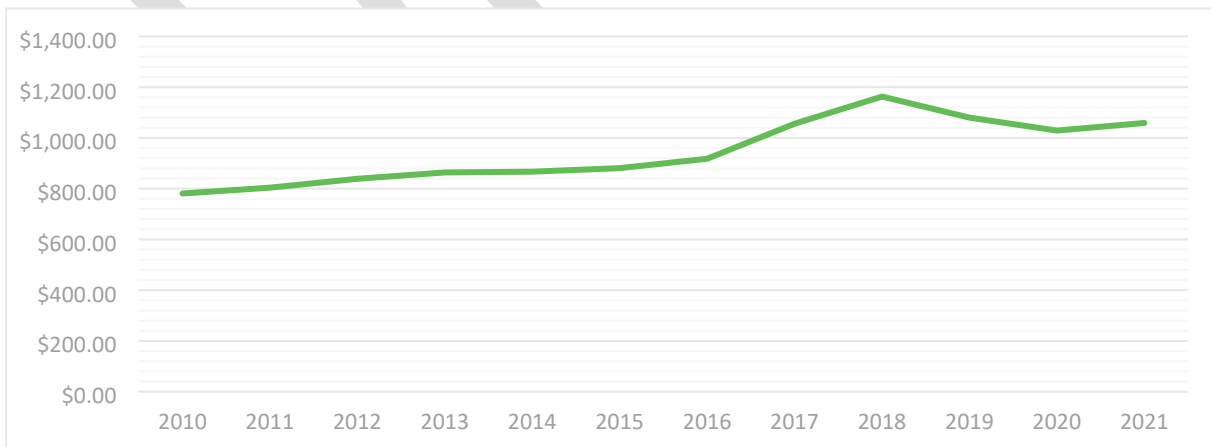
Figure 19: Zillow Home Value Index in Tenino, 2010-2021



Source: Zillow

Rents are significantly more difficult to track than housing prices, particularly for smaller geographies. Census data on rents is both delayed and self-reported, and large real estate websites do not track rents at a granular level for smaller communities. However, the Census data shown in Figure 19 can provide a window into larger trends. Tenino’s median rents have increased slowly from \$781 in 2010 to \$1059 in 2021, an increase of 36% which contrasts with the more rapid 48% increase in Thurston County and 63% statewide over the same period.

Figure 20: Inflation-Adjusted Median Gross Rent in Tenino, 2010-2021



Source: U.S. Census Bureau, American Community Survey 2010-2021 5-Year Estimates

### Cost-Burdened Households

The U.S. Department of Housing and Urban Development (HUD) uses a measurement of “cost burden” to determine which subset of a community’s residents are most in need of housing support or most at risk of displacement or housing hardship. A household is “cost-burdened” if they are spending more than 30% of their monthly income on housing costs (including rent and utilities).<sup>3</sup>

In Tenino, 60.9% of rental households spend more than 30% of their household income on rent, while 23.0% of owner-occupied households spend more than 30% of their household income on housing costs. In all, this means about 11% of households in Tenino are considered cost-burdened by HUD standards.



<sup>3</sup> U.S. Department of Housing and Urban Development (HUD), <https://archives.hud.gov/local/nv/goodstories/2006-04-06glos.cfm>

## 2.4 Land Use

Examining Tenino’s existing zoning and land uses is helpful in understanding how the city can accommodate its anticipated population growth over the next 20 years.

### Existing Zoning

Tenino’s zoning code contains four residential and three commercial districts, along with one industrial and two special purposes designations. General descriptions of what is allowed in each zoning district can be found in Figure 20, and a map of Tenino’s existing zoning districts is shown in Figure 21.

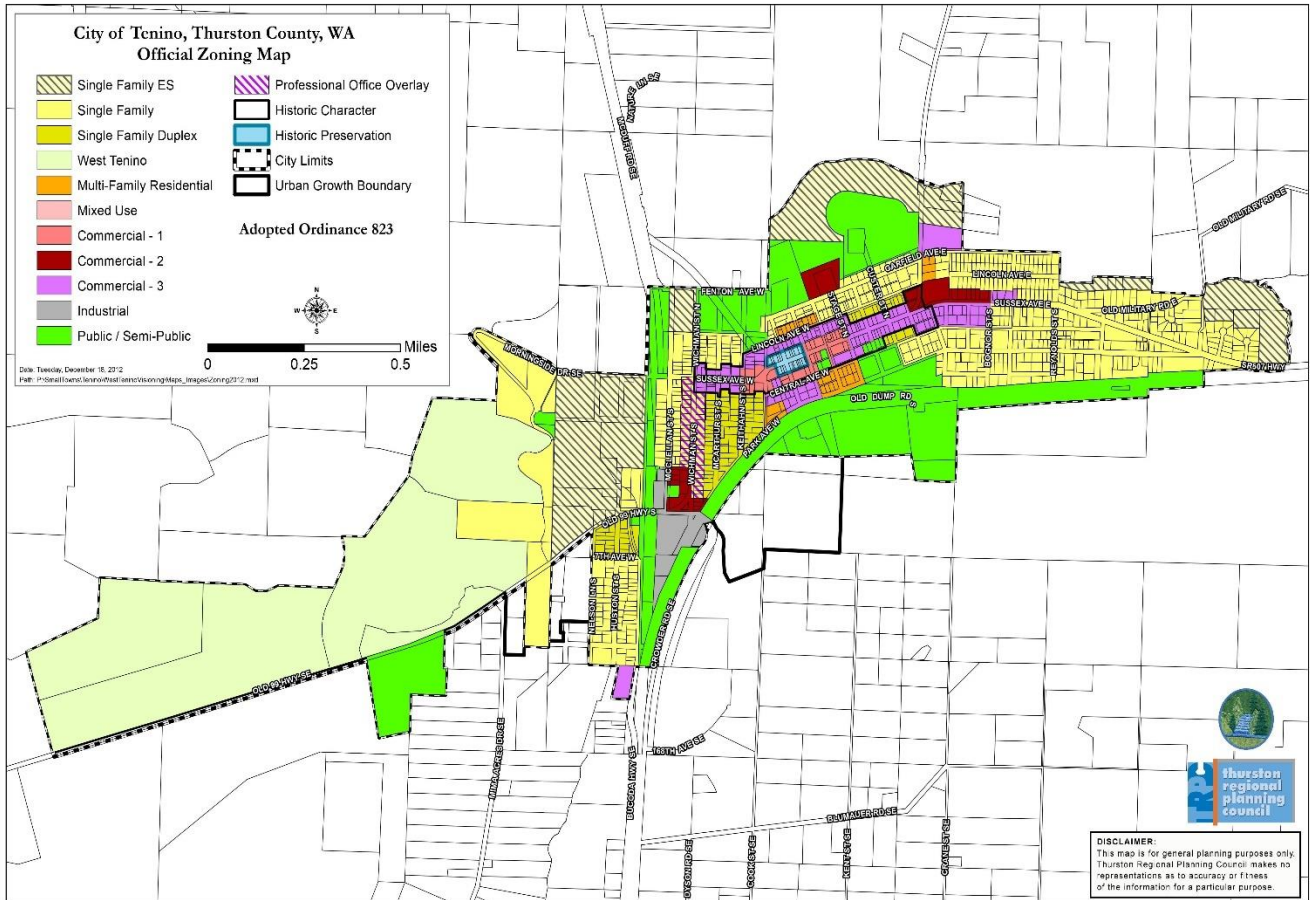
Figure 21: Zoning Districts in Tenino

Zoning District	Description
<b>SF-ES – Single Family - Environmentally Sensitive</b>	The single-family-environmentally sensitive zone requires special consideration of environmental constraints, thus typically requiring larger residential lots. This zoning district seeks to reduce potential impacts created by the built environment and any potential impact to the environment, while also considering any potential environmental consequences that may befall existing or permitted uses.
<b>SF – Single Family</b>	The single-family zone provides for larger residential lots in specific areas where a pattern of larger lots exists. This zone seeks to preserve the identity of these residential areas and reduce traffic volumes to provide safe, family-friendly areas.
<b>SFD – Single Family/Duplex</b>	The single-family/duplex zone is the city's primary residential zone, which provides for single-family and duplex dwellings in established residential neighborhoods.
<b>MF – Multi-family Residential</b>	The purpose of the multi-family residential zone is to promote small-lot detached dwellings and attached structures, such as apartments, condominiums and townhouses. This mix of housing may take a variety of forms, either mixed within a single site or mixed within a general area.
<b>C1 - Commercial 1</b>	Commercial 1 zone encompasses the area in and around historic downtown Tenino and is meant to be built on the historic and walkable nature of the area. Buildings are meant to be comprised of a high-quality design that compliments the historic architecture of the area, and storefronts are meant to contribute to the creation of a walkable business district, with features such as awnings, large windows and attractive window displays that help to encourage pedestrian exploration and purchasing within the area.
<b>C2 – Commercial 2</b>	Commercial 2 zone is located at entrances to the community and at major community intersections. The zone is meant to accommodate primarily commercial uses, such as retail and service uses, though some dwellings in upper stories of structures are appropriate if desired.
<b>C3 – Commercial 3</b>	Commercial 3 zone is located along major corridors within the community, and near the historic downtown of Tenino. The zone currently has a mix of existing single-family uses, new and existing multifamily buildings, mixed-use structures, and commercial uses, and is meant to allow this diversity and mix of uses as the area transitions in the future.
<b>I - Industrial</b>	The industrial zone provides for some commercial and utilities activities and large-scale industrial types of activities. The designation allows for the manufacturing freight warehousing and finished product movement areas.
<b>Public/semi-public</b>	The public/semi-public zone provides for moderate and large-scale activities relating to the purposes of state and local governmental entities and semi-public institutions by providing necessary public services. The designation allows for the specialized needs of providing public services to all areas of Tenino.
<b>WT - West Tenino</b>	Require the adoption of a master plan prior to any subdivision of land, except those subdivisions of land that occur subject to RCW 58.17.040(1), or RCW 58.17.040(3) through

58.17.040(9), to ensure that a number of smaller land divisions do not make the site unusable for future urban development.

Source: Tenino Municipal Code Section 106.20

Figure 22: Existing Zoning Map



### Existing Land Uses

Tenino covers about 1,327 acres (2.1 square miles), about 202 acres of which is located in the public right-of-way. A breakdown of the land uses for the remaining 1,125 acres is shown in Figure 22, and mapped in Figure 23. About 22% of the land in Tenino is considered resource/forest lands and likely undevelopable, while nearly 53% of the City’s land is undeveloped. Most of the undeveloped land is located in the Industrial (I) zoning district, although there are also large portions of undeveloped land in residential districts, including about 21.4 undeveloped acres in the Multiple Family Residential (R2) district. At an allowed density of 16 multi-family units per acre, this undeveloped R2 land could accommodate up to 342 additional housing units.

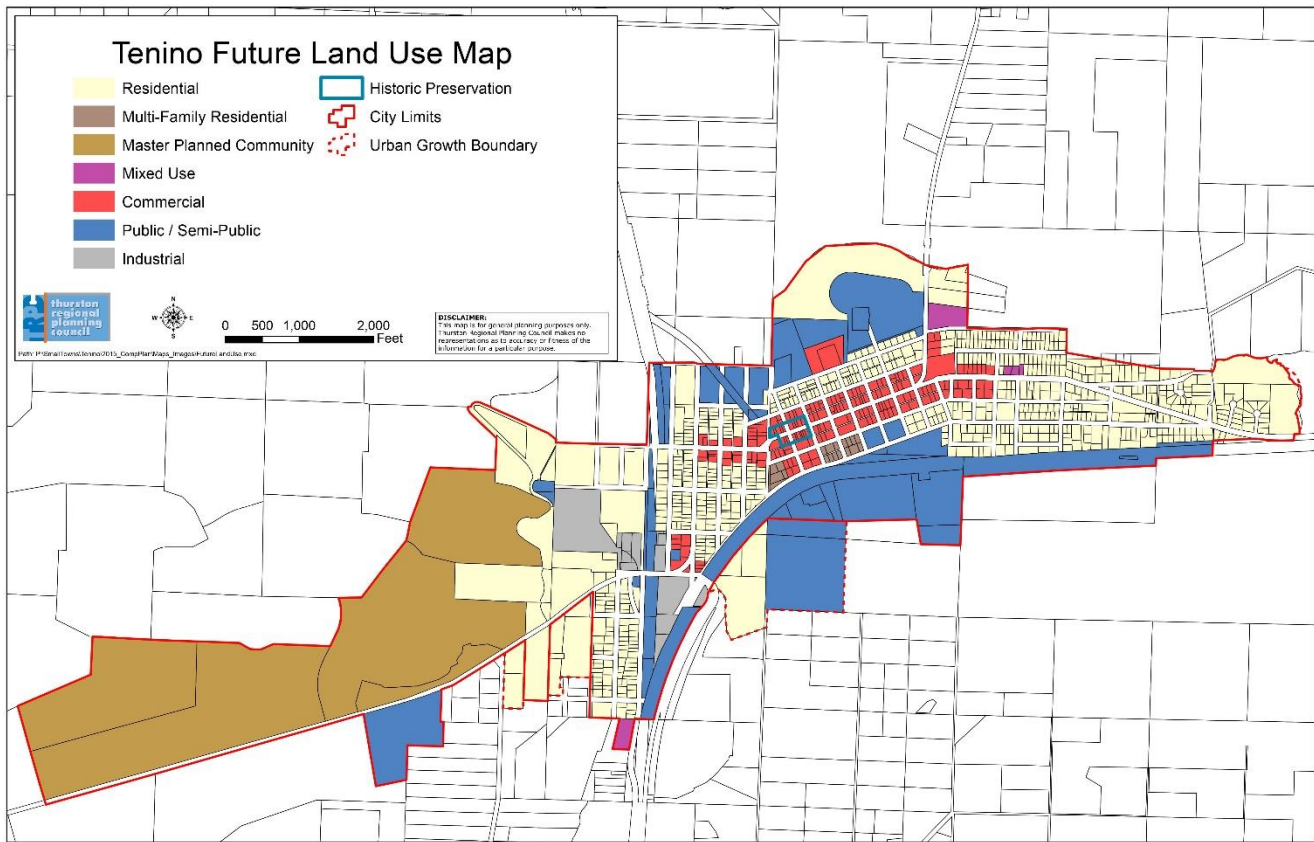
Figure 23: Existing Land Uses in Tenino

Land Use	Acres	% of Total Acreage
Single-family residential	203.20	18.1%
Multifamily residential	9.14	0.8%

Institutional lodging	1.90	0.2%
Civic/assembly	18.69	1.7%
Retail/commercial	38.67	3.4%
Utilities/transportation	10.25	0.9%
Recreation/open space	6.96	0.6%
Resource - forest land	244.24	21.7%
Undeveloped	591.65	52.6%
<b>Total</b>	<b>1,124.70</b>	<b>100.0%</b>

Source: Thurston County Assessor Data

Figure 24: Existing Land Use Map



### 3 Forecast Conditions

#### 3.1 Population Projection

A population growth trendline was developed using the Decennial Census counts over the last 110 years (1910 through 2020). Tenino’s population grew 93% from 969 to 1,870 since 1950, for an average annual growth rate of 1.4%. Tenino Current population sits around 1,958, with a projected 25% increase by 2030, and a 33% increase by 2045 with an estimated population growth to around 2,790 residents. Population projections are based on additional housing units that have been or are projected to be permitted within the next twenty years.

Figure 25: Population Projection for Tenino, 2020-2040

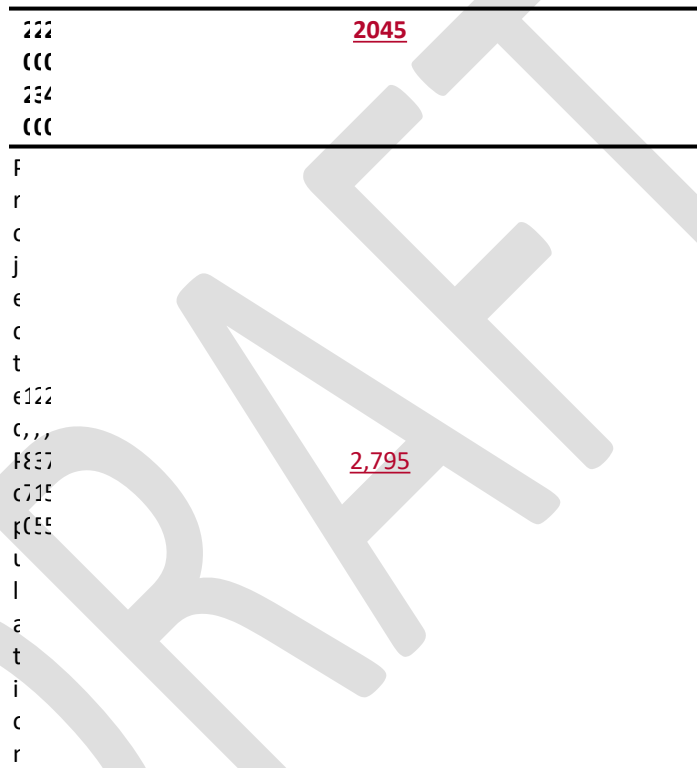
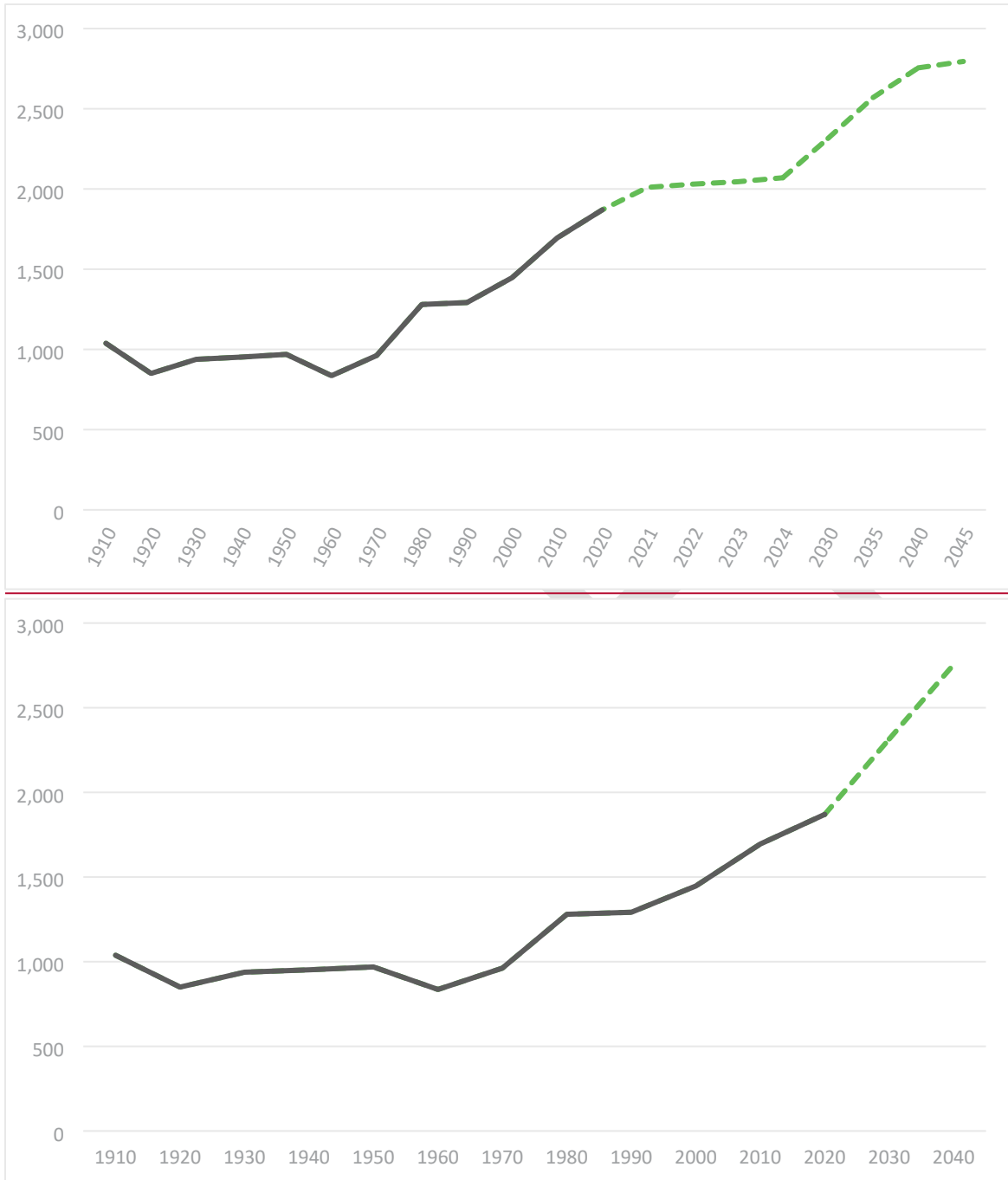


Figure 26: Tenino Historic and Projected Population Growth



### 3.2 Projection of Housing Need

As established previously in this report, Tenino’s current average household size is 2.48 people per occupied housing unit. As for this household size, and assuming the projected population growth rate presented in the previous section, Tenino will need a total of 946 housing units by 204 – an additional 123 units over its current count of 823.

## 4 Findings and Conclusions

- ◆ Tenino has seen **modest population growth** over the past 70 years, though it has seen a **recent uptick in population** over the 2010-2020 period. Its growth has largely kept pace with that of Thurston County, although it grew at a faster rate over the last decade.
- ◆ The population of Tenino is projected to be about **2,286,795 people by 204550**.
- ◆ Tenino has a lower median age than Thurston Harbor County and Washington State, indicating a **younger population with the propensity for future growth**.
- ◆ Tenino's jobs are **largely filled by commuters** – of the City's 606 jobs, only 37 are filled by employees who are also residents of Tenino. Additionally, 669 of Tenino's residents commute out of the city for work.
- ◆ Nearly 33% of Tenino's jobs are in the Education Services.
- ◆ Tenino's median annual income of \$55,202 is significantly less than that of Washington State as a whole. While Washington's median household income rose nearly 20% between 2010 and 2021, Tenino's only rose 20% over the same period.
- ◆ An estimated 18.8% of Tenino's population falls below the poverty level, and the unemployment rate is 3.3%.
- ◆ About 39% of Tenino's households are cost-burdened, meaning there is a **significant need for more affordable housing**.
- ◆ Tenino's housing stock is primarily comprised of single unit detached homes, which make up 65% of all housing units.
- ◆ Of the housing that has been constructed in Tenino since 2010, nearly all have been single-family homes; **no multi-family units (more than 3 units in a dwelling) units have been constructed in the last decade**. Meanwhile, the need for additional housing has increased over that period, as housing vacancies have decreased.
- ◆ Tenino's median rents have increased slowly from \$781 in 2010 to \$1059 in 2021, an average increase of 36% in that period. Recent post-pandemic trends indicate rapidly increasing rents throughout rural Washington, and these are not yet reflected in this Census data.
- ◆ According to Zillow estimates, the average home price in early 2020 was around \$324,000, and in Fall of 2022 it was just over \$444,000 – a **37% increase** in just over two years.
- ◆ If housing prices continue to increase at a rate faster than incomes, owning a house will become unaffordable to many Tenino households in coming years.
- ◆ **With a population projection of 2,286, Tenino is expected to need an additional 274 housing units by 2050 if the average household size remains the same.**
- ◆ With 21.4 acres of undeveloped land, the R2 zoning district can accommodate up to an additional 342 housing units – well in excess of the anticipated need over the next 20 years.
- ◆ Overall, this data paints a picture of increased **housing affordability challenges** for both renters and those who wish to purchase housing in Tenino – but also ample opportunity for the provision of more affordable housing in the future.

## CHAPTER 1. LAND USE

This ~~land-use~~ chapter analyzes ~~the implications of~~ population, development, and environmental trends and ~~sets translates the information into~~ official City ~~policy regarding~~ land use ~~policies that~~. ~~The intent of the chapter is to set forth a course for Tenino that will~~ preserve the historic small city and natural character of the community. ~~Tenino provides while offering~~ opportunities for residential and commercial development ~~and supports the regional tourism economy~~ to expand the service and employment base necessary for residents. The siting of essential public facilities is addressed in Appendix A.

### A. COMMUNITY CHARACTER

The City of Tenino is a historic small community that grew ~~as a result of because of~~ natural resource industries such as logging and sandstone quarrying. The community's authentic ~~small-small~~ town character, with its walkable downtown built of local stone, and surrounding natural and working lands are key components that Tenino desires to maintain and emphasize into the future. Strategies to enhance characteristics the community sees as integral to its development are described below:

- **Preserve the historic character of Tenino** through the restoration of historic structures and the construction of new buildings that ~~complement complement~~ older buildings.
- **Showcase the industrial character of Tenino:** ~~Through through~~ the use of old ~~industrial-industrial-~~feeling materials such as steel, wood, and stone.
- **Emphasize the natural character of Tenino** ~~through the showcasing of existing and its~~ natural amenities ~~by preserving, the preservation of views, and the retention of and retaining~~ the appearance of the surrounding natural lands, including treed hillsides.
- **Accentuate the artisan/handmade character of Tenino** through the use of handmade design elements such as carved sandstone, hand-painted signs and art, and local metalwork.
- **Provide context-sensitive development opportunities by adopting regulations that expand housing options and commercial activity while protecting the form and scale of existing neighborhoods.**
- **Participate in regional tourism to bolster the local economy by coordinating with regional entities involved in agritourism and ecotourism, including leveraging the Southwest Washington Agricultural Business & Innovation Park.**

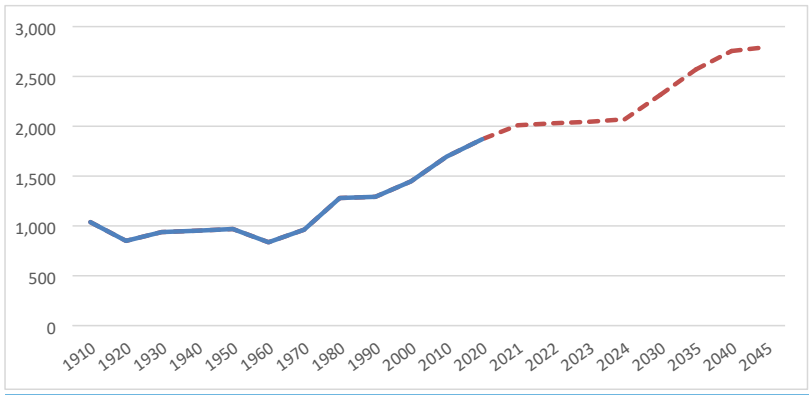
The City will work to emphasize Tenino's small town character, walkability, and proximity to rural and natural south Thurston County throughout the community ~~as a means~~ to strengthen Tenino's appeal.

#### Population

Figure 1 illustrates Tenino's population growth, from 1950 and projected into 2045, while Figure 2 illustrates the City's population as a percentage of Thurston County's population over the same time period. Tenino's share of the County population has decrease since 1950 because County population increase about 6 times since 1950 census whilst Tenino growth remain stead, accounting for around 0.6% of the County's population. In 2020 Tenino's increased by 10% from the 2010 census whilst the County's

[overall population increase by 16.8%.](#)

**Figure 1: Historic and Projected Population, 1950–2045**



Source: Office of Financial Management, Thurston Regional Planning Council

OFM issues annual population estimates for all cities and counties in Washington, which are considered to be the state’s official population counts for long-range planning purposes. These annual estimates are based on the most recent decennial Census counts. OFM’s official 2023 population estimates indicate Tenino currently has a population of 2,045<sup>1</sup>. The population estimate for Thurston County is 303,400; Tenino accounts for 0.67% of the County’s population.

Figure 2: Percent of County Population

Year	Tenino Population	Thurston County Population	% of County Population
1950	969	44,884	2.2%
1960	836	55,049	1.5%
1970	962	76,894	1.3%
1980	1,280	124,264	1.0%
1990	1,292	161,238	0.8%
2000	1,447	207,355	0.7%
2010	1,695	252,264	0.7%
2020	1,870	294,793	0.6%
2030	2,315	336,000	0.7%
2035	2,570	354,400	0.7%
2040	2,755	370,700	0.7%
2045	2,795	383,500	0.7%

Source: U.S. Census Bureau, Decennial Census Data, Thurston Regional Planning Council

**B. A PLAN AND CONCEPTS FOR DOWNTOWN TENINO**

<sup>1</sup> Office of Financial Management, Thurston Regional Planning Council

Tenino's ~~small-small~~ town charm and walkability are a defining characteristic of the already noticeable in the downtown. However, downtown Tenino struggles to retain businesses, and pedestrians are often missing from the landscape. The following plan builds in an effort to build on downtown Tenino's strengths and improve its weaknesses addresses its challenges, a Plan for downtown Tenino has been developed.

The City of Tenino believes that the highest potential for economic development and business development in the short-term is in the historic downtown of the community. This Downtown Plan is meant to identify methods to attract more visitors to the downtown, encourage more business activity, and enhance the quality of place on the community's main street.

While these concepts include a number of large projects, several are meant to illustrate small, simple concepts that could improve downtown through the efforts of interested citizens or businesses. These concepts (such as holding a temporary event in downtown, installing a wayfinding sign, or creating a place for a visitor or resident to sit) could be completed at minimal cost and contribute to the overall character and vitality of the area.

**Vision:** The vision behind each of these concepts is the creation of a vibrant pedestrian-oriented business district that respects and builds on the historic character of downtown Tenino.

**Strategy:** To reach this vision, the City of Tenino believes that it is essential to build on the distinct advantages of Tenino to encourage more residents near the downtown, more visitors to the downtown, and more businesses in the downtown. These distinct advantages (or things that are unlike any other community) include:

- Tenino's historic sandstone architecture, some of which was quarried less than three blocks from the buildings where it was used.
- The City Park, which is large for a community the size of Tenino and is located a short distance from downtown. This park includes the Quarry Pool, the Tenino Depot Museum, large sandstone blocks quarried from the former Tenino Sandstone Company quarry, and play equipment for children. The park also connects to miles of trails through property owned by the Creekside Conservancy (the organization formerly known as the Heernet Environmental Foundation).
- The Yelm-Tenino Trail, which is 14 miles long and connects to an additional 22 miles of dedicated trails and nearby rural roads appreciated by cyclists.

**Goals:** Three goals inform the concepts within this Downtown Plan. These goals are:

1. Get more people in downtown. More people support more business.
2. Enhance the quality of place in downtown. A nice place attracts people.
3. Anticipate future parking issues. People need places to park.



**Commented [CH1]:** How does this compare to regional economic development strategies, i.e., agritourism/ecotourism?

| [Goals about attracting, retaining and expanding businesses are also important.](#)

### A Plan and Concepts for DOWNTOWN TENINO

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**Goals:** Three goals inform the concepts within this Downtown Plan. These goals are:

1. **Get more people in downtown.** More people support more business.

**Commented [CH2]:** How does this compare to regional economic development strategies, i.e., agritourism/ecotourism?

~~2. Enhance the quality of place in downtown.~~ A nice place attracts people.

~~3. Anticipate future parking issues.~~ People need places to park.

Goals about attracting, retaining and expanding businesses are also important.

*Goal: Get More People in Downtown*  
**CONCEPT: HAVE MORE HOUSING NEAR DOWNTOWN**

**Vision:** Downtown businesses supported through permanent residents, including seniors in senior housing and residents in new mixed-use and apartment projects.

**Potential Housing Types**



Mixed-Use



Walkup Apartment



Townhouse



Fourplex

**Potential Locations for Housing Near Downtown**



- Potential Location for Commercial/ Residential/ Mixed-Use Development
- Potential Location for Apartments
- \* Downtown Landmark (for orientation purposes only)

Goal: Get More People in Downtown

CONCEPT: DRAW PEOPLE INTO DOWNTOWN WITH EVENTS

**Vision:** Downtown businesses supported through temporary events, such as markets, craft fairs, music shows, or community movie nights that bring people into the area. The closer the event is located to downtown the better.



Farmers' Market - Port Townsend, Washington

Potential Spaces for Temporary Events



- Potential area on private land (with permission from owner)
- Potential area on City street (with permission from City)
- Potential areas in parking lots (with permission from owner)
- \* Downtown Landmark (for orientation purposes only)

Goal: Get More People in Downtown

CONCEPT: GIVE PEOPLE PLACES TO SIT, WALK AND ENJOY THE DOWNTOWN



Businesses in downtown are reliant on pedestrians that walk into the shop from either a parked car, the surrounding neighborhoods or the nearby trail. Yet traffic, semi-trucks and minimal facilities for people on foot create an unpleasant experience for visitors to downtown.

**Long-Term Vision:** A pedestrian-friendly Sussex Avenue with slower traffic, areas of wider sidewalks, and business seating on the street.

**Short-Term Vision:** Outdoor cafes, pedestrian spaces, and seating on side streets, back alleys, and unique places on the front or sides of buildings.

**Potential Locations for Outdoor Seating in Historic Downtown**



- Potential seating areas on side streets
- Potential seating areas in right-of-way in front of building
- Potential seating/ pedestrian areas on private property in front or on side of building
- Potential seating areas behind building

**Photos of Potential Locations for Outdoor Seating**

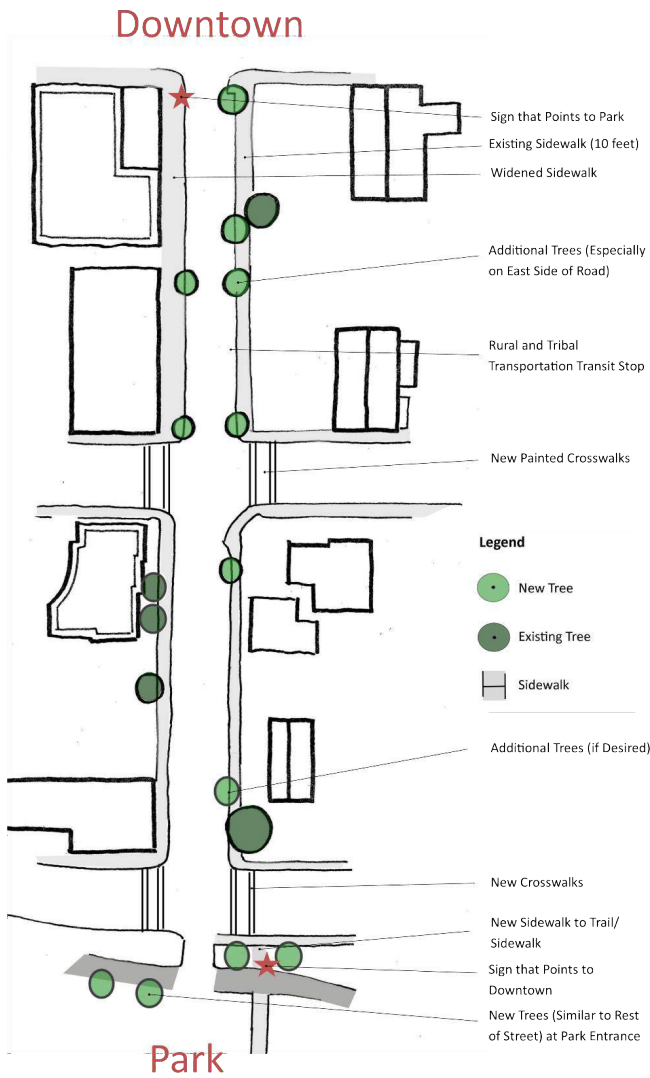


Goal: Get More People in Downtown

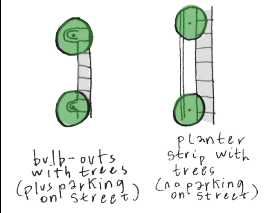
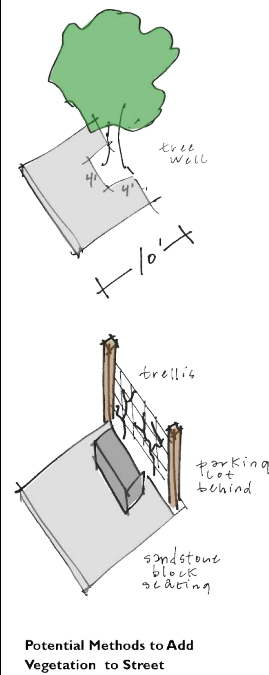
CONCEPT: CONNECT THE PARK TO DOWNTOWN

**Vision:** A pedestrian friendly link to the park along Olympia Avenue that can double as a home for community events such as markets, fairs, concerts, or outdoor movies.

**Conceptual Site Plan**



**Potential Methods to Add Vegetation to East Side of Sidewalk**



*Goal: Get More People in Downtown*  
**CONCEPT: DEVELOP A BIKE SYSTEM THAT LEADS PEOPLE THROUGH DOWNTOWN**

**Vision:** A bike network that leads people from the park to and from downtown and visa-versa with:

- Bike routes that showcase the community.
- Bike route markers that point people into downtown.
- Bike markings that guide people to the best routes to travel.



- Bike Map On-Street Route
- Potential Additional On-Street Route
- Bike Map Trail Route
- ★ Good Location for Wayfinding Sign
- Nice Views

**Potential Wayfinding Approaches**



A. Stencils on Bike/Car Roads



B. Wayfinding Signs

**Views**



1. Scatter Creek and Hill



2. Mount Rainier



3. Downtown

*Goal: Enhance the Quality of Place in Downtown*  
**CONCEPT: BUILD ON THE CHARACTER OF DOWNTOWN**

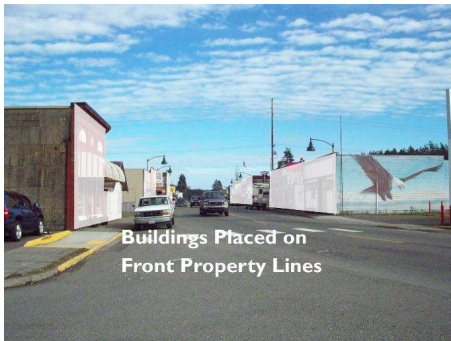
**Vision:** New buildings that complement existing historic structures through features such as:



*Lots of windows*



*Three Dimensional Facades*



*Structures Set at or Near the Front Property Line*



*Plants/Art*



*High Quality Materials*



*Similar Roof Lines*

Goal: Enhance the Quality of Place in Downtown  
CONCEPT: CREATE GATEWAYS INTO DOWNTOWN

Vision: A series of gateways on each side of downtown that define the historic downtown area, slow traffic and act as an amenity for future development of surrounding parcels.

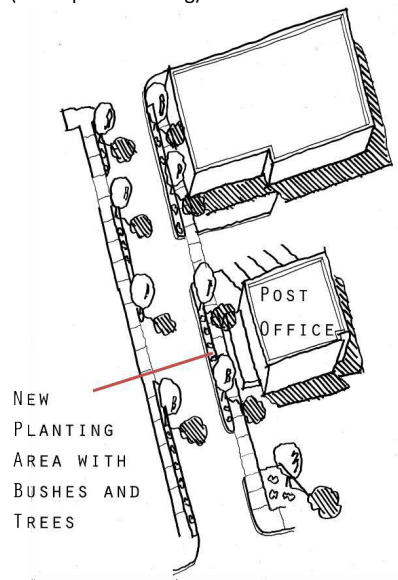


Legend: ● Roundabout    ▭ Downtown Gateway

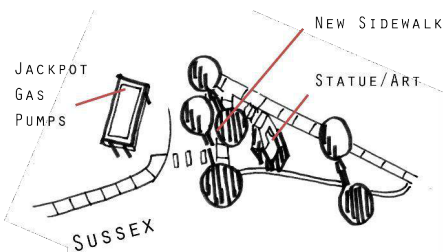
A. Old Hwy 99 and Sussex Roundabout  
(Conceptual Drawing)



B. East Downtown Gateway  
(Conceptual Drawing)



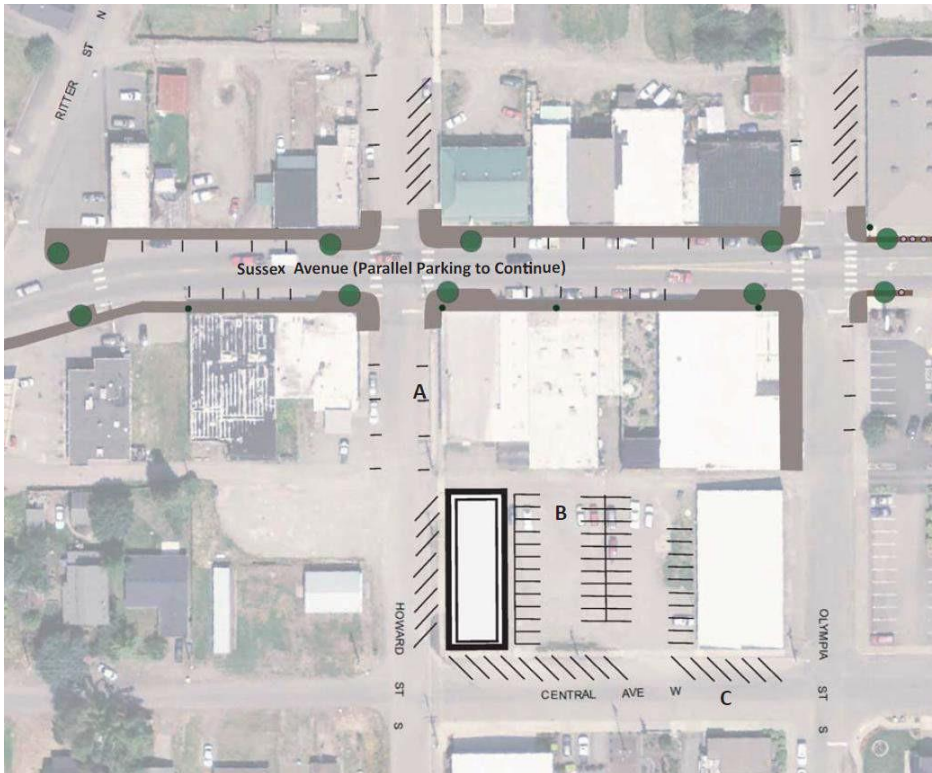
C. Ritter and Sussex Square  
(Conceptual Drawings)



Goal: Anticipate Future Parking Issues

CONCEPT: BETTER UTILIZE SIDE STREETS, BACKING STREETS AND ALLEYS FOR PARKING

Vision: Parking on Sussex, Olympia, Howard, Hodgden, and Central Avenue, and off the alleys. If necessary, additional parking agreements made with groups like the School District and the Tenino First Presbyterian Church.



- A. On-street parallel parking on Olympia and Howard (south of Sussex) is considered the most feasible and desirable parking arrangement at this time.
- B. Creating defined parking spaces in the parking lot behind the Sandstone Café is desirable—as defining spaces would offer businesses the opportunity to have a similar amount of spots as at present, while offering a space for a new building (a 40' by 112' foot structure is shown above). The existing parking arrangements are haphazard and inherently inefficient in their use of space.
- C. Angled parking on one side of the road will work with two lane traffic in certain areas.

It should be noted that one-way streets with angled parking on one side will not result in substantially more parking spaces than two-way streets with parallel parking on both sides. However, one-way streets with angled parking on both sides are generally not considered necessary, feasible, or desirable at this point in time.

### C. FUTURE LAND USE DESIGNATIONS

Tenino ~~preserves and enhances its~~<sup>s</sup> authentic and walkable small town character that embraces ~~its~~<sup>a</sup> connection to rural Thurston County ~~can be encouraged and preserved as the community continues to develop. In order to achieve these characteristics and the goals outlined in the Downtown Plan, This plan establishes~~ seven future land use designations ~~have been created~~ (see Map LU-1). ~~These designations to~~ incorporate different aspects of the desired community character ~~described previously and~~ vary as to what land uses are allowed. The future land use designations indicate the predominant land use anticipated in each of the areas, but are intended to allow for some mixing of uses (housing and commercial for example) in certain instances.

Focusing on the predominant character of land uses is meant to complement the historic development of the community. In Tenino's hundred plus years, residential ~~neighborhoods have grown~~ ~~development has been placed~~ adjacent to the downtown core, and ~~has~~<sup>have</sup> related effectively to the "commercial" area. Similarly, multifamily residential has been placed on "residential" or "commercial" streets and not detracted from the development of those future land use designations. The ~~use of these~~ future land use designations are intended to continue this compatible mixing of land uses, and a brief description of each of the future land use designations is provided below.

**Commercial (COM).** ~~The commercial~~<sup>This</sup> designation ~~is meant to promote~~<sup>promotes</sup> commercial development within the ~~City~~<sup>city</sup>. Land intensities within the commercial designation range from stand-alone, ~~single-story~~<sup>single-story</sup> buildings to multistory structures that encompass an entire lot. A mix of commercial and residential uses is appropriate.

**Industrial (IND).** The industrial designation applies to properties that have good access to rail and the highway, or properties that currently have an industrial-type use on them. The designation is meant to promote further industrial development and intensities will range from stand-alone structures to developments ~~with 100% lot coverage~~<sup>that cover the entire lot</sup>.

**Mixed Use (MU).** The mixed use designation applies to properties anticipated to include a mix of commercial and residential uses in the future. Development intensities will vary depending on the type of buildings constructed.

**Master Planned Community (MPC).** The master planned community designation applies to approximately 264 acres in West Tenino that are currently used for agricultural purposes. ~~This area has limited development potential due to the presence of Mazama pocket gophers (a protected species) and other constraints. A master plan is required for any potential future development which can include~~ ~~could include~~ ~~In the future, this area is anticipated to develop with a range of uses including industrial, commercial, and residential uses and a~~ ~~A master plan is required. Any master plan or plans are required to be prepared prior to the development of~~ ~~for~~ the site ~~and~~ should include the following:

- A mix of commercial, industrial, office and residential development on the flat portion of the site, ~~provided such development does not conflict with protected species habitat.~~
- A mix of residential types and densities on Lemon Hill.
- Parks and/or other amenities to protect and showcase the unique natural features on the site such as prairie habitat, scenic views from Lemon Hill, and trails that follow the course of hillside ravines.
- A connector to the Yelm-Tenino Trail.

The master plan may also include:

- A walkable commercial area.
- A secondary access road.

**Multifamily Residential (MF).** The multifamily residential designation ~~is meant to promote~~ ~~promotes~~ additional density, especially within the downtown area, through the inclusion of various housing types. Housing types that may be appropriate in the multifamily residential areas include attached dwellings, apartments, condominiums, and townhouses with densities up to 40 units per acre. ~~At present, properties with the multifamily future land use designation primarily consist of single-family residential units.~~

**Residential (RES).** The residential future land use designation includes areas that are typified by single-family residential housing, and the designation is intended to complement this development pattern. ~~Middle housing types that are compatible with the form and scale of single-family residential development, as well as accessory dwelling units, are allowed in this designation.~~ This residential designation is ~~also~~ intended to allow a compatible mix of residential and nonresidential uses so long as the scale of the new development complements the size of neighboring units. Densities up to 25 units per acre may be allowed within the future land use designation; higher densities may also be appropriate.

**Public/Semi-Public (P/SP).** The public/semi-public designation applies to land that is owned by the City of Tenino, the Tenino School District, or land that is part of the Burlington Northern Santa Fe mainline. Land in the designation is meant to be used for public utilities, schools, rail, and/or municipal activities, including recreational uses.

**Historic Preservation Overlay (HP).** The historic preservation overlay is meant to preserve or protect the historic character of Tenino's downtown core. The downtown has been classified as a National Historic District on the National Register of Historic Places, and several of the properties within the overlay district have been submitted for listing on the National Historic Register as historic structures. The underlying commercial future land use designation still applies to these properties, but renovations or new buildings

are intended to be subject to design review to ensure that the building enhancements preserve the character of the historic district and are compatible with the adjacent historic buildings or structures.

**D. URBAN GROWTH AREA**

When the City annexed West Tenino in 2007, it was expected that a good portion of the site would be comprised of residential development and master planning requirements reinforce this notion. In 2013, the Mazama pocket gopher became federally-listed as a threatened species and is now protected under the Endangered Species Act. Approximately 89 acres of West Tenino has been identified as critical habitat for the Mazama pocket gopher and the Taylor’s checkerspot butterfly, another federally-listed endangered species. Taking into consideration land required for rights-of-way, open space, stormwater management facilities, and critical areas, it is estimated that between 192 and 236 dwelling units could have been located in this part of West Tenino but are now, due to mitigation requirements, assumed to be lost. In addition to this, approximately 24 acres of land that would have been used for nonresidential development has also been lost.

~~In order to~~ To account for the loss of commercial and residential development potential, the City is exploring the possibility of expanding the urban growth area (UGA) into the Mima Acres neighborhood on the south side of West Tenino. Map LU-2 shows the potential changes in the UGA. Mima Acres Area A is in close proximity to is adjacent to the current city limits, has ready access to utilities in Old Highway 99, is near Tenino schools, and could leverage momentum from the development of the Southwest Washington Agricultural Business & Innovation Park (Ag Park). ~~any Any~~ development of the land in this area will need to take into consideration its proximity to Scatter Creek and protected species habitat. With appropriate protections and buffers in place, however, this represents a location that could support additional ~~may be appropriate for~~ residential development. Approximately 54.8 acres would be added to the Urban Growth Area, representing a capacity of approximately 253 new units. The potential future land use designation would be Residential.

~~Area B is in close proximity to both residential and commercial development. It is anticipated that this is an area appropriate for a mix of uses, though it is unclear how many residential units would be located here. Once again, proximity to Scatter Creek will require development to be sensitive to the natural landscape.~~

~~Area C is located adjacent to south Tenino along either side of SR 507. Areas to the west of the highway could contain a mix of residential and commercial uses while areas to the east of the highway could be developed with residential uses. Area D is proposed to be removed from the UGA as it is located at the top of the hill above Tenino City Park. Table 3.1 shows the preliminary estimates the City has calculated for changes in residential development.~~

Table 3.1- Residential Development and Potential Changes in the UGA			
Site to be Added to/Removed from UGA (see Map LU-2)	Acres Added or Removed	Estimated Dwelling Units Affected*	Potential Future Land Use Designation
A	+19	+42 to +52	Residential

B	+13	0	Mixed Use
C	+61	+274 to +304	Mixed Use, Residential
D	-24	-175 to -130	n/a
Total Change	69	+141 to +226	--
Lost West Tenino Units	--	-192 to -236	--
<b>NET CHANGE</b>	<b>69</b>	<b>-51 to -10</b>	<b>--</b>

*\*Assumes that between 20% and 40% of a site will be set aside for rights-of-way, open space, stormwater management, and critical areas.*

~~Approximately 69 acres of land could be added to the UGA and eventually incorporated into the City. Although the proposed changes would result in an overall increase in the footprint of the City, functionally the goal is to preserve the residential and commercial development that would have been permitted prior to the Mazama Pocket Gopher’s federal listing. Without these changes to the UGA, the City may not be able to accommodate the growth anticipated over the next 20 years. The City will work with both Thurston Regional Planning Council and Thurston County to address any changes to the urban growth boundary.~~

**E. GOALS, POLICIES, AND ACTIONS**

Taking into consideration the Downtown Plan, desired character ~~and of~~ the future land use designations, and proposed changes to the Urban Growth Area, the City has identified the following land use goals and policies. These goals and policies center on providing great neighborhoods; maintaining a vital historic business district and nonresidential development; and creating a master planned community in West Tenino. Where the jurisdictions of unincorporated Thurston County and the City of Tenino intersect, the City encourages Thurston County to adopt those goals and policies denoted with an asterisk (\*).

**GREAT NEIGHBORHOODS**

**Goal LU 1: Build excellent neighborhoods throughout Tenino.**

**Policy LU 1.1:** Ensure that new residential and commercial developments include features such as trails, sidewalks, well-connected streets, and street trees.

**ACTION:** Establish street standards (especially for new streets within residential and commercial neighborhoods).

**Policy LU 1.2:** Require new developments to submit plans for streets, landscaping, stormwater, and pedestrian enhancements.

**ACTION:** Require new developments to plant and maintain trees as specified in the City of Tenino Street Tree Plan (adopted herein by reference).

**Policy LU 1.3:** Work diligently to enhance existing neighborhoods through strategies such as traffic

calming, pedestrian enhancements, and adding street trees and/or art.

**Policy LU 1.4:** Promote community projects/volunteerism to help build the local character of Tenino.

**Goal LU 2: The addition of housing units within residential neighborhoods does not detract from the character of existing single-family development.**

**Policy LU 2.1:** Identify methods to respectfully include new housing units within existing single-family residential neighborhoods, including promoting housing infill by allowing middle housing types that meet a greater range of lifestyle and income needs.

**Policy LU 2.2:** Consider changes to the zoning code to allow housing types that are similar to existing precedents found within the community such as bungalow courts, cottage house, accessory dwelling units, and small multifamily structures.

**ACTION:** Promote housing infill by allowing middle housing types that are compatible with the surrounding neighborhood.

**Goal LU 3: New residential development contains a mix of housing types that are constructed at urban densities.**

**ACTION:** Require sewer connections for most new development. Where sewer expansion is not required, development shall be configured to plan for future infill.

**\*Goal LU 4: ~~Expand the Urban Growth Area to accommodate future residential growth. The boundaries of the Tenino UGA are modified to account for the loss of dwelling units planned for in West Tenino due to the federal listing of the Mazama pocket gopher.~~**

**\*Policy LU 4.1:** Work with Thurston Regional Planning Council and Thurston County to amend the Tenino UGA during future joint planning efforts or an annual comprehensive plan amendment address proposed changes to the UGA.

#### VITAL HISTORIC BUSINESS DISTRICT AND NONRESIDENTIAL DEVELOPMENT

**Goal LU 5: New business development thrives in Tenino.**

**Policy LU 5.1:** Strive to make Tenino and existing commercial and industrial lands within the community attractive for development.

**ACTION:** Create more attractive development sites within the commercial, industrial, and mixed use designations.

**ACTION:** Consider changes to the zoning code to support new commercial, industrial, or mixed-use development, such as limited exceptions to building heights or developer incentives.

**Goal LU 6: Downtown Tenino continues to be the historic and retail center of Tenino.**

**Policy LU 6.1:** Encourage retail and service businesses to locate downtown, both in older buildings and newer structures.

**ACTION:** Work with business owners to understand challenges and needs, and needs and identify actions the City can take to support a healthy local economy and leverage local entrepreneurial spirit.

**Policy LU 6.2:** Encourage cosmetic improvements to the existing streetscape and structures within

the area.

**ACTION:** Work to complete the Main Street concepts shown on Map TS-4.

**ACTION:** Identify grant opportunities or invest in low-cost actions to fund façade improvement programs, art installations, street furnishings, and similar interventions to improve the quality of the pedestrian environment.

**Goal LU 7: New development and redevelopment complement the walkable and historic character of Tenino.**

**Policy LU 7.1:** Require and conduct design review for all applicable development.

**Policy LU 7.2:** Consider and work to limit the potential negative impacts associated with development of commercial and industrial properties as part of the development review process.

**Policy LU 7.3:** Encourage adaptive reuse of existing structures where feasible or, for new development, encourage the use of building forms, ornamentation, materials, and colors that are reminiscent of historic buildings.

**Policy LU 7.4:** Encourage slower traffic areas, wider sidewalks, and a landscaped vegetative buffer between the sidewalk and street.

**Policy LU 7.5:** Create Gateways into Downtown and the Historic District that define each side of downtown, the historic downtown area, slow traffic and act as an amenity for future development of surrounding parcels.

**ACTION:** Create a series of gateways on each side of downtown close to or at Old Highway 99 and Sussex Roundabout, East Downtown Gateway, and Ritter and Sussex Square.

**Goal LU 8: The character of existing historic buildings is retained and celebrated.**

**Policy LU 8.1:** Encourage landowners to restore the historic character of their buildings, and to take full advantage of available historic preservation programs and funding opportunities in the process.

**Policy LU 8.2:** Evaluate proposed changes to historic structures or demolitions that may significantly adversely impact the character of the community under the auspices of the State Environmental Policy Act.

**Goal LU 9: New multifamily, middle housing, and attached housing units are constructed near downtown and add vitality to the downtown historic district.**

**Policy LU 9.1:** Ensure that sufficient lands are zoned to accommodate additional housing units near the downtown, and the zoning code does not unnecessarily limit the development of ~~the~~ multifamily, middle housing, or attached housing types or accessory dwelling units.

**Policy LU 9.2:** Encourage landowners and developers to consider the construction of multifamily housing, middle housing, or options such as townhomes near downtown.

**Policy LU 9.3:** Ensure that multifamily housing projects located in high-priority areas for pedestrian activity are sited such that the building is located near the street and the parking is situated behind the structure.

**Goal LU 10: Draw people into downtown and historic district with events.**

**Policy LU 10.1:** Encourage and support businesses through temporary events, such as markets, craft

**Commented [MP3]:** Based on goal and concept from Page LU-5 and Pg LU-6

fairs, music shows, or community movie nights that bring people into the area.

**Policy LU 10.2:** Encourage outdoor cafes, pedestrian spaces, and seating on side streets, back alleys, and unique places on the front or sides of buildings.

**Policy LU 10.3:** Evaluate and encourage ways to connect the City Park to the downtown and historic district.

**ACTION:** Create a pedestrian friendly link to the Tenino City Park along Olympia Avenue that can double as a home for community events such as markets, fairs, concerts, or outdoor

**Commented [MP4]:** Based on goal and concept from Page LU-4

**Commented [MP5]:** Based on goal and concept from Page LU-5

[movies.](#)

[Policy LU 10.4: Develop a bike system that includes access points throughout downtown and the City Park.](#)

[ACTION: A bike network that leads people from the park to and from downtown and vice-versa with bike routes that showcase the community, bike route markers that point people into downtown, and bike markings that guide people to the best routes to travel.](#)

#### MASTER PLANNED COMMUNITY

**Goal LU 110: West Tenino is developed in a manner consistent with the community's vision for the area.**

**Policy LU 101.1:** Ensure that any master plan for west Tenino adequately addresses utilities, transportation infrastructure, land use, and park and open space features.

**Policy LU 101.2:** Review future master plan(s) in accordance with the intent of the future land use designation and the standards of the Tenino Municipal Code.

#### TOURISM

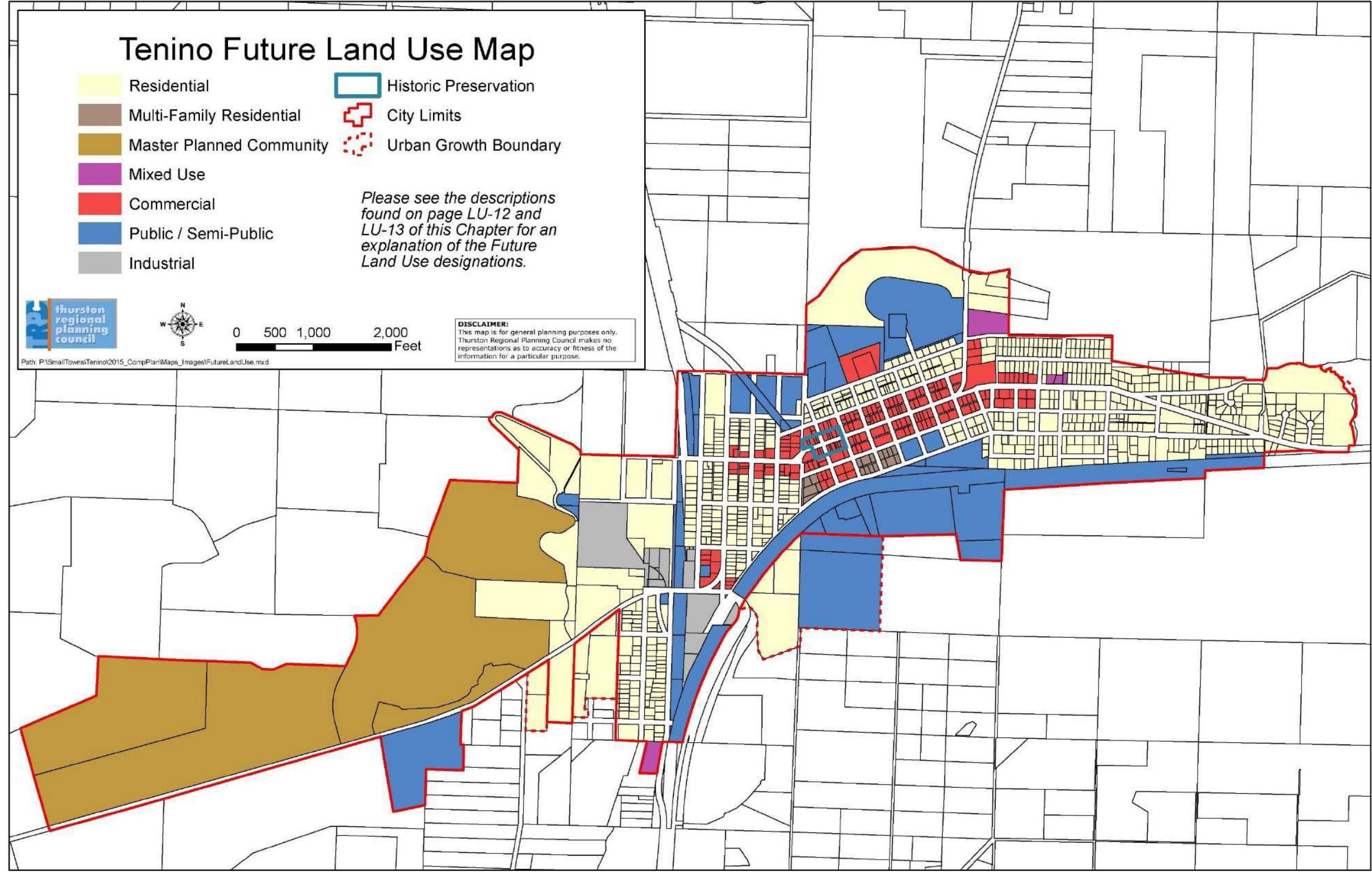
**Goal LU 121: Tenino participates in and benefits from regional tourism.**

[Policy LU 11.1: Build on the success of the Southwest Washington Agricultural Business & Innovation Park by considering the expansion of agriculture-adjacent business incubator spaces.](#)

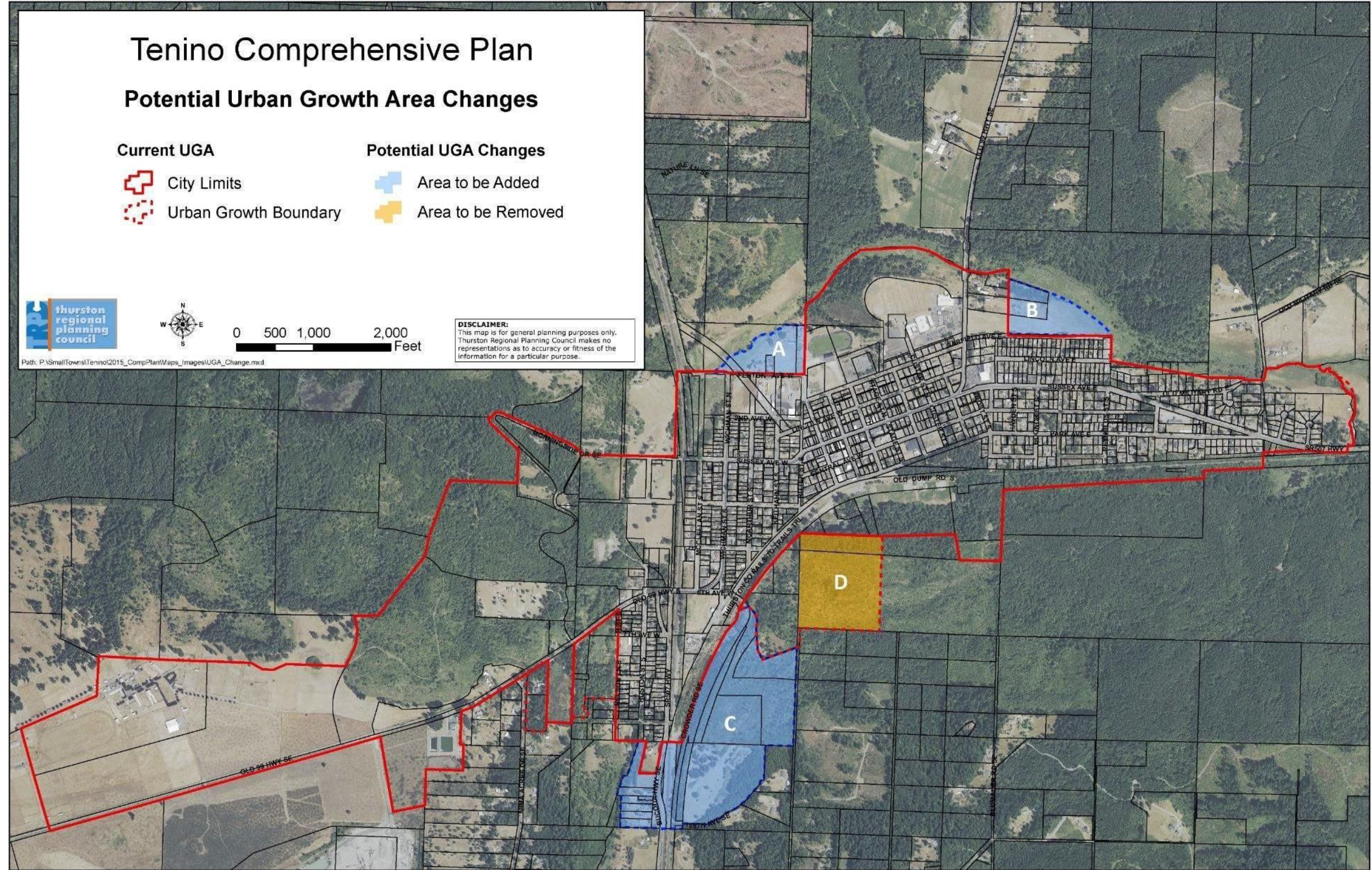
[Policy LU 11.2: Plan for tourism-supportive uses, such as hotels and related services.](#)

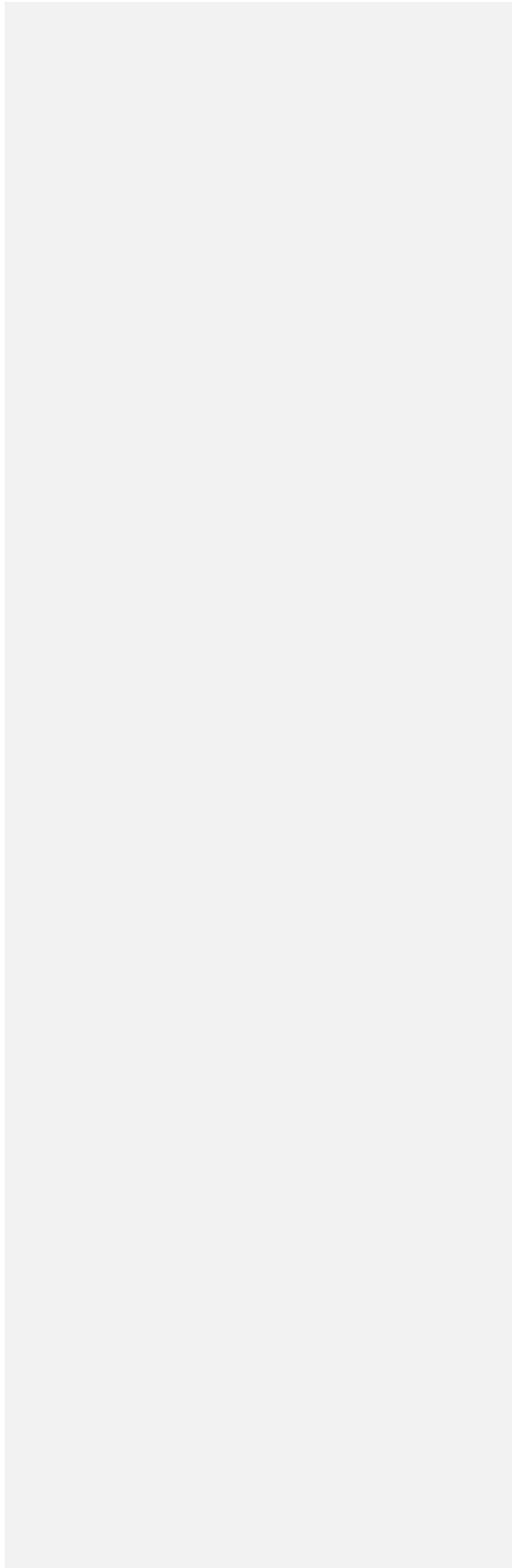
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Map LU-1: Tenino Future Land Use Map



Map LU-2: Potential Urban Growth Area Changes





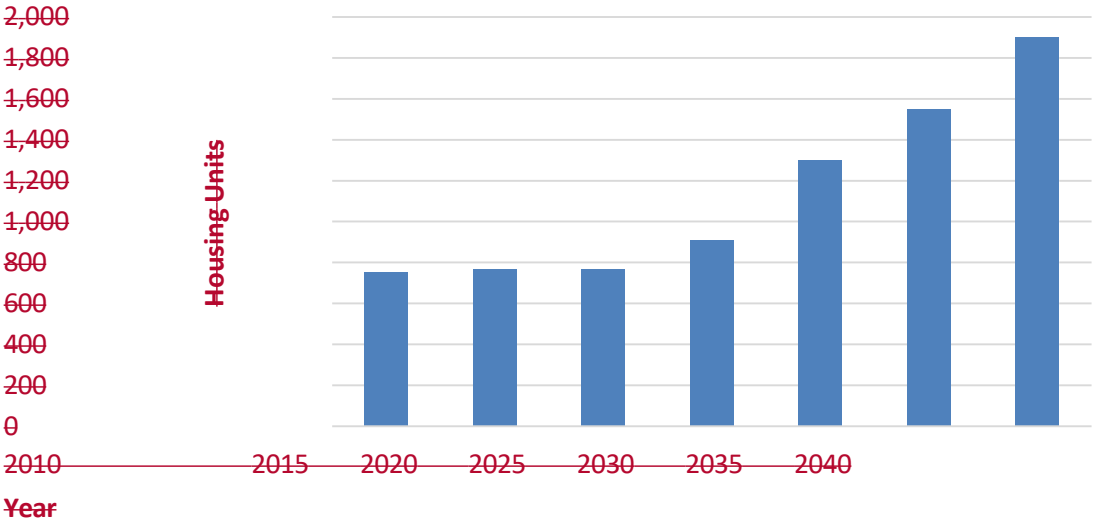
## CHAPTER 3. HOUSING

In 2024, Tenino adopted a Housing Action Plan (HAP) with support from the Washington State Department of Commerce, under House Bill 1923 which was enacted to encourage cities which plan under the Growth Management Act (GMA) to complete specific actions that can increase housing options and support housing affordability.

The HAP was an optional early step to gather data and community input that saved the city time and effort in preparing the State-mandated major periodic update of the Tenino Comprehensive Plan.

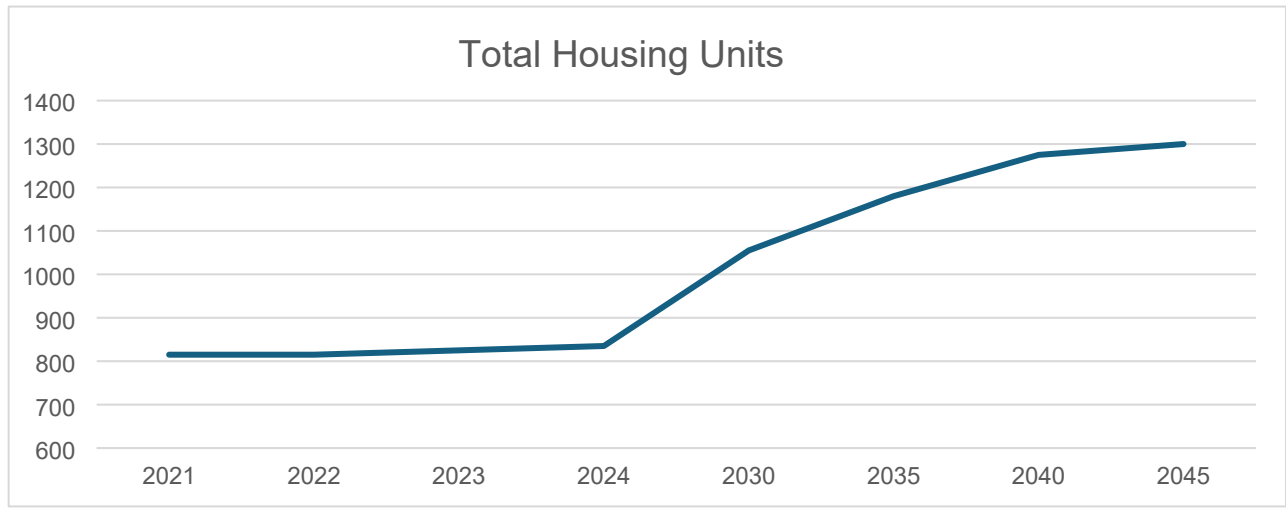
Tenino has a mix of housing types that have been built throughout the history of the community. During the next 20 years, it is estimated that the number of housing units in Tenino will doubleincrease by just under 50% (see Figure 3.1 below). To evaluate housing needs and goals over the 20-year planning period, the community conducted an inventory of existing housing conditions as part of the 2016-2036 Comprehensive Plan update; findings of the inventory are presented below, and additional information is provided in Appendix B, Housing Types.

**Figure 3.1: Tenino Housing Forecast**



*Source: TRPC, Small Area Population Estimates and Population and Employment Forecast Work Program, 2014*

**Figure 3.1 Tenino Housing Forecast**



*Source: 2024 Thurston Regional Planning Council*

The Housing Action Plan provided a variety of community-led initiatives that encourage the provision of housing at a process attainable to all residents, now and in the future. The Objectives listed below were developed through outreach efforts and the results of the housing needs assessment. The objectives drive the recommended actions and strategies. The strategies proposed in this plan aim to address six overall objectives for housing in Tenino based on primary housing needs and outreach. These objectives are:

- Increase the **supply** and variety of housing to serve identified housing needs.
- Reduce **displacement** of low-income residents resulting from redevelopment.
- Ensure opportunities for housing **affordability** are provided for residents at all income levels.
- Create opportunities for **accessible** housing for residents, especially low- and moderate-income households.
- Encourage development of a **variety** of housing types to create diversity in the community.

Accommodate **moderate-density** options within urban growth areas and the city.

- \_\_\_\_\_

**A. FAMILY TYPE, HOUSING TENURE, AND DWELLING UNIT MIX** **HOUSING NEEDS ASSESSMENT**

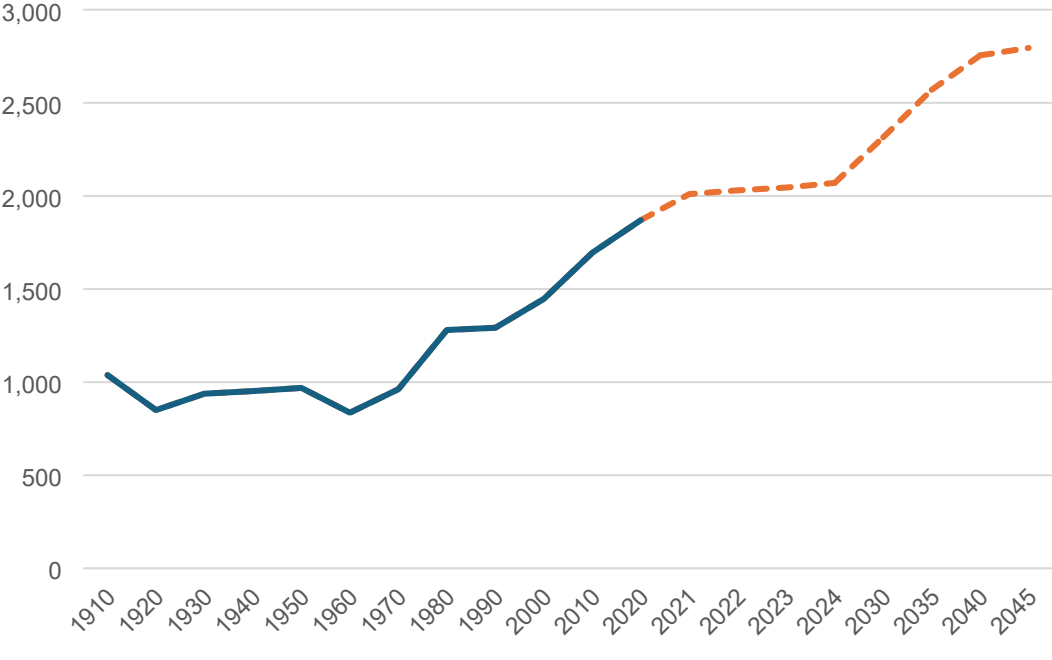
**Community Profile**

The Community Profile discusses Tenino’s current and future population and the age, race, and ethnicity of residents. It also discusses the size, income, and characteristics of the City’s households, as well as households with specific needs and risks including cost-burdened households. These demographic and household characteristics provide background and context for the types of housing required to better serve all Tenino’s current and future residents.

**Population and Demographics**

Historic and Future Population

*Figure 2. Tenino Historic and Future Population (1910-2045)*



According to 2014 TRPC estimates, The City of Tenino contains approximately 765 housing units. Of these units, the majority are single family dwellings; 17 duplexes and 6 apartment complexes are also present.

**Occupancy.** Table 3.1 outlines the tenure of housing units in Tenino at the 2010 Census. Table 3.2 identifies the occupancy status of dwellings based on the age of the householder. 68.6% of the occupied housing units in Tenino were owner-occupied. Rentals accounted for approximately one third of the occupied homes in Tenino and provided an important housing option for younger individuals and families.

Rentals represented 57.1% of the housing units for individuals aged 15 to 25 and 38.6% of the units for individuals aged 25 to 34. Older householders tended to own their homes.

**Table 3.1: Housing Tenure of Units in Tenino**

Type of Housing	Total	Proportion
Occupied Housing Units	691	100.0%
Owner-Occupied	474	68.6%
Renter-Occupied	217	31.4%
Vacant Housing Units	49	6.6%
Total housing units	740	

*Source: 2010 Census*

**Table 3.2: Owner and Renter-Occupied Housing**

Age of Householder	Occupancy Status (Total)		Occupancy Status (Proportion of Age Group)	
	Owner	Renter	Owner	Renter
15 to 24	9	12	42.9%	57.1%
25 to 34	78	49	61.4%	38.6%
35 to 44	76	36	67.9%	32.1%
45 to 54	104	45	69.8%	30.2%
55 to 64	92	29	76.0%	24.0%
65 to 74	48	25	65.8%	34.2%
75 to 84	55	18	75.3%	24.7%
85 and over	12	3	80.0%	20.0%
<b>TOTAL</b>	<b>474</b>	<b>217</b>	<b>68.6%</b>	<b>31.4%</b>

*Source: 2010 Census*

**Table 3.3: Households by Family Type**

Total Households	222	656	691	2,299	100,650
Husband-wife family	41.9%	54.1%	42.3%	51.7%	49.9%
Male or Female Householder Family, No Spouse Present	24.8%	19.7%	21.4%	22.8%	15.8%
Nonfamily Household	33.3%	26.2%	36.3%	25.5%	34.3%
Family Households with Own Children Under 18 Years	22.5%	34.6%	30.5%	49.9%	28.9%
Nonfamily Households with Single Person over 65	7.2%	5.6%	12.4%	8.5%	8.6%

*Source: 2010 Census*

**Family Type.** Approximately 34.6% of the families in Tenino had children in the home (see Table 3.3 above), a rate significantly higher than Thurston County as a whole. Nonfamily households – households

4.

composed of a single individual or a group of unrelated individuals – accounted for a lower proportion of

households than the larger County. Nonfamily households are anticipated to grow in Tenino over the next 20 years, consistent with trends the County has seen since 1970.

**B. HOUSING AGE AND QUALITY**

Table 3.4 lists the year of home construction for dwellings in Tenino. According to the Thurston County Assessor, nearly 31% of the homes in Tenino (with known or estimated construction dates) were built before 1940. The majority of these homes are located near the historic downtown in the Hodgden’s Addition and Snyder and Stevens Addition plats (see Map HS-1 and Table 3.4). Acknowledging the age of many of the structures in the community, the City of Tenino considers home restoration a key priority.

**Table 3.4: Year of Home Construction**

Year Built	Number	Percentage
Before 1900	7	1.2%
1900 – 1919	115	19.2%
1920 – 1939	68	11.4%
1940 – 1959	29	4.8%
1960 – 1979	140	23.4%
1980 – 1999	119	19.9%
2000 and Later	121	20.2%
<b>TOTAL</b>	<b>599</b>	<b>100.0%</b>

*Source: Thurston County Assessor*

**C. HOUSING AFFORDABILITY**

According to 2014 Thurston County Assessor data, home values in Tenino tend to be more affordable than the County as a whole, typically ranging between \$80,000 and \$150,000 with some homes priced even more affordably (see Map HS-2). It should be noted that the assessed value of a property is not always consistent with market forces. Although housing is generally more affordable in Tenino than in Thurston County as a whole, Tenino households also have a smaller median income and must drive farther in order to acquire goods and services; households spending more than 45% of their income on housing and transportation expenses are considered cost-burdened. According to the Center for Neighborhood Technology, the average annual housing and transportation costs in 2009 for the greater Tenino area was \$28,416 or 48% of the area median income (TRPC, Fair Housing Equity Assessment).

#### D. GOALS, POLICIES, AND ACTIONS.

Tenino has the following goals, policies, and actions to address housing tenure, quality, and affordability in Tenino. Where the jurisdictions of unincorporated Thurston County and the City of Tenino intersect, the City encourages Thurston County to adopt those goals and policies denoted with an asterisk (\*).

##### **Goal HS 1: Tenino has a diversity of housing types and options.**

**Policy HS 1.1:** Ensure that an adequate supply of land is zoned for a variety of housing types and budgets by periodically inventorying existing conditions and reviewing and amending the Comprehensive Plan and zoning code.

**Policy HS 1.2:** Encourage new larger residential developments to include a mix of housing types.

**Policy HS 1.3:** Ensure that zoning requirements do not hinder new developments intended for elderly residents or individuals subject to the Fair Housing Act.

**Policy HS 1.4:** Monitor state laws regarding housing and ensure these laws are addressed in local regulations.

**Policy HS 1.5:** Ensure that manufactured housing constructed on an individual lot continues to be regulated similar to a site-built home.

**Policy HS 1.6:** Cooperate with public and private housing agencies to promote a fair and equitable distribution of housing for all income groups throughout the region.

##### **Goal HS 2: The structural and aesthetic integrity of the existing housing stock is preserved and enhanced.**

**Policy HS 2.1:** Actively review building permits for home remodels and enforce life-safety requirements of the City's regulations.

**\*ACTION:** Coordinate with the Thurston County Housing Authority and other agencies for funding and administration of home rehabilitation and construction.

**Policy HS 2.2:** Participate in federal, state, and regional rehabilitation programs and actively pursue Community Development Block Grant (CDBG) monies and other funding sources to rehabilitate the existing housing stock.

**Policy HS 2.3:** Maintain information about and connections to housing agencies and services to assist property owners and renters in the rehabilitation of the existing housing stock.

**Policy HS 2.4:** Identify and showcase historic homes that remain in good condition.

##### **Goal HS 3: Housing is available for households at all income levels.**

**Policy HS 3.1:** Promote adequate maintenance of the existing housing stock as a means of preserving more affordable housing options for individuals and families.

**Policy HS 3.2:** Promote innovative housing types that may reduce the cost of housing, such as smaller-scale multifamily homes, small-lot housing, and accessory dwelling units.

**Policy HS 3.3:** Encourage public, private, and non-profit associations and joint public-private partnerships to build low- to moderate- income housing.

**Policy HS 3.4:** Evaluate local development standards and regulations for their effects on housing costs, and modify development regulations that unnecessarily add to the price of homes.

**Policy HS 3.5:** Facilitate home ownership by low- and moderate-income families through federal, state and local programs.

**Goal HS 4: Indirect costs associated with living in Tenino are minimized.**

**Policy HS 4.1:** Promote alternative means of transportation to help reduce the number of cost-burdened households in Tenino.

**Policy HS 4.2:** Find ways to reduce sewer rates whenever possible without jeopardizing the maintenance and operation of the wastewater treatment system.

# City of Tenino Comprehensive Plan

## Survey Content – DRAFT

Tenino is in the process of updating its Comprehensive Plan, and we need your help. By taking this short survey, you can help shape Tenino’s future!

To learn more about the Comprehensive Plan update, visit the City’s website.

Thank you for your input!

Methods for outreach – social media, city website, school district

What they are looking for in the survey is something that is easy to get through.

## Planning Priorities

### 1. What do you think Tenino’s top five priorities should be in the next 20 years? (Select up to 5.)

- More affordable housing
- More variety in housing options
- Increasing active transportation connections (walking, biking, etc.)
- Improving streets and intersections
- Increasing transit connections to regional centers
- Supporting a vibrant, commercial downtown
- Promoting local tourism-based businesses and opportunities
- Revitalizing/redeveloping underused or vacant sites
- Enhancing/expanding recreation opportunities
- Preserving historic buildings and promoting historic character in new commercial development
- Enhancing community resilience and preparedness (the ability to respond to and recover from a disaster)
- Improving infrastructure and services (utilities, broadband, emergency response, schools, transit, etc.)
- Strengthening neighborhood identities
- Providing more arts and culture opportunities
- Maintaining a safe community
- Keeping the community engaged in local issues
- Other \_\_\_\_\_

### 2. What do you think are the biggest barriers to accomplishing these priorities?

*(character-limited open-ended form)*

## Community Vision

3. On a scale of 1 to 5, how well does this statement reflect your vision for Tenino’s future?

*In 2045, Tenino is a vibrant small town that celebrates its artisanal history. Our community is integrated with the natural landscape and carefully stewards its resources. Our lively, walkable downtown supports local entrepreneurs and provides the retail, services, and amenities our residents need. Our community is welcoming to all.*

1: This does not reflect my vision for Tenino

3: There are elements of this statement that reflect my vision for Tenino, but it needs some work

5: This perfectly reflects my vision for Tenino

4. In a few words, what makes Tenino great today?

*(character-limited open-ended form)*

5. What do you think would make Tenino even better 20 years from now?

*(character-limited open-ended form)*

## Housing

6. Which housing types do you think would fit in with existing residential development? (Select all that apply.)

*(Multiple-choice responses will include middle housing images from Department of Commerce website as well as smaller detached residential)*

Biggest concern was actually just the typologies. The viewshed is an important quality.

They had worked through a zoning map change.

Changing a couple of the zones to allow multifamily. Expanded what was allowed by right in certain areas.

7. What are your biggest concerns related to allowing different housing types? (Select all that apply.)

- I may not be able to get to know all my neighbors
- There might be too much traffic for me or my family to walk safely
- There might not be enough parking in my neighborhood
- The neighborhood might look different
- More development may impact the environment or reduce tree cover
- My property taxes might go up
- New housing types may not match the scale or style of existing homes in my neighborhood
- Existing infrastructure and services may not be adequate to serve more people
- Other \_\_\_\_\_
- I have no concerns

8. What are your thoughts on the current height limit of 35 feet in all of Tenino?

9. What other comments would you like to share about housing in Tenino?

*(character-limited open-ended form)*

## Transportation,

10. On a scale of 1 to 5, how well does Tenino’s transportation/road network meets your needs:

a. As a driver?

1: It doesn’t meet my needs at all – I don’t feel safe and I can’t get where I want to go very easily

5: It’s perfect for me - it feels safe, well-connected, and efficient

b. As a pedestrian or bicyclist?

1: It doesn’t meet my needs at all – I don’t feel safe and I can’t get where I want to go very easily

5: It’s perfect for me - it feels safe, well-connected, and efficient

11. If any of the following public transportation options were available, which would you use?

- a. Expanded public transit services
- b. Ride sharing
- c. Car sharing (explain what this is)

12. If public transit was available how frequently would you use it?

13. What do you think Tenino’s transportation/road system needs? Is there anything missing?

*(character-limited open-ended form)*

## Infrastructure, and Public Facilities

14. On a scale of 1 to 5, how well are you able to access the services you need? Think about utilities, telecommunications, emergency services, schools, recreational opportunities, senior services and other public services.

1: I can’t access any of the services I need

3: Tenino is missing some services that are important to me

5: I can easily access everything I need

15. Are there services or facilities missing in Tenino? If so, which ones?

*(character-limited open-ended form)*

16. What other comments would you like to share about infrastructure, or public facilities and services in Tenino?

*(character-limited open-ended form)*



## Climate

17. In your opinion, what are the most critical climate-related risks facing this community?

(Select all that apply.)

- Extreme weather events
- Flooding
- Heatwaves
- Drought and water scarcity
- Other \_\_\_\_\_

18. On a scale of 1 to 5, how concerned are you about the potential impacts of climate change in Tenino?

- 1: I am not at all concerned about climate impacts in Tenino
- 3: I am somewhat concerned about climate impacts in Tenino
- 5: I am extremely concerned about climate impacts in Tenino

19. What community assets in Tenino (e.g. natural areas, buildings/landmarks, infrastructure, cultural resources, etc.) should be protected against climate impacts and/or natural disasters?

*(character-limited open-ended form)*

20. What other comments would you like to share climate-related vulnerabilities in Tenino?

## Tell Us About Yourself

22. What is your relationship to Tenino? (Select all that apply.)

- I live in Tenino
- I work in Tenino
- I attend school in Tenino
- I own a business in Tenino
- I shop and use services in Tenino
- Other \_\_\_\_\_

23. What is your age range?

- Under 18 years
- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 or older
- Prefer not to answer

24. How long have you lived in Tenino?

- 0-2
- 3-5
- 5-10
- 10-20
- 20+

25. How long do you plan on staying in Tenino, and what is influencing your decision?

*(character-limited open-ended form)*

## Thank you for participating in this survey!

The answers you've provided will help inform Tenino's Comprehensive Plan update. Please share any other thoughts you'd like to contribute:

*(character-limited open-ended form)*

If you would like to be notified of future updates, please include your contact information below (optional):

Name: \_\_\_\_\_

Email address: \_\_\_\_\_

Thank you for taking Tenino's Comprehensive Plan survey! Keep an eye on our website for additional ways you can contribute to the planning process!

# Tenino Comprehensive Plan Update

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PLANNING COMMISSION

DECEMBER 18, 2023

# Requirements

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- Periodic Update deadline – Preliminary draft due June 30, 2025
- Include 9 elements required by Growth Management Act
  - NEW elements?: Economic Development, Parks & Recreation, Climate Resilience
- Coordinate with Thurston County and other agencies
- Conduct public participation
- Update development code to implement new plan



# Planning Commission Review Schedule

<b>Year</b>	<b>Month</b>	<b>Element(s) for Review</b>
2024	December	Land Use Housing
2025	January	Transportation Natural Resources
	February	Capital Facilities & Utilities Economic Development
	March	Climate Resilience Parks and Recreation
	April	Development Regulations
	May - June	Planning Commission Review & Recommendation City Council Review & Adoption Preliminary Comp Plan submitted to Department of Commerce
	June	Submittal of Preliminary Comprehensive Plan Draft to Department of Commerce

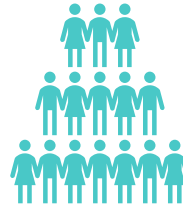
# Public Engagement: Framework

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## Ongoing Outreach

Website  
Social Media  
Info at City Hall



## Major Events

Survey (Vision, Values, Priorities)  
Open House – Goal Development  
Open House – Draft Plan



## Planning Commission

Ongoing Meetings  
Public Input

# Draft Community Profile

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Updated to reflect most recent data from Thurston Regional Planning Council (TRPC)

1. Page 3-4. Population Trends updated to reflect historic through projected population.
  - Tenino's population is expected to reach 2,795 residents by 2045
2. Page 6. Preference on chart type? Reflects most recent population structure based on age and gender.
3. Page 10. Formatting errors will be corrected prior to final version. No information aside from Figure number was updated.
4. Page 13. Updated Residential Construction Activity based on Department of Housing and Urban Development (HUD) reported numbers.
  - Preference on chart type?
5. Page 20. Formatting errors will be corrected prior to final version.

# Land Use Element: Growth Management Checklist

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- a. We must integrate relevant county-wide planning policies into the local planning process.
  - The Tenino-Thurston County Joint Plan is scheduled to start the update process in 2026 (Thurston CPED)
- d. Current population projection throughout the plan, must be consistent with the County's sub-county allocation of the forecast and housing needs.
  - Figure 1 and Figure 2, LU-2
- e. Estimates of population densities and building intensities based on future land uses and housing needs.
  - Visual element will be reflected in Land Use map
- n. Requirement to include detailing the siting of organic materials management facilities in Development regulations.

# Land Use Element: Draft Review

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- **Strategies:**
  - Preserve the historic character of Tenino
  - Showcase the industrial character of Tenino
  - Emphasize the natural character of Tenino
  - Accentuate the artisanal/handmade character
  - Provide context-sensitive development opportunities
  - Participate in regional tourism to bolster the local economy

LU-1

# Land Use Element: Draft Review

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- Recommend moving downtown plan to appendix.
- Land Use Map – Draft update to expand Commercial corridor further West to encompass two City owned parcels and rezone them from Residential to Commercial.
- Tenino Comprehensive Plan Map

# Housing Element: Growth Management Checklist

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- e. Capacity of land for housing by income band and housing types must be included.
  - Land Capacity Analysis process has been started
- f. Provide for existing and projected housing needs for all economic segments of the community.
  - Considerations for all income bands will need to include potential programs and actions to achieve housing availability including gaps in local funding and other barriers. Will also need to consider housing locations in relation to employment location and how Accessory Dwelling Units could meet the needs.
- g. Must identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing.
  - See Anti-Displacement Measures Technical Memo
- h. Must establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions.
- i. Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.

# Next Steps

Year	Month	Element(s) for Review
2024	December	Land Use Housing
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# Questions?

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**File Attachments for Item:**

**5. Position 3 Resignation**

Position 3, Darnella Stenzel Resignation Letter.

**Recommended Action:** Accept resignation.

City of Tenino

Dear Mayor Dave Watterson & Planning Commissioners,

Thank you so much for the experience and knowledge I have gained throughout my time as a Planning Commissioner. I want to inform you that I have decided to move forward on another path and will be resigning my position as a Planning commissioner.

I will be available on December 18, 2024 for the rescheduled December meeting. This will be the last meeting I attend.

I hope you are able to find a candidate quickly.

Sincerely,

Darnella Stenzel