



CITY OF
TUMWATER

**PLANNING COMMISSION
MEETING AGENDA**

**Online via Zoom and In Person at
Tumwater Fire Department
Headquarters, Training Room, 311 Israel
Rd. SW, Tumwater, WA 98501**

**Tuesday, August 13, 2024
7:00 PM**

1. Call to Order
2. Roll Call
3. Changes to Agenda
4. Commissioner's Reports
5. Manager's Report
6. Public Comment
- [7.](#) 2025 Comprehensive Plan Periodic Update – Document Format
- [8.](#) 2025 Comprehensive Plan Periodic Update – Housing
9. Next Meeting Date - 08/27/2024
10. Adjourn

Meeting Information

The public are welcome to attend in person, by telephone or online via Zoom.

Watch Online

https://us02web.zoom.us/webinar/register/WN_cEyetskqASJO2dWkmsXPFOg

Listen by Telephone

Call (253) 215-8782, listen for the prompts, and enter the Webinar ID 840 3581 0831 and Passcode 663113.

Public Comment

The public is invited to attend the meeting and offer comment. The public may register in advance for this webinar to provide comment:

https://us02web.zoom.us/webinar/register/WN_cEyetskqASJO2dWkmsXPFOg

After registering, you will receive a confirmation email containing information about joining the webinar.

The public may also submit comments prior to the meeting by sending an email to:

cdd@ci.tumwater.wa.us. Please send the comments by 1:00 p.m. on the date of the meeting.

Comments are submitted directly to the Commission Members and will not be read individually into the record of the meeting.

If you have any questions, please contact Planning Manager, Brad Medrud at (360) 754-4180 or bmedrud@ci.tumwater.wa.us.

Post Meeting

Audio of the meeting will be recorded and later available by request, please email CityClerk@ci.tumwater.wa.us.

Accommodations

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an accommodation or alternate format of communication, please contact the City Clerk by calling (360) 252-5488 or email CityClerk@ci.tumwater.wa.us. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384. To contact the City's ADA Coordinator directly, call (360) 754-4128 or email ADACoordinator@ci.tumwater.wa.us.

What is the Planning Commission?

The Tumwater Planning Commission is a citizen advisory commission that is appointed by and advisory to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Actions by the Planning Commission are not final decisions; they are Commission recommendations to the City Council who must ultimately make the final decision. If you have any questions or suggestions on ways the Commission can serve you better, please contact the Community Development Department at (360) 754-4180.

Decorum Statement

Welcome to the Planning Commission meeting. We thank you for attending.

The City Council encourages community engagement in local government and provides a variety of ways to participate.

The Chair of the Planning Commission will be responsible for conducting orderly and efficient meetings within the scheduled time. To accomplish that, the Chair will maintain order and decorum and can regulate inappropriate debate, repetitious discussion, and disruptive behavior when needed.

The Chair will recognize those that wish to speak and may limit the time allowed for individual comments. City staff will record questions and comments during the meeting. If an issue or question cannot be addressed during the meeting, City staff will address the issue or respond to the question by following up with the individual.

We respectfully request that attendees refrain from disruptions during the meeting and comply with decorum rules.

Thank you for participating.

TO: Planning Commission
FROM: Brad Medrud, Planning Manager
DATE: August 13, 2024
SUBJECT: 2025 Comprehensive Plan Periodic Update – Document Format

1) Recommended Action:

This is a discussion item about the document format for the 2025 Comprehensive Plan periodic update.

2) Background:

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by June 30, 2025. Work on the periodic update started last fall.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan. [2025 Comprehensive Plan Update | City of Tumwater, WA](#) contains links to guidance material and information about the update.

The presentation of the Comprehensive Plan will be changing as part of the 2025 periodic update and the Planning Commission will be asked for their input on the new format.

3) Alternatives:

☐ None.

4) Attachments:

- A. Staff Report
- B. Draft Plan Introduction Section
- C. Draft Utilities Element - Part 1 Goals and Policies
- D. Draft Utilities Element - Part 2 Technical Information

STAFF REPORT

Date: August 13, 2024
To: Planning Commission
From: Brad Medrud, Planning Manager



2025 Comprehensive Plan Periodic Update – Document Format

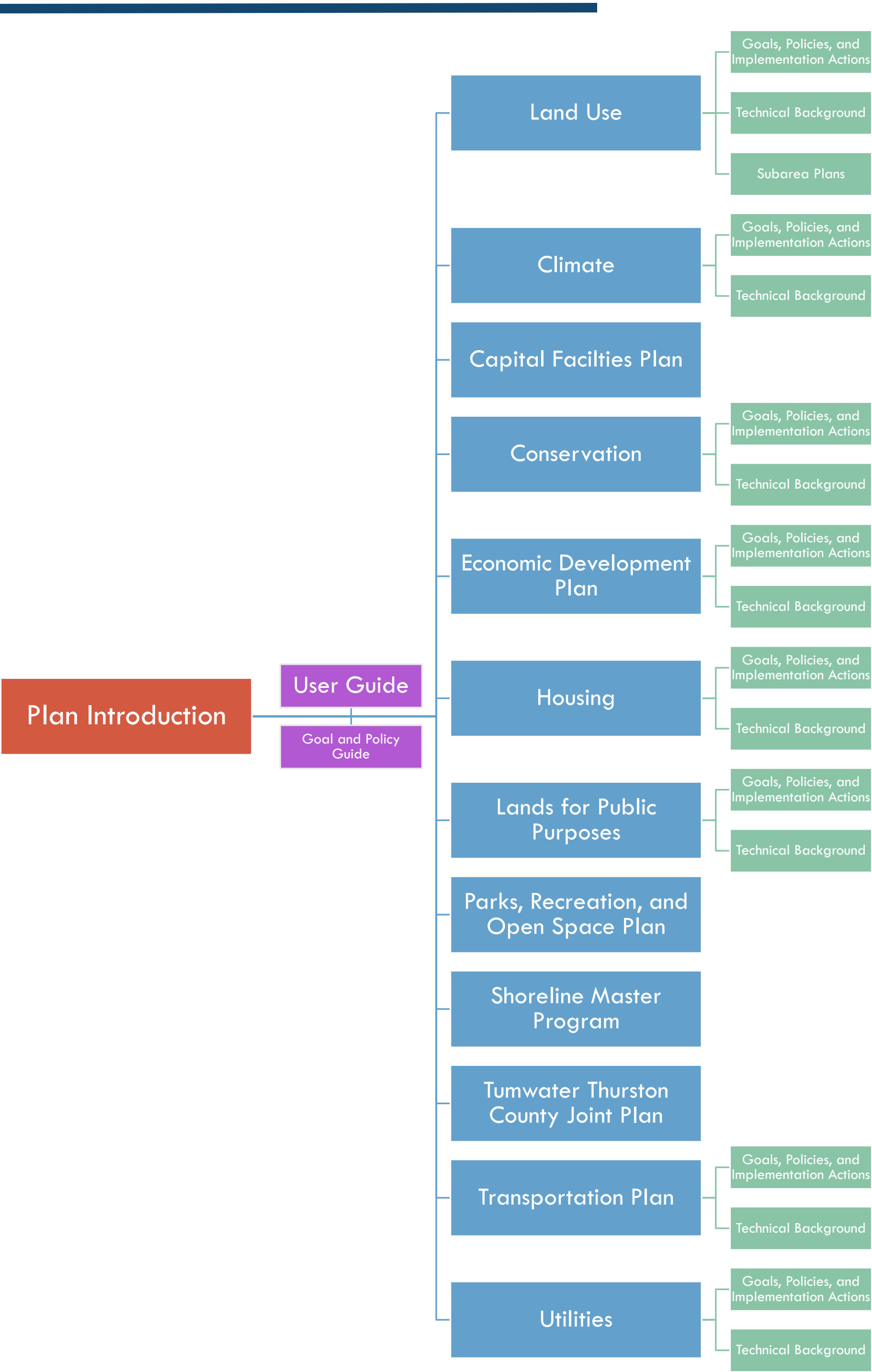
On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is obligated to complete work on the periodic update by December 31, 2025. Work on the periodic update started last fall.

The presentation of the Comprehensive Plan will be changing as part of the 2025 periodic update and the Planning Commission will be asked for their input on the new format. The intent of the Planning Commission meeting on Tuesday, August 13, 2024, is to review the proposed format for the 2025 Comprehensive Plan using rough drafts of the Utilities Element and the new Plan Introduction as examples. The 2025 Comprehensive Plan will be primarily an online document but formatted for printing as needed.

In the Fall of 2022 at the direction of John Doan, the City Administrator, it was decided that the Comprehensive Plan document that would come out of the 2025 periodic update process would be shorter, leaner, and more user friendly. The updated Comprehensive Plan will consist of shorter individual Elements and Plans containing the necessary goals, policies, and implementation actions with a separate section that contains the required technical information. At the end of the process, there will also be a Plan Introduction that contains information relevant to all the Elements, a brief Comprehensive Plan Goal and Policy Guide for use by staff and policymakers and a User Guide for the community.

1. Proposed Comprehensive Plan Structure

The updated Comprehensive Plan will consist of the following individual parts as shown in the diagram on the next page.



2. Plan Introduction Example

Attachment B in the packet is the proposed template for the Plan Introduction section of the Comprehensive Plan.

A. Foundation of the Plan

Chapter 1 of the Plan Introduction contains the purpose and scope of the entire Comprehensive Plan as well as the City's Vision, Mission, and Beliefs that guide the periodic update and subsequent annual amendment process. The chapter contains the City's 2024-25 Strategic Plan goals, State Growth Management Act goals, and the County-Wide Planning Policies that are applicable to the whole Comprehensive Plan.

Chapter 1 also includes sections addressing the ongoing Comprehensive Plan review program, the Plan amendment and update process, as well as public participation and intergovernmental coordination.

All the text in the template of this chapter is from the 2016 Plan and will need to be updated.

B. Overall Plan Goals, Policies, and Implementation Actions

Chapters 2 and 3 focus on overarching goals, policies, and implementation actions that are applicable to the entire Comprehensive Plan. Staff's initial draft goals include the following, which are not listed in an order of priority:

Engagement

Goal CP-1 Continuously engage with the community and the region.

Coordination

Goal CP-2 Ensure coordination between Elements, Plans, and Subarea Plans of the Comprehensive Plan.

Community Vibrancy

Goal CP-3 Foster livability by evoking a sense of identity through arts and culture, attracting and sustaining desired economic activity that supports the community. Make investments that emphasize Tumwater as a welcoming place and enhance community building.

Equity

Goal CP-4 Ensure that all members of the community, especially those whose needs have been systematically neglected, are well served by making decisions and investments through an anti-racist and inclusive process which results in equitable outcomes.

Climate Resilience

Goal CP-5 Increase climate resiliency by promoting sustainability, reducing pollution, promoting healthy habitats, and supporting clean air and water.

Fiscal Stewardship

Goal CP-6 Make wise investments of public and private funds in community infrastructure and projects.

Environmental

Goal CP-7 Protect and enhance the environment.

C. How to Use the Plan

Whether the information in Chapter 4 belongs in the Plan Introduction section or in a separate User's Guide is still under discussion.

D. Summary of the Elements of the Plan

Chapter 5 contains a brief summary of each of the elements of the Plan addressing issues and opportunities and general implementation strategies in the Plan. All the text in this chapter is from the 2016 Plan and will need to be updated.

3. Utilities Element Example

A. Part 1 – Goals, Policies, and Implementation Actions

Introduction

Chapter 1 contains a brief introduction to the Element and instructions about how to read this element. All of the text in this chapter is from the 2016 Plan and will need to be updated.

County-Wide Planning Policies

Chapters 2 and 3 contain the Growth Management Act Goals and County-Wide Planning Policies that are relevant to the Utilities Element and an explanation of how the Element addresses each.

Element Goals, Policies, and Implementation Actions

Chapters 4 and 5 contain the Utilities Element goals, policies, and implementation actions.

B. Part 2 – Technical Information

Introduction

Chapter 1 contains a brief introduction to the Element, background on local, state, and federal regulations of private utilities, and a discussion of how the Element would apply to the City's Urban Growth Area. All of the text in this chapter is from the 2016 Plan and will need to be updated.

Individual Utility Types

Chapters 2 through 5 discuss regulatory context and the systems of the individual private utilities in the City that include natural gas, electricity, natural gas and fuel pipelines, and telecommunication.

Future Demand

Chapters 6 and 7 discuss future demands on the utility system because of growth and climate change.

Maps

The Element also includes maps of the utility systems.

Plan Introduction

City of Tumwater 2025 Comprehensive Plan

Balancing Nature and Community: Tumwater's Path to Sustainable Growth

DRAFT VERSION JULY 2024

FORMAT EXAMPLE ONLY

CHAPTERS 1, 4, AND 5 HAVE NOT BEEN UPDATED FROM 2016 ADOPTED PLAN

December 2025

Ordinance No. O2025-0XX





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- Appendix A: County-Wide Planning Policies
- Appendix B: List of Foundational Plans and Documents
- Appendix C: Glossary
- Appendix D: Ordinance No. O2025-0XX City Council Final Order

Abbreviations Used in Document

CDD – Community Development Department

TMC – Tumwater Municipal Code



Plan Introduction

1. Foundation of the Plan

A. Purpose and Scope

The Tumwater Comprehensive Plan was prepared in accordance with the requirements of the Growth Management Act (Chapter 36.70A

RCW) adopted Thurston County-Wide Planning Policies. The Plan serves as XXXX.

B. Vision, Mission, and Beliefs

The following provides overarching direction for the future of the City. These were developed through the City's Strategic Planning Process.

Vision

Tumwater of the future will be people-oriented and highly livable, with a strong economy, dynamic places, vibrant neighborhoods, a healthy natural environment, diverse and engaged residents, and a living connection to its history.

Mission

In active partnership with our community, we provide courageous leadership and essential municipal services to cultivate a prosperous economy, a healthy natural environment, vibrant neighborhoods, and a supportive social fabric.

We Believe in P-E-O-P-L-E

People

We respect the diverse people that make up the social fabric of our community and strive to be inclusive of all people. We value and seek to strengthen our vibrant neighborhoods, that are cornerstones of civic life and community

identity. As we pursue our goals and the long-term sustainability of the City organization, we value the contributions and diversity of our staff, support their continued personal and professional growth, and act to retain their expertise for the good of the community.

Excellence

We strive for excellence and integrity in providing City services. By providing quality services, being responsible and efficient stewards of public resources, and empowering employees to achieve excellence, we continue to build public trust and encourage civic involvement. We know that excellence does not have to come at the price of our sense of community or our small city character.

Opportunity

We seize opportunities to improve our community's social, environmental, and economic well-being. We endeavor to realize positive opportunities in adverse situations and periods of change.

Partnership

We work collaboratively with residents, businesses, and community organizations. We



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also actively partner with other jurisdictions to address regional, state, and even broader issues.

Learning

We are a learning organization which strives to benefit from past experience, foresight, and innovation to seek new ways to enhance the community and improve City operations and services.

Environment

We act to preserve and enhance the natural environment and the social fabric of our community.

C. Strategic Plan Goals

The following Tumwater Strategic Plan Goals establish the priorities for realizing the City's Vision. These goals were developed through the City's Strategic Planning Process.

The City's Strategic Priorities and Goals 2025 – 2026 include the following goals:

- Build a Community Recognized for Quality, Compassion, and Humanity.
- Be a Leader in Environmental Health and Sustainability.

- Create and Maintain a Transportation System Safe for All Modes of Travel.
- Provide and Sustain Quality Public Safety Services.
- Pursue and Support Targeted Community and Economic Development Opportunities.
- Refine and Sustain a Great Organization.

D. Growth Management Act Goals

The State of Washington requires the City of Tumwater to plan under the Growth Management Act (RCW 36.07A.040).

Each Element of the Comprehensive Plan describes how the **XXXX**.

The following fifteen Growth Management Act goals guide the development and adoption of the City's Comprehensive Plan and development regulations and are not listed in order of priority:

1. **Urban growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. **Reduce sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. **Transportation.** Encourage efficient multimodal transportation systems that



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- will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans.
4. **Housing.** Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
 5. **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
 6. **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
 7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
 8. **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
 9. **Open space and recreation.** Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
 10. **Environment.** Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
 11. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.
 12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
 13. **Historic preservation.** Identify and encourage the preservation of lands,



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sites, and structures, that have historical or archaeological significance.

14. **Climate change and resiliency.** Ensure that the City's Comprehensive Plans and development regulations adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural

hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

15. **Shorelines of the state.** For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the City's Comprehensive Plan.

E. County-Wide Planning Policies

The Growth Management Act requires that the City of Tumwater Comprehensive Plan be consistent with Thurston County's County-Wide Planning Policies, as amended in 2015.

The adopted County-Wide Planning Policies are included in this document in their entirety in Appendix A.

F. Ongoing Plan Review Program

Tumwater will undertake a program of ongoing review to monitor the performance of its Comprehensive Plan goals, policies, and implementation actions. At the City, this will be done principally through **XXXX**.

The Comprehensive Plan is meant to be a flexible and easily used document. As Tumwater grows and changes, the Comprehensive Plan will need to be revised and amended to reflect new circumstances.



Plan Introduction

G. Amendments and Updates

The Comprehensive Plan is subject to amendment to ensure internal and interjurisdictional consistency of the Comprehensive Plan and with the development regulations implementing the Comprehensive Plan. An evaluation of new conditions will be an integral part of the amendment process.

State law allows amendment of the Comprehensive Plan once annually, except in cases of emergency. The process the City uses to amend the plan and development regulations implementing the plan are set forth in Chapter 18.60 Tumwater Municipal Code. The Planning Commission and City Council will individually consider concurrently all proposed changes to the document accumulated over time since the last amendment, to ascertain the cumulative impact of the proposed changes.

The Comprehensive Plan may be amended outside of the normal annual amendment cycle if findings are adopted by the City Council demonstrating that the emergency meets all the following criteria:

1. The circumstances of the emergency request, if processed within the normal amendment cycle, will result in delays that contribute to significant imminent impact on the community in general, or a specific neighborhood; and
2. The emergency request relates to an issue or issues of a community or neighborhood-wide significance beyond the interests of a particular property owner, provided that an issue pertaining to an individual property may be considered if findings reveal that impacts to the community or specific neighborhood would result from the individual property.

The nature of the emergency and the proposed amendment shall be presented to the City Council, which shall decide if the proposal qualifies as an emergency. Any proposal deemed an emergency should proceed ahead of the normal amendment schedule.

H. Public Participation

Public participation in comprehensive planning is required both as a matter of law and policy. The public participation program affirms the City's commitment to public involvement in the planning process. The intent of the program is to ensure that citywide and neighborhood planning is done with the contribution of all interested parties, including residents, property owners, business owners, neighborhood associations, and others. Tumwater will make

every effort to involve citizens in the processes to develop and update the Comprehensive Plan, subarea plans, zoning, and other development regulations.

Public participation and intergovernmental coordination procedures are set forth below to insure conformance with the Growth Management Act. Specifically, these procedures are set forth to establish policy providing for



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early and continuous public participation in the City's development and amendment of the Comprehensive Plan and development regulations implementing the plan. Errors in exact compliance with the established procedures do not invalidate the Comprehensive Plan or development regulations.

1. Before the due date for submittal of requests for Comprehensive Plan amendments, the City will publish an article on the City's media platforms and distribute it to local news media inviting amendment requests and informing the public of the deadline.
2. Proposed amendments to the Comprehensive Plan and development regulations that affect the unincorporated Urban Growth Area will be subject to public hearings by the Tumwater and Thurston County Planning Commissions, Tumwater City Council, and Thurston County Board of Commissioners.
3. City publications, bulk mail, direct mail, email, broadcast and print media, or the City's website should be utilized by the City to inform affected parties about current or proposed plans or regulations, as well as opportunities for participation in City decision processes.
4. Procedures for providing notice of public hearings are set forth in Chapter 18.60 Tumwater Municipal Code. The City should have proposed amendments to the Comprehensive Plan and development regulations available to the public for inspection at City Hall during regular business hours beginning on the first business day following the date the public hearing notice is published.
5. In addition to hearings and other formal opportunities for oral and written public comment, the City should use various outreach techniques such as opinion surveys, speakers' programs, forums, workshops, open houses, hands-on events, and task forces.
6. The Planning Commission may request that the Mayor appoint a subcommittee of the Planning Commission when the size, technical complexity, or content of a proposed comprehensive plan or development regulation amendment warrant. The subcommittee would be responsible for preparing draft planning documents and ordinances for Planning Commission consideration. Subcommittee meetings would have the status of open public meetings, which can be attended by any interested individuals or groups.

I. Intergovernmental Coordination

Adjacent local jurisdictions, fire districts, school districts, public transit agencies, appropriate

state agencies, Port of Olympia, and the Squaxin Island Tribe will be mailed a notice of draft



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Comprehensive Plan and development regulation amendment proposals prior to final adoption by the City Council. The notice will contain a description of the amendments and methods for obtaining the draft proposal. Methods for providing input will also be included. Whenever possible, this notification

process will be accomplished prior to Planning Commission consideration and in conjunction with the state agency notification requirement set forth in RCW 36.70A.106.

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Plan Introduction

2. Summary of Overall Plan Goals

Goals are not listed in order of priority.

A. Engagement

Goal CP-1 Continuously engage with the community and the region.

B. Coordination

Goal CP-2 Ensure coordination between Elements, Plans, and Subarea Plans of the Comprehensive Plan.

C. Community Vibrancy

Goal CP-3 Foster livability by evoking a sense of identity through arts and culture, attracting and sustaining desired economic activity that supports the community. Make investments that emphasize Tumwater as a welcoming place and enhance community building.

D. Equity

Goal CP-4 Ensure that all members of the community, especially those whose needs have been systematically neglected, are well served by making decisions and investments through an anti-racist and inclusive process which results in equitable outcomes.

E. Climate Resilience

Goal CP-5 Increase climate resiliency by promoting sustainability, reducing pollution, promoting healthy habitats, and supporting clean air and water.



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F. Fiscal Stewardship

Goal CP-6 Make wise investments of public and private funds in community infrastructure and projects.

G. Environmental

Goal CP-7 Protect and enhance the environment.

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Plan Introduction

3. Overall Plan Goals, Policies, and Implementation Actions

A. Engagement

Goal CP-1 Continuously engage with the community and the region.

[Add Short Explanatory Text]

Policies and Implementation Actions	Lead	Period	Notes
CP-1.1 Engage residents in planning for the City.	CDD	Ongoing	
CP-1.1.1 Structure public involvement in the planning process so decisions made regarding the growth and development of the City engage all parts of the community, reflect general community goals, and are sensitive to special interests of effected parties.	CDD	Ongoing	

B. Coordination

Goal CP-2 Ensure coordination between Elements, Plans, and Subarea Plans of the Comprehensive Plan.

[Add Short Explanatory Text]

Policies and Implementation Actions	Lead	Period	Notes
CP-2.1 XXXX			
CP-2.1.1 XXXX			

Plan Introduction

C. Community Vibrancy

Goal CP-3 Foster livability by evoking a sense of identity through arts and culture, attracting and sustaining desired economic activity that supports the community. Make investments that emphasize Tumwater as a welcoming place and enhance community building.

[Add Short Explanatory Text]

Policies and Implementation Actions	Lead	Period	Notes
CP-3.1 XXXX			
CP-3.1.1 XXXX			

D. Equity

Goal CP-4 Ensure that all members of the community, especially those whose needs have been systematically neglected, are well served by making decisions and investments through an anti-racist and inclusive process which results in equitable outcomes.

[Add Short Explanatory Text]

Policies and Implementation Actions	Lead	Period	Notes
CP-4.1 XXXX			
CP-4.1.1 XXXX			

Plan Introduction

E. Climate Resilience

Goal CP-5 Increase climate resiliency by promoting sustainability, reducing pollution, promoting healthy habitats, and supporting clean air and water.

[Add Short Explanatory Text]

Policies and Implementation Actions	Lead	Period	Notes
CP-5.1 XXXX			
CP-5.1.1 XXXX			

F. Fiscal Stewardship

Goal CP-6 Make wise investments of public and private funds in community infrastructure and projects.

[Add Short Explanatory Text]

Policies and Implementation Actions	Lead	Period	Notes
CP-6.1 XXXX			
CP-6.1.1 XXXX			

G. Environmental

Goal CP-7 Protect and enhance the environment.

[Add Short Explanatory Text]

Plan Introduction



Policies and Implementation Actions	Lead	Period	Notes
CP-7.1 XXXX			
CP-7.1.1 XXXX			

DRAFT

Plan Introduction

4. How to Use the Comprehensive Plan

A. Introduction

XXXX

B. XXXX

XXXX

C. XXXX

XXXX

D. XXXX

XXXX

E. XXXX

XXXX



Plan Introduction

5. Elements of the Comprehensive Plan

A. Introduction

XXXX

B. Land Use

There are a wide variety of land uses within Tumwater, such as housing, parks, industries, or stores. The City’s Zoning Map shows where each type of use can be located, and the Tumwater Municipal Code describes what requirements developers and landowners must follow to place such as use. It is important to consider the effect of land use regulations on development so the City can support its current and future residents.

more efficiently. The City has proposed several policies that encourage dense development to maximize the value of existing services, utilities, and infrastructure. These polices also balance the goal of density with that of protecting the character of established neighborhoods.

“Density” in the context of the Comprehensive Plan means the number of people would live or work within a specified area. It can also refer to the number of buildings within an area.

For example, Tumwater has a density of about 1,200 people per square mile or the density for a project could be four dwelling units per acre.

Issues and Opportunities

Projected Population Increase

Tumwater is expecting a 70% increase in population by 2035. If managed properly, this influx of people could give the City an opportunity to create the density and economic demand necessary to provide public services

Table 1. Tumwater and Urban Growth Area 20-Year Population Forecast

	2025 Population	2045 Population	Population Increase	Percent Increase 2025 - 2045
City				
City’s Urban Growth Area				
Combined Areas				

Plan Introduction

Table 2. Tumwater and Urban Growth Area 20-Year Housing Forecast

	2025 Dwelling Units	2045 Dwelling Units	Dwelling Units Increase	Percent Increase 2025 - 2045
City				
City's Urban Growth Area				
Combined Areas				

Increased Need for Housing

To accommodate the estimated 2035 population, approximately 7,900 new dwelling units will need to be built in the City. There is currently enough land in the City to build these units, but if preexisting buildings are redeveloped, there is increased capacity.

- Use the new Design Guidelines to encourage new developments to be more people oriented.
- Encourage innovative design techniques that support more affordable and diverse housing types.
- Invest in public improvements to streets and other public spaces.

Implementation Strategies

- Encourage mixed-use buildings to increase density and walkability.
- Support new developments or redevelopments that happen in or near the City center.

“Redevelopment” is the practice of reusing pre-existing buildings for purposes different from their original use and can include reconstruction and additional construction to meet the needs of the new use.

C. Climate

Issues and Opportunities

XXXX

Implementation Strategies

XXXX

Plan Introduction

D. Capital Facilities Plan

The Capital Facilities Plan outlines what projects the City will pursue in the next six years, such as major construction, infrastructure improvements, land acquisitions, and equipment purchases, and how the City will pay for those projects.

Issues and Opportunities

Prioritization

With the City's finite resources, Tumwater leaders must prioritize projects. Here is the list of criteria used in the process of ranking projects in order from greatest to least need:

- Is it an emergency repair?
- Is the City required by law to do it?
- Is it an older project that is still being carried out?
- Does it support or implement the City's goals and objectives?
- Can it get outside funding?
- Is it an enhancement or repair of an existing facility?
- Does it involve the acquisition and development of new facilities?

Funding

The funding for capital facilities projects comes from a variety of sources such as grants, loans, and money generated from City taxes. It is important that the Capital Facilities Plan explore seeking funding from as many sources as possible so that the City can improve at a faster rate.

Implementation Strategy

Table 3. Capital Facilities Budget

Type of Project	Total Projects	Total Cost
General Governmental	31	\$39,094,240
Transportation	25	\$30,845,957
Water	21	\$24,221,500
Sanitary Sewer	12	\$8,365,000
Storm Drain	23	\$4,919,500

E. Conservation

Tumwater takes a great deal of pride in the preservation of its natural assets from trees to wetlands. It has made the City more attractive and enjoyable to visitors and residents alike. With an undeniable population increase on the

horizon, the City will have to find a way to strike a balance between increasing the City's capacity and retaining an acceptable quality and quantity of natural resources.



Plan Introduction

Issues and Opportunities

Water Resources

The City has heavily invested in the quality of its water. To maintain that level of quality that made Tumwater famous, the City must protect the groundwater and surface water sources from threats.

Wetland Protection

Wetlands have an array of benefits such as filtering stormwater runoff and providing habitat for local wildlife. Preventing and mitigating wetland loss is very important for the preservation of water quality and regional biodiversity.

Local Food Production

Historically, the spread of new urban development eliminated valuable agricultural lands. Tumwater should seek to prevent this trend from occurring and preserve farmlands for increasing the availability of locally produced food to the City.

Implementation Strategies

- Monitor and review zoning so that hazardous uses cannot locate next to sensitive natural areas.
- Enforce low-impact development regulations and other ordinances that protect critical areas.
- Offer incentives to become more water and energy efficient like rebates for high efficiency fixtures and retrofits.
- Educate the public on best sustainable practices through outreach events and programs.
- Support dense development in the urban core.
- Implement a septic to sewer program.
- Stay up to date on natural resource lands classifications to ensure that critical areas are getting the protection they need.

F. Economic Development Plan

The City can support certain strategies and policy decisions to make Tumwater more attractive to new businesses and further support the ones that are already in the City.

Issues and Opportunities

Supporting Businesses

An important step in building a stronger local economy is to retain the City's existing

businesses. Engaging with the businesses of Tumwater will give the City a good idea of how to better support its current and future businesses.

Tumwater's Image and Future

To draw in new businesses and workers, Tumwater should focus on marketing the City as a desirable place to live and favorable environment to start or expand a business in.

Plan Introduction

The City can also take advantage of its brewing history to draw in brewing and associated businesses.

Neighborhood Plans and Neighborhood Centers

Neighborhood or sub-area plans are similar to the City Plan but on a smaller scale. Smaller plans allow for detail and citizen participation. Implementing and monitoring these plans helps to utilize the individual characteristics of each neighborhood.

Implementation Strategies

- Promote Tumwater as an attractive place to visit, live, and work.
- Communicate with businesses to identify their needs and ways for the City to meet them.
- Stabilize and redevelop the Old Brewhouse and other brewery properties.
- Continue to implement and review neighborhood plans.



G. Housing

Housing is one of the most important parts of the everyday lives of the City's residents. One of the City's top priorities is to work to provide residents with a range of housing options within their budget so that their home is suitable and affordable.

more bedrooms. While this works well for the many families living in Tumwater, the expected housing trend for the City is that households will shrink in size and become older on average. More people are living by themselves or with a partner, but without children. Single homes and large apartments are not always the best.

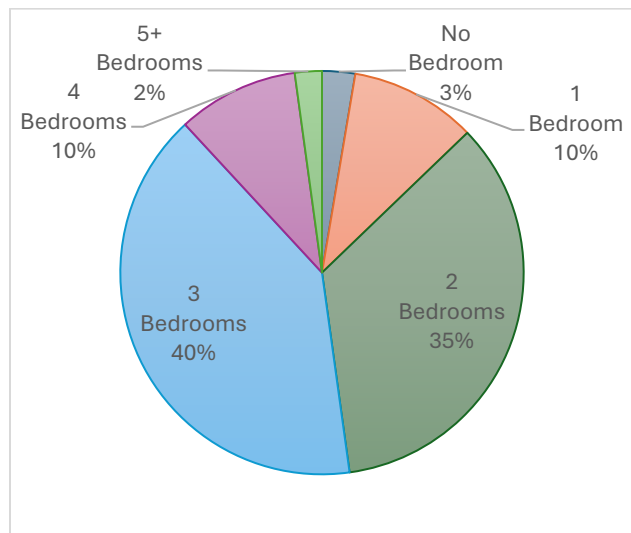
Issues and Opportunities

Household Sizes

Most of the current housing units in the City are designed for single families needing three or

Plan Introduction

Figure 1. Housing Unit Sizes



financial option for childless couples or single person households.

Homelessness

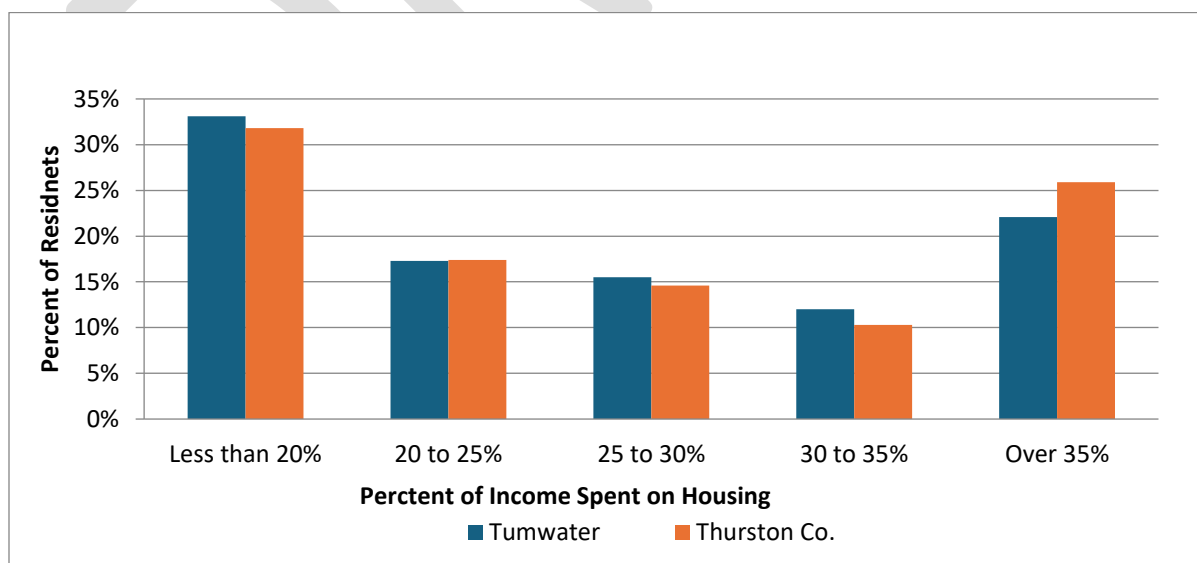
The local homeless population is estimated by Thurston County to be approximately 476 people who are living outdoors, in shelters, or in transitional housing. Within the Tumwater School District, there are an estimated 246

homeless students, and that number is considered an underestimate due to the stigma surrounding homelessness. The local shelter organizations are beyond capacity night after night. They need increased funding or additional services to help address the critical needs of Tumwater's less fortunate population. Tumwater already has about 50 transitional housing units, but more can and should be done.

Affordable Housing

While most of Tumwater has stayed relatively affordable, 22% of the City's 2015 population was rent burdened, meaning they spent over a third of their income on housing costs. This limits the amount they can use to cover other costs of living such as food or health care. This trend is predicted to continue as the City grows unless changes are made to the current housing stock.

Figure 2. Housing Costs as a Percent of Income



Plan Introduction

Implementation Strategies

- Identify rarely used building strategies that can reduce the cost of development and encourage creating affordable housing.
- Provide a greater mix of housing styles and sizes to provide an affordable selection of housing for all of Tumwater's residents.
- Create new housing units to meet the needs of the City's future population

while also maintaining the character of existing neighborhoods.

- Continue the discussion on how to help the homeless population best in Tumwater with strategies like building transitional housing.
- Encourage housing to be near transportation hubs, jobs, and other daily activities.

H. Lands for Public Purposes

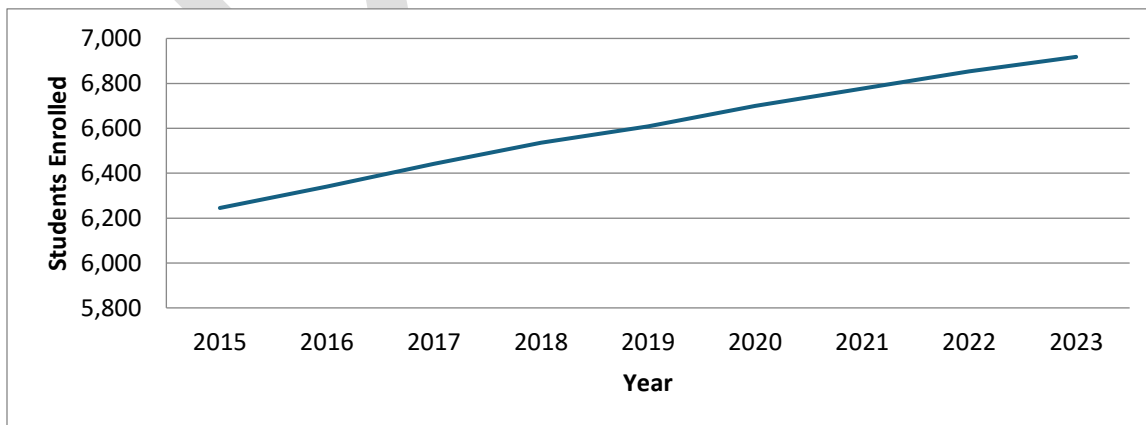
Public services and utilities require careful planning to make sure they are placed in the most efficient manner possible. Tumwater aims to balance the goals of serving the greatest number of people with the highest quality service while maintaining the lowest possible operating costs.

Issues and Opportunities

School District

With the current population projections, the Tumwater School District is expected to gain about 670 new students by 2023. To accommodate the incoming student population, the City of Tumwater should help the School District pick out sites for new schools and other facilities.

Figure 3. Students Enrolled





Plan Introduction

Waste Management

Solid waste in Tumwater is taken to the Thurston County Waste and Recovery Center (WARC). While the WARC is functioning fine now, some of its facilities are beginning to wear down. The HazoHouse, the hazardous materials drop-off center, needs a replacement in the near future. Slightly further out, there may be need for an entirely new WARC as Tumwater and the County grow.

Reduce, Re-use, Recycle

The WARC receives about 550 tons of waste per day, only 4 tons of that being recyclable. As solid waste landfills are a big contributor to greenhouse gas emissions and Washington State is trying to reduce those emissions, Tumwater should do its part to increase recycling efforts.

Implementation Strategies

- Coordinate with the Olympia and Tumwater School Districts to plan for the future need for new school facilities.
- Work with the County to develop a new HazoHouse Facility and other facilities.
- Assist residents to increase recycling and re-use.
- Support green economic opportunities to build local markets, jobs, and firms in recycling, re-use, and related material management efforts.
- Encourage innovative and alternative technologies for converting municipal solid waste to energy or fuel.

I. Parks, Recreation, and Open Space Plan

Parks and open spaces have a significant impact on life within Tumwater. They provide recreation, social, and educational opportunities to both residents and tourists with the added bonus of preserving green space in the city.

Issues and Opportunities

Community Parks

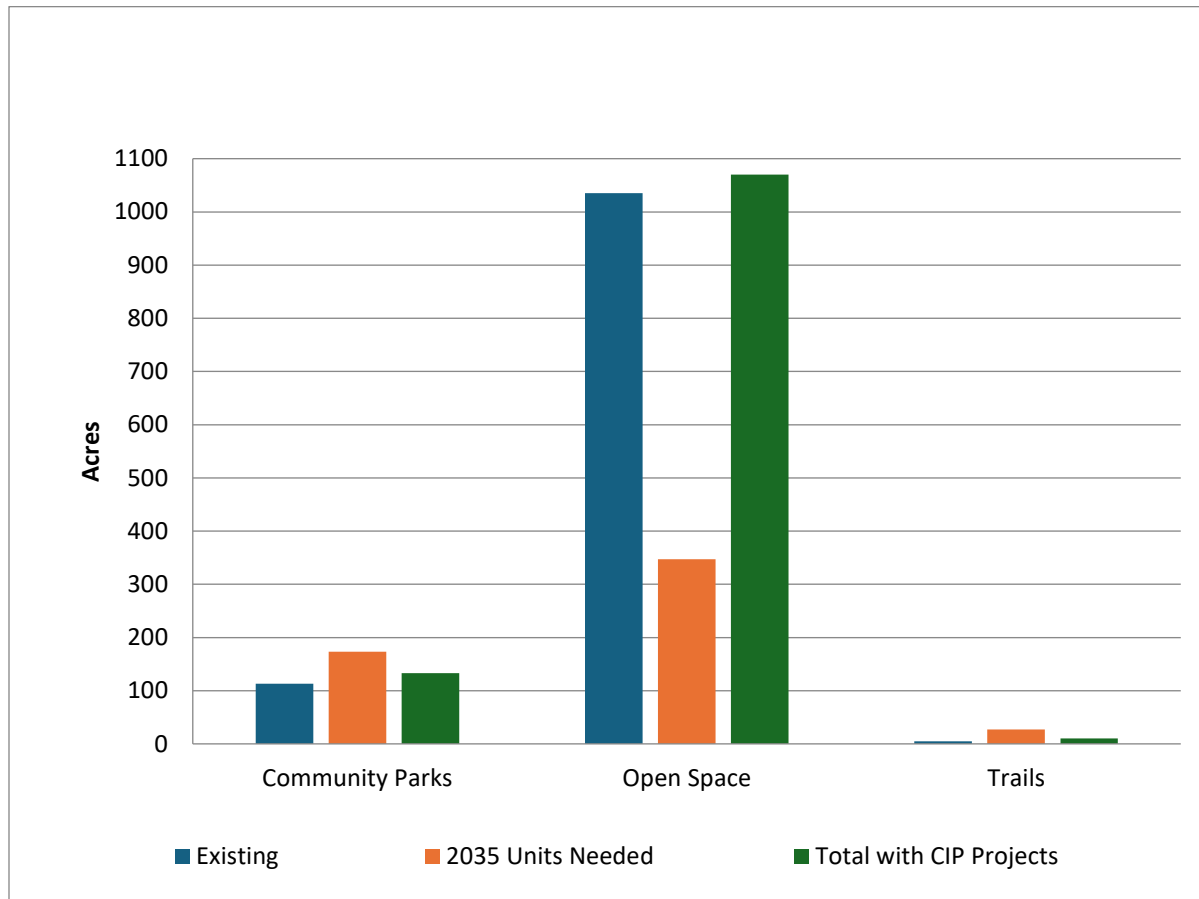
According to projections, Tumwater will be short on the amount of community parks to meet the needs of the 2035 population increase.

Trails

Tumwater is looking to create a network of trails for bikers and pedestrians to cross the city. Currently, the Parks Department is designing and constructing these trails, section by section, as funding allows.

Plan Introduction

Figure 4. Parks Level of Service and Capital Projects



Staffing

The Parks and Recreation department maintains 393.4 acres of parks and natural areas and the grounds of all City-owned properties as well as providing recreation services. Low staffing has resulted in sub-standard maintenance and program offerings. Additional staff members will be necessary to improve the current and future level of service.

Implementation Strategies

- Explore funding options, such as grants or collaborating with other entities, to

increase the quality and quantity of parks and services the City can provide.

- Discuss the most efficient ways to use current and future resources to support the creation of new parks and programs.
- Create a citywide system of streetscapes, parkways, and gateways that access and highlight the scenic attributes of Tumwater.
- Create a comprehensive system of on and off-road hike and bike trails that access scenic, environmental, historical, and open space attributes of Tumwater.

Plan Introduction

J. Shoreline Master Program

Issues and Opportunities

XXXX

Implementation Strategies

XXXX

K. Tumwater Thurston County Joint Plan

Issues and Opportunities

XXXX

Implementation Strategies

XXXX

L. Transportation Plan

Transportation is an important aspect of daily life. How people are able to move within Tumwater affects how the City will grow and what shape that growth will take as the City transitions to a more urban place.

Issues and Opportunities

Multi-Modal Transit

To support the additional trips traveled by the incoming population, Tumwater has to create

and expand the City's multi-modal transit network. Multi-modal transportation considers all the different ways people get around—from walking and biking to busing and driving. As Tumwater's Town Center transitions into a more urban area, the roadways should reflect the variety of transit modes.

Plan Introduction



Rural

Urban



Walkability

Walkability is a measure of how easy it is to live in an area without a car. Factors like sidewalk conditions and nearby grocery stores come together to create a “walkscore,” or grade for an area. Tumwater’s “walkscore” is 28. This signifies a car-dependent transportation

environment. By improving its non-motorized transportation system, Tumwater can boost its quality of life and become friendlier to those who choose not to own cars for financial, environmental, or other reasons.



Plan Introduction

Safety

As the City's transportation system becomes more diverse, the City must address the issue of safety. Some streets in the City are too narrow for bikes and cars to share and create a dangerous and trying environment for both. In addition, some streets may not have enough crossing opportunities for pedestrians, thus encouraging them to jaywalk. There may also be a lack of accommodation for people with disabilities and temporary mobility issues.

Table 4. Current Transportation Inventory

Infrastructure Type	Quantity
Public Streets/Roads	140 miles
Owned by the City	100 miles
To be added	15-20 miles
Bus System	6 major routes (12, 13, 42, 43, 68, 609)
Trails	5 miles

M. Utilities

Utilities in Tumwater, with the exception of water and sewer services, are provided through private companies that work closely with the City. Tumwater cannot directly affect pricing or distribution of most private utilities, but the City can create incentives to increase efficiency and create opportunities to expand utilities.

Infrastructure Type	Quantity
Sidewalks	104 miles
Bike Lanes	11.5 miles
Airport Facilities	835 acres

Implementation Strategies

- Adopt land use based street design guidance.
- Adopt multi-modal Level of Service standards.
- Expand bicycle and pedestrian data collection.
- Establish bicycle and pedestrian advisory body.
- Conduct a local traffic safety campaign.
- Identify and prioritize projects or areas of improvement.

Issues and Opportunities

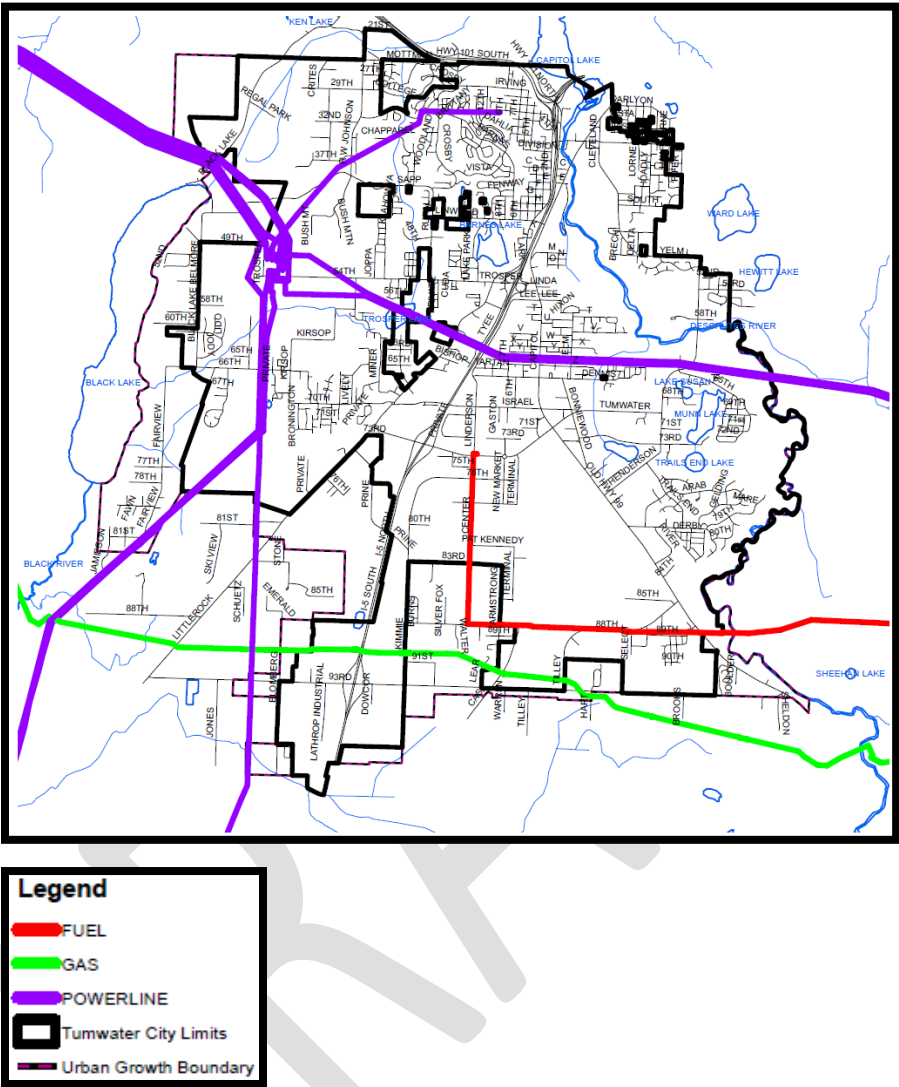
Natural Gas and Electricity

Puget Sound Energy (PSE) provides natural gas and electricity to Tumwater and a large portion of the Puget Sound region. PSE is currently meeting Tumwater's gas and electricity needs and will work with the City to provide for the future population increase.

Plan Introduction



Figure 5. Map of Utility Corridors



Plan Introduction

Figure 6. Natural Gas Usage by Sector

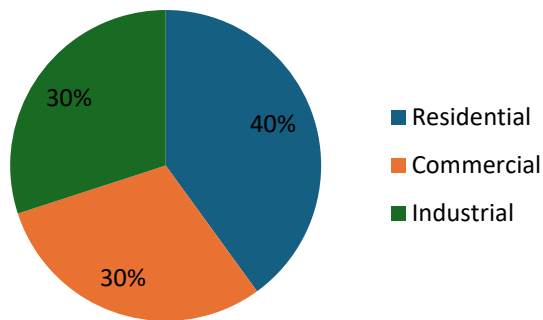


Figure 7. Electricity Usage by Sector

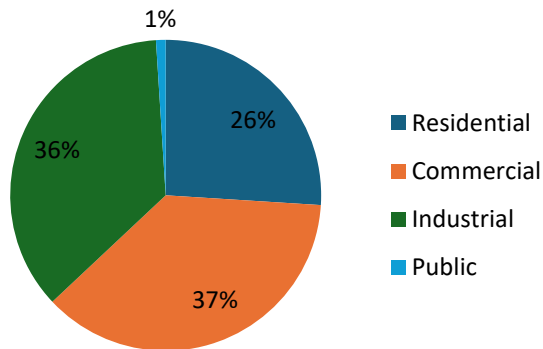
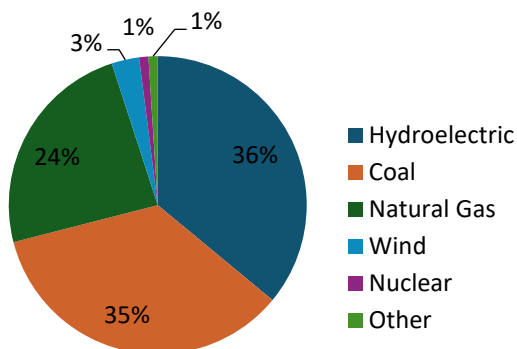


Figure 8. Electricity Sources



Telecommunication

Telecommunication utilities such as broadband internet, television, and telephone services are

vital to businesses and attractive to residents. A number of companies provide these services to Tumwater. The most prominent are Comcast, CenturyLink, and HughesNet. While current demand is being met, the City should consider opportunities to expand telecommunication services with new strategies like expanding the fiber optic network.

Implementation Strategies

- Require that private utility companies communicate with the City when siting new utilities.
- Increase the use of renewable resources to reduce the region's carbon footprint.
- Enhance the region's electricity distribution, monitoring, and storage infrastructure to support adoption of cleaner technologies and practices.
- Encourage energy efficiency and conservation through incentives and policy changes.

Plan Introduction

N. Subarea Plans

Brewery District Plan

Implementation Strategies

XXXX

Issues and Opportunities

XXXX

Implementation Strategies

XXXX

Black Hills Subarea Transportation Plan

Issues and Opportunities

XXXX

Implementation Strategies

XXXX

Capitol Boulevard Corridor Plan

Issues and Opportunities

XXXX

Implementation Strategies

XXXX

Littlerock Road Subarea Plan

Issues and Opportunities

XXXX

Implementation Strategies

XXXX

Town Center Plan

Issues and Opportunities

XXXX

Utilities Element

Goals, Policies, and Implementation Actions

City of Tumwater 2025 Comprehensive Plan

Balancing Nature and Community: Tumwater's Path to Sustainable Growth

DRAFT VERSION JULY 2024

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December 2025

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Utilities Element

Goals, Policies, and Implementation Actions

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Abbreviations Used in Document

- CDD** – Community Development Department
- TED** – Transportation & Engineering Department
- TMC** – Tumwater Municipal Code
- WRS** – Water Resources & Sustainability Department



Utilities Element

Goals, Policies, and Implementation Actions

1. Introduction

The Utilities Element is part of Tumwater's Comprehensive Plan. It was created to meet the state Growth Management Act (Chapter 36.70A RCW) requirements to XXXX.

This section of the Utilities Element specifies goals, policies, and actions meant to set forth a direction to XXXX in Tumwater. The goals, policies,

and actions also serve to ensure coordination with separate Comprehensive Plan Elements, regional plans, and County-Wide Planning Policies. Additionally, they serve as the plan for implementing certain actions within the Utilities Element.

A. How to Read this Element

The City's Vision, Mission, and Belief Statements provide overarching direction for the future of the community are found in the Comprehensive Plan Summary.

The Summary of Element Goals and Strategies provides a high-level overview of the Utilities Element's five goals and supporting Strategies.

The remaining document presents each goal in full detail, with introductory text, explanation of the lead and timeline for each policy and implementation action, and identification of priority items.

Utilities Element

Goals, Policies, and Implementation Actions

2. Growth Management Act – Element Goals

The state Growth Management Act (Chapter 36.70A Revised Code of Washington (RCW)) requires that the City demonstrate that each Element in its Comprehensive Plan meets the relevant fifteen planning goals contained within the Act. The fifteen goals guide the development and adoption of the City's Comprehensive Plan and development regulations.

The following is a summary of how the updated Utilities Element will show how it meets the two goals related to growth.

8. **Urban Growth.** *Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

Utilities Element ensures that utility services provided by the private sector, such as natural gas, electricity, or

telecommunication services, are consistent with the City of Tumwater's Comprehensive Plan and can support the community's growth and development as anticipated over the twenty-year planning period.

10. **Public Facilities and Services.** *Ensure that those public facilities and services necessary to support development shall be adequate.*

The Utilities Element, as required by the Growth Management Act, must include an inventory of the general location of all existing and proposed utility facilities and a description of the current capacity and the expected future capacity of each utility.

Utilities Element

Goals, Policies, and Implementation Actions



3. County-Wide Planning Policies

The Growth Management Act requires that comprehensive plans be consistent with Thurston County's County-Wide Planning Policies, as amended in 2015. The following is a list of the relevant policies that apply to this Element. All County-Wide Planning Policies are adopted as Appendix B to the Comprehensive Plan. The relevant sections of the County-Wide Planning Policies to this Element are cited below.

I. General Policies

- 1.12 Champion energy efficiency and renewable energy strategies that contribute to energy independence, economic stability, reduced climate impacts, and long-term household and community health.*

The Utilities Element contains goals, policies, and actions that address County-Wide Planning Policy 1.12. These goals, policies, and actions contribute to energy independence, economic stability, reduced climate impacts, and long-term household and community health.

II. Urban Growth Areas

- 2.2 The boundaries of designated urban growth areas must meet the following criteria:*

[...]

- b. Be served by or planned to be served by municipal utilities.*

The purpose of the Utilities Element is to plan the provision of utilities to the City of Tumwater and its Urban Growth Area.

III. Promotion of Contiguous and Orderly Development, Provision of Urban Services, and Protection of Rural Areas

- 3.1 Concentrate development in urban growth areas and protect rural areas by:*

[...]

- h. Where urban services & utilities are not yet available, requiring development to be configured so urban growth areas may eventually infill and become urban.*

- 3.2 Coordinate Urban Services, Planning, and Development Standards through:*

- a. Maximizing the use of existing infrastructure and assets, and leveraging the value of these in building vital, healthy, and economically viable communities.*

- b. Making public investments that further multiple community goals, target identified priorities, and leverage additional investment.*

[...]

- d. Providing and maintaining municipal services (water, sewer, solid waste, public safety, transportation, and communication networks) in a*

Utilities Element

Goals, Policies, and Implementation Actions

sustainable, and cost-effective manner.

e. Coordinating planning and implementation of policies regarding urban land use, parks, open space corridors, transportation, and infrastructure within growth areas. Developing compatible development standards and road/street level of service standards among adjoining jurisdictions.

f. Developing, and ensuring the enforcement of, agreements between Thurston County and the cities and towns within its borders, that ensure development occurring within unincorporated urban growth areas is consistent with city utility and stormwater planning and conforms to the development standards and road/street level of service standards of the associated city or town.

3.4 Provide capacity to accommodate planned growth by:

a. Assuring that each jurisdiction will have adequate capacity in transportation, public and private utilities, storm drainage systems, municipal services, parks, and schools to serve growth that is planned for in adopted local comprehensive plans;

The Utilities Element seeks to find the most effective way to serve the greatest amount of people at the lowest cost possible through examining how utilities are currently provided, what private utility providers have planned, and how future demand will shape utility distribution.

VII. Economic Development and Employment

7.3 Provide in comprehensive plans for an adequate amount of appropriately located land, utilities, and transportation systems to support desirable economic development. Create and maintain regulatory certainty, consistency, and efficiency.

7.5 Build a vital, diverse, and strong local economy, including job opportunities that support community and household resilience, health, and well-being by:

[...]

c. Providing opportunities for a range of business types to succeed.

d. Emphasizing policies that support locally owned businesses including home-based, entrepreneurial, and nonprofit business and organizations.

[...]

j. Adding incentives for businesses to demonstrate their environmental sustainability including reduction in greenhouse gas emissions.



Utilities Element

Goals, Policies, and Implementation Actions

In addition to the provision of natural gas and electricity, the Utility Element outlines the provision of telecommunication networks, which supports businesses of all types as internet access becomes increasingly vital to the success of a business.

IX. Transportation

- 9.2 *Increase opportunities for riding transit, biking, walking, ridesharing, allowing and encouraging flexible work schedules, and teleworking.*

Teleworking is supported by the provision of internet as covered in Section 5.1.

X. Environmental Quality

- 10.4 *Take action to conserve resources, increase use of renewable resources, and decrease dependence on non-renewable resources by:*

- a. *Reducing energy consumption and reliance on nonrenewable energy sources.*

Goals U-2 and U-4 of this element address reducing energy consumption and increasing energy generation from renewable sources to minimize the City of Tumwater's carbon footprint.

Utilities Element

Goals, Policies, and Implementation Actions

4. Summary of Element Goals

Goals are not listed in order of priority.

- | | |
|----------|---|
| Goal U-1 | Increase efficiency when planning for and siting utilities. |
| Goal U-2 | Support energy generation from renewable resources to bring the region to net zero emissions by 2050. |
| Goal U-3 | Support enhancement of the region's electricity distribution, monitoring, and storage infrastructure to support cleaner technologies and practices. |
| Goal U-4 | Support increasing energy efficiency and conservation to reduce the region's carbon footprint. |
| Goal U-5 | Ensure vital utilities are created, operated, and maintained in a safe manner. |

Utilities Element

Goals, Policies, and Implementation Actions

5. Element Goals, Policies, and Implementation Actions

Goal U-1 Increase efficiency when planning for and siting utilities.

[Add Short Explanatory Text]

Policies and Implementation Actions		Lead	Period	Notes
U-1.1	Communicate with private utility companies when siting utilities to discuss anticipated growth projections and how to size utilities appropriately to meet anticipated demand.	CDD / TED	Ongoing	
U-1.1.1	Cooperate and participate with Puget Sound Energy in the formulation of policy and development of an underground management plan with respect to Puget Sound's aerial facilities with the City of Tumwater.	CDD / TED	Ongoing	
U-1.2	Be aware of public service obligations when local review of utility improvements occurs.	CDD / TED	Ongoing	
U-1.3	Utilize transportation rights-of-way for utility corridors whenever feasible.	CDD / TED	Ongoing	
U-1.4	Provide timely notification to all affected utilities prior to road construction.	CDD / TED	Ongoing	
U-1.5	Approve utility permits when the project to be served is permitted whenever feasible and as quickly as possible.	CDD / TED	Ongoing	
U-1.6	Coordinate with neighboring jurisdictions to ensure consistency of the respective utility plans to facilitate orderly utility service.	CDD / TED	Ongoing	

Utilities Element

Goals, Policies, and Implementation Actions

Goal U-2 Support energy generation from renewable resources to bring the region to net zero emissions by 2050.

[Add Short Explanatory Text]

Policies and Implementation Actions		Lead	Period	Notes
U-2.1	Provide incentives to support the installation of distributed electrical generation equipment, (e.g., rooftop solar panels)..	CDD	Ongoing	
U-2.1.1	Encourage developers and homeowners to take advantage of existing national, local, and utility incentive programs (e.g., the tax credit program for the installation of solar systems in homes).	CDD	Ongoing	
U-2.2	Support large-scale, multi-jurisdictional renewable energy projects (e.g., large-scale solar arrays).	CDD	Ongoing	
U-2.3	Maintain uniform building codes and permitting practices to make the installation of solar panels, or other distributed generation technologies, easier and faster.	CDD	Ongoing	

Goal U-3 Support enhancement of the region's electricity distribution, monitoring, and storage infrastructure to support cleaner technologies and practices.

[Add Short Explanatory Text]

Policies and Implementation Actions		Lead	Period	Notes
U-3.1	Monitor system, or grid-scale, energy storage innovations, and use the experiences of communities that begin to deploy them to inform City codes and permitting.	CDD	Ongoing	



Utilities Element

Goals, Policies, and Implementation Actions

Policies and Implementation Actions		Lead	Period	Notes
U-3.2	Support energy suppliers' equipment upgrades, innovative programs, and service offerings related to adding information technology to the system or grid.	CDD	Ongoing	
U-3.3	Collaborate with energy providers to assess innovative system-scale, grid-scale, energy storage solutions in isolated, controlled conditions. If, and when, technological progress is proven, collaborate with energy providers for the deployment of such storage solutions.	CDD / TED	Ongoing	
U-3.4	Support adding vehicle chargers to homes, businesses, and public parking infrastructure.	CDD	Ongoing	
U-3.5	Promote equitable integration of electric vehicle infrastructure into new and existing facilities, including allowances in zoning regulations for charging stations in locations where they are needed.	CDD	Ongoing	
U-3.6	Support local projects to increase the existing electric vehicle fleet	CDD	Ongoing	
U-3.7	Support a change in state policies to increase the utility share of funding for undergrounding of overhead wires to reduce power outages.	CDD	Ongoing	
U-3.8	Protect and reserve existing electrical transmission corridors to maintain their usefulness in meeting future needs.	CDD	Ongoing	
U-3.9	Coordinate with the Natural Hazards Mitigation Plan to reduce service interruptions and provide services that are more dependable during hazard events.	CDD	Ongoing	



Utilities Element

Goals, Policies, and Implementation Actions

Goal U-4 Support increasing energy efficiency and conservation to reduce the region's carbon footprint.

[Add Short Explanatory Text]

Policies and Implementation Actions		Lead	Period	Notes
U-4.1	Support new incentives for decarbonized green buildings.	CDD	Ongoing	
U-4.2	Partner with Puget Sound Energy and other utility providers to promote energy efficiency programs and initiatives and expedite permitting processes related to energy efficiency upgrades.	CDD	Ongoing	
U-4.3	Electrify the City vehicle fleet to the greatest extent feasible.	CDD / TED / WRS	Ongoing	
U-4.4	Adopt policies that require properties to undertake an energy audit at time of sale or during substantial remodel, including, if deficiencies are found, encouraging energy retrofits to upgrade properties to a specified level.	CDD	Ongoing	Recommend discussion of staffing and resources needed for education and enforcement of this action.

Goal U-5 Ensure vital utilities are created, operated, and maintained in a safe manner.

[Add Short Explanatory Text]

Policies and Implementation Actions		Lead	Period	Notes
U-5.1	Underground utilities to increase public safety.	CDD / TED	Ongoing	



Utilities Element

Goals, Policies, and Implementation Actions

Policies and Implementation Actions		Lead	Period	Notes
U-5.1.1	Work with neighborhood associations to encourage the development of local improvement districts to provide funding for undergrounding existing utilities.	CDD / TED	Ongoing	
U-5.2	Encourage pipeline safety through public awareness and regulations.	CDD	Ongoing	
U-5.2.1	Adopt regulations that limit high-risk uses near pipelines to protect both the public and the pipelines themselves.	CDD	Ongoing	
U-5.2.2	Support education the public on pipeline safety and pipeline locations within the City.	CDD	Ongoing	

Utilities Element

Technical Information

City of Tumwater 2025 Comprehensive Plan

Balancing Nature and Community: Tumwater's Path to Sustainable Growth

DRAFT VERSION JULY 2024

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Figure 5. Electricity Usage by Sector 12

List of Maps

- Fire Districts, School, Library, and City Facilities
- Fuel Pipeline, Gas, & Major Electric Lines
- Sanitary Sewer System
- Stormwater System and Facilities
- Water System and Facilities

Abbreviations Used in Document

- CDD** – Community Development Department
- TMC** – Tumwater Municipal Code



Utilities Element

Technical Information

1. Introduction

A. Background

The Utilities Element ensures that utility services provided by both public and private suppliers are consistent with the City of Tumwater's Comprehensive Plan and can support the community's growth and development as anticipated over the 20-year planning period.

The Utilities Element is based on the same assumptions and is consistent with the Land Use Element, which establishes the overall growth strategy for the City of Tumwater and its Urban Growth Area. The system design and timing for extension of utility services supports the land use pattern and policies proposed throughout the Comprehensive Plan. The level of service standards established for public utilities determines capital facilities costs and revenue analysis in the Capital Facilities Plan and provides a foundation for analysis of the existing utility delivery system and proposed improvements, which are necessary to meet the City of Tumwater's rapidly changing demands in six primary areas including:

- Natural gas
- Electricity

- Telephone
- Utility pipelines
- Cable television
- Cellular
- Broadband internet

Water and wastewater services are addressed as part of the Lands for Public Purposes Element.

The Utilities Element, as required by the Growth Management Act, must include an inventory of the general location of all existing and proposed utility facilities and a description of the current capacity and the expected future capacity of each utility. This Element identifies ways of improving the quality of these services and includes policies that ensure utilities are coordinated with land use. The City of Tumwater will implement these policies through its franchise agreements with the utilities and through the land use permit process. Table 1 provides a list of the plans that provide the foundation for this element of the Comprehensive Plan.

B. Utilities Regulations

Both public and private agencies are involved with regulation, coordination, production, delivery, and supply of services. This section of the Utilities Element identifies the major pieces

of legislation and organizations that are most prominent in the utilities sector.



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State Regulation

Investor-owned utilities are regulated in Washington by the Washington Utilities and Transportation Commission, which is composed of three members appointed by the Governor. Title 80 of the Revised Code of Washington (RCW) empowers the Commission to regulate electrical, gas, irrigation, telecommunications, and water companies. State law directs the commission to regulate the rates, charges, services, facilities, and practices of the utilities. Any change in customer charges or service provision requires commission approval.

The commission, under Title 81 RCW, also regulates the rates and safety practices of the transportation of solid waste (garbage), intrastate petroleum and gas products via pipeline, and scheduled auto transportation services. As part of its mission to protect consumers, the commission maintains a call center for customer complaints at 1-888-333-9882 and coordinates the 811 Call Before You Dig line, a free service for locating utilities on public or private property that anyone can use.

Federal Regulation

The Federal Energy Regulatory Commission is an independent five-member commission working with the U.S. Department of Energy. The Commission regulates the interstate transmission of natural gas, oil, and electricity, as

well as licensing natural gas and hydropower generation projects.

The Federal Communications Commission regulates interstate and international communications by radio, television, wire, satellite, and cable. An independent U.S. government agency overseen by Congress, the five-member commission is the United States' primary authority for communications laws, regulation, and technological innovation. The commission maintains a consumer call center at 1-888-255-5322, as well as an online help center.

Franchise Agreements

All private utilities have existing franchise agreements to provide service in the City of Tumwater. The franchise agreements are a non-exclusive right to occupy the public right-of-way.

Several private service providers are available in the community that provide television, cable, internet, and telephone services. Some companies lease underground utility conduit from the City of Tumwater. The City of Tumwater has a special franchise agreement with Xfinity cable services that provides public education funding to support Tumwater TV, Channel 26 (Xfinity only), operated by Thurston Community Television (TCTV). The City of Tumwater provides limited liaison assistance in resolving escalated service requests with Xfinity.



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C. Urban Growth Area

Section II of the Thurston County, County-Wide Planning Policies contains specific guidelines and policies for the provision of urban services within the Urban Growth Area. These policies are adopted by reference and are included in their entirety in Appendix B of the Land Use Element.

County-wide policies should guide the development and provision of lands for public

purposes within the Tumwater Urban Growth Area. These policies are implemented through the Joint Planning process. Tumwater coordinates with the Thurston Regional Planning Council and Thurston County along with other service providers to identify areas of shared need for public facilities.



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2. Natural Gas

The City of Tumwater and the surrounding urban growth area are served entirely by Puget Sound Energy. Puget Sound Energy serves all municipalities within Thurston, King, Pierce, Lewis, Snohomish, and Kittitas Counties, with approximately 1.1 million electric and 775,000

gas customers. This service area has experienced over 70% increase in customers since 2004.

A. Regulatory Context

The activities of Puget Sound Energy are regulated by both federal and state legislation. This legislation is primarily concerned with promoting competition among gas suppliers and controlling the cost of natural gas to the consumer. Puget Sound Energy is subject to general regulations and oversight by the energy agencies, such as the Washington Utilities and Transportation Commission and the Federal Energy Regulatory Commission. Other pieces of legislation that have specific implications for the natural gas industry are described below.

Natural Gas Policy Act 1978

The National Gas Policy Act encouraged competition among fuels and suppliers across the United States. As a result, natural gas has been de-controlled. The Act also contained incentives for developing new natural gas resources and a tiered pricing structure aimed at encouraging the development of national transmission pipelines.

The Clean Air Act Amendment of 1990

The passage of the Clean Air Act amendments in 1990 has shown a federal intent to promote the diversification of fuel sources for motor vehicles.

This is in response to the need to both reduce carbon dioxide atmospheric emissions and to reduce the nation's reliance on gasoline for strategic reasons.

The Olympic Region Clean Air Agency serves Clallam, Grays Harbor, Jefferson, Mason, Pacific, and Thurston counties and it is one of seven such regional air pollution control agencies in the state of Washington. Olympic Region Clean Air Agency works cooperatively with the State Department of Ecology and the regional United States Environmental Protection Agency to measure criteria ambient air pollutants, meteorological parameters, and other air-related data. It currently operates and maintains air monitoring equipment for measurement of three of the six criteria pollutants: particulate matter (PM_{2.5}), ozone (O₃), and carbon monoxide (CO).

The Clean Air Rule

The State Department of Ecology has set a cap on carbon pollution to help slow climate change and limit the projected effects on the state's coastal communities, agricultural industries, and drinking water supplies.



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Under the new rule to cap and reduce carbon pollution, businesses that are responsible for 100,000 metric tons of carbon pollution annually are required to cap and then gradually reduce their emissions. Organizations regulated by the Clean Air Rule are required to reduce emission beginning in 2017. Beginning in 2020, the threshold reduces by 5,000 metric tons every three years. By 2035, the compliance threshold will be 70,000 metric tons of carbon dioxide equivalent or more. The threshold will remain constant at 70,000 MTCO₂e after 2035.

Olympic Region Clean Air Agency

The Olympic Region Clean Air Agency is a local government agency responsible for enforcing federal, state, and local air pollution standards and governing air pollutant emissions from new and existing sources in Clallam, Grays Harbor, Jefferson, Mason, Pacific, and Thurston counties.

B. Systems Analysis

The 2,889 residential natural gas customers in the City of Tumwater use an estimated 37 million cubic feet of natural gas in December 2015. This is 0.3% of Washington's total residential natural gas consumption.

The City of Tumwater's natural gas supply system currently serves existing customers. Washington Utilities and Transportation Commission regulations prohibit Puget Sound Energy from extending gas facilities to areas that are not expected to pay for themselves from the outset. While this keeps the existing ratepayers from

financing improvements in other areas, it does limit service delivery of natural gas to marginally profitable areas.

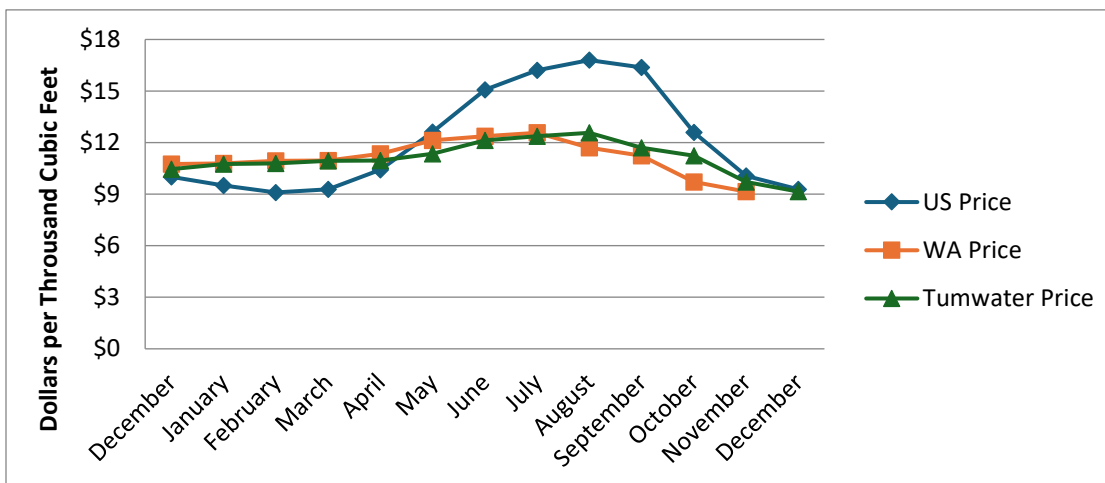
Residential Rates

Residential natural gas prices in the City of Tumwater averaged \$9.15 per thousand cubic feet in 2015. This average rate was approximately 1.5% less than the U.S. average rate of \$9.29 per thousand cubic feet for residential customers in that month.

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Figure 1. Residential Natural Gas Prices (2015)

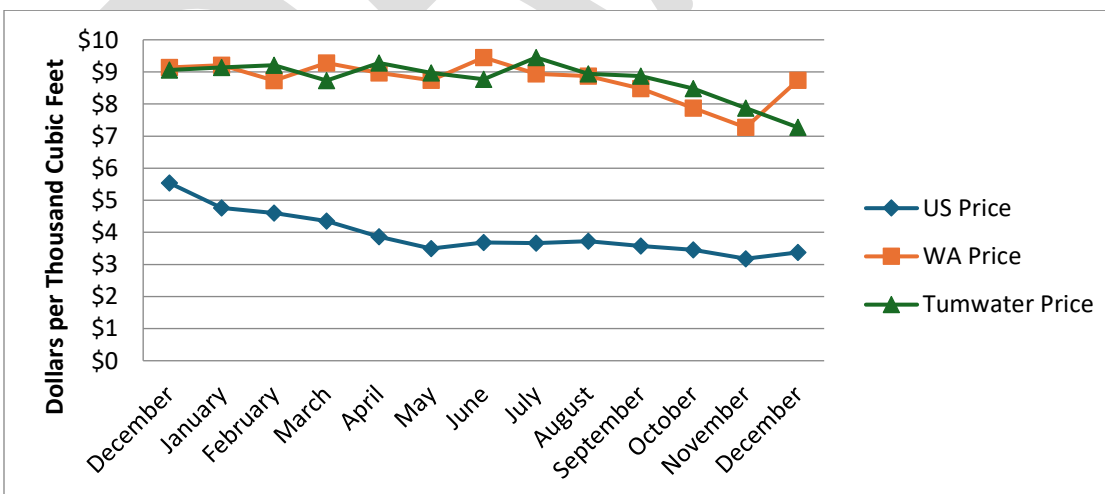


Industrial Rates

The City of Tumwater's industrial natural gas prices in 2015 averaged \$7.27 per thousand cubic feet, which was approximately 115% more than the national average rate of \$3.38 per thousand cubic feet. The average industrial

natural gas rate in the City of Tumwater decreased 19%, from \$9.06 per thousand cubic feet in December 2014 to \$7.27 per thousand cubic feet in December 2015.

Figure 2. Industrial Natural Gas Prices (2015)

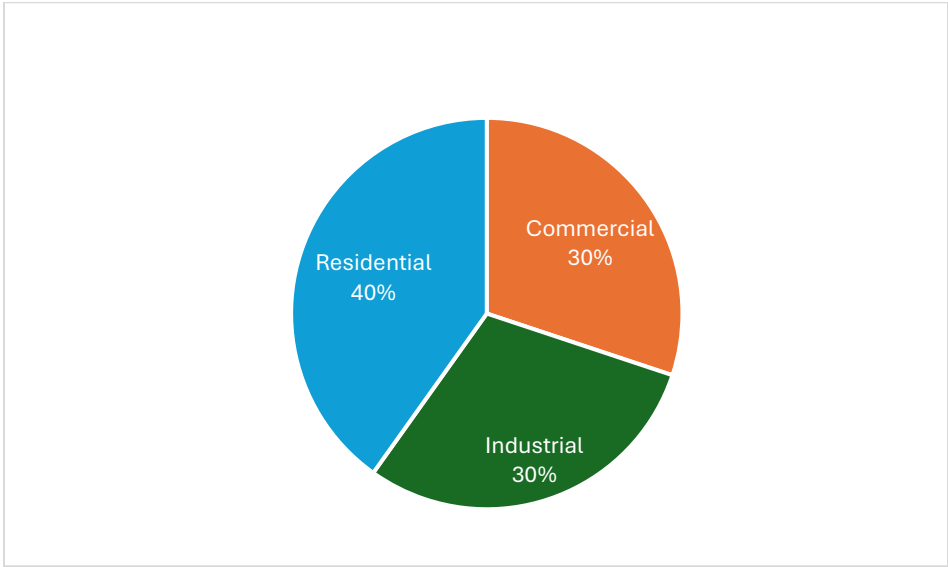


Puget Sound Energy expects nominal retail gas rates to rise between 2.9% and 3.4% per year, depending on the class, between 2016 and 2033.

Natural Gas Usage

The City of Tumwater used natural gas to create 6.45 million therms of heat energy in 2015. Residential uses consumed about 10% more natural gas than commercial or industrial uses.

Figure 3. Natural Gas Usage by Sector



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3. Electricity

Puget Sound Energy, the City of Tumwater's energy provider, is an investor-owned public utility incorporated in the State of Washington. The utility delivers local service to more than 1.1 million residential, commercial, and industrial customers in nine counties, 4,500 square mile service territory. Approximately 450,000 customers have been added to this service territory in the past ten years, an over 70% increase in service area population. Puget Sound Energy builds, operates, and maintains an extensive electrical system consisting of

generating plants, transmission lines, substations, and distribution systems.

The Bonneville Power Administration, a power-marketing agency of the U.S. Federal Government, owns and operates the principal high voltage bulk transmission lines serving the Puget Sound region. Puget Sound Energy relies on Bonneville Power Administration for bulk transmission services of power generated by federal hydro dams and Energy Northwest generators.

A. Regulatory Context

The policies of the Western Electricity Coordinating Council and Northwest Power and Conservation Council coordinate Puget Sound Energy and the Bonneville Power Administration activities. The Federal Energy Regulatory Commission and the Washington Utilities and Transportation Commission provide regulation for the system. The role and structure of the Washington Utilities and Transportation Commission, which regulates all utilities, has been described in Chapter 1. Organizations and regulations that are specific to electricity supply are described below:

The Western Electricity Coordinating Council

Western Electricity Coordinating Council is responsible for coordinating electricity supply across the western United States. It covers all of

the United States west of the Rockies and parts of Mexico and Canada. Its primary function is to coordinate wheeling of power between the regions and to provide safeguards in the national grid so that a power disturbance in one part of the country will not leave another region without power.

The Northwest Power Pool

Northwest Power Pool is an integrated system of generating resources and transmission facilities owned by Northwest Utilities. The pool was formed in 1942 to coordinate sales and interchange of power within the region. Puget Sound Energy is a member of the Northwest Power Pool.

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The Northwest Power and Conservation Council

The Council was authorized by Northwest Power Act of 1980 which was approved by a vote of the legislatures of all four northwestern states, Washington, Oregon, Idaho, and Montana. The governor of each of the four states appoints two members to serve on the Council. The Council's focus is on the generation of electricity; however, its policies have implications for gas service. The act contains three principal mandates for the council to carry out:

1. Develop a 20-year electric power plan that will guarantee adequate and reliable energy at the lowest economic and environmental cost to the Northwest. Energy conservation, renewable resources, such as wind power, solar, geothermal, and biomass, and high-efficiency resources, such as those that use heat from manufacturing processes to generate electricity, are listed in the Northwest Power Act as priorities.
2. Develop a fish and wildlife program to protect and rebuild populations affected by hydropower development in the Columbia River Basin.
3. Conduct an extensive program to educate and involve the public in the council's decision-making processes.

The plans and policies the Council develops and approves are implemented by numerous agencies including Bonneville Power Administration, U.S. Army Corps of Engineers, Bureau of Reclamation, and Federal Energy Regulatory Commission as well as both investor-owned and public utilities. State, tribal, and local

governments often work closely with the Council as it develops its power and fish and wildlife plans, and these entities implement measures in those plans. The Power Plan and the fish and wildlife program are updated at least every five years.

Washington Energy Independence Act

The Washington State Energy Independence Act (RCW 19.285) sets annual targets for utilities to use eligible renewable resources or acquire equivalent renewable energy credits. These targets increase over the years, for example the target percentage was 3% in 2012, 9% in 2016, and by 2020 utilities should have 15% of their power production come from renewable resources or energy credits.

Western Interstate Energy Board

The Western Interstate Energy Board was created Western Interstate Nuclear Compact. It is an organization of governors and premiers of the eleven western states and three western Canadian provinces. The Board's purpose is to provide the instruments and framework for cooperative state efforts to enhance the economy of the West and contribute to the well-being of the region's people. Most of the Board's work is conducted through its three committees:

1. The High-Level Radioactive Waste Committee works with the U.S. Department of Energy to develop a safe and publicly acceptable system for transporting spent nuclear fuel and high-level radioactive waste under the Nuclear Waste Policy Act.
2. The Energy Minerals Reclamation Committee works to improve the

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administration of the Surface Mining Control and Reclamation Act in coal producing states.

Western Conference of Public Service Commissioners to improve the efficiency of the western electric power system.

3. The Committee on Regional Electric Power Cooperation works with the

B. Electricity Supply

The first tier of PSE's electrical supply system is generation. Hydroelectric plants generate a sizable proportion of the electricity consumed in the Pacific Northwest. Much of the power comes from dams on the Columbia River to the east of the Cascades. Puget Sound Energy owns or has long term operating contracts on:

- Hydroelectric plants: 14
- Coal fired plants: 5
- Natural gas fired plants: 7

Three of PSE's coal fired sources will be shut down by 2025 to meet clean air standards, regulations, and goals in Washington and Montana.

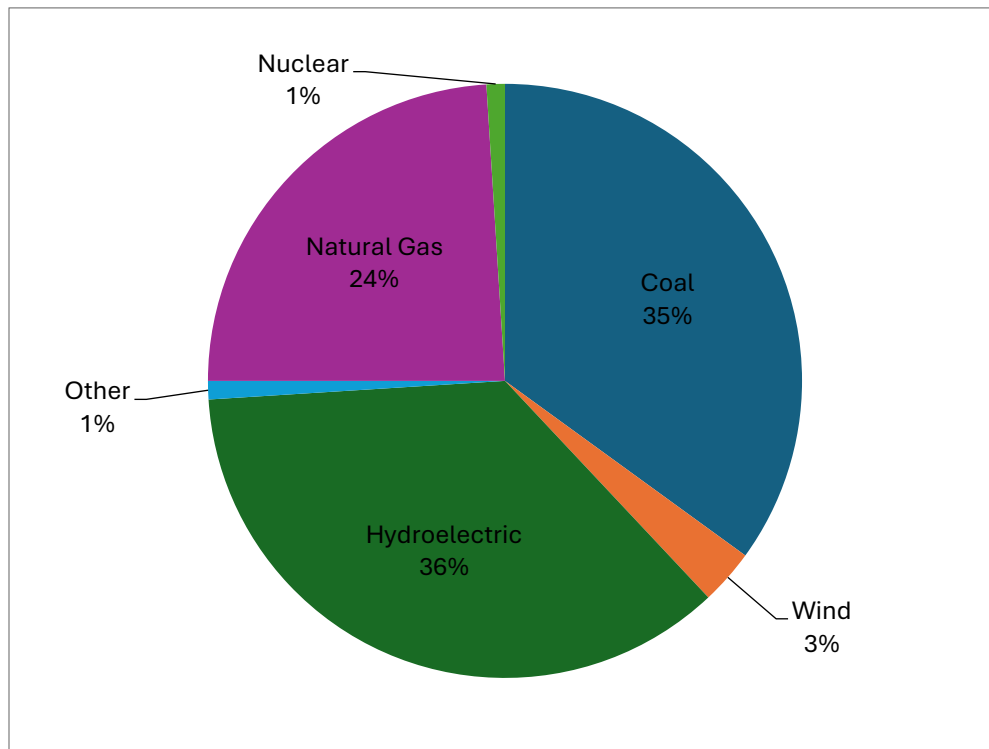
In 2003, the company's energy production was 40% hydro resources and 60% thermal plants. Thermal plants take a number of forms, including coal-fired, natural gas-fired, and oil-fired. Puget Sound Energy does not presently own any nuclear generating facilities.

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Figure 4. Current Fuel Mix for Electricity



Understanding Electricity Transmission and Distribution

The "transmission system" is the second tier in the electricity supply system. Puget Sound Energy's transmission system covers Thurston County and the City of Tumwater. It is a grid, which provides a link between Bonneville Power Administration's Bulk Transmission System and the local feeder system, which connects with customers. It has the function of moving power around Puget Sound Energy's service area.

The City of Tumwater is included in a Puget Sound Energy service area, which also covers the Cities of Bucoda, Lacey, Olympia, Rainier, Rochester, Tenino, and Yelm, and the unincorporated areas of Thurston County. There is one power generation station in the City of Centralia near the sub-area that feeds electricity

into Puget Sound Energy's transmission system. Other sources of power outside this subarea flow through three transmission stations in Thurston County.

Power from generating plants along the Columbia River is delivered through existing 500 Kilovolt (kV) lines to the Bonneville Power Administration Raver Station in King County, to the Bonneville Power Administration Paul Station near the Centralia Generating Plant. The Tono Station just south of Thurston County steps the 500 kV voltage down to 115 kV, supplying two 115 kV lines north into central Thurston County.

The 500 kV system continues north to the Bonneville Power Administration Olympia



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Substation located west of the City of Tumwater in Thurston County, where the power is stepped down to the 230 and 115 kV levels. A 230 kV line originating at the White River Generating Plant in Pierce County also provides power to the Bonneville Power Administration Olympia Substation, where the power is stepped down to the 115 kV level. From there, two 115 kV lines run east from the Bonneville Power Administration Olympia Substation to serve Puget Sound Energy's Olympia Transmission Substation. This transmission station then serves the Saint Clair and the West Olympia Substations in the Olympia area. A 115 kV line originating at the White River Station runs southwest to the Saint Clair Transmission Station, which serves substations in the Lacey area.

Power is transformed from 115 kV to 55 kV by one transformer at the Olympia Transmission Substation to serve some distribution substations with 55 kV lines. The Saint Clair and West Olympia Transmission Substations have a similar transformer used to serve 55 kV distribution substations in Thurston County.

Because the power system in the Thurston County area is connected to a larger transmission grid throughout the Northwest, power must be able to flow north and south as the needs of the system evolve. As mentioned previously, the demand for electricity in the Puget Sound area varies throughout the year. In the spring, heavy water flows from the winter snowpack cause large amounts of imported power to flow across our system from Canada to California. In the fall, when local water reservoirs are low, power is imported from California to the Puget Sound Energy system.

The "distribution system" is the third and final tier in the electricity supply system. Power is supplied from the transmission system into the City of Tumwater's local feeder system at five distribution sub-stations, three of which are located in the City of Tumwater and its Urban Growth Area. The remaining two are located in the City of Olympia and its Urban Growth Area.

C. System Analysis

Programs to ensure a reliable and economic power system over the next 20 years and reduce the potential for system overload were identified in the Bonneville Power Administration's Puget Sound Reliability Study (2014) and Northwest Power and Conservation Council's Seventh Northwest Conservation and Electric Power Plan. These programs included the following:

- Increase energy efficiency measures.

- Develop the capability to deploy demand response resources or rely on increased market imports to meet system capacity needs under critical water and weather conditions.
- Invest in new natural gas-fired generation.

At the local level, Puget Sound Energy continues to pursue energy efficiency programs. Puget

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Sound Energy offers grants and consultation for energy conservation measures in industrial facilities. There is also an active program to raise consumer consciousness regarding energy efficiency. Puget Sound Energy upgrade their existing transmission substation in the City of Tumwater in 2012 and constructed a new distribution and transmission switching station and 12 miles of local transmission lines between the Cities of Lacey and Tumwater between 2012 and 2015.

Both the Bonneville Power Administration and Puget Sound Energy are working to manage demand. The aim is to reduce demand at peak times and spread demand more evenly over the daily and seasonal cycle. Encouraging commercial customers to carry out high-energy consumption processes when supply is plentiful in off peak periods can encourage and use power when greater supply is available. The Bonneville Power Administration is undertaking programs to develop the bulk transmission system. The aim of these programs is to increase system capacity, to deliver more power, and to protect the consumer from power loss.

All of the forecast data is affected by uncertainty in economic conditions, weather, environmental and governmental policies, and other factors that could significantly affect the magnitude, duration, and timing of projected surpluses or deficits. Some of these uncertainties include:

- Natural variations in weather;
- Potential increases or decreases in retail loads due to changes in local, regional, and national economic conditions;
- Future local, state, and national policy requirements;

- Cost and availability of fuel;
- Changes in existing or contracted generating resources;
- Availability of new and existing uncommitted regional resources;
- Availability and reliability of import/export markets and transmission limits; and
- Future climate change impacts to retail loads, stream flows, and resources.

The City completed an energy conservation assessment in 2008 to identify opportunities to save energy and other resources. Because of the assessment, the City adopted the Climate Action Plan, which implemented recommendations from the assessment such as retrofitting lights and improving the heating, venting, and air conditioning systems in City-owned buildings.

Electricity Rates

The average commercial electricity rate in the City of Tumwater is 9.46 cents/kWh. This is 23% greater than the Washington average rate of 7.68 cents/kWh and 6% less than the national average rate of 10.09 cents/kWh. Commercial rates in the U.S. range from 6.86 cents/kWh to 34.88 cents/kWh.

For residential, the average electricity rate in the City of Tumwater is 10.36 cents/kWh which is 21% greater than the Washington average rate of 8.53 cents/kWh and 12% less than the national average rate of 11.88 cents/kWh.

Puget Sound Energy projects that between 2016 and 2033, nominal retail electric rates will grow at an average annual rate of between 1.1% and 1.3%.

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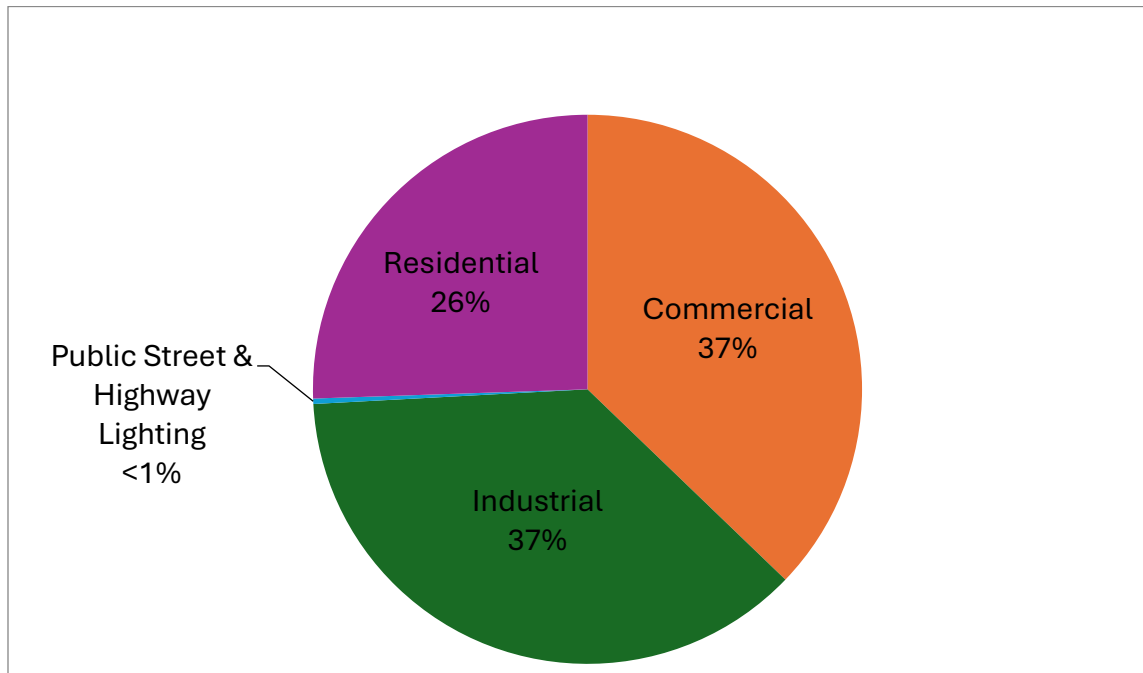
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Electricity Usage

The City of Tumwater used about 315 million kWh in 2015. The sectors that used the most

were commercial and industrial with 118 million kWh and 115 million kWh, respectively.

Figure 5. Electricity Usage by Sector



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4. Natural Gas And Fuel Pipelines

Two major natural gas and fuel pipelines pass within the City of Tumwater and its urban growth area:

- Olympic Pipeline (2.8 miles located within the City of Tumwater)

- Williams Northwest Pipeline (2.5 miles located within the City of Tumwater)

A. Olympic Pipeline

The Olympic Pipeline spur was used to carry liquid fuels from Olympic Pipelines' main north-south pipeline east of the City of Tumwater to a bulk storage tank facility at the corner of Linderson Way and Tumwater Boulevard. The lease for that bulk storage facility has lapsed and it is no longer a conforming land use for that

location. The spur pipeline and easement remain in place but is currently inactive. No plans are currently on file to relocate the bulk storage facility or reactivate this pipeline spur.

B. Williams Northwest Pipeline

The Williams Northwest Company pipeline conveys natural gas from Williams Northwest Company Pipeline main north-south pipeline east of the City of Tumwater to the Satsop Business Park in Grays Harbor County. This pipeline consists of two parallel 16-inch diameter gas pipelines located within a right of

way that passes through the southern portion of the City of Tumwater and its urban growth area. This pipeline is active, and no further expansion of this pipeline is planned at this time.

C. Puget Sound Energy Natural Gas Pipelines

Puget Sound Energy maintains an extensive network of pipelines that distribute natural gas to customers throughout the City of Tumwater.

The Williams Northwest Company supplies natural gas to Puget Sound Energy through four gate stations in the Olympia area.



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1. Olympia Gate Station at Flying Carpet and Fir Tree. This gate station also serves the Cities of Olympia and Lacey.
2. Olympia Town Border Station at 42nd and Boulevard. This station also serves the Cities of Olympia and Lacey.
3. Littlerock Gate Station at 90th Lane SW and Littlerock Road.
4. Black Lake Gate Station at Delphi and 62nd Avenue SW.
1. A six-inch gas main from Olympia Gate to the Capitol, serving about 5,000 residential customers.
2. A four-inch West Olympia Main from Black Lake to Evergreen College serving about 1,600 residential customers.
3. A four-inch main from Littlerock to the City of Tumwater serving about 1,600 residential customers.

Other additional gas facilities serving the City of Tumwater include the following:

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5. Telecommunication

The telecommunications industry is currently undergoing large advances in technology. Cellular and optical fiber technology have changed the way telecommunications services are delivered. In addition to this, technology is

evolving that will eliminate current physical barriers that separate data, video, and voice technologies.

A. Broadband

With the rise of broadband-enabled services and applications, and the increasing migration of many aspects of modern life online, a lack of broadband connectivity can increasingly have a negative impact on social and economic development by excluding those who lack broadband access or do not see the relevance of broadband services. The Federal Communications Commission currently defines broadband access in the United States as 25Mbps when downloading data and 3Mbps when uploading data. It is becoming an increasingly important utility since more educational, occupational, communicative, and entertainment opportunities are dependent on this service.

In the City of Tumwater, 25 internet service providers offer broadband connections over a variety of methods to both residences and businesses. CenturyLink and Xfinity are the leading providers in the City of Tumwater. According to BroadbandNow, an organization that assesses broadband access, currently 92% of the City of Tumwater has access to CenturyLink's digital subscriber lines, 97% has access to Xfinity cable services, and Hughes Net's satellite coverage is accessible to buildings with a satellite dish and a clear view of the southern sky. The general types of broadband connections include the following.

B. Digital Subscriber Line (DSL)

Digital subscriber line uses existing phone lines to connect to the internet, similar to dial-up, but still allows for simultaneous phone and internet usage.

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C. Cable

Cable uses existing television cables to connect to the internet without interfering with the television signals.

D. Wireless

Wireless internet connections are broadcast over the airways via a ground station provider to antennas. This method requires a clear line of sight between the antenna and the ground

station making it susceptible to weather conditions.

E. Satellite

Satellite internet is a form of wireless internet that uses geosynchronous satellites to connect to the internet. This method requires a clear line of sight between the satellite dish and the

orbiting satellite making it susceptible to weather conditions.

F. Mobile

Certain phones and smart devices are able to access the internet using the cellular phone network.

G. Fiber Optic

Fiber optic technology uses thin glass fibers to convert electrical data signals into light for faster and more reliable connections. The City has some fiber conduits around the city and is currently planning how to best use these assets.

Many providers of digital subscriber line, cable, or satellite phone and television services use the

same infrastructure to provide internet services. Table 3 includes a current inventory of this infrastructure that is registered by the Federal Communications Commission, the national regulator of interstate communications.

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Table 1. Current Inventory of Infrastructure

Infrastructure	Number
Cell Phone Towers	1
Antenna Towers	95
Commercial Land Mobile Towers	3
Private Land Mobile Towers	30
Microwave Towers	22
Paging Towers	13
Maritime Coast & Aviation Ground Towers	3
Amateur Radio Licenses	122

H. Television

Cable television is available to residents through Xfinity. Service is through a franchise agreement. Lines installed in public rights of way provide cable transmission. The lines are usually required to be underground. All of the City of Tumwater currently has access to cable TV including recently annexed areas. Xfinity plans

to accommodate future population as market conditions demand. It is not bound by the level of service and concurrency requirements under the Growth Management Act.

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6. Meeting Future Demand

In the six county service area of Puget Sound Energy, an inflow of more than 775,000 new residents between 2016 and 2035 will increase Puget Sound Energy's electric service territory population to almost 4.8 million by 2035. Additionally, employment is expected to grow at an average annual rate of 0.7% between 2016 and 2035, manufacturing employment is expected to decline annually by 0.4% on average between 2016 and 2035, and local employers are expected to create about 297,000 jobs between 2016 and 2035.

Growth in the City of Tumwater follows closely with growth trends in other parts of the Puget

Sound Energy service area. There were 20,610 jobs in the City of Tumwater in 2015. Over the 20-year planning period, the City of Tumwater is projected to add an additional 11,055 jobs for a 54% gain in total employment primarily in the areas of government, professional services, and retail. The biggest changes in employment occur in information, construction, and utilities.

These projections form the basis of the utility forecast for the City of Tumwater, helping ensure adequate services are in place and identify potential changes or adjustments needed.

Table 2. The City of Tumwater and Urban Growth Area 20-Year Population Projection

	2015 ¹ Population	2035 ² Population	Population Increase	Percent Increase 2015-2035
Tumwater	21,939	34,680	12,741	58%
Urban Growth Area	3,250	8,203	4,954	152%
Combined Areas	25,188	42,883	17,695	70%

Source: ¹ Office of Financial Management, Forecasting Division

² The Profile, October 2015, Thurston Regional Planning Council, and the Population and Employment Forecast for Thurston County Final Report

Table 3. The City of Tumwater and Urban Growth Area 20-Year Housing Projection

	2015 Housing Units ¹	2035 Housing Units ²	Housing Increase	Percent Increase 2015-2035
Tumwater	8,680	13,840	5,160	60%
Urban Growth Area	2,710	5,330	2,620	97%



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	2015 Housing Units ¹	2035 Housing Units ²	Housing Increase	Percent Increase 2015-2035
Combined Areas	11,390	19,170	7,780	68%

Source: ¹ Office of Financial Management, Forecasting Division

² The Profile, October 2015, Thurston Regional Planning Council, and the Population and Employment Forecast for Thurston County Final Report

One simple measure of energy intensity is the gross measure of total energy consumed divided by the population. This per capita indicator is a good measure of energy consumption because decisions by individual consumers have an important effect on overall energy consumption.

Combined with energy efficiency projections outlined in Section 6.1 of this document, this measure provides a straight-line projection that provides a conservative picture of anticipated demand.

Table 4. The City of Tumwater and Urban Growth Area 20-Year Energy Consumption Projection

	2015 Households ¹	2035 Households ²
Tumwater	8,470	13,390
Natural Gas	276,400 MBTU	346,800 MBTU
Electricity	116,956,800 kWh	153,459,000 kWh
Urban Growth Area	1,255	3,167
Natural Gas	41,000 MBTU	82,030 MBTU
Electricity	17,325,800 kWh	36,298,300 kWh
Combined Areas	9,725	16,557
Natural Gas	317,400 MBTU	428,830 MBTU
Electricity	134,277,200 kWh	189,757,300 kWh

Source: U.S. Energy Information Administration (EIA) State Energy Data System, Puget Sound Energy, and the 2010 Census



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Notes: ¹ In 2015, the estimated per capita uses were approximately 12.6 Million BTU per capita for natural gas and 5,331 kWh per capita for electricity.

² In 2035, the estimated per capita uses will be approximately 10 Million BTU per capita for natural gas and 4,425 kWh per capita for electricity due to estimated improvements in efficiency.

Average household size was estimated to be 2.59 people.

A. System-level Impacts of Energy Efficiency

The Energy Independence Act requires electric utilities with 25,000 or more retail customers in Washington to use renewable resources and conservation to help meet their customers' energy needs. The utilities must report annually to the State Department of Commerce on their compliance.

Currently, the utilities in Washington State are using wind power for about 80% of their renewable supplies and efficiency improvements and hydroelectric projects for about 15%. In 2016, the renewable energy target increased from 3% to 9% of customers' electricity load, and in 2020, the target will increase again to 15%.

In 2005, in response to WAC 458-20-273, Puget Sound Energy, which serves the City of Tumwater and many other communities in the Puget Sound area, launched a renewable energy

production incentive payment program. Under this program, Puget Sound Energy makes payments to interconnected electric customers who own and operate eligible renewable energy systems that include solar PV, wind, or anaerobic digesters. Average annual credits range from \$0.12 to \$1.08 per kWh of energy produced by their system. Puget Sound Energy receives a state tax credit equal to the payments made to customers. By the end of 2014, Puget Sound Energy had paid \$3,130,000 to 2,000 customers eligible for production payments.

Puget Sound Energy anticipates that electric demand side efficiency efforts have the potential to reduce consumption 20% and similar efforts for natural gas efficiencies may reduce consumption by 17% by 2035.

7. Potential Impacts Of Climate Change

There are at least two ways in which climate change can affect utility demand and availability. First, long-term changes in temperature will alter electricity demand and change precipitation patterns, river flows, and hydroelectric generation. Second, policies enacted to reduce greenhouse gases will affect future resource choices.

Northwest Power and Conservation Council analysis and planning shows that climate induced changes to loads and river flows will not affect resource choices during the period 2016 through 2021. However, beyond 2026, resource decisions may be impacted. Their prediction for the Northwest is for less snow and more rain during winter months, resulting in a smaller spring snowpack and lower summer flows. Winter electricity demands would decrease with warmer temperatures, easing generating requirements. In the summer, demands driven by air conditioning and irrigation loads would rise. The power supplies projected through 2026 are anticipated to meet demand, even under a climate change scenario.

After applying the climate induced shift in river flows and load to assumptions in Northwest Power and Conservation Council's modeling scenarios, the likelihood of a shortfall in 2035 grows to 15%, which is above adequacy standard of 5% established by this organization and Puget Sound Energy.

Other potential climate change impacts include increased flooding concerns in fall and winter, reduced salmon migration survival due to lower summer river flows combined with higher water temperatures, and increased summer electricity prices.

Utility agencies recommend that research continue in this area and suggest that while no immediate actions regarding reservoir operations are indicated, the region should consider alternative reservoir operations that could potentially mitigate future climate change impacts.

Utilities Element

Technical Information



Appendix A Foundational Documents

The table below identifies the foundational planning documents that form the basis for the Utilities Element of the Comprehensive Plan.

Topic Index	Supporting Plans and Materials
Natural Gas	<ul style="list-style-type: none"> • Pipeline and Hazardous Materials Safety Administration Strategic Plan (2012-2016) • Pipeline Safety Act, Washington State (Chapter 81.88 RCW) (2007) • Land Use Planning in Proximity to Natural Gas and Hazardous Liquid Transmission Pipelines in Washington State, Washington Utilities and Transportation Commission (2006)
Electricity	<ul style="list-style-type: none"> • Northwest Regional Forecast of Power Loads and Resources 2016 through 2025, Pacific Northwest Utilities Conference Committee (2015) • Pacific Northwest Loads and Resources Study, Bonneville Power Administration (2015) • Pacific Northwest Power Supply Adequacy Assessment for 2020, Northwest Power and Conservation Council (2015) • Public Utility District No. 1 of Thurston County Electric Initial Business Assessment, Thurston County PUD (2012) • Seventh Northwest Conservation and Electric Power Plan, Appendix M Climate Impacts, Northwest Power and Conservation Council (2016) • State Energy Data System, U.S. Energy Information Administration (2015) • Sustainable Thurston Energy White Paper, Thurston Regional Planning Council (2011)
Puget Sound Energy (Natural Gas and Electricity Provision)	<ul style="list-style-type: none"> • Comprehensive Assessment of Demand-Side Resource Potentials 2016-2035, Puget Sound Energy (2015) • Integrated Resource Plan, Puget Sound Energy (2015) • Puget Sound Energy Annual Statistics (2015) • Puget Sound Energy Franchise Agreement, City of Tumwater and Puget Sound Energy (2015)



Utilities Element

Technical Information

Topic Index	Supporting Plans and Materials
Telecommunications	<ul style="list-style-type: none"> Broadband Feasibility Assessment with Cities of Olympia, Tumwater and Lacey, Thurston County Public Utility District (2015)
Comcast (Telecommunications Service Provision)	<ul style="list-style-type: none"> Comcast Franchise Agreement, City of Tumwater and Comcast (2009)
General	<ul style="list-style-type: none"> Land Use Element County-Wide Planning Policies, Thurston County (2015) Sustainable Thurston, Thurston Regional Planning Council (2013) Climate Action Plan, City of Tumwater (2008) Lands for Public Purposes Element Capital Facilities Plan (2016-2021) City of Tumwater Resource Conservation Management Program (Phase 1 and 2) - Energy Conservation Assessment, State General Administration and Washington State University Extension Energy Program (2008) Natural Hazards Mitigation Plan for the Thurston Region (2009)

TO: Planning Commission

FROM: Brad Medrud, Planning Manager, and Erika Smith-Erickson, Housing and Land Use Planner

DATE: August 13, 2024

SUBJECT: 2025 Comprehensive Plan Periodic Update – Housing

1) Recommended Action:

This is a discussion item about the Housing Element for the 2025 Comprehensive Plan periodic update.

2) Background:

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by June 30, 2025. Work on the periodic update started last fall.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan. [2025 Comprehensive Plan Update | City of Tumwater, WA](#) contains links to guidance material and information about the update.

The initial Planning Commission review of the Housing Element started on August 22, 2023, with a discussion of the current version of the Housing Element, continued with a presentation of the new state Housing Element update requirements from Laura Hodgson, a senior housing planner with Growth Management Services at the State Department of Commerce on September 26, 2023, and a joint City Council and Planning Commission middle housing tour on April 9, 2024.

Work on the regional Land Capacity Analysis and final regional Housing Allocation are still underway. The intent of this work session is to continue the discussion of the Housing Element by reviewing proposed amendments to goals, policies, and implementation actions.

3) Alternatives:

☐ None.

4) Attachments:

- A. Staff Report
- B. Goals, Policies, and Implementation Actions
- C. State Department of Commerce Expanded Housing Checklist
- D. State Department of Commerce Periodic Update Checklist
- E. Tumwater Housing Action Plan

STAFF REPORT

Date: August 13, 2024

To: Planning Commission

From: Brad Medrud, Planning Manager, and Erika Smith-Erickson, Housing and Land Use Planner



2025 Comprehensive Plan Periodic Update – Housing Element

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is obligated to complete work on the periodic update by December 31, 2025. Work on the periodic update started last fall.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan and incorporate many State required changes addressing housing, climate change, and other topics, as well as City amendments identified through the public engagement process.

The initial Planning Commission review of the Housing Element started on August 22, 2023, with a discussion of the current adopted version of the Housing Element. It continued with a presentation of the new state Housing Element update requirements by Laura Hodgson, a senior housing planner with Growth Management Services at the State Department of Commerce on September 26, 2023, a joint City Council and Planning Commission middle housing tour of the City on April 9, 2024, staff discussions with housing stakeholders in April and May 2024, and a community housing open house in June 2024.

Work on the regional Land Capacity Analysis and final regional Housing Allocation Report are still underway as well as a regional displacement study. These studies are needed to complete the technical update of the Housing Element and to inform the final drafts of the Housing Element's goals, policies, and implementation actions.

The intent of the Planning Commission meeting on Tuesday, August 13, 2024, is to start the discussion of the Housing Element's goals, policies, and implementation actions.

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1. Specific Questions Raised By the Planning Commission

The Planning Commission has asked that discussions of draft goals, policies, and implementation actions address these questions:

- What is working?
- What needs to be improved?
- What actions have been taken to enact policies?
- What is the cost for taking an implementation action?

For implementation actions, the Planning Commission asked that the following be incorporated into the final draft implementation actions:

- Prioritization of the implementation actions.
- Timelines for completing implementation actions.
- Establishing who will complete the implementation actions.

2. Growth Management Act – Housing Goal

The state Growth Management Act (Chapter 36.70A Revised Code of Washington (RCW)) requires that the City demonstrate that each Element in its Comprehensive Plan addresses the relevant fifteen planning goals contained within the Act. The fifteen goals guide the development and adoption of the City's Comprehensive Plan and development regulations.

The following is a summary of how the updated Housing Element will need to meet the housing goal of the Growth Management Act, which was substantially updated in 2022 by the state legislature.

4. ***Housing.*** *Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

How affordable housing will be accommodated for residents of all incomes of the City will be specifically set forth in the Housing Element. The Housing Element will work with the Land Use Element to allocate sufficient land to ensure an adequate supply of buildable land for housing serving all incomes.

All residential and commercial land use designations will provide a variety of housing types at varying intensities. Each Neighborhood subarea will also contain a sufficient variety of housing types to ensure housing needs can be met for all segments of the City's population for the next 20 years. The 2021 Tumwater Housing Action Plan will inform the update of the Land Use and Housing Elements. The goals, policies, and actions of the current Housing Element are found in Appendix C of this staff report.

3. General State Requirements for the Housing Element

In addition to the housing goal, the City's Housing Element will need to address the following state Growth Management Act requirements from RCW 36.70A.070 as substantially amended in 2023 to ensure the vitality and character of established residential neighborhoods.

1. The final Housing Allocation Report will provide an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the State Department of Commerce, including:
 - a. Units for moderate, low, very low, and extremely low-income households; and
 - b. Emergency housing, emergency shelters, and permanent supportive housing;

2. Include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and middle housing options including, but not limited to, duplexes, triplexes, and townhomes;
3. Land Capacity Analysis will identify sufficient 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, and consideration of duplexes, triplexes, and townhomes;
4. Make adequate provisions for existing and projected needs of residents in all income groups in the City, including:
 - a. Incorporating consideration for low, very low, extremely low, and moderate-income households;
 - b. Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
 - c. Consideration of housing locations in relation to employment location; and
 - d. Consideration of the role of accessory dwelling units in meeting housing needs;
5. The Displacement Study will help to identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
 - a. Zoning that may have a discriminatory effect;
 - b. Disinvestment; and
 - c. Infrastructure availability;
6. Identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
7. The Displacement Study will help to identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
8. Establish antidisplacement 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.

The adoption of nonproject actions taken that increase housing capacity, increase housing affordability, and mitigate displacement as required under RCW 36.70A.070, and that apply outside of critical areas, are not subject to administrative or judicial appeal under SEPA unless the adoption of the nonproject actions has a probable significant adverse impact on fish habitat.

The full text of the state requirements for the Housing Element from WAC 365-196-410 is found in Appendix D of this staff report. For a copy of the complete State Department of Commerce Expanded Housing Checklist, see Attachment C.

In addition to the state requirements in WAC 365-196-410, the City will need to address new state legislation regarding accessory dwelling units and conversion of existing commercial or office uses to residential uses. State required Development Code amendments required as part of the update will be addressed at the Planning Commission's September 24, 2024, work session.

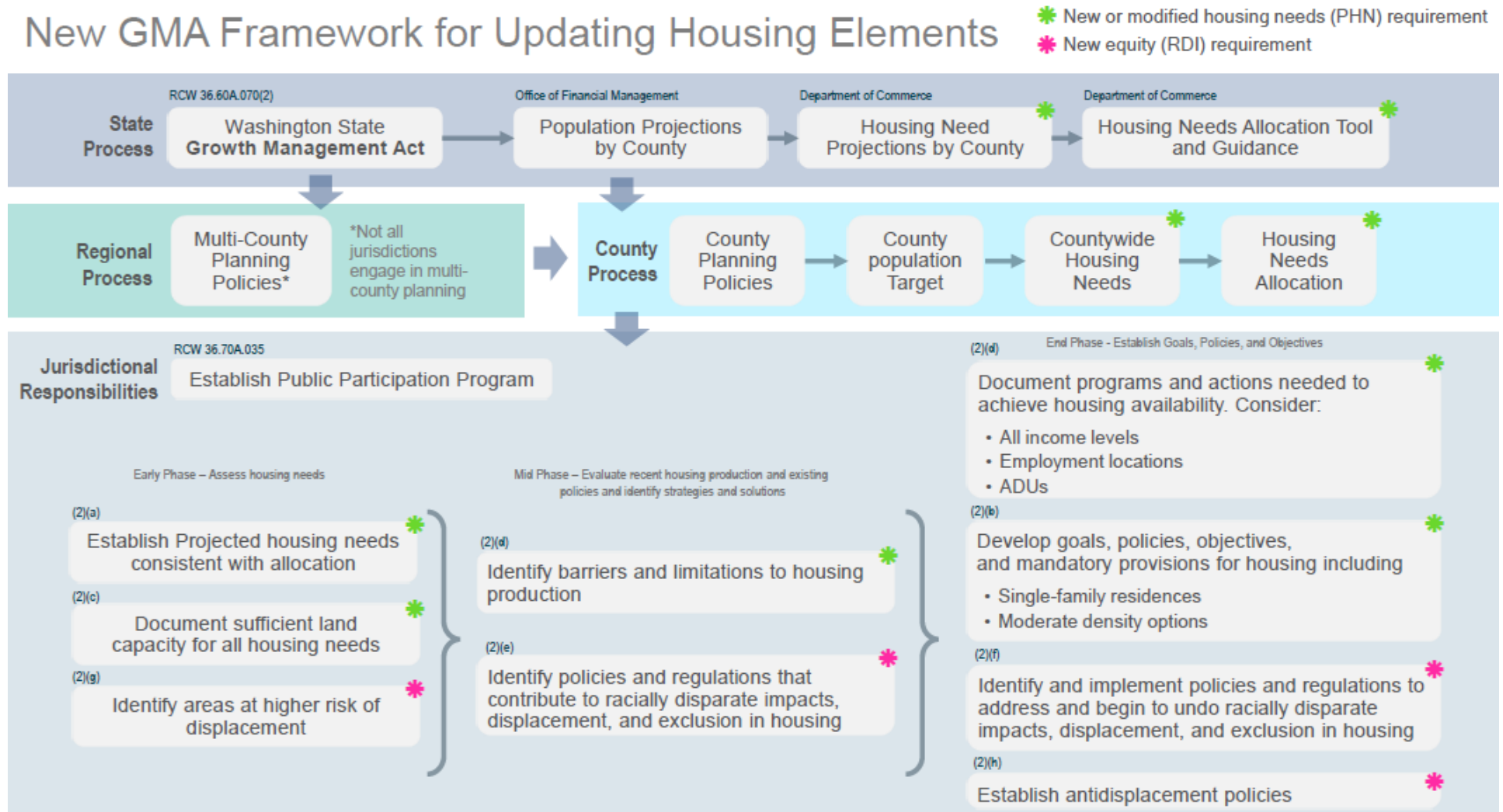


Figure 1. State Department of Commerce.

4. Racially Disparate Impacts

As part of its Comprehensive Plan update, under HB 1220 (2023) the City must now do the following:

1. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
 - a. Zoning that may have a discriminatory effect;
 - b. Disinvestment; and
 - c. Infrastructure availability;
2. Identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
3. Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
4. 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.

The State Department of Commerce released the final version of the *Racially Disparate Impacts Guidance* April 2023. The Guidance offers recommendations on how the City's Housing Element might be updated to address new Growth Management Act requirements regarding racially disparate impacts, displacement, exclusion, and displacement risk.

Addressing the new housing element requirements warrants recognition that the City's current housing is the product of many forces including policy, regulations, macroeconomic changes, lending practices, cost of development, and individual preference.

Land use and related policies contribute to the City's housing conditions as they can impact who has access to "areas of opportunity" in our communities, including access to healthy environments, safety, recreational opportunities, education, jobs, nutrition, and other basic needs. Land use decisions also shape the cost to produce housing, by defining the types and sizes of homes that can be built. These constraints affect the affordability and accessibility of housing for different households, and more specifically, determining if and where households can live within a community, based on their income.

Increasing housing supply and opportunity, specifically at prices affordable to Black, Indigenous, and People of Color (BIPOC) households, is one approach to reduce equity-related effects that discriminatory practices have created. Examples of these effects include:

- Past practices like redlining and restrictive covenants have denied many minorities and low-income households the opportunity to share in wealth building offered by homeownership, resulting in lasting racial and economic inequities seen today.

- Homeownership is out of reach of many minorities and low-income households, making these households particularly vulnerable to housing insecurity and displacement caused by rising rents.
- Higher poverty rates in certain minority neighborhoods have contributed to disinvestment of capital, businesses, and services from these neighborhoods.
- Compared to wealthier neighborhoods, residents in lower income and minority neighborhoods often are less engaged and less represented in local government processes and decisions that directly affect their neighborhoods and quality of life.

As part of the update, the City is required to review any history of racially disparate impacts, exclusion, and displacement, and take actions to begin to undo patterns of racial segregation and exclusion in land use policy making. This work is part of the regional Displacement Study that is currently underway.

Most directly, land use decisions shape the cost to produce housing, and thus the affordability and accessibility of housing for different households. The City's review and updates to housing policies and regulations will seek to provide equitable opportunity for safe and healthy housing for all members of the community.

5. County-Wide Planning Policies – Affordable Housing

The Growth Management Act requires that Thurston County and the other jurisdictions within the County coordinate their plans and make them consistent. The framework for this coordination is known as County-Wide Planning Policies, which was developed by Thurston County in collaboration with its cities and towns in 1992 and last amended in 2015. The Policies are used to frame how the Comprehensive Plans of Thurston County and its seven cities and towns will be developed and coordinated.

The County-Wide Planning Policies cover a number of topics including urban growth areas, economic development, transportation, and coordination between the jurisdictions. Minor amendments will be made to the County-Wide Planning Policies to address tribal coordination in 2024 and 2025. It is expected that the Policies will be amended again after the Update process is complete to address new state requirements.

The specific County-Wide Planning Policies related to housing include the following:

I. GENERAL POLICIES

- 1.10 Meet basic human needs of clean water and air, healthy food, adequate housing, quality education, public safety, and equal access, regardless of socio-economic status.*

[...]

VIII. AFFORDABLE HOUSING

- 8.1 *Increase housing choices to support all ranges of lifestyles, household incomes, abilities, and ages. Encourage a range of housing types and costs that are commensurate with the employment base and income levels of jurisdictions' populations, particularly for low, moderate and fixed income families.*
- 8.2 *Accommodate low and moderate income housing throughout each jurisdiction rather than isolated in certain areas.*
- 8.3 *Explore ways to reduce the costs of housing.*
- 8.4 *Establish and maintain a process to accomplish a fair share distribution of affordable housing among the jurisdictions.*
- 8.5 *Work with the private sector, Housing Authority, neighborhood groups, and other affected citizens, to facilitate the development of attractive, quality, low and moderate income housing that is compatible with the surrounding neighborhood and located within easy access to public transportation, commercial areas and employment centers.*
- 8.6 *Regularly examine and modify policies that pose barriers to affordable housing.*
- 8.7 *When possible, provide assistance in obtaining funding and/or technical assistance for the expansion or establishment of low cost affordable housing for low, moderate and fixed income individuals and families.*

6. Housing Action Plan

The City Council adopted the Tumwater Housing Action Plan in 2021. The Plan is intended to inform the City's Comprehensive Plan policies and development regulations and to guide implementation strategies to help the City meet its housing needs and strategic objectives.

The Plan built on the affordable housing work the City had started in 2018. It was the next step in the process of identifying actions to increase the amount of affordable housing in the City. The Plan consolidated all affordable housing action items into one document that the City uses to support the development of more affordable housing in the City.

The Housing Action Plan will be used to support the update of the Housing Element.



Figure 2. State Department of Commerce and BERK

7. Current Housing Element

A. Background

The 2016 Housing Element of the Comprehensive Plan was prepared in accordance with the requirements of the Growth Management Act, adopted Thurston County-Wide Planning Policies, and Sustainable Thurston Policies and Actions.

The 2016 Housing Element covered the 20-year planning period from 2015 to 2035. The Housing Element of the Comprehensive Plan was last fully updated in 2016 and amended in 2021.

The goals, policies, and actions of the current Housing Element are found in Appendix C of this staff report.

B. Link to Current Housing Element

<https://www.ci.tumwater.wa.us/departments/community-development-department/tumwater-comprehensive-plan>

8. Housing Element Review and Update

A. Element Review and Update Procedure

- Identify barriers and limitations to housing production.
- Identify policies and regulations that contribute to racially disparate impacts, displacements, and exclusion in housing.
- Document programs and actions needed to achieve housing availability.
- Develop goals, policies, objectives, and mandatory provisions for housing.
- Identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing.
- Establish antidisplacement policies.

B Specific Topics Addressed as Part of the Update

- Incorporate consideration of diversity, equity, and inclusion throughout the Comprehensive Plan.
 - Environmental Justice
 - Special consideration for environmental justice in goals and policies (E2SHB 1181).
- Comprehensive Plan Update
 - Housing Element
 - Update goals, policies, and actions for the preservation, improvement, and development of housing.
 - Revise to consider of housing locations in relation to employment locations and the role of accessory dwelling units.
 - Revise 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 the State Department of Commerce.
 - Revise to include adequate provisions for existing and projected housing needs for residents of all incomes in the City.
 - Revise 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.

- 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.
- 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.
- Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.
- 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.
- Update information on federal, State, and local financing programs.
- Update housing services provided by public and private service agencies.
- Update information on housing needs gap.
- Consider policies to support rental and residential inspections programs.
- Update regulatory barrier assessment, citywide housing needs, and existing and future housing needs to year 2045.
- Incorporate provisions of the updated 2023 Hazard Mitigation Plan as appropriate.
- Address Regional Housing Council and Five-Year Thurston County Homeless Plan

9. Housing Goals, Policies, and Implementation Actions Review

A. Introduction

Goals and policies describe how the City proposes to address identified needs. Goals are statements of desired outcomes or intended achievements. Policies are specific statements that guide actions and provide a framework for future decision-making. Actions are specific implementations of goals and policies.

How key terms are used in goals, policies, and actions:

- “Shall” means implementation of the policy is mandatory and imparts a higher degree of substantive direction than “should”.
- “Should” means implementation of the policy is expected but its completion is not mandatory.
- “May” means the actions described in the policy are either advisable or are allowed.

- “Ensure” means actions described in the policy are guaranteed.
- “Must” means implementation of the policy is an obligation.
- “Require” means implementation of the policy is compulsory.
- “Support” means to advocate for implementation of the policy.
- “Promote” means to help bring about implementation of the policy.
- “Encourage” means to foster or help implementation of the policy.
- “Consider” means to take into account.
- “Coordinate” means to bring into a common action, movement, or condition.
- “Implement” means to carry out or accomplish.
- “Integrate” means to form, coordinate, or blend into a functioning or unified whole.
- “Make” means to enact or establish.
- “Engage” means to do or take part in something.


Example from the current Housing Element:

GOAL H-1: To conserve and improve the existing city housing stock and quality of life of neighborhoods.

<u>Policy</u>	<u>Action</u>
H-1.1	Assist city neighborhoods in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary, and affordable housing.
	H-1.1.1 Create a formal maintenance and rehabilitation program beyond the current City code enforcement procedures to support Policy H-1.1 in coordination with the City's work with the Regional Housing Council.

B. Policy Strength Continuum

When developing goals and policies, it is important to understand the policy strength continuum. The Puget Sound Regional Council developed the following example.

Passive	Policy Strength	Active 
Statements of Inclination Conveys intent, but establishes no target or definition of success	Statements of Principle Describes clear targets or conditions of success	Statements of Impact Go further, describing specific situations where protecting critical areas is a priority

Example	Example	Example
The City shall encourage more affordable housing.	The City shall endeavor to designate zoning for multifamily housing.	Work with the development community and local agencies to create an affordable housing project for those with less than 80% Area Median Income based on framework established by the Tumwater Housing Action Plan.

For an example of how policies can be written to be more active and how implementation strategies can be established for policies, include identifying who will be responsible for implementing the policy and the timeframes to do so.

C. Next Steps in the Review Process

The Growth Management Act requirements related to addressing racially disparate impacts, displacement, and exclusion focus primarily on the update of the Housing Element. The City is coordinating with other regional partners and a consultant on preparing a Displacement Study that will be used in the development of the Housing Element. The project kickoff meeting was in June 2024, and staff are waiting for the next steps.

In addition, the Growth Management Act's internal consistency requirements will lead to amendments to the Land Use, Lands for Public Purposes, and Utilities Elements as well as the Transportation Plan, so they are consistent with the Housing Element.

The section "Step 3: Evaluate Policies"¹ of the State Department of Commerce's Racially Disparate Impacts Guidance provides a recommended process for assessing goals and policies according to two lenses that both contribute to the policy impacts. The first lens focuses on actions the policies support or prohibit, and the second lens focuses on the narrative effect of the policy and if it furthers harmful biases about groups of people and communities.

Attachment B contains a review of the Housing Element goals, policies, and actions.

There will be a follow up discussion on the Housing Element's goals, policies and actions with the Planning Commission on October 8, 2024. A joint City Council and Planning Commission meeting will be scheduled for later in the Fall 2024 or Winter 2025 to discuss the draft Housing Element. It is expected that a final draft of the Housing Element will be ready for Planning Commission review on January 28, 2025.

¹ State Department of Commerce, Racially Disparate Impacts Guidance – Final (April 2023), pp. 33-41.

Appendix A. Resources and Guidance

1. City of Tumwater

[2025 Comprehensive Plan Update | City of Tumwater, WA](#) contains links to guidance material and information about the update.

2. State Department of Commerce

A) General Guidance

The State Department of Commerce has provided guidance specific to the periodic update on their Periodic Update webpage.

<https://www.commerce.wa.gov/serving-communities/growth-management/periodic-update/>

www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics

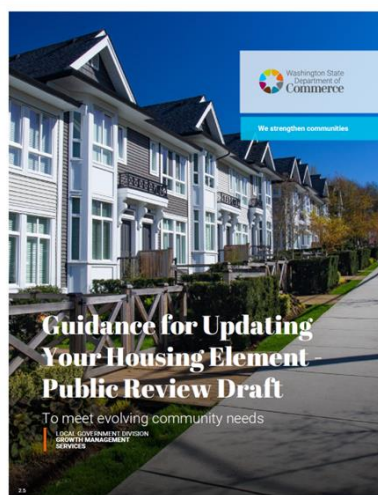
The State Department of Commerce has prepared a general webinar on the periodic update process.

[Periodic Update Workshop Kickoff](#)

B) Housing Guidance

The State Department of Commerce's Growth Management Act Housing Element webpage contains guidance on planning for housing under the Growth Management Act, including the new requirements established by House Bill 1220 (2021).

[Updating GMA Housing Elements - Washington State Department of Commerce](#)



The State Department of Commerce has prepared a number of webinars on how to address the new requirements.

[Guidance and Data for Updating Housing Elements: Implementing HB 1220](#)

[Guidance and Data for Updating Housing Elements: Land Capacity Analysis and Adequate Provisions](#)

[Updating your Housing Element: Racially Disparate Impacts Training](#)

[Talking Race for Planners Toolkit](#)

The State Department of Commerce maintains an Affordable Housing Planning Resource webpage containing a number of useful resources related to housing issues.

[Affordable Housing Planning Resources](#)

The State Department of Commerce recently released several materials related to missing middle housing and accessory dwelling units.

[Planning for Middle Housing](#)

3. Municipal Research Services Center

The Municipal Research Services Center has a Comprehensive Planning webpage.

<https://mrsc.org/getdoc/d7964de5-4821-4c4d-8284-488ec30f8605/Comprehensive-Planning.aspx>

And prepared held a webinar on updating a Housing Element

[MRSC Webinar on Housing Elements](#)

Appendix B. Current Housing Element Structure

The current Housing Element consists of the following parts:

1. Introduction
 - 1.1 Introduction, including Table of Foundational Plans and Data
 - 1.2 Growth Management Act Goals Compliance
 - 1.3 County-Wide Planning Policy Compliance
 - 1.4 Sustainable Thurston Goals
 - 1.4.1 Priority Goals
 - 1.4.2 Community Goals
 - 1.4.3 Housing Goals
 - 1.5 Affordable Housing Definition

- 1.6 Ongoing Review Program
 - 1.7 Amendments
 - 2. Existing Housing Distribution
 - 2.1 Introduction
 - 2.2 Housing Pattern
 - 2.3 Housing Trends and Projections
 - 3. Existing Housing Investment Profile
 - 3.1 Introduction
 - 3.2 Federal and State Housing Financing Programs
 - 3.3 Local Financing
 - 3.4 Conclusion
 - 4. Affordable Housing Needs
 - 4.1 Introduction
 - 4.2 Emergency Shelters and Transitional Housing
 - 4.3 Private Subsidized Housing
 - 4.4 Publicly Subsidized Housing
 - 4.5 Low and Moderate Income Definitions
 - 4.6 Housing Needs Gaps and Coordination Points
 - 4.7 Homelessness
 - 4.8 Conclusion
 - 5. Housing Goals, Policies, and Actions
 - 5.1 Housing Goals, Policies, and Actions
 - 6. Regulatory Barrier Assessment
 - 6.1 Introduction
 - 6.2 Community Perceptions
 - 6.3 Growth Management
 - 6.4 Permitting
 - 6.5 Infrastructure
 - 6.6 Zoning Code
 - 6.7 Building Code
 - 6.8 Conclusion
-

7. Citywide Housing Needs
 - 7.1 Introduction
 - 7.2 Housing Needs
 - 7.3 Conclusion
8. Sufficient Land for Housing
 - 8.1 Introduction
 - 8.2 Identification of Expected Population
 - 8.3 Identification of Sufficient Land for Housing
 - 8.4 Sufficient Land for Specific Housing Needs
 - 8.4.1 Government Assisted Housing
 - 8.4.2 Housing for Low Income People
 - 8.4.3 Manufactured Housing
 - 8.4.4 Multi-Family Housing
 - 8.4.5 Group and Foster Care Homes
 - 8.5 Vacancy Rates
 - 8.6 Conclusion
9. Existing and Future Housing Provisions
 - 9.1 Introduction
 - 9.2 Protection of Existing Housing Stock
 - 9.3 Low and Moderate Income Provisions
 - 9.4 Regulatory Barriers to Affordable Housing
 - 9.5 Sufficient Land for 20 Years of Housing
 - 9.6 Employment
 - 9.6.1 Thurston County Employment Base
 - 9.7 Unemployment
 - 9.8 Conclusion

Appendix C. Current Housing Goals, Policies, and Actions

The Housing Element contains goals, policies, and actions meant to set forth a direction for how housing will be provided and maintained in the City based on its 20-year community vision. The goals, policies, and actions ensure coordination with the Comprehensive Plan Elements, Sustainable Thurston, and County-Wide Planning Policies.

The current Housing Elements goals, policies, and actions, found in Section 5.1 of the Housing Element include the following.

GOAL H-1: To conserve and improve the existing city housing stock and quality of life of neighborhoods.

<u>Policy</u>	<u>Action</u>
H-1.1	Assist city neighborhoods in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary, and affordable housing.
	H-1.1.1 Create a formal maintenance and rehabilitation program beyond the current City code enforcement procedures to support Policy H-1.1 in coordination with the City's work with the Regional Housing Council.
H-1.2	Encourage a range of housing, economic development, and community revitalization in the city.
H-1.3	Promote the quality of life of existing communities and implementation of community housing goals through the preparation of comprehensive plans and the development review process.
H-1.4	Provide assistance to improve community surroundings and infrastructure in residential areas.
H-1.5	Encourage and facilitate economic development as an important part of provision of housing by providing jobs.
	H-1.5.1 Continue implementation of economic development efforts to provide jobs in Tumwater.

GOAL H-2: To provide a sufficient number of single family dwelling units, multi-family dwelling units, manufactured homes, and group housing to provide an affordable selection of housing to each economic segment of the Tumwater population.

<u>Policy</u>	<u>Action</u>
H-2.1	Provide sufficient, suitably zoned land for development of all housing types to accommodate the future needs for each type of housing, including single-family detached dwellings, accessory dwelling units, townhouses, duplexes, triplexes, fourplexes, multi-family dwellings, cottage housing, senior housing, roominghouses, group housing, and manufactured homes in manufactured home parks and on single lots.
H-2.2	Provide opportunities for a range of housing types to provide for all economic segments of Tumwater's population.
	H-2.2.1 Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned land.

GOAL H-3: To provide adequate, affordable housing for residents of all income groups, including sufficient housing affordable to low and moderate-income groups.

Policy

Action

- H-3.1 Encourage the development of innovative plans, codes, standards, and procedures in order to take advantage of new private and public sector approaches to housing provision.
- H-3.1.1 The Zoning Code allows manufactured homes on single-family lots in all residential zones. It is the intent of the Housing Element to promote the designation of a sufficient supply of land for traditional mobile/manufactured home parks and to recognize that modular/manufactured housing on single family lots and in manufactured home parks is a viable form of housing construction.
- H-3.1.2 Increase code enforcement efforts and build public private partnerships to encourage renovations of unfit structures for use as transitional or affordable housing.
- H-3.2 Encourage provision of adequate building sites through appropriate land use planning and zoning codes, infrastructure supply, and overall regulatory climate.
- H-3.3 Tumwater should assume its "fair share" of housing for low and moderate income groups, in cooperation with other jurisdictions in Thurston County.
- H-3.3.1 Monitor land supply, census data, and housing policies to ensure Tumwater accommodates its fair share of housing for low and moderate income groups.
- H-3.3.2 Work with Tumwater School District, Housing Authority, and other agencies and organizations to pursue grant funding and implement transitional housing strategies for families with children.
- H-3.3.3 Establish a multi-family tax exemption program that gives financial incentive for developers to create multi-family structures in target areas and to set aside a percentage of units as low-income housing.
- H-3.4 Tumwater should work with the other jurisdictions in Thurston County as part of the Regional Housing Council to share decision making responsibilities related to homelessness and affordable housing in Thurston County to allow for collaboration in expanding affordable housing options and sharing the planning for, identification of, and resource allocation to activities and programs intended to support individuals experiencing homelessness in Thurston County.

GOAL H-4: To provide adequate opportunities for housing for all persons regardless of age, race, color, national origin, ancestry, sex, sexual orientation, familial status,

marital status, ethnic background, source of income use of federal housing assistance, or other arbitrary factors.

<u>Policy</u>	<u>Action</u>
H-4.1	Support the inclusion of living opportunities for families with children throughout the city.
H-4.2	Support and encourage a variety of housing types and price ranges through appropriate policies and regulations.
H-4.2.1	Continue the requirement for reasonable maximum lot sizes in order to create smaller lots that are more affordable and that allow a more efficient use of City services.
H-4.2.2	Encourage homeowner associations to adopt Covenants, Conditions, and Restrictions (CCRs) consistent with this policy.

GOAL H-5: To supply sufficient, safe, suitable housing sites and housing supply to meet projected future housing needs for Tumwater over the next 20 years.

<u>Policy</u>	<u>Action</u>
H-5.1	Ensure appropriate land use designations and Zoning Code designations to provide sufficient land for housing construction.
H-5.1.1	Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned vacant land. (2.1.1)
H-5.1.2	Continue joint planning with Thurston County to plan for future growth in Tumwater.
H-5.2	Lands not suitable for development due to site constraints such as wetlands, steep slopes, geologically hazardous areas, etc., should be identified and considered when determining sufficient land for new housing in accordance with Tumwater's Conservation Plan.
H-5.3	Encourage construction practices, which exceed minimum standards. Tumwater will support the use of alternative building designs and methods that exceed the minimum standards set by Tumwater.

GOAL H-6: To promote a selection of housing that is decent, safe, and sound, in close proximity to jobs and daily activities, and varies by location, type, design, and price.

<u>Policy</u>	<u>Action</u>
H-6.1	Protect residential areas from undesirable activities and uses through aggressive enforcement of adopted City codes.

- H-6.2 Provide for a dynamic mix of residential land uses and zones in order to create a diverse mix of sites available for different housing types.
- H-6.2.1 Continue to monitor the available land supply, census data, and City policies to ensure a diverse mix of land for residential housing stock.
- H-6.2.2 Continue to implement innovative design techniques, such as zero lot line developments, architectural design standards, alley houses, and attached single-family housing. Zero lot line developments are residential real estate in which the structure comes up to or very near to the edge of the property. Zero-lot-line houses are built very close to the property line in order to create more usable space.
- H-6.3 Support increasing housing opportunities along urban corridors and centers.
- H-6.4 Encourage provision of affordable housing near public transit routes to promote efficient transportation networks.
- H-6.4.1 Continue to involve Intercity Transit in Tumwater's development review process.
- H-6.5 Tumwater will maintain current Building Code standards and will use the most up to date future Code editions.
- H-6.6 Increase the variety of housing types outside of corridors and centers of appropriate intensities with supporting design guidelines to meet the needs of a changing population.

GOAL H-7: To ensure that housing is compatible in quality, design, and density with surrounding land uses, traffic patterns, public facilities, and environmentally sensitive areas.

Policy

Action

- H-7.1 Support the stability of established residential neighborhoods through appropriate plans and codes.
- H-7.1.1 Continue to implement design standards for multi-family and attached single-family dwellings in order to ensure compatibility with existing neighborhoods.
- H-7.2 Assure housing will be well maintained and safe.
- H-7.3 Enhance the appearance of and maintain public spaces in residential areas.
- H-7.4 Promote community involvement to achieve neighborhood improvement.

GOAL H-8: To support healthy residential neighborhoods which continue to reflect a high degree of pride in ownership or residency.

<u>Policy</u>	<u>Action</u>
H-8.1	Support the stability of established residential neighborhoods.
H-8.2	Assure housing will be well maintained and safe.
	H-8.2.1 Protect residential areas from undesirable activities and uses through aggressive enforcement of adopted City codes.
H-8.3	Enhance the appearance of and maintain public spaces in residential areas.
H-8.4	Promote community involvement to achieve neighborhood improvement.
	H-8.4.1 Encourage neighborhood meetings to discuss community issues as situations and concerns arise.
H-8.5	Encourage home ownership for Tumwater residents.

GOAL H-9: To encourage a variety of housing opportunities for those with special needs, particularly those with problems relating to age or disability.

<u>Policy</u>	<u>Action</u>
H-9.1	Require housing to meet the needs of those with special housing requirements without creating a concentration of such housing in any one area.
H-9.2	Assist social service organizations in their efforts to seek funds for construction and operation of emergency, transitional, and permanent housing.
H-9.3	Support and plan for assisted housing opportunities using federal, state, or local aid.
H-9.4	Encourage and support social and health service organizations, which offer support programs for those with special needs, particularly those programs that help people remain in the community.
H-9.5	Encourage alternative housing strategies for homeless youth, which may include Host Homes.

GOAL H-10: To provide housing that is compatible and harmonious with existing neighborhood character through use of innovative designs that enhance the appearance and quality of Tumwater's neighborhoods.

<u>Policy</u>	<u>Action</u>
H-10.1	Encourage innovation and variety in housing design and development. Tumwater will support efforts to build housing with unique individual character, which avoids monotonous neighborhood appearance.
H-10.2	Multi-family residential housing should be subject to design criteria that relate to density, structure bulk, size and design, landscaping, and neighborhood compatibility.

H-10.2.1 Continue to implement multi-family housing design standards.

GOAL H-11: To provide housing to accommodate Tumwater's housing needs in the urban growth area and make the most efficient use of infrastructure and services.

<u>Policy</u>	<u>Action</u>
H-11.1	Reference the Transportation Element and anticipated transportation impacts when making housing decisions affecting the location and density of housing.
H-11.2	Reference utility plans and the impact of housing decisions on capital improvements planning.
H-11.3	Encourage the construction of affordable housing, including cottage housing and accessory dwelling units, within a half mile or twenty minute walk of an urban center, corridor or neighborhood center with access to goods and services to provide access to daily household needs.

GOAL H-12: To encourage urban growth within the city limits with gradual phasing outward from the urban core.

<u>Policy</u>	<u>Action</u>
H-12.1	Encourage the construction of housing on vacant property within the city and the redevelopment of underdeveloped property within residential areas to minimize urban sprawl and associated public service costs.
H-12.1.1	Continue to review and revise, as necessary, City Development Standards deemed unnecessary and make development more expensive and/or difficult.
H-12.1.2	Continue to support high-density zoning within specific areas of the city that have the infrastructure and services to support high-density housing.
H-12.1.3	Continue to implement minimum density levels for all residential zoning districts to ensure efficient use of the urban growth area.
H-12.1.4	Work cooperatively with Thurston County to provide for more efficient and orderly annexations to facilitate urban service delivery.

GOAL H-13: Ensure consistency with RCW 36.70A.070(2)(c) which requires sufficient land be available for all types of housing including manufactured housing.

<u>Policy</u>	<u>Action</u>
H-13.1	Maintain the manufactured home park district zoning in appropriate areas in order to prevent conversion of affordable housing to other uses without replacement.

H-13.1.1 Encourage manufactured housing park district zoning to locate near transit services.

H-13.2 When locating zones and designations for manufactured home parks, carefully consider the risks from natural hazards, such as flooding and liquefaction, and the impacts of those hazards on the future residents of those manufactured home parks, Tumwater's emergency responders, and the city as a whole.

Appendix D. WAC 365-196-410 Housing Element

WAC 365-196-410

Housing element.

(1) Requirements. Counties and cities must develop a housing element ensuring vitality and character of established residential neighborhoods. The housing element must contain at least the following features:

(a) An inventory and analysis of existing and projected housing needs.

(b) A statement of the goals, policies, and objectives for the preservation, improvement, and development of housing, including single-family residences.

(c) Identification of sufficient land for housing including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes and foster care facilities.

(d) Adequate provisions for existing and projected housing needs of all economic segments of the community.

(2) Recommendations for meeting requirements. The housing element shows how a county or city will accommodate anticipated growth, provide a variety of housing types at a variety of densities, provide opportunities for affordable housing for all economic segments of the community, and ensure the vitality of established residential neighborhoods. The following components should appear in the housing element:

(a) Housing goals and policies.

(i) The goals and policies serve as a guide to the creation and adoption of development regulations and may also guide the exercise of discretion in the permitting process.

(ii) The housing goals and policies of counties and cities should be consistent with countywide planning policies and, where applicable, multicounty planning policies.

(iii) Housing goals and policies should address at least the following:

(A) Affordable housing;

(B) Preservation of neighborhood character; and

(C) Provision of a variety of housing types along with a variety of densities.

(iv) Housing goals and policies should be written to allow the evaluation of progress toward achieving the housing element's goals and policies.

(b) Housing inventory.

(i) The purpose of the required inventory is to gauge the availability of existing housing for all economic segments of the community.

(ii) The inventory should identify the amount of various types of housing that exist in a community. The act does not require that a housing inventory be in a specific

form. Counties and cities should consider WAC 365-196-050 (3) and (4) when determining how to meet the housing inventory requirement and may rely on existing data.

(iii) The housing inventory may show the affordability of different types of housing. It may provide data about the median sales prices of homes and average rental prices.

(iv) The housing inventory may include information about other types of housing available within the jurisdiction such as:

(A) The number of beds available in group homes, nursing homes and/or assisted living facilities;

(B) The number of dwelling units available specifically for senior citizens;

(C) The number of government-assisted housing units for lower-income households.

(c) Housing needs analysis.

(i) The purpose of the needs analysis is to estimate the type and densities of future housing needed to serve all economic segments of the community. The housing needs analysis should compare the number of housing units identified in the housing inventory to the projected growth or other locally identified housing needs.

(ii) The definition of housing needs should be addressed in a regional context and may use existing data.

(iii) The analysis should be based on the most recent 20-year population allocation.

(iv) The analysis should analyze consistency with countywide planning policies, and where applicable, multicounty planning policies, related to housing for all economic segments of the population.

(d) Housing targets or capacity.

(i) The housing needs analysis should identify the number and types of new housing units needed to serve the projected growth and the income ranges within it. This should be used to designate sufficient land capacity suitable for development in the land use element.

(ii) Counties and cities may also use other considerations to identify housing needs, which may include:

(A) Workforce housing which is often defined as housing affordable to households earning between 80 to 120 percent of the median household income.

(B) Jobs-to-housing balance, which is the number of jobs in a city or county relative to the number of housing units.

(C) Reasonable measures to address inconsistencies found in buildable lands reports prepared under RCW 36.70A.215.

(D) Housing needed to address an observed pattern of a larger quantity of second homes in destination communities.

(iii) The targets established in the housing element will serve as benchmarks to evaluate progress and guide decisions regarding development regulations.

(e) Affordable housing. RCW 36.70A.070 requires counties and cities, in their housing element, to make adequate provisions for existing and projected needs for all economic segments of the community.

(i) Determining what housing units are affordable.

(A) In the case of dwelling units for sale, affordable housing has mortgages, amortization, taxes, insurance and condominium or association fees, if any, that consume no more than 30 percent of the owner's gross annual household income.

(B) In the case of dwelling units for rent, affordable housing has rent and utility costs, as defined by the county or city, that cost no more than 30 percent of the tenant's gross annual household income.

(C) Income ranges used when considering affordability. When planning for affordable housing, counties or cities should use income ranges consistent with the applicable countywide or multicounty planning policies. If no such terms exist, counties or cities should consider using the United States Department of Housing and Urban Development (HUD) definitions found in 24 C.F.R. 91.5, which are used to draft consolidated planning documents required by HUD. The following definitions are from 24 C.F.R. 91.5:

(I) Median income refers to median household income.

(II) Extremely low-income refers to a household whose income is at or below 30 percent of the median income, adjusted for household size, for the county where the housing unit is located.

(III) Low-income refers to a household whose income is between 30 percent and 50 percent of the median income, adjusted for household size, for the county where the housing unit is located.

(IV) Moderate-income refers to a household whose income is between 50 percent and 80 percent of the median income where the housing unit is located.

(V) Middle-income refers to a household whose income is between 80 percent and 95 percent of the median income for the area where the housing unit is located.

(ii) Affordable housing requires planning from a regional perspective. Countywide planning policies must address affordable housing and its distribution among counties and cities. A county's or city's obligation to plan for affordable housing within a

regional context is determined by the applicable countywide planning policies. Counties and cities should review countywide affordable housing policies when developing the housing element to maintain consistency.

(iii) Counties and cities should consider the ability of the market to address housing needs for all economic segments of the population. Counties and cities may help to address affordable housing by identifying and removing any regulatory barriers limiting the availability of affordable housing.

(iv) Counties and cities may help to address affordable housing needs by increasing development capacity. In such an event, a county or city affordable housing section should:

(A) Identify certain land use designations within a geographic area where increased residential development may help achieve affordable housing policies and targets;

(B) As needed, identify policies and subsequent development regulations that may increase residential development capacity;

(C) Determine the number of additional housing units these policies and development regulations may generate; and

(D) Establish a target that represents the minimum amount of affordable housing units that it seeks to generate.

(f) Implementation plan.

(i) The housing element should identify strategies designed to help meet the needs identified for all economic segments of the population within the planning area. It should include, but not be limited to, the following:

(A) Consideration of the range of housing choices to be encouraged including, but not limited to, multifamily housing, mixed uses, manufactured houses, accessory dwelling units, and detached houses;

(B) Consideration of various lot sizes and densities, and of clustering and other design configurations;

(C) Identification of a sufficient amount of appropriately zoned land to accommodate the identified housing needs over the planning period; and

(D) Evaluation of the capacity of local public and private entities and the availability of financing to produce housing to meet the identified need.

(ii) The housing element should also address how the county or city will provide for group homes, foster care facilities, and facilities for other populations with special needs. The housing element should provide for an equitable distribution of these facilities among neighborhoods within the county or city.

(iii) The housing element should identify strategies designed to ensure the vitality and character of existing neighborhoods. It should show how growth and change will

preserve or improve existing residential qualities. The housing element may not focus on one requirement (e.g., preserving existing housing) to the exclusion of the other requirements (e.g., affordable housing) in RCW 36.70A.070(2). It should explain how various needs are reconciled.

(iv) The housing element should include provisions to monitor the performance of its housing strategy. A monitoring program may include the following:

(A) The collection and analysis of information about the housing market;

(B) Data about the supply of developable residential building lots at various land-use densities and the supply of rental and for-sale housing at various price levels;

(C) A comparison of actual housing development to the targets, policies and goals contained in the housing element;

(D) Identification of thresholds at which steps should be taken to adjust and revise goals and policies; and

(E) A description of the types of adjustments and revisions that the county or city may consider.

[Statutory Authority: RCW 36.70A.050 and 36.70A.190. WSR 23-08-037, § 365-196-410, filed 3/29/23, effective 4/29/23; WSR 10-03-085, § 365-196-410, filed 1/19/10, effective 2/19/10.]

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

Note: This is a very rough draft of the potential Housing Element goals, policies, and implementation actions that will be refined after further review and discussion over the next few months. It has not been completely reviewed by staff yet. It is intended to allow the Planning Commission to start their conversation on the topic.

General Goals

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
H-1			Increase the supply and variety of housing for every income and age group.	<p>New goal.</p> <p>Based in part on the Tumwater Housing Action Plan Strategy 1: “Increase the supply of permanent, income-restricted affordable housing.”</p> <p>Goals H-4, H-5, H-7, H-9, H-10 become new policies.</p>	H-1			To conserve and improve the existing city housing stock and quality of life of neighborhoods.	
	H-1.1		Ensure equity and opportunities for housing regardless of age, race, color, national origin, ancestry, sex, sexual orientation, familial status, marital status, ethnic background, source of income use of federal housing assistance, or other arbitrary factors.	<p>Update of current policy.</p> <p>Notes: In progress. Need to add policy and actions that ensure policies, codes, and procedures do not create barriers to affordable housing opportunities and to ensure that existing regulations, procedures, or practices do not increase the cost of housing without a corresponding public benefit. Strive to increase benefits to the community while lowering housing costs by periodically reviewing, at a minimum, the following areas for revision or amendment:</p> <ul style="list-style-type: none">Comprehensive plan policiesZoning and subdivision regulationInfrastructure requirementsDevelopment standardsBuilding and fire codesAdministrative proceduresProcessing timesFees and exactionsInspection procedures	H-4			To provide adequate opportunities for housing for all persons regardless of age, race, color, national origin, ancestry, sex, sexual orientation, familial status, marital status, ethnic background, source of income use of federal housing assistance, or other arbitrary factors.	

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		H-1.1.1	Establish City programs to offset the displacement of existing housing and community members by new housing development.	New implementation action. Move to H-4?					
		H-1.1.2	Work with non-profits, financial institutions, and other jurisdictions to increase opportunities for home ownership, especially within BIPOC communities, lower income households, and families with children.	Update of current policies as an implementation action.		H-4.1 & H-8.5		Support the inclusion of living opportunities for families with children throughout the city.	
		H-1.1.3	Monitor rental market in the City and implement appropriate tenant protections that improve household stability.	New implementation action.					
		H-1.1.4	Work with local landlords to identify incentives to increase the amount of rental housing and units that accept housing vouchers and housing assistance.	New implementation action. Landlord incentives.					
		H-1.1.5	Develop programs to address racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions.	New implementation action.					
		H-1.1.6	As part of Comprehensive Plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households.	New implementation action. Tumwater Housing Action Plan – Action 1.e: As part of Comprehensive Plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households.					

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	H-1.2		Provide sufficient, suitably zoned land for development of housing to meet projected future housing needs for Tumwater over the next 20 years.	Update goals as a policy.	H-2, H-5, & H-13	H-5.1 & H-6.2	H-5.1.1 & H-5.1.2	<p>H-2 – To provide a sufficient number of single family dwelling units, multi-family dwelling units, manufactured homes, and group housing to provide an affordable selection of housing to each economic segment of the Tumwater population.</p> <p>H-5 – To supply sufficient, safe, suitable housing sites and housing supply to meet projected future housing needs for Tumwater over the next 20 years.</p> <p>H-5.1 – Ensure appropriate land use designations and Zoning Code designations to provide sufficient land for housing construction.</p> <p>H-5.1.1 – Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned vacant land. (2.1.1)</p> <p>H-5.1.2– Continue joint planning with Thurston County to plan for future growth in Tumwater.</p> <p>H-6.2 – Provide for a dynamic mix of residential land uses and zones in order to create a diverse mix of sites available for different housing types.</p> <p>H-13 – Ensure consistency with RCW 36.70A.070(2)(c) which requires sufficient land be available for all types of housing including manufactured housing</p>	
		H-1.2.1	<i>In conjunction with the Land Use Element, monitor and designate sufficient land through appropriate zone districts and densities.</i>	<i>Update implementation action.</i>			H-2.2.1	<i>Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned land.</i>	

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		H-1.2.2	Monitor and provide sufficient capacity of suitably zoned land for development of all housing types to accommodate the future needs of every income group, including single-family detached dwellings, accessory dwelling units, townhouses, duplexes, triplexes, fourplexes, multifamily dwellings, cottage housing, senior housing, roominghouses, group housing, and manufactured homes in manufactured home parks and on single lots to make the most efficient use of infrastructure and services.	Update of current policy and two implementation actions as an implementation action.		H-2.1, H-2.2, & H-4.2	H-2.2.1 & H-5.1.1	<p>H-2.1 – Provide sufficient, suitably zoned land for development of all housing types to accommodate the future needs for each type of housing, including single-family detached dwellings, accessory dwelling units, townhouses, duplexes, triplexes, fourplexes, multi-family dwellings, cottage housing, senior housing, roominghouses, group housing, and manufactured homes in manufactured home parks and on single lots.</p> <p>H-2.2 – Provide opportunities for a range of housing types to provide for all economic segments of Tumwater's population.</p> <p>H-2.2.1 – Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned land.</p> <p>H-4.2 – Support and encourage a variety of housing types and price ranges through appropriate policies and regulations.</p> <p>H-5.1.1 – Ensure appropriate land use designations and Zoning Code designations to provide sufficient land for housing construction</p>	
		H-1.2.3	In conjunction with the Land Use Element, identify the capacity of land for housing including, but not limited to, publicly 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.	New implementation action.					

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		H-1.2.4	Extend public water and sewer to unserved areas to allow infill residential development in underdeveloped areas.	<div>New implementation action.</div> <div>Tumwater Housing Action Plan – Action 1.m. Extend public water and sewer to unserved areas to allow infill development in underdeveloped areas.</div>					
		H-1.2.5	Support redevelopment of unused lots and buildings.	<div>New implementation action.</div>					
	H-1.3		Direct multifamily, mixed use, and high density residential development along urban corridors and into urban centers to support place-making opportunities.	<div>Updated policy.</div> <div>Tumwater Housing Action Plan – Action 3.d: Continue to look for place-making opportunities along urban corridors.</div>		H-6.3		Support increasing housing opportunities along urban corridors and centers.	
		H-1.3.1	Ensure the Housing Element supports the Land Use Element, Transportation Element, Economic Development Plan, and Climate element when identifying areas for affordable housing. Creating walkable, livable communities with housing and transportation near jobs.	<div>Update of current policy and an implementation action as an implementation action.</div>		H-6.3 & H-6.4	H-6.4.1	<div>H-6.3 Support increasing housing opportunities along urban corridors and centers.</div> <div>H-6.4 Encourage provision of affordable housing near public transit routes to promote efficient transportation networks.</div> <div>H-6.4.1Continue to involve Intercity Transit in Tumwater's development review process.</div>	
	H-1.4		Encourage innovative plans, codes, standards, and procedures to take advantage of the best private and public sector approaches to affordable housing.	<div>Update policy.</div>		H-3.1		Encourage the development of innovative plans, codes, standards, and procedures in order to take advantage of new private and public sector approaches to housing provision.	
		H-1.4.1	Update development code to encourage a range of housing for all income segments, infill development, and middle housing types.	<div>Update policy as an implementation action.</div>		H-1.2		Encourage a range of housing, economic development, and community revitalization in the city.	

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		H-1.4.2	Update zoning and development regulations to create and utilize smaller lots, adopt less restrictive development standards, and create lot standards to create more affordable housing and a more efficient use of City services.	Update implementation action.			H-4.2.1	Continue the requirement for reasonable maximum lot sizes in order to create smaller lots that are more affordable and that allow a more efficient use of City services.	
		H-1.4.3	Promote the development of accessory dwelling units within new and existing single-family developments. Consider incentives for new housing developments that include a percentage of accessory dwelling units as part of new construction and construction in existing homes.	Update implementation action.			H-6.2.2	Continue to implement innovative design techniques, such as zero lot line developments, architectural design standards, alley houses, and attached single-family housing. Zero lot line developments are residential real estate in which the structure comes up to or very near to the edge of the property. Zero-lot-line houses are built very close to the property line in order to create more usable space.	
		H-1.4.4	Develop regulations that require a variety of lot sizes in new subdivisions and smaller housing types, such as, cottages, duplexes, townhouses, and accessory dwelling units, into new and existing residential neighborhoods.	New implementation action.					
		H-1.4.5	Develop regulations that require a portion of a new Planned Unit Development used for residential development be permanent low income housing units.	New implementation action. Tumwater Housing Action Plan – Action 1.b: Where a Planned Unit Development is used for residential development, consider requiring a portion of the housing be low income housing.					
		H-1.4.6	Develop incentives that encourage permanent low-income housing units be provided as part of new developments.	New implementation action. Tumwater Housing Action Plan – Action 1.h: Encourage low-income housing units as part of new developments.					

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		H-1.4.7	Collaborate with the development community for life cycle housing, particularly for young adults. Work with local schools and institutions of higher education to develop strategies for off campus housing.	New implementation action.					
		H-1.4.8	Support reuse of buildings for housing.	New implementation action.					
		H-1.4.9	Identify areas in the Economic Development Plan where mixed use, infill, and reuse of existing buildings could promote housing near new and existing jobs.	Update of current policy as an implementation action.		H-1.5	H-1.5.1	H-1.5 – Encourage and facilitate economic development as an important part of provision of housing by providing jobs. H-1.5.1 – Continue implementation of economic development efforts to provide jobs in Tumwater.	
		H-1.4.10	Encourage construction practices which exceed minimum standards. Tumwater will support the use of alternative building designs and methods that exceed the minimum standards set by Tumwater.	Update of current policy as an implementation action.		H-5.3		Encourage construction practices, which exceed minimum standards. Tumwater will support the use of alternative building designs and methods that exceed the minimum standards set by Tumwater.	
		H-1.4.11	Work with private and public developers to make middle housing more desirable and financially feasible.	New implementation action.					
		H-1.4.12	Update permitting processes to support condominium ownership.	New implementation action.					
	H-1.5		Encourage a variety of housing opportunities for those with special needs, particularly those related to age or disability.	Update goal as a policy.	H-9			To encourage a variety of housing opportunities for those with special needs, particularly those with problems relating to age or disability.	
		H-1.5.1	Require housing to meet the needs of those with special housing requirements without creating a concentration of such housing in any one area.	Update of current policy as an implementation action.		H-9.1		Require housing to meet the needs of those with special housing requirements without creating a concentration of such housing in any one area.	

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		H-1.5.2	Assist social service organizations in their efforts to seek funds for construction and operation of emergency, transitional, and permanent housing.	Update of current policy as an implementation action.		H-9.2		Assist social service organizations in their efforts to seek funds for construction and operation of emergency, transitional, and permanent housing.	
		H-1.5.3	Support and plan for assisted housing opportunities using federal, state, or local aid. Work with Tumwater School District, Housing Authority, and other agencies and organizations to pursue grant funding and implement transitional housing strategies for families with children.	Update of current policy and an implementation action as an implementation action.		H-9.3	H-3.3.2	H-9.3 – Support and plan for assisted housing opportunities using federal, state, or local aid. H-3.3.2 – Work with Tumwater School District, Housing Authority, and other agencies and organizations to pursue grant funding and implement transitional housing strategies for families with children.	
		H-1.5.4	Encourage and support social and health service organizations, which offer support programs for those with special needs, particularly those programs that help people remain in the community.	Update of current policy as an implementation action.		H-9.4		Encourage and support social and health service organizations, which offer support programs for those with special needs, particularly those programs that help people remain in the community.	
		H-1.5.5	Encourage alternative housing strategies for homeless youth, which may include Host Homes.	Update of current policy as an implementation action.		H-9.5		Encourage alternative housing strategies for homeless youth, which may include Host Homes.	
		H-1.5.6	Support actions to secure grants and loans tied to the provision of special needs housing by agencies, private developers, and nonprofit organizations. Work with agencies, private developers, and nonprofit organizations to locate housing in Tumwater intended to serve the community’s special needs populations, particularly those with challenges related to age, health or disability.	New implementation action.					

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		H-1.5.7	Encourage a range of housing types for seniors affordable at a variety of incomes, such as independent living, various degrees of assisted living and skilled nursing care facilities. Strive to increase opportunities for seniors to live in specialized housing.	New implementation action.					
	H-1.6		Encourage a selection of housing that is decent, safe, and sound, in close proximity to jobs and daily activities, and varies by location, type, design, and price.	Update goal as a policy.	H-6			To promote a selection of housing that is decent, safe, and sound, in close proximity to jobs and daily activities, and varies by location, type, design, and price.	
		H-1.6.1	Adopt a form-based code for mixed-use zones to allow more housing types and protect the integrity of existing residential neighborhoods.	Tumwater Housing Action Plan – Action 4.a: Adopt a form-based code for mixed-use zones to allow more housing types and protect the integrity of existing residential neighborhoods.					
	H-1.7		Ensure housing is compatible in quality and design with surrounding land uses, traffic patterns, public facilities, and environmentally sensitive areas through use of innovative designs that enhance the appearance and quality of Tumwater's neighborhoods.	Update goals as a policy.	H-7 & H-10			H-7 – To ensure that housing is compatible in quality, design, and density with surrounding land uses, traffic patterns, public facilities, and environmentally sensitive areas. H-10 – To provide housing that is compatible and harmonious with existing neighborhood character through use of innovative designs that enhance the appearance and quality of Tumwater's neighborhoods.	
		H-1.7.1	Support mixing market rate and low income housing to avoid creating areas of concentrated low-income housing.	New implementation action.					
		H-1.7.2	Update Citywide Design Guidelines for residential uses on a regular basis.	New implementation action.					
		H-1.7.3	Encourage innovation and variety in housing design and development to build housing with unique individual character, avoiding monotonous neighborhood appearance.	Update of current policy as an implementation action.		H-10.1			

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
H-2			Expand the supply of permanent, income-restricted affordable housing.	New goal.					
	H-2.1		Implement inclusionary zoning.	New policy.					
	H-2.2		Accept a "fair share" of housing for low and moderate income groups in cooperation with other jurisdictions in Thurston County.	Updated policy.		H-3.3	H-3.3.1	H-3.3 – Tumwater should assume its "fair share" of housing for low and moderate income groups, in cooperation with other jurisdictions in Thurston County. H-3.3.1 – Monitor land supply, census data, and housing policies to ensure Tumwater accommodates its fair share of housing for low and moderate income groups.	
	H-2.3		Work with the other jurisdictions as part of the Regional Housing Council to share decision making responsibilities related to homelessness and affordable housing in Thurston County to allow for collaboration in expanding affordable housing options and sharing the planning for, identification of, and resource allocation to activities and programs intended to support individuals experiencing homelessness in Thurston County.	Update of current policy.		H-3.4		Tumwater should work with the other jurisdictions in Thurston County as part of the Regional Housing Council to share decision making responsibilities related to homelessness and affordable housing in Thurston County to allow for collaboration in expanding affordable housing options and sharing the planning for, identification of, and resource allocation to activities and programs intended to support individuals experiencing homelessness in Thurston County.	
	H-2.4		Maintain the manufactured home park district land use designation and zone district in appropriate areas to prevent conversion of affordable housing to other uses without replacement.	Update of current policy.		H-13.1		Maintain the manufactured home park district zoning in appropriate areas in order to prevent conversion of affordable housing to other uses without replacement.	

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	H-2.5		When locating the manufactured home park district land use designation and zone district, carefully consider the risks from natural hazards, such as flooding and liquefaction, and the impacts of those hazards on the future residents of those manufactured home parks, emergency responders, and the City as a whole.			H-13.2		When locating zones and designations for manufactured home parks, carefully consider the risks from natural hazards, such as flooding and liquefaction, and the impacts of those hazards on the future residents of those manufactured home parks, Tumwater’s emergency responders, and the city as a whole.	
H-3			Maintain and improve existing housing stock.	New goal from existing goal and policy.	H-8	H-1.1		H-8 – To support healthy residential neighborhoods which continue to reflect a high degree of pride in ownership or residency. H-1.1 Assist city neighborhoods in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary, and affordable housing.	
	H-3.1		Create a formal maintenance and rehabilitation program beyond the current City code enforcement procedures to ensure housing is decent, safe, sanitary, and affordable.	Update of current implementation action as a policy. Tumwater Housing Action Plan – Action 1.k. Enhance enforcement of property maintenance codes to keep housing in good repair.			H-1.1.1	Create a formal maintenance and rehabilitation program beyond the current City code enforcement procedures to support Policy H-1.1 in coordination with the City’s work with the Regional Housing Council.	
	H-3.2		Increase code enforcement efforts and build public private partnerships to encourage renovations of unfit structures for use as transitional or affordable housing.	Update of current implementation action as a policy.			H-3.1.2	Increase code enforcement efforts and build public private partnerships to encourage renovations of unfit structures for use as transitional or affordable housing.	
	H-3.3		Pursue Federal, State, and local financing opportunities to maintain the current housing stock and assist with upgrades and retrofits.	New policy.					
	H-3.4		Ensure equity and quality of life is achieved by improving community surroundings and infrastructure in residential areas.	Updated policy.		H-1.4		Provide assistance to improve community surroundings and infrastructure in residential areas.	

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		H-3.4.1	Focus improvements on green space, transportation, and utilities in areas that are cost burdened and at elevated risk of displacement to ensure equity and health.	<i>New implementation action.</i> <i>Tumwater Housing Action Plan – Action 1.m: Extend public water and sewer to unserved areas to allow infill development in underdeveloped areas.</i>					
		H.3.4.2	Fund an energy assistance program for rental housing to assist landlords with making upgrades when the unit is sold.	<i>New implementation action.</i> <i>Tumwater Housing Action Plan – Action 2.h: Fund an energy assistance program for rental housing/make landlords do upgrades when the unit is sold.</i>					
	H-3.5		Support manufactured home parks to maintain existing source of affordable housing.	New policy.					
		H-3.5.1	Provide funding for low income and special needs residents to purchase housing through community land trusts.	<i>Tumwater Housing Action Plan – Action 1.f: Provide funding for low income and special needs residents to purchase housing through community land trusts.</i>					
		H-3.5.2	Establish a program to preserve and maintain healthy and viable manufactured home parks.	<i>Tumwater Housing Action Plan – Action 1.j: Establish a program to preserve and maintain healthy and viable manufactured home parks.</i>					
		H-3.5.3	Assist non-profits in the process of acquiring mobile home parks to turn them into public trusts so that lot rental fees can be controlled.	<i>Tumwater Housing Action Plan – Action 2.g: Assist non-profits in the process of acquiring mobile home parks to turn them into public trusts so that lot rental fees can be controlled.</i>					
H-4			Make it easier for households to access housing and stay housed.	New goal. Tumwater Housing Action Plan – Strategy 2: Make it easier for households to access housing and stay housed.					

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	H-4.1		Assist and promote social service organizations in their efforts to help prospect homeowners with financial assistance.	New policy.					
		H-4.1.1	Support down payment assistance programs for homeownership and programs that assist people entering the rental market.	<i>New implementation action.</i> <i>Tumwater Housing Action Plan – Action 2.d: Support down payment assistance programs for homeownership and programs that assist people entering the rental market.</i>					
	H-4.3		Develop policies that protect vulnerable populations from displacement and inflated housing costs when on fixed incomes. Work with non-profits and organizations that help those on fixed incomes stay housed.	New policy.					
		H-4.3.1	Identity areas at risk of displacement and update policies and regulations to address.	<i>New implementation action.</i> <i>As part of Comprehensive Plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households.</i> <i>Tumwater is mapped with moderate risk of “disinvestment” in the general Tumwater Hill area. Historically an area experiences disinvestment when wealthier, often whiter, households leave along with jobs, services, and amenities. This may or may not be accompanied by municipal disinvestment whereby public policies and publicly sanctioned private practices prioritize investment into higher income neighborhoods resulting in disinvestment in areas where communities of color and low-income people live.</i>					

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		H-4.3.2	<i>If displacement is unavoidable with new development, have developers provide tenants displaced by redevelopment with relocation assistance.</i>	<i>New implementation action.</i> <i>Tumwater Housing Action Plan – Action 2.a.: Have developers provide tenants displaced by redevelopment with relocation assistance.</i>					
		H-4.3.3	<i>Adopt short-term rental regulations to minimize impacts on long-term housing availability.</i>	<i>New implementation action.</i> <i>Tumwater Housing Action Plan – Action 2.c: Adopt short-term rental regulations to minimize impacts on long-term housing availability.</i>					
		H-4.3.4	<i>Streamline housing development by reviewing the permitting requirements and processes under Title 14. Ensure clear and objective standards for design review and improve clarity on timelines around complete permit applications.</i>	<i>New implementation action.</i> <i>May be addressed by Ordinance No. O2024-005.</i> <i>New HB 1293 and SB 5290.</i>					
H-5			Continually build on resources and collaboration to improve implementation of housing strategies.	New goal. Tumwater Housing Action Plan – Strategy 2: Continually build on resources and collaboration to improve implementation of housing strategies.					
	H-5.1		Collaborate with financial institutions and non-profits to create housing land trusts for manufactured home parks.	New policy.					
	H-5.2		Reference the Transportation Plan and anticipated transportation impacts when making housing decisions affecting the location and density of housing.	Updated policy.		H-11.1		Reference the Transportation Element and anticipated transportation impacts when making housing decisions affecting the location and density of housing.	
	H-5.3		Reference utility plans and the impact of housing decisions on capital improvements planning.	Updated policy.		H-11.2		Reference utility plans and the impact of housing decisions on capital improvements planning.	
	H-5.4		Explore ways to increase public transportation and decrease parking requirements to allow for more housing.	New policy.					

Housing Element – Goals, Policies, and Implementation Action Review

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	H-5.5		Encourage the construction of affordable housing on vacant or unused lots, such as abandoned commercial buildings to minimize urban sprawl and reuse existing infrastructure.	Updated policy.		H-12.1		Encourage the construction of housing on vacant property within the city and the redevelopment of underdeveloped property within residential areas to minimize urban sprawl and associated public service costs.	
	H-5.6		Continue to review and revise, as necessary, City Development Standards deemed unnecessary and make development more expensive and/or difficult.	Updated implementation action as a new policy.			H-12.1.1	Continue to review and revise, as necessary, City Development Standards deemed unnecessary and make development more expensive and/or difficult.	
	H-5.7		Work cooperatively with Thurston County to provide for more efficient and orderly annexations to facilitate urban service delivery.	Updated implementation action as a new policy.			H-12.1.4	Work cooperatively with Thurston County to provide for more efficient and orderly annexations to facilitate urban service delivery.	
	H-5.8		Identify and develop partnerships with organizations that provide or support low-income, workforce, and senior housing as well as other populations with unique housing needs.	New policy. Tumwater Housing Action Plan – <i>Action 5.c.</i> : Identify and develop partnerships with organizations that provide or support low-income, workforce, and senior housing as well as other populations with unique housing needs.					
	H-5.9		Establish a permanent source of funding for low-income housing.	New policy. Tumwater Housing Action Plan – <i>Action 6.a.</i> : Establish a permanent source of funding for low-income housing.					
		H-5.9.1	<i>Support legislative action to increase permanent sources of funding for low-income housing.</i>	<i>New implementation action.</i>					

Housing Element – Goals, Policies, and Implementation Action Review

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		H-5.9.2	Develop a comprehensive funding strategy for affordable housing that addresses both the sources of funding and how the funds should be spent.	<div>New implementation action.</div> <div>Tumwater Housing Action Plan – Action 6.b.: Develop a comprehensive funding strategy for affordable housing that addresses both the sources of funding and how the funds should be spent.</div>					

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

Goals, Policies, and Actions Moved from Other Elements

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes

Housing Element – Goals, Policies, and Implementation Action Review

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Goals, Policies, and Actions Moved to Other Elements

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes

Housing Element – Goals, Policies, and Implementation Action Review

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Goals, Policies, and Actions Deleted and Not Replaced

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
						H-1.3		Promote the quality of life of existing communities and implementation of community housing goals through the preparation of comprehensive plans and the development review process.	
				Completed.			H-3.1.1	<i>The Zoning Code allows manufactured homes on single-family lots in all residential zones. It is the intent of the Housing Element to promote the designation of a sufficient supply of land for traditional mobile/manufactured home parks and to recognize that modular/manufactured housing on single family lots and in manufactured home parks is a viable form of housing construction.</i>	
						H-3.2		Encourage provision of adequate building sites through appropriate land use planning and zoning codes, infrastructure supply, and overall regulatory climate.	
				Completed.			H-3.3.3	<i>Establish a multi-family tax exemption program that gives financial incentive for developers to create multi-family structures in target areas and to set aside a percentage of units as low-income housing.</i>	
							H-4.2.1	<i>Continue the requirement for reasonable maximum lot sizes in order to create smaller lots that are more affordable and that allow a more efficient use of City services.</i>	
							H-5.1.1	<i>Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned vacant land. (2.1.1)</i>	

Housing Element – Goals, Policies, and Implementation Action Review

August 5, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
				Does this need to be a policy? Should be considered as part with the Buildable Lands Report?		H-5.2		Lands not suitable for development due to site constraints such as wetlands, steep slopes, geologically hazardous areas, etc., should be identified and considered when determining sufficient land for new housing in accordance with Tumwater's Conservation Plan.	
						H-6.1		Protect residential areas from undesirable activities and uses through aggressive enforcement of adopted City codes.	
							H-6.2.1	<i>Continue to monitor the available land supply, census data, and City policies to ensure a diverse mix of land for residential housing stock.</i>	
						H-6.5		Tumwater will maintain current Building Code standards and will use the most up to date future Code editions.	
						H-6.6		Increase the variety of housing types outside of corridors and centers of appropriate intensities with supporting design guidelines to meet the needs of a changing population.	
						H-7.1		Support the stability of established residential neighborhoods through appropriate plans and codes.	
						H-7.2		Assure housing will be well maintained and safe.	
						H-7.3		Enhance the appearance of and maintain public spaces in residential areas.	
						H-7.4		Promote community involvement to achieve neighborhood improvement.	
						H-8.1		Support the stability of established residential neighborhoods.	
						H-8.2		Assure housing will be well maintained and safe.	

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August 5, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
							H-8.2.1	Protect residential areas from undesirable activities and uses through aggressive enforcement of adopted City codes.	
						H-8.3		Enhance the appearance of and maintain public spaces in residential areas.	
						H-8.4		Promote community involvement to achieve neighborhood improvement.	
							H-8.4.1	Encourage neighborhood meetings to discuss community issues as situations and concerns arise.	
						H-10.2		Multi-family residential housing should be subject to design criteria that relate to density, structure bulk, size and design, landscaping, and neighborhood compatibility.	
							H-10.2.1	Continue to implement multi-family housing design standards.	
					H-11			To provide housing to accommodate Tumwater's housing needs in the urban growth area and make the most efficient use of infrastructure and services.	
						H-11.1		Reference the Transportation Element and anticipated transportation impacts when making housing decisions affecting the location and density of housing.	
						H-11.2		Reference utility plans and the impact of housing decisions on capital improvements planning.	
						H-11.3		Encourage the construction of affordable housing, including cottage housing and accessory dwelling units, within a half mile or twenty minute walk of an urban center, corridor or neighborhood center with access to goods and services to provide access to daily household needs.	

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
							H-12.1.2	Continue to support high-density zoning within specific areas of the city that have the infrastructure and services to support high-density housing.	
							H-12.1.3	Continue to implement minimum density levels for all residential zoning districts to ensure efficient use of the urban growth area.	
							H-13.1.1	Encourage manufactured housing park district zoning to locate near transit services.	



EXPANDED HOUSING CHECKLIST

Periodic Update Checklist for Fully-Planning Cities and Counties¹ with additional checklist items for housing element review.

This checklist provides the framework Commerce regional planners will use to review periodic update submissions. **This checklist is NOT required to be completed by each jurisdiction;** it is an additional tool to help local planners meet the intent of the statute.

- Jurisdictions may submit draft housing elements to [Laura Hodgson](#) for initial review prior to 60-day review. Jurisdictions in the PSRC region are encouraged to submit draft housing elements to Commerce when it is submitted to PSRC and/or King County, as the requirements from the state are slightly different from the local or regional requirements.
- **Housing element submissions should include a land capacity analysis (LCA) reflecting updated policies.** This LCA may be included as a supporting document such as a Housing Needs Assessment (HNA) or simply a separate land capacity analysis document. If the LCA is missing from the submission, it will be requested by Commerce staff.
- Regional planners will review draft comprehensive plans and development regulations for the items **IN BOLD CAPITALIZED TEXT BELOW EACH ITEM**. If these materials are not included in the housing submission, Commerce staff will request them. More information on these requirements are included in parenthesis if additional information is needed. (Land use element review items are included for reference to ensure consistency between elements.)
- Commerce will also be tracking that zoning changes are consistent with comprehensive plan changes and the LCA ([RCW 36.70A.115](#)). These zoning changes implement the policies in the comprehensive plan to plan for and accommodate housing affordable to all income brackets.
- **Questions?** Contact Laura Hodgson at Laura.Hodgson@commerce.wa.gov or 360-764-3143.

¹ The checklist items in this document are applicable to cities and counties, unless otherwise noted, but the headings in the checklist may be slightly different from the county checklist.

Section I: Comprehensive Plan Elements

Land Use Element

Consistent with countywide planning policies (CWPPs) and RCW 36.70A.070(1)

	Consistent? Yes/No	Changes needed?
<p>b. A future land use map showing land uses, 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)</p> <p>THE LAND USES MUST REFLECT PROJECTED GROWTH INCLUDING FUTURE HOUSING NEEDS.</p>	No	<p>Yes</p> <p>Update of Land Use Element after Land Capacity Analysis is completed by TRPC</p>
<p>d. A consistent population projection throughout the plan which should be consistent with the jurisdiction's allocation of projected countywide population and housing needs. RCW 36.70A.115, RCW 43.62.035 and WAC 365-196-405(f)</p> <p>TABLE OR OTHER DOCUMENTATION OF LOCAL ALLOCATION OF POPULATION AND HOUSING NEEDS BY INCOME BRACKET FROM THE COUNTYWIDE PROCESS.</p>	No	<p>Yes. Update using TRPC population forecast.</p> <p>Page 9 – Update Housing Trends and projections</p> <p>Page 38 – Update format of Population as table. Currently it's a written paragraph.</p> <p>Page 40 – Need to show housing by income and AMI.</p>
<p>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)</p> <p>ESTIMATES SHOULD INCLUDE ASSUMED DENSITIES TO ACCOMMODATE HOUSING NEEDS. (See WAC 365-196-210(6), and Housing Element Book 2: Step C and footnote 30 on page 24.)</p>	No	<p>Yes.</p> <p>Update City-Wide Land Use Map and Chapter 2 of Land Use Element.</p>

Housing Element

In the 2021 legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070(2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpages for further information about the new requirements:

Updating GMA Housing Elements and Planning for Housing.

	Consistent? Yes/No	Changes needed?
<p>a. Goals, policies and objectives for:</p> <ul style="list-style-type: none"> the preservation, improvement and development of housing, RCW 36.70A.070(2)(b), and moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes, within an urban growth area boundary. RCW 36.70A.070(2)(b) amended in 2021, and WAC 365-196-410(2)(a) <p>ENSURE THERE ARE POLICY(IES) ON A VARIETY OF MODERATE DENSITY HOUSING TYPES, SUCH AS DUPLEXES, TRIPLEXES, AND TOWNHOMES IN URBAN GROWTH AREAS.</p>	<p>Yes.</p> <p>H-1, H-2 (2.1)</p>	<p>May want to consider stronger language supporting middle housing.</p> <p>NEW:</p> <ul style="list-style-type: none"> H-1, H-2, H-3 H-1
<p>b. Consideration of housing locations in relation to employment locations. RCW 36.70A.070(2)(d) amended in 2021.</p> <p>LAND USE MAP SHOULD SHOW HIGHER DENSITY HOUSING LOCATED NEAR EMPLOYMENT (COMMERCIAL) AND/OR ADJACENT TO HIGH QUALITY TRANSIT IF APPLICABLE. (Housing Element Book 2: see pages 67-68.)</p>	<p>Yes.</p> <p>H-6</p>	<p>May want to evaluate policy language with update to the Economic Development Plan.</p> <p>NEW: H-4.</p>
<p>c. Consideration of the role of accessory dwelling units (ADUs) in meeting housing needs. RCW 36.70A.070(2)(d) amended in 2021.</p> <p>TO SHOW CONSIDERATION OF ADUS, DO ONE OR BOTH OF THE FOLLOWING:</p> <p>(1) THE HOUSING NEEDS ASSESSMENT OR HOUSING ELEMENT MUST INCLUDE TEXT AND/OR POLICIES THAT ADDRESSES THE POTENTIAL FOR ADUS TO MEET HOUSING NEEDS, OR</p> <p>(2) INCLUDE ADU CAPACITY IN LAND CAPACITY ANALYSIS. 20-year ADU capacity should not exceed 10% of eligible lots.</p> <p>(See Housing Element Book 2 - ADU narrative guidance: pages 68-69; ADU capacity: see Step 1.6 on pages 27-28.)</p>	<p>No.</p>	<p>Yes.</p> <p>Some policy support (H2.1, H-11.3), but could be expanded to specifically address ADUS as potential to meet housing needs.</p> <p>New: H-1.2</p>

Housing Element

In the 2021 legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070(2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpages for further information about the new requirements:

Updating GMA Housing Elements and Planning for Housing.

	Consistent? Yes/No	Changes needed?
<p>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 countywide housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021, WAC 365-196-410(2)(b) and (c)</p> <p>TABLE OR OTHER DOCUMENTATION OF LOCAL ALLOCATION OF HOUSING NEEDS BY INCOME BRACKET. (Housing Element Book 1: see #6 of "Minimum standards for identifying and allocating projected housing needs" on page 60.)</p>	No	<p>Yes.</p> <p>New State requirements. Table will need to be added.</p> <p>H-1.2.2</p>
<p>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)</p> <p>STATEMENT SHOWING THERE IS SUFFICIENT CAPACITY OF LAND FOR ALL INCOME HOUSING NEEDS, INCLUDING A TABLE SHOWING THE BREAKDOWN OF CAPACITY IN ZONES WHICH ADDS UP TO HOUSING NEEDS FOR ALL INCOME BRACKETS. (Supporting documentation of land capacity analysis is encouraged.) (Housing Element Book 2: see bottom table of Exhibit 17 on page 40 and Exhibit 20 on page 48.)</p> <p>ANY LIMITATIONS ON SUPPORTIVE HOUSING TYPES (EMERGENCY HOUSING (EH), EMERGENCY SHELTER (ES), PERMANENT SUPPORTIVE HOUSING (PSH), AND TRANSITIONAL HOUSING (TH)) MUST ALLOW THE SITING OF A SUFFICIENT NUMBER OF UNITS AND BEDS NECESSARY TO MEET PROJECTED NEEDS. (Housing Element Book 2: see pages 41-48.)</p> <p>THE ZONING MAP MUST BE CONSISTENT WITH AND IMPLEMENT THE LAND USE MAP AND LAND CAPACITY FINDINGS. (See RCW 36.70A.115(1), WAC 365-196-800)</p>	No.	<p>Yes.</p> <p>New State requirements</p> <p>Also, H-1.2.6, H-1.7</p>

	Consistent? Yes/No	Changes needed?
<p>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</p> <p>INCLUDE A LIST OF BARRIERS TO AFFORDABLE HOUSING NEEDS, INCLUDING BARRIERS TO EMERGENCY HOUSING AND PERMANENT SUPPORTIVE HOUSING. (Housing Element Book 2: see page 50 and Appendix B.)</p> <p>INCLUDE AN ACTION PLAN TO REMOVE BARRIERS TO AFFORDABLE HOUSING. (Housing Element Book 2: see page 61 and Appendix B.)</p> <p>Note: Identification of barriers to affordable housing and actions to remove barriers do not need to be in table format, but both items need to be present in the housing element.</p>	No.	<p>Yes.</p> <p>New State requirements</p> <p>H-1.1, H-1.2, H-1.3 H-4.6</p>
<p>g. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:</p> <ul style="list-style-type: none"> • Zoning that may have a discriminatory effect; • Disinvestment; and • Infrastructure availability <p>RCW 36.70A.070(e) new in 2021</p> <p>INCLUDE A STATEMENT OF WHETHER DATA SHOWS IF THERE ARE DISPARATE IMPACTS. NOTE: COMMERCE HAS DATA AVAILABLE FOR ALL JURISDICTIONS ON OUR EZVIEW SITE. (Housing Element Book 3: see pages 19-20.)</p> <p>REVIEW OF HOUSING ELEMENT POLICIES AND REGULATIONS THAT HAVE LED TO THESE IMPACTS. This may be in the housing element, housing needs assessment or the staff report. (Housing Element Book 3: see pages 33-36; this specific evaluation framework is not required.)</p>	No.	<p>Yes.</p> <p>New State requirements</p> <p>H-1.1.1</p>

	Consistent? Yes/No	Changes needed?
<p>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</p> <p>INCLUDE POLICIES TO ADDRESS THESE IMPACTS, OR THAT ADDRESS DEVELOPMENT OF MORE AFFORDABLE HOUSING, PRESERVATION OF EXISTING AFFORDABLE HOUSING, AND PROTECTION OF EXISTING HOUSEHOLDS. (Policies: Housing Element Book 3, see pages 36-39 and Appendix C of Housing Element Book 2; Regulations: Housing Element Book 3, pages 43-44.)</p>	No.	<p>Yes.</p> <p>New State requirements H-1.1.1</p>
<p>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. RCW 36.70A.070(2)(g) new in 2021</p> <p>DISCUSSION AND/OR MAP OF AREAS THAT MAY BE AT RISK OF DISPLACEMENT. (COMMERCE AND PSRC HAVE MAPS AVAILABLE, AND INCLUSION OF ONE WOULD MEET THIS REQUIREMENT.) (Housing Element Book 3; see pages 27-31.)</p> <p>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. RCW 36.70A.070(2)(h) new in 2021</p> <p>SEE H ABOVE.</p>	No.	<p>Yes.</p> <p>New State requirements.</p> <p>Working on Displacement Study with the Cities of Olympia and Lacey and Thurston County.</p>

Consistency is required by the GMA

	Consistent? Yes/No	Changes needed?
<p>b. All plan elements must be consistent with each other. RCW 36.70A.070 (preamble) and WAC 365-196-500</p> <p>ENSURE CAPITAL FACILITIES, TRANSPORTATION AND UTILITIES ELEMENTS INCLUDE IMPROVEMENTS TO SUPPORT ADDED HOUSING DENSITY AND CONSIDER UNDERSERVED AREAS. LIKELY CONSIDERATIONS WILL INCLUDE SYSTEM IMPROVEMENTS AND PRIORITIZING AND FUNDING THIS WORK. (Housing Element Book 2: see LCA Step 1.3 “Identify gaps in utility infrastructure and services” on page 22, and “Identify related infrastructure and service needs” on page 77.)</p>	No.	Yes.

Public Participation

<p>a. Plan ensures public participation in the comprehensive planning process. RCW 36.70A.020(11), .035, and .140, WAC 365-196-600(3) provide possible public participation choices.</p> <p>THE PUBLIC PARTICIPATION PLAN SHOULD SHOW EFFORTS TO ENGAGE VULNERABLE POPULATIONS, OVERBURDEDED COMMUNITIES, AND THOSE WHO MAY HAVE BEEN DISPARATELY IMPACTED BY HOUSING POLICIES. (Housing Element Book 3: see pages 15-19.)</p>	No.	<p>Yes.</p> <p>Community Engagement Plan will guide process and be revised throughout the process.</p>
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Section II: Development Regulations

Must be consistent with and implement the comprehensive plan. [RCW 36.70A.040](#), [WAC 365-196-800](#) and [810](#)

Zoning Code

	Consistent? Yes/No	Changes needed?
<p>a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process. (RCW 36.70A.070(2)(c) - Amended in 2021 with HB 1220)</p> <p>If subject to middle housing requirements in RCW 36.70A.635, see material on Commerce's Middle Housing webpage.</p> <p>ZONING MAP AND TEXT ALLOW FOR THE HOUSING TYPES AND DENSITIES IN THE LAND CAPACITY ANALYSIS.</p> <p>THESE ZONING CHANGES MUST BE COMPLETE BY THE END OF THE PERIODIC UPDATE PERIOD.</p>	No.	Yes.
<p>b. [FOR CITIES] Permanent supportive housing or transitional housing must be allowed where residences and hotels are allowed. RCW 36.70A.390 New in 2021, (HB 1220 sections 3-5)</p> <p>“permanent supportive housing” is defined in RCW 36.70A.030; “transitional housing” is defined in RCW 84.36.043(2)(c)</p> <p>[FOR CITIES AND COUNTIES] ANY LIMITATIONS ON PERMANENT SUPPORTIVE HOUSING AND TRANSITIONAL HOUSING MUST BE CONNECTED TO PUBLIC HEALTH AND SAFETY AND ALLOW THE SITING OF A SUFFICIENT NUMBER OF UNITS AND BEDS NECESSARY TO MEET PROJECTED NEEDS. (Housing Element Book 2: see pages 41-48.)</p>	Yes.	Addressed by Ordinance No. 02021-019, approved in 2022.
<p>c. [FOR CITIES] Indoor emergency shelters and indoor emergency housing shall be allowed in any zones in which hotels are allowed, except in cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within one-mile of transit. Indoor emergency housing must be allowed in areas with hotels. RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021, (HB 1220 sections 3-5)</p> <p>“emergency housing” is defined in RCW 84.36.043(2)(b)</p> <p>[FOR CITIES AND COUNTIES] ANY LIMITATIONS ON EMERGENCY HOUSING AND EMERGENCY SHELTER MUST BE CONNECTED TO PUBLIC HEALTH AND SAFETY AND ALLOW THE SITING OF A SUFFICIENT NUMBER OF UNITS AND BEDS NECESSARY TO MEET PROJECTED NEEDS. (Housing Element Book 2: see pages 41-48.)</p>	Yes.	Addressed by Ordinance No. 02021-019, approved in 2022



Periodic Update Checklist for Fully-Planning Cities

Overview: This checklist is intended to help cities that are fully planning under the Growth Management Act (GMA) conduct the “periodic review and update” of **comprehensive plans** and **development regulations** required by [RCW 36.70A.130 \(4\)](#). This checklist identifies components of comprehensive plans and development regulations that may need updating to reflect the latest local conditions or to comply with GMA changes since the last periodic update cycle (2015-2018).

Statutory changes adopted since 2015 are emphasized in highlighted text to help identify new GMA requirements that may not have been addressed during the last update or through other amendments outside of the required periodic update process.

What’s new: For the 2024-2027 update cycle, Commerce has updated and streamlined periodic update resources including checklists, guidebooks and a [webpage](#) to serve you better. A checklist and guidebook for *partially-planning jurisdictions* will be available prior to their 2026-2027 updates. A separate checklist is available for counties.

2021-2022 Legislative Session:

[HB 1220](#) substantially amends housing-related provisions of the GMA, [RCW 36.70A.070\(2\)](#). Please refer to the following Commerce housing webpages for further information about the new requirements: [Updating GMA Housing Elements](#) and [Planning for Housing](#).

[HB 1241](#) changes the periodic update cycle described in RCW 36.70A.130. Jurisdictions required to complete their update in 2024 now have until December 31, 2024 to finalize their review and submit to Commerce. Jurisdictions required to complete their updates in 2025-2027 are still required to submit prior to June 30th of their respective year. Additionally, jurisdictions that meet the new criteria will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.

[HB 1717](#) adds new requirements in [RCW 36.70A.040](#) and [RCW 36.70A.190](#) regarding tribal participation in planning efforts with local and regional jurisdictions.

[HB 1799](#) adds a new section to the GMA, [RCW 36.70A.142](#), requiring some local governments to begin providing separated organic material collection services within their jurisdictions in order to increase volumes of organic materials collected and delivered to composting and other organic material management facilities.

[SB 5593](#) adds new elements to RCW [36.70A.130\(3\)](#) regarding changes to planning and/or modifying urban growth areas.

City

Staff contact, phone + email

[SB 5818](#) promotes housing construction in cities through amendments to and limiting appeals under the state environmental policy act (SEPA) and the GMA, amending [RCW 36.70A.070\(2\)](#).

Local governments should review local comprehensive plan policies, countywide planning policies and multicounty planning policies (where applicable) to be consistent with the new requirements.

Checklist Instructions

With the most recent versions of your comprehensive plan and development regulations in hand, fill out each item in the checklist, answering the following questions:

Is this item addressed in your current plan or development regulations? If YES, fill in the form with citation(s) to where in the plan or regulation the item is addressed. Where possible, we recommend citing policy or goal numbers by element rather than page numbers, since these can change. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce [Periodic Update webpage](#) or contact the [Commerce planner assigned to your region](#).

Is amendment needed to meet current statute? Check YES to indicate a change to your plan will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn't changed since your previous update, if your jurisdiction has kept current with required inventories, or if there haven't been many changes in local circumstances.

Use the "Notes" column to add additional information to note where your city may elect to work on or amend sections of your plan or development regulations, to call out sections that are not strictly required by the GMA, or to indicate if the item is not applicable to your jurisdiction.

Submit your checklist! This will be the first deliverable under your periodic update grant.

PlanView system and instructions: Completed checklists can be submitted through Commerce's PlanView portal. The PlanView system allows cities and counties to submit and track amendments to comprehensive plans or development regulations online, with or without a user account. You can also submit via email: reviewteam@commerce.wa.gov Fill out and attach a [cover sheet](#), a copy of your submittal and this checklist. *Please be advised that Commerce is no longer accepting paper submittals.*

For further information about the submittal process please visit Commerce's [Requirements and procedures for providing notice to the state](#) webpage.

Need help?

Please visit Commerce's [periodic update webpage](#) for additional resources

or contact:

Suzanne Austin, AICP

Senior Planner

Growth Management Services

WA Department of Commerce

509.407.7955

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Checklist Navigation

(Ctrl + Click each element)

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Section I: Comprehensive Plan Elements

Land Use Element

Consistent with countywide planning policies (CWPPs) and RCW 36.70A.070(1)

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>New 2021-2022 legislation ESSB 5593: changes to RCW 36.70A.130 regarding UGA size, patterns of development, suitability and infrastructure.</p> <p>Coordinate these efforts with your county</p>	<p>No - Areas that are within Tumwater's Urban Growth Area are addressed through the Tumwater and Thurston County Joint Plan in accordance with adopted County-Wide Planning Policies.</p> <p>Chapter 1.5, LU 1.1 and 1.2</p>	<p>Yes</p>	<p>1 (c) If, during the county's review under (a) of this subsection, 32 the county determines revision of the urban growth area is not 33 required to accommodate the urban growth projected to occur in the 34 county for the succeeding 20-year period, but does determine that 35 patterns of development have created pressure in areas that exceed 36 available, developable lands within the urban growth area, the urban 37 growth area or areas may be revised to accommodate identified 38 patterns of development and likely future development pressure for 39 the succeeding 20-year period if the following requirements are met: p. 3 ESSB 5593.PL 1 (i) The revised urban growth area may not result in an increase 2 in the total surface areas of the urban growth area or areas; 3 (ii) The areas added to the urban growth area are not or have not 4 been designated as agricultural, forest, or mineral resource lands of 5 long-term commercial significance; 6 (iii) Less than 15 percent of the areas added to the urban growth 7 area are critical areas; 8 (iv) The areas added to the urban growth areas are suitable for 9 urban growth; 10 (v) The transportation element and capital facility plan element 11 have identified the transportation facilities, and public facilities 12 and services needed to serve the urban growth area and the funding to 13 provide the transportation facilities and public facilities and 14 services; 15 (vi) The urban growth area is not larger than needed to 16 accommodate the growth planned for the succeeding 20-year planning 17 period and a reasonable land market supply factor; 18 (vii) The areas removed from the urban growth area do not include 19 urban growth or urban densities; and 20 (viii) The revised urban growth area is contiguous, does not 21 include holes or gaps, and will not increase pressures to urbanize 22 rural or natural resource lands.</p> <p>HB 1425 Annexation Sales Tax Credit</p>

Section I: Comprehensive Plan Elements

<p>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</p> <p>Coordinate these efforts with your county</p>	<p>Yes - LU 1.1 and LU 1.2</p>	<p>Yes</p>	<p>See above</p>
<p>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)(iii)</p>	<p>Yes - 2.1.1 City-Wide Future Land Use Map Appendix B</p>	<p>Yes</p>	<p>Update to show recent UGA changes. City website appendix B only shows brewery redevelopment area.</p>
<p>c. Consideration of urban planning approaches that increase physical activity. RCW 36.70A.070(1) and WAC 365-196-405(2)(j). Additional resources: Transportation Efficient Communities, The Washington State Plan for Healthy Communities, Active Community Environment Toolkit</p>	<p>Yes - LU-5.1-LU 5.17</p> <p>GOAL LU-5</p>	<p>Yes</p>	<p>. The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities. Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state.</p> <p>More specific language on walkability?</p> <p>LU-5.14 Ensure alternative transportation modes are included in comprehensive plans, subdivisions, and other land developments.</p> <p>LU-5.6 Allow densities and mixes of uses that reduce the number and lengths of vehicle trips and increase the opportunity to use public transit and non-motorized modes of travel.</p>
<p>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)</p>	<p>Yes - Goal LU-1 & LU-4</p>	<p>Yes</p>	<p>provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth, including the accommodation of, as appropriate, the medical, governmental, educational, institutional, commercial, and industrial facilities related to such growth, as adopted in the applicable countywide planning policies and</p>

Section I: Comprehensive Plan Elements

			consistent with the twenty-year Population forecast from the office of financial management. -add language on forecast and housing needs.
<p>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)</p> <ul style="list-style-type: none"> 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. 	Yes - Land supply element	Yes	Need to update to reflect Buildable Lands report TRPC 2021-Thurston County.
<p>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)</p>	Yes - LU-6	Maybe	Verify Northern Thurston Groundwater Protection Plan hasn't changed and verify. Ensure new development is in conformance with aquifer protection standards of the Conservation Element
<p>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</p>	<p>Yes - LU-1.10 - Coordinate the Land Use Element with the City's Lands for Public Purposes Element and the Capital Facilities Plan.</p> <p>The City-Wide Future Land Use Map</p>	Yes	Legislative bill going over waste facilities/recycling/compost.

Section I: Comprehensive Plan Elements

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	Y	Yes	designations for greenspaces and urban forests; special consideration for environmental justice in goals and policies; consider approaches to reduce per capita vehicle miles traveled; reduce and mitigate the risk of wildfires. HB 1181
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 Note: The plan (and associated regulations) must be filed with the Aviation Division of WSDOT . WAC 365-196-455	Yes - Goal LU-13	No	Update compatible uses- Phone call with Warren and allowed uses. See email.
j. Where applicable, a review of drainage, flooding, and stormwater run-off 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) Note: RCW 90.56.010(27) defines waters of the state. Additional resources: Protect Puget Sound Watersheds , Building Cities in the Rain , Ecology Stormwater Manuals , Puget Sound Partnership Action Agenda	Yes - LU-6	No	
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	Yes - 10.1 through 10.9, each land use designation in the Land Use Element has been applied based on specific criteria that include the sensitivity of certain areas to environmental disturbance.	Maybe	HCP, Wetland rating, geo hazard areas, and

Section I: Comprehensive Plan Elements

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](#)

These sensitive areas either have received an open space designation or have received a designation of a lower intensity. Additionally, most environmentally sensitive areas of the City recommend that development be clustered away from the sensitive area.

The Land Use Element also makes recommendations for clustering and other creative development techniques in sensitive areas of the City in Chapter 3, Land Use Goals, Policies, and Actions and includes Goal LU-6, Policies LU-6.1 through LU-6.4 and Goal LU-8, Policies LU-8.1 through LU-8.5 as well as Chapter 2, Designations and Definitions.

Section I: Comprehensive Plan Elements

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
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	Yes - Policy LU-2.7 supports this Growth Management Act goal in Chapter 3, Land Use Goals, Policies, and Actions.	Yes	
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	N/A	N/A	
n. New section RCW 36.70A.142 ; new 2021-2022 legislation HB 1799 : Development regulations newly developed, updated, or amended <i>after January 1, 2025</i> 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) See also RCW 36.70.330 . For applicability, see RCW 70A.205.540	Yes - Land use element references concurrency with lands for public purposes. LU-1.2, LU-1.10, all of GOAL LU-3,	Yes	Need to coordinate with CFP and LPP elements

Housing Element

In the 2021 legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070 (2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpages for further information about the new requirements:

Updating GMA Housing Elements and Planning for Housing

	In Current Plan? Yes/No 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 - Housing Element page 23-31; Goal H-2	No	Goals 1-5 of 2025 CPU housing element
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 - Goal H-11; H-11.3	Yes - specify more housing types to meet RCW requirements. Current language only references cottage housing and ADU's.	Yes - H-1.2.10
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 H-6.	Add language for (i) Incorporating consideration for low, very low, extremely low, and moderate-income households;	<p>(d) Makes adequate provisions for existing and projected needs of all economic segments of the community, including:</p> <p>(i) Incorporating consideration for low, very low, extremely low, and moderate-income households;</p> <p>(ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;</p> <p>(iii) Consideration of housing locations in relation to employment location; and</p> <p>(iv) Consideration of the role of accessory dwelling units in meeting housing needs;</p> <p>(e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:</p> <p>(i) Zoning that may have a discriminatory effect;</p> <p>(ii) Disinvestment; and</p> <p>(iii) Infrastructure availability;</p> <p>H-1.1, H-1.5.1, H-4.1.1, H-4.4,</p>

Housing Element

In the 2021 legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070 (2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpages for further information about the new requirements:

Updating GMA Housing Elements and Planning for Housing

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)	H-3.3 Tumwater should assume its "fair share" of housing for low and moderate income groups, in cooperation with other jurisdictions in Thurston County.	Yes	<p>Dep. Of Commerce and Allocations County wide.</p> <p>(2) A housing element ensuring the vitality and character of established residential neighborhoods that:</p> <p>(a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including:</p> <p>(i) Units for moderate, low, very low, and extremely low-income households; and</p> <p>(ii) Emergency housing, emergency shelters, and permanent supportive housing;</p> <p>Will need to add table and information.</p>
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 - H-2.1 h-13	Yes	<p>(c) Identifies sufficient 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, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes;</p> <p>Update. Include income level households, government assisted housing, emergency housing, shelters, PSH's, etc.</p> <p>H-3.3.1</p> <p>H-2.4</p>
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	Yes - H-3 & H-4	Yes	Yes. Will need to add table and information in the technical documents.

Housing Element

In the 2021 legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070 (2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpages for further information about the new requirements:

Updating GMA Housing Elements and Planning for Housing

Plan			
<p>g. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:</p> <ul style="list-style-type: none"> • Zoning that may have a discriminatory effect; • Disinvestment; and • Infrastructure availability <p>RCW 36.70A.070(e) new in 2021</p>	Yes	Yes	Goal H-10
<p>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</p>	Goal H-4	<p>Yes, needs to be updated to meet RCW. Identify areas and potential TMC codes that unintentionally created racially disparate impacts, etc.</p>	<p>(e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:</p> <p>(i) Zoning that may have a discriminatory effect;</p> <p>ii) Disinvestment; and</p> <p>(iii) Infrastructure availability;</p> <p>H-4.6</p>

Housing Element

In the 2021 legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070 (2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce's housing webpages for further information about the new requirements:

Updating GMA Housing Elements and Planning for Housing

<p>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.¹</p> <p><u>RCW 36.70A.070(2)(g) new in 2021</u></p> <p>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. <u>RCW 36.70A.070(2)(h) new in 2021</u></p>	<p>Yes - tenant protections.</p> <p>TMC 5.70 and 5.75</p>	<p>Yes</p>	<p>Create a policy to establish anti displacement policies. Add 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.</p> <p>Include the above.</p> <p>H-4.6 and throughout.</p>
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¹ This work should identify areas where anti-displacement tools may be applied, but may not need to be in the comprehensive plan. See Commerce's housing guidance: [Updating GMA Housing Elements - Washington State Department of Commerce](#)

Capital Facilities Plan (CFP) Element

To serve as a check on the practicality of achieving other elements of the plan, covering all capital facilities planned, provided, and paid for by public entities including local government and special districts, etc. including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from park and recreation elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and [RCW 36.70A.070\(3\)](#), and include:

CFP 2024-2029	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120	Yes - 4.2 page 15		
b. An inventory of existing capital facilities owned by public entities. RCW 36.70A.070(3)(a) and WAC 365-196-415(1)(a)	Yes- Chapter 2, Page 11 Lands for Public Purposes Element	Yes	HB 1181: CFP: include green infrastructure; identify all public entities that own capital facilities and good faith effort to gather info from them.
c. A forecast of needed capital facilities. RCW 36.70A.070(3)(b) and WAC 365-196-415(1)(b) Note: The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.	Yes- 4.3 page 16 Chapter 5, page 18+ Lands for Public Purposes Element		
d. Proposed locations and capacities of expanded or new capital facilities. RCW 36.70A.070(3)(c) and WAC 365-196-415 (1)(c) and (3)(c)²	Yes- future land use map and land use maps. Lands for Public Purposes Element, Chapter 2: Capital Facilities Inventory Lands for Public Purposes Element, Section 3.3: Siting Process for Essential Public Facilities in Tumwater		

e. A six-year plan (at least) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities. RCW 36.70A.070(3)(d) , RCW 36.70A.120 , WAC 365-196-415(1)(d)	Yes - Chapter 6	Yes	1. Include 2024-2029 Six-Year Capital Facilities Plan Update
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² Infrastructure investments should consider equity and plan for any potential displacement impacts.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
f. A policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs. RCW 36.70A.070(3)(e) WAC 365-196-415(2)(d) Note: park and recreation facilities shall be included in the capital facilities plan element	Yes - 4.2 Comprehensive Plan Consistency Land Use Element- reassessment policy		
g. If impact fees are collected: identification of public facilities on which money is to be spent. RCW 82.02.050(5) and WAC 365-196-850(3)	Yes - Page 3 + Chapter 6		

Utilities Element

Consistent with relevant CWPPs and RCW 36.70A.070(4). Utilities include, but are not limited to: sanitary sewer systems, water lines, fire suppression, electrical lines, telecommunication lines, and natural gas lines.

The general location, proposed location and capacity of all existing and proposed utilities. RCW 36.70A.070(4) and WAC 365-196-420	<p>Yes -</p> <p>Maps</p> <p>Chapter 2 Natural Gas, Chapter 3 Electricity, Chapter 4 Natural Gas and Pipelines, Chapter 5 Telecommunication.</p> <p>Chapter 6- meeting future demand</p> <p>Table 3 page pg. 25 current inventory of infrastructure</p> <p>Table 5, 6, and 7- 20 year projections</p>	Yes - update	<p>Update projections and needs/locations and maps.</p> <ul style="list-style-type: none"> HB 1181: Utilities element: include all electrical, telecommunication, and natural gas systems and good faith effort to gather info from them.
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Transportation Element

Consistent with relevant CWPPs and RCW 36.70A.070(6)

a. An inventory of air, water, and ground transportation facilities and services, including transit alignments, state-owned transportation facilities, and general aviation airports. RCW 36.70A.070(6)(a)(iii)(A) and WAC 365-196-430(2)(c) .	Transportation Element- Chapter 9 System Inventory		
b. Adopted levels of service (LOS) standards for all arterials, transit routes and highways. RCW 36.70A.070(6)(a)(iii)(B) and (C) , WAC 365-196-430	Transportation Element, Chapter 10: System Performance		
c. Identification of specific actions to bring locally-owned transportation facilities and services to established LOS. RCW 36.70A.070(6)(a)(iii)(D) , WAC 365-196-430	Transportation Element, Chapter 10: System Performance		
d. A forecast of traffic for at least 10 years including land use assumptions used in estimating travel. RCW 36.70A.070(6)(a)(i) , RCW 36.70A.070 (6)(a)(iii)(E) , WAC 365-196-430(2)(f)	Transportation Element, Chapter 7: Future Conditions and Chapter 10: System Performance		
e. A projection of state and local system needs to meet current and future demand. RCW 36.70A.070(6)(a)(iii)(F) and WAC 365-196-430(1)(c)(vi)	Transportation Element, Chapter 10: System Performance Chapter 11: Capital Improvements		
f. A pedestrian and bicycle component to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. RCW 36.70A.070(6)(a)(vii) , WAC 365-196-430(2)(j)	Throughout the Transportation Element.	Yes	Include bicycle and pedestrian plan as required by conservation element.
g. A description of any existing and planned transportation demand management (TDM) strategies, such as HOV lanes or subsidy programs, parking policies, etc. RCW 36.70A.070(6)(a)(vi) and WAC 365-196-430(2)(i)(i)	Transportation Plan Chapter 6- Managing demands		

h. An analysis of future funding capability to judge needs against probable funding resources. RCW 36.70A.070(6)(a)(iv)(A) , WAC 365.196-430(2)(k)(iv)	Chapter 12- Funding		
i. A multi-year financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program. RCW 36.70A.070(6)(a)(iv)(B) and RCW 35.77.010 , WAC 365-196-430(2)(k)(ii)	Funding Chapter 12 and the CFP		
j. If probable funding falls short of meeting identified needs: a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. RCW 36.70A.070(6)(a)(iv)(C) , WAC 365-196-430(2)(l)(iii)	Chapter 12- Funding		
k. A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. RCW 36.70A.070(6)(a)(v) ; WAC 365-196-430(1)(e) and 430(2)(a)(iii)	Transportation Element, Chapter 4: Consistency		

Shoreline

For shorelines of the state, the goals and policies of the shoreline management act as set forth in [RCW 90.58.020](#) are added as one of the goals of the Growth Management Act (GMA) as set forth in [RCW 36.70A.480](#). The goals and policies of a shoreline master program for a county or city approved under [RCW 90.58](#) shall be considered an element of the county or city's comprehensive plan.

a. The policies, goals, and provisions of RCW 90.58 and applicable guidelines shall be the sole basis for determining compliance of a shoreline master program with this chapter except as the shoreline master program is required to comply with the internal consistency provisions of RCW 36.70A.070 , 36.70A.040(4) , 35.63.125 , 35A.63.105 , 36.70A.480	N/A		
b. Shoreline master programs shall provide a level of protection to critical areas located within shorelines of	N/A		

the state that assures no net loss of shoreline ecological functions necessary to sustain shoreline natural resources as defined by department of ecology guidelines adopted pursuant to RCW 90.58.060 .			
c. Shorelines of the state shall not be considered critical areas under this chapter except to the extent that specific areas located within shorelines of the state qualify for critical area designation based on the definition of critical areas provided by RCW 36.70A.030(5) and have been designated as such by a local government pursuant to RCW 36.70A.060(2)	N/A		
d. If a local jurisdiction's master program does not include land necessary for buffers for critical areas that occur within shorelines of the state, as authorized by RCW 90.58.030(2)(f) , then the local jurisdiction shall continue to regulate those critical areas and their required buffers pursuant to RCW 36.70A.060(2) .	N/A		

Provisions for siting essential public facilities (EPFs)

Consistent with CWPPs and [RCW 36.70A.200](#), amended 2021. This section can be included in the Capital Facilities Element, Land Use Element or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs.

<p>a. A process or criteria for identifying and siting essential public facilities (EPFs). RCW 36.70A.200 and WAC 365-196-550(1)</p> <p>Notes: RCW 36.70A.200, amended 2021 regarding reentry and rehabilitation facilities. EPFs are defined in RCW 36.70A.200.</p> <p>Regional transit authority facilities are included in the list of essential public facilities.</p>	Yes- 3.3 Page 36.	Y	Need to add/amend code language to include reentry and rehabilitation facilities and organic composting facilities.
<p>b. Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. RCW 36.70A.200(5)</p> <p>Note: If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well. WAC 365-196-550(3)</p>	Yes 3.3 Page 36. Page 40 has a table of zoning designations and allowed uses and the permitting process.	yes	See above.

Tribal Participation in Planning new in 2022 (see [HB 1717](#))

A federally recognized Indian tribe may voluntarily choose to participate in the local and regional planning processes.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. RCW 36.70A.040(8)(a) new in 2022, RCW 36.70A.190 new in 2022	No	Yes	Requires counties, cities, and other local governments to enter into negotiations for a memorandum of agreement on collaboration and coordination with a federally recognized tribe for tribal participation in the planning process under the Growth Management Act upon receipt of notice from a tribe that it is planning or would like to plan, and provides for mediation if an agreement is not reached. • Requires the Department of Commerce to provide and facilitate a dispute resolution process to attempt to resolve a tribe's concerns with a city's or county's comprehensive plan or development regulations, and to provide notice to a tribe of a city's or county's proposed adoption of a comprehensive plan upon request of the tribe.
b. <i>Port elements</i> , if adopted, are developed collaboratively between the city, the applicable port and the applicable tribe(s), which shall comply with RCW 36.70A.040(8) . RCW 36.70A.085 amended in 2022	N/A		
c. <i>Urban Growth Areas</i> : counties and cities coordinate planning efforts for any areas planned for urban growth with applicable tribe(s). RCW 36.70A.110(1) amended 2022, RCW 36.70A.040(8)	No- Amend Joint Plan? Or land use?		

Future required elements: pending state funding

As of 2022, these elements have not received state funding to aid local jurisdictions in implementation. Therefore, these elements are not required to be added to comprehensive plans at this time. Commerce encourages jurisdictions to begin planning for these elements, pending the future mandate.

	In Current Plan? Yes/No If yes, cite section	Notes
<p>Economic Development</p> <p>Although included in RCW 36.70A.070 “mandatory elements” an economic development element is not currently required because funding was not provided to assist in developing local elements when this element was added to the GMA. However, provisions for economic growth, vitality, and a high quality of life are important, and supporting strategies should be integrated with the land use, housing, utilities, and transportation elements. RCW 36.70A.070(7) amended 2017</p>	Yes - Economic Development Plan	Update to include current goals and visions for the economic development plan. Update priorities, remove completed goals.
<p>Parks and Recreation</p> <p>Although included in RCW 36.70A.070 “mandatory elements” a parks and recreation element is not required because the state did not provide funding to assist in developing local elements when this provision was added to the GMA. However, park, recreation, and open space planning are GMA goals, and it is important to plan for and fund these facilities. RCW 36.70A.070(8)</p>	Yes-not being updated this cycle.	

Optional Elements

Pursuant to [RCW 36.70A.080](#), a comprehensive plan may include additional elements, items, or studies dealing with other subjects relating to the physical development within its jurisdiction, including, but not limited to:

	In Current Plan? Yes/No If yes, cite section	Notes
<p>Climate Change Mitigation & Resilience</p> <p>As of 2022, this optional element has not yet received state funding to aid local jurisdictions in implementation. Please visit Commerce's Climate Program page for resources and assistance if interested in developing climate mitigation and resilience plans for your jurisdiction.</p>	No - required element.	<ul style="list-style-type: none"> HB 1181- Climate change and resiliency element: (1) GHG emissions reduction subelement consistent with Commerce guidelines to reduce GHG emissions and per capita VMT, prioritizing reductions that benefit overburdened communities. Adoption and implementation of this subelement not subject to SEPA appeal. GHG subelement may be submitted to Commerce for approval, with 120 days advance notice of intent. If approved, Commerce may be subject to GMHB appeal rather than the city. (2) resiliency subelement to avoid or reduce adverse impacts of climate change consistent with best available science, prioritizing actions that benefit overburdened communities. Goals and policies must include natural areas to foster resiliency and protect vital habitat for species migration; social, economic and built environment factors; addressing natural hazards aggravated by climate change. <p>A natural hazard mitigation plan that addresses entire subelement may be adopted by reference. May be eligible to request a timeline extension of 48 months to update a FEMA natural hazard mitigation plan.</p>
Sub-Area Plans	Yes – Brewery District Plan, Black Hills Subarea Transportation Plan, Capitol Blvd Plan, Littlerock Road Subarea Plan.	
Other		

Consistency is required by the GMA

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable, multi-county planning policies (MPPs), and the GMA. RCW 36.70A.100 and 210 , WAC 365-196-305 ; 400(2)(c) ; 510 and 520	CFP - Chapter 4 Climate - Chapter 1 Economic Plan- No, City priorities Housing Element - 1.2, 1.3, 1.4 Land Use -1.4, 1.5, 1.6. Land for public purposes - Chapter 1, 1.2, 1.3 Transportation		
b. All plan elements must be consistent with each other. RCW 36.70A.070 (preamble) and WAC 365-197-040	Elements reference each other, Land Use Element contains goals for internal consistency		
c. The plan must be coordinated with the plans of adjacent jurisdictions. RCW 36.70A.100 and WAC 365-196-520	Regional, county, and state plans are referenced for consistency in all elements.		
Public Participation			
a. Plan ensures public participation in the comprehensive planning process. RCW 36.70A.020(11) , .035 , and .140 , WAC 365-196-600(3) provide possible public participation choices.	Community Outreach Element and Land Use Element, Section 1.8.2 Public	Yes	

Consistency is required by the GMA

	Participation and Intergovernmental Coordination Procedures		
<p>b. If the process for making amendments is included in the comprehensive plan:</p> <ul style="list-style-type: none"> • The plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in RCW 36.70A.130(2), WAC365-196-640 • The plan sets out a procedure for adopting emergency amendments and defines emergency. RCW 36.70A.130(2)(b) and RCW 36.70A.390, WAC 365-196-650(4) 	Land Use Element, Section 1.8: Amendments, Public Participation, and Intergovernmental Coordination	Yes	Add tribal participation
<p>c. Plan or program for monitoring how well comprehensive plan policies, development regulations, and other implementation techniques are achieving the comp plan's goals and the goals of the GMA. WAC 365-196-660 discusses a potential review of growth management implementation on a systematic basis.</p> <p>New 2021-2022 legislation HB 1241 provides that those jurisdictions with a periodic update due in 2024 have until December 31, 2024 to submit. The legislation also changed the update cycle to every ten years after the 2024-2027 cycle. Jurisdictions that meet the new criteria described in RCW 36.70A.130(9) will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.</p>	1.7 Ongoing Review Program	Yes- a 5 year report is required.	
d. Considerations for preserving property rights. Local governments must evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private	Land Use- 1.4 Growth Management Act goals compliance (6)		

Consistency is required by the GMA

property. [RCW 36.70A.370](#). For further guidance see the [2018 Advisory Memo on the Unconstitutional Taking of Private Property](#)

Section II: Development Regulations

Must be consistent with and implement the comprehensive plan. [RCW 36.70A.040](#), [WAC 365-196-800](#) and [810](#)

Critical Areas

Regulations protecting critical areas are required by [RCW 36.70A.060\(2\)](#), [RCW 36.70A.172\(1\)](#), [WAC 365-190-080](#) and [WAC 365-195-900 through 925](#).

Please visit Commerce's [Critical Areas webpage](#) for resources and to complete the [Critical Areas Checklist](#). Critical areas regulations must be reviewed and updated, as necessary, to incorporate legislative changes and best available science. Jurisdictions using periodic update grant funds to update critical areas regulations must submit the critical areas checklist as a first deliverable, in addition to this periodic update checklist.

Zoning Code

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process (RCW 36.70A.070(2)(c) - Amended in 2021 with HB 1220)	N	Y	<p>Amend Title 18 to allow:</p> <ul style="list-style-type: none"> • At least 2 units per lot in residential zones (except lots <1,000 sf), unless higher-density zoning applies • At least 4 units per lot in residential zones (except lots <1,000 sf), unless higher-density zoning applies, if at least one unit is affordable housing (Note: it doesn't appear Olympia has any major transit stops by the bill's definition) • As an alternative to first two bullets above, meet their density requirements on 75% of city lots that are primarily dedicated to single-family. Also meet criteria for the other 25%. • Allow at least 6 of the 9 types of middle housing in residential zones. • Allow zero lot line short plats • Limit design review for middle housing to administrative process, and not apply any development standards that don't apply to single-family houses. • Limit parking requirements for middle housing to 1 space on lots <6,000 sf and 2 spaces on lots >6,000 sf. Option to submit transportation safety study to Commerce. • Actions on all the above bullets are exempt from appeal under SEPA • Option for Commerce approval of 'substantially similar' plans and regulations to those required in this bill • Option for Commerce to provide extension of timeline if will result in displacement or overburdened

			<p>infrastructure. CFP update can also be delayed if extension granted.</p> <ul style="list-style-type: none"> • Actions to remove parking requirements for infill development in a UGA categorically exempt from SEPA • Common Interest Communities (e.g., condominium or homeowners' associations) cannot prohibit implementation of this bill <p>Ensure ADU development regulations:</p> <ul style="list-style-type: none"> • Impact fees may not be >50% of s-f homes • Allow 2 ADUs per lot • Maximum size no less than 1,000 sf • No development or design standards more restrictive than on the principal home • Must allow conversion of existing building even if nonconforming <p>Actions to implement this bill are exempt from appeal under SEPA and to GMHB.</p>
<p>b. Permanent supportive housing or transitional housing must be allowed where residences and hotels are allowed. RCW 36.70A.390 New in 2021, (HB 1220 sections 3-5)</p> <p>"permanent supportive housing" is defined in RCW 36.70A.030; "transitional housing" is defined in RCW 84.36.043(2)(c).</p>	<p>TMC 18.42.150 TABLE 18.07.010 TABLE 18.07.020 TABLE 18.07.030</p>	<p>Yes - may need to look at commercial zones.</p>	<p>b. Site and Transit.</p> <p>i. Supportive housing facilities shall match the bulk and scale of residential uses allowed in the zone district where the supportive housing facility is located. The design, construction, appearance, physical integrity, and maintenance of the supportive housing facility shall provide an environment that is attractive, sustainable, functional, appropriate for the surrounding community, and conducive to tenants' stability.</p>
<p>c. Indoor emergency shelters and indoor emergency housing shall be allowed in any zones in which hotels are allowed, except in cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within one-mile of transit. Indoor emergency housing must be allowed in areas with hotels. RCW 35A.21.430 amended in 2021, RCW 35.21.683, amended in 2021, (HB 1220 sections 3-5)</p>	<p>See above.</p>		

“emergency housing” is defined in RCW 84.36.043(2)(b)			
d. The number of unrelated persons that occupy a household or dwelling unit except as provided in state law, for short term rentals, or occupant load per square foot shall not be regulated or limited by cities. (HB 5235) , RCW 35.21.682 new in 2021, RCW 35A.21.314 new in 2022, RCW 36.01.227 new in 2021			
e. Limitations on the amount of parking local governments can require for low-income, senior, disabled and market-rate housing units located near high-quality transit service. RCW 36.70A.620 amended in 2020 and RCW 36.70A.600 amended in 2019			
f. Family day care providers are allowed in all residential dwellings located in areas zoned for residential or commercial RCW 36.70A.450 . Review RCW 43.216.010 for definition of family day care provider and WAC 365-196-865 for more information.			
g. Manufactured housing is regulated the same as site built housing. RCW 35.21.684 amended in 2019, RCW 35.63.160 , RCW 35A.21.312 amended in 2019 and RCW 36.01.225 amended in 2019. A local government may require that manufactured homes: (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood, but may not discriminate against consumer choice in housing. See: National Manufactured Housing Construction and Safety Standards Act of 1974			
h. Accessory dwelling units: cities (and counties) must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations and other official controls			

<p>the requirements of RCW 36.70A.698 amended in 2021. Review RCW 36.70A.696 amended in 2021 through 699 and RCW 43.63A.215(3)</p> <p>Watch for new guidance from Commerce on the Planning for Housing webpage.</p>			
<p>i. Residential structures occupied by persons with handicaps, and group care for children that meets the definition of “familial status” are regulated the same as a similar residential structure occupied by a family or other unrelated individuals. No city or county planning under the GMA may enact or maintain ordinances, development regulations, or administrative practices which treat a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals.</p> <p>RCW 36.70A.410, RCW 70.128.140 and 150, RCW 49.60.222-225 and WAC 365-196-860</p>			
<p>j. Affordable housing programs enacted or expanded under RCW 36.70A.540 amended in 2022 comply with the requirements of this section. Examples of such programs may include: density bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of low-income housing units, or mixed-use projects. WAC 365-196-300</p> <p>See also RCW 36.70A.545 and WAC 365-196-410(2)(e)(i)</p> <p>“affordable housing” is defined in RCW 84.14.010</p> <p>Review RCW 36.70A.620 amended in 2020 for minimum residential parking requirements</p>			

k. Limitations on regulating: outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by a religious organization. RCW 36.01.290 amended in 2020			
l. Regulations discourage incompatible uses around general aviation airports. RCW 36.70.547 and WAC 365-196-455 . Incompatible uses include: high population intensity uses such as schools, community centers, tall structures, and hazardous wildlife attractants such as solid waste disposal sites, wastewater or stormwater treatment facilities, or stockyards. For more guidance, see WSDOT's Aviation Land Use Compatibility Program .			
m. If a U.S. Department of Defense (DoD) military base employing 100 or more personnel is within or adjacent to the jurisdiction, zoning should discourage the siting of incompatible uses adjacent to military base. RCW 36.70A.530(3) and WAC 365-196-475 . Visit Military One Source to locate any bases in your area and help make determination of applicability. If applicable, inform the commander of the base regarding amendments to the comprehensive plan and development regulations on lands adjacent to the base.			
n. Electric vehicle infrastructure (jurisdiction specified: adjacent to Interstates 5, 90, 405 or state route 520 and other criteria) must be allowed as a use in all areas except those zoned for residential, resource use or critical areas. RCW 36.70A.695			

Shoreline Master Program

Consistent with [RCW 90.58](#) Shoreline Management Act of 1971

a. Zoning designations are consistent with Shoreline Master Program (SMP) environmental designations. RCW 36.70A.480			
b. If updated to meet RCW 36.70A.480 (2010), SMP regulations provide protection to critical areas in shorelines that is at least equal to the protection provided to critical areas by the critical areas ordinance. RCW 36.70A.480(4) and RCW 90.58.090(4) See Ecology's shoreline planners' toolbox for the SMP Checklist and other resources and Ecology's Shoreline Master Programs Handbook webpage			

Natural Resource Lands

Defined in [RCW 36.70A.030\(3\), \(12\) and \(17\)](#) and consistent with [RCW 36.70A.060](#) and [RCW 36.70A.170](#)

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Zoning is consistent with natural resource lands designations in the comprehensive plan and conserves natural resource lands. RCW 36.70A.060(3) , WAC 365-196-815 and WAC 365-190-020(6) . Consider innovative zoning techniques to conserve agricultural lands of long-term significance RCW 36.70A.177(2) . See also WAC 365-196-815(3) for examples of innovative zoning techniques.			
b. Regulations to assure that use of lands adjacent to natural resource lands does not interfere with natural resource production. RCW 36.70A.060(1)(a) and WAC 365-190-040 Regulations require notice on all development permits and plats within 500 feet of designated natural resource lands that the property is within or near a designated natural resource land on which a variety of commercial activities may occur that are regulations to implement comprehensive plan			
c. For designated agricultural land, regulations encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes. Accessory uses should be located, designed and operated to support the continuation of agricultural uses. RCW 36.70A.177(3)(b)			
d. Designate mineral lands and associated regulations as required by RCW 36.70A.131 and WAC 365-190-040(5) . For more information review the WA State Dept. of Natural Resources (DNR)'s Geology Division site			

Siting Essential Public Facilities

Regulations for siting essential public facilities should be consistent with [RCW 36.70A.200](#) and consider [WAC 365-196-550](#). Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities. Regulations may be specific to a local jurisdiction, but may be part of county-wide planning policies (CWPPs).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
Regulations or CWPPs include a process for siting EPFs and ensure EPFs are not precluded. RCW 36.70A.200(2), (3), (5) . WAC 365-196-550(6) lists process for siting EPFs. WAC 365-196-550(3) details preclusions. EPFs should be located outside of known hazardous areas. Visit Commerce's Behavioral Health Facilities Program page for information on establishing or expanding new capacity for behavioral health EPFs.			

Subdivision Code

a. Subdivision regulations are consistent with and implement comprehensive plan policies. RCW 36.70A.030(5) and 36.70A.040(4) .			
b. Written findings to approve subdivisions establish adequacy of public facilities. RCW 58.17.110 amended in 2018 <ul style="list-style-type: none"> Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students. Potable water supplies, sanitary wastes, and drainage ways. RCW 36.70A.590 amended 2018 Open spaces, parks and recreation, and playgrounds Schools and school grounds Other items related to the public health, safety and general welfare WAC 365-196-820(1) .			

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>c. Preliminary subdivision approvals under RCW 58.17.140 and RCW 58.17.170 are valid for a period of five or seven years (previously five years).</p> <p>Note: preliminary plat approval is valid for: seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and ten years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or before December 31, 2007.</p>			
Stormwater			
<p>a. Regulations protect water quality and implement actions to mitigate or cleanse drainage, flooding, and storm water run-off that pollute waters of the state, including Puget Sound or waters entering Puget Sound. RCW 36.70A.070(1) Regulations may include: adoption of a stormwater manual consistent with Ecology's latest manual for Eastern or Western Washington, adoption of a clearing and grading ordinance – See Commerce's 2005 Technical Guidance Document for Clearing and Grading in Western Washington.</p> <p>Adoption of a low impact development ordinance. See Puget Sound Partnership's 2012 Low Impact Development guidance and Ecology's 2013 Eastern Washington Low Impact Development guidance.</p> <p>Additional Resources: Federal Grants to Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda</p>			

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
b. Provisions for corrective action for failing septic systems that pollute waters of the state. RCW 36.70A.070(1) . See also: DOH Wastewater Management, Ecology On-Site Sewage System Projects & Funding			

Organic Materials Management Facilities

New in 2022, HB 1799 added a section to the GMA aimed at reducing the volumes of organic materials collected in conjunction with other solid waste and delivered to landfills, supporting productive uses of organic material waste and reduction of methane gas (a greenhouse gas).

<p>New section RCW 36.70A.142; new 2021-2022 legislation HB 1799: Development regulations newly developed, updated, or amended <i>after January 1, 2025</i> 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 to meet criteria described in RCW 70A.205.040(3).</p> <p>See also RCW 36.70.330. For applicability, see RCW 70A.205.540</p>			
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Impact Fees

May impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds; cannot rely solely on impact fees.

a. If adopted, impact fees are applied consistent with RCW 82.02.050 amended in 2016, .060 amended in 2021, .070 , .080 , .090 amended in 2018 and .100 . WAC 365-196-850 provides guidance on how impact fees should be implemented and spent.			
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	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
b. Jurisdictions collecting impact fees must adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction, consistent with RCW 82.02.050(3) amended in 2016			
c. If adopted, limitations on impact fees for early learning facilities RCW 82.02.060 amended in 2021			
d. If adopted, exemption of impact fees for low-income and emergency housing development RCW 82.02.060 amended in 2021. See also definition change in RCW 82.02.090(1)(b) amended in 2018			

Concurrency and Transportation Demand Management (TDM)

Ensures consistency in land use approval and the development of adequate public facilities as plans are implemented, maximizes the efficiency of existing transportation systems, limits the impacts of traffic and reduces pollution.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>a. The transportation concurrency requirement includes specific language that prohibits development when level of service standards for transportation facilities cannot be met. RCW 36.70A.070(6)(b), WAC 365-196-840.</p> <p>Note: Concurrency is required for transportation, but may also be applied to park facilities, etc.</p>			
<p>b. Measures exist to bring into compliance locally owned transportation facilities or services that are below the levels of service established in the comprehensive plan. RCW 36.70A.070(6)(a)(iii)(B) and (D). Levels of service can be established for automobiles, pedestrians and bicycles. See WAC 365-196-840(3) on establishing an appropriate level of service.</p>			
<p>c. Highways of statewide significance (HSS) are exempt from the concurrency ordinance. RCW 36.70A.070(6)(a)(iii)(C)</p>			
<p>d. Traffic demand management (TDM) requirements are consistent with the comprehensive plan. RCW 36.70A.070(6)(a)(vi). Examples may include requiring new development to be oriented towards transit streets, pedestrian-oriented site and building design, and requiring bicycle and pedestrian connections to street and trail networks. WAC 365-196-840(4) recommends adopting methodologies that analyze the transportation system from a comprehensive, multimodal perspective.</p>			

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
e. If required by RCW 82.70 , a commute trip reduction (CTR) ordinance to achieve reductions in the proportion of single-occupant vehicle commute trips has been adopted. The ordinance should be consistent with comprehensive plan policies for CTR and Department of Transportation rules.			
Tribal Participation in Planning new in 2022 (see HB 1717) A federally recognized Indian tribe may voluntarily choose to participate in the county or regional planning process.			
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period RCW 36.70A.040(8)(a) new in 2022			
b. Policies consistent with countywide planning policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited, provided that a tribe, or more than one tribe, chooses to participate in the process. RCW 36.70A.210(3)(i) new in 2022			
Regulations to Implement Optional Elements			
a. New fully contained communities are consistent with comprehensive plan policies, RCW 36.70A.350 and WAC 365-196-345			
b. If applicable, master planned resorts are consistent with comprehensive plan policies, RCW 36.70A.360 , RCW 36.70A.362 and WAC 365-196-460			

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
c. If applicable, major industrial developments and master planned locations outside of UGAs are consistent with comprehensive plan policies, RCW 36.70A.365 , RCW 36.70A.367 and WAC 365-196-465			
d. Regulations include procedures to identify, preserve, and/or monitor historical or archaeological resources. RCW 36.70A.020(13) , WAC 365-196-450			
e. Other development regulations needed to implement comprehensive plan policies such as energy, sustainability or design are adopted. WAC 365-196-445			
f. Design guidelines for new development are clear and easy to understand; administration procedures are clear and defensible.			

Project Review Procedures

<p>Project review processes integrate permit and environmental review. RCW 36.70A.470, RCW 36.70B and RCW 43.21C.</p> <p>Also: WAC 365-196-845, WAC 197-11(SEPA Rules), WAC 365-197 (Project Consistency Rule, Commerce, 2001) and Ecology SEPA Handbook.</p> <p>Integrated permit and environmental review procedures for:</p> <ul style="list-style-type: none"> • Notice of application • Notice of complete application • One open-record public hearing • Combining public hearings & decisions for multiple permits • Notice of decision • One closed-record appeal 			
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an & Regulation Amendments

If procedures governing comprehensive plan amendments are part of the code, then assure the following are true:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Regulations limit amendments to the comprehensive plan to once a year (with statutory exceptions). RCW 36.70A.130(2) and WAC 365-196-640(3) .			
b. Regulations define <i>emergency</i> for an emergency plan amendment. RCW 36.70A.130(2)(b) and WAC 365-196-640(4) .			
c. Regulations include a docketing process for requesting and considering plan amendments. RCW 36.70A.130(2) , RCW 36.70A.470 , and WAC 365-196-640(6) .			
d. A process has been established for early and continuous public notification and participation in the planning process. RCW 36.70A.020(11) , RCW 36.70A.035 and RCW 36.70A.140 . See WAC 365-196-600 regarding public participation and WAC 365-196-610(2) listing recommendations for meeting requirements.			
e. A process exists to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property RCW 36.70A.370 . See the 2018 Advisory Memo on the Unconstitutional Taking of Private Property			
f. Provisions ensure adequate enforcement of regulations, such as zoning and critical area ordinances (civil or criminal penalties). See implementation strategy in WAC 365-196-650(1) .			

City of Tumwater

HOUSING ACTION PLAN



City of Tumwater

Adopted September 21, 2021 by Ordinance No. 2021-007

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Executive Summary

The City of Tumwater Housing Action Plan began as a collaborative effort between the Cities of Lacey, Olympia, and Tumwater to develop a Regional Housing Needs Assessment and Housing Gap Analysis, a Landlord Survey, and a draft set of actions to address the gaps identified in the housing gap analysis. The City Council adopted the City's Housing Action Plan to reflect the specific conditions and concerns of the City. The plan is intended to inform the City's Comprehensive Plan policies and development regulations and to guide implementation strategies to help the City meet its housing needs and strategic objectives.

What are the Housing Gaps?

The following seven housing gaps were identified through the Housing Needs Assessment:

1. Reduce housing costs for low-income and cost-burdened households.
2. Increase the overall housing supply.
3. Increase the variety of housing sizes and types.
4. Increase senior housing options.
5. Maintain in good condition and improve the existing housing stock.
6. Provide safe, stable options for both renters and homeowners.
7. Increase permanent housing options for people with disabilities and those at risk of or experiencing homelessness.

COVID-19 Pandemic and the Housing Action Plan

In response to the outbreak of the COVID-19 pandemic, Governor Inslee issued a series of proclamations and declarations aimed at reducing the spread of the virus in Washington state, including requiring all non-essential workers to stay home and stay healthy and extending a moratorium on evictions to protect renters. As a result, significant changes in the Lacey, Olympia, and Tumwater area occurred, affecting businesses and residents alike.

The City of Tumwater will continue to monitor the impact of the pandemic on housing in the coming months and develop plans for implementing appropriate actions whether included in this plan or not.

How can We Create an Equitable Housing Market?

About one in four Thurston County residents is a person of color, those who are Hispanic or Latino of any race, and those who are any race other than white alone. People of color generally have more people in their household, are less likely to own their own home, have a smaller household income, and are more likely to experience homelessness than their white, non-Hispanic counterparts. Increasing housing equity is not a single action but an overarching theme in this plan. Affordable housing opportunities cannot be created without also reducing housing-related inequities faced by people of

color. Each strategy in this report includes a discussion of how it, and the actions associated with it, will reduce inequity in our community.

Taking Action Locally

Since the City Council adopted Resolution No. R2018-016 “Actions to Address Homelessness and Increase Affordable Housing in the City” in the summer of 2018 and approved the 2019 Housing Affordability Text and Fee Work Plans, the City has been working on a number of actions to reduce homelessness, increase affordable housing, and collaborate with other jurisdictions and agencies to explore regional solutions to these issues. A summary of that work may be found in Appendix E *Previous Work*.

The Housing Action Plan builds on the affordable housing work the City has completed to date or that is underway, which was guided by Resolution No. R2018-016 and the 2019 City Council Housing Affordability Text and Fee Work Plans. The Housing Action Plan is the next step in the process of identifying actions to increase the amount of affordable housing in the City. The Plan will consolidate all affordable housing action items into one document that the City will use going forward to support the development of more affordable housing in the City.

The City is actively implementing actions that remove barriers and encourage appropriate housing development. Of the actions considered in developing this plan, the City has already implemented 31 actions, including making strategic investments in infrastructure, reducing setback requirements, relaxing ground floor retail requirements, and simplifying requirements for accessory dwelling units.

In addition to the work the City has already accomplished, this plan identifies a menu of 39 more actions the City will take to address housing gaps, needs, and equity:

- Thirteen actions that help increase the supply of permanent, income-restricted affordable housing.
- Eight actions that make it easier for households to access housing and stay housed.
- Five actions that help expand the overall housing supply.
- Two actions that help increase housing variety.
- Six actions that help the City maintain forward momentum in implementing housing strategies.
- Five actions that help establish a permanent source of funding for low-income housing.

Some of these actions are in the process of development/implementation and some have not been implemented. In addition, actions that were reviewed by the City as part of the development of Plan, but were not included in the final list of actions, may be found in Appendix B *Considered Actions*.

Setting a Legislative Agenda

While this plan outlines actions the City can take to address housing gaps, needs, and equity, barriers also exist at the state and federal levels. By far, the largest barrier is a lack of funding for low-income and income-restricted housing, whether it is construction, improvement, rehabilitation, or rental subsidies. Other barriers include condominium liabilities for builders, tariffs on construction materials imported to the United States, and the impact of prevailing wage requirements tied to federal funding for small, non-profit housing developers. Chapter 4 *Legislative Needs* addresses this in more detail.

Chapter 1.

Introduction

Thurston County is one of the fastest growing counties in Washington State. The pressure to ensure all households have affordable access to housing is also growing and it represents a significant challenge for all stakeholders. The challenge to provide sufficient affordable housing is complicated by rising construction costs, insufficient inventory, and a greater need for coordinated responses between jurisdictions.

Since the City Council adopted Resolution No. R2018-016 “Actions to Address Homelessness and Increase Affordable Housing in the City” in the summer of 2018 and approved the 2019 Housing Affordability Text and Fee Work Plans, the City of Tumwater has been working on a number of actions to reduce homelessness, increase affordable housing, and collaborate with other jurisdictions and agencies to explore regional solutions to these issues. A summary of that work may be found in Appendix E *Previous Work*.

In 2019, the Washington State Legislature passed HB 1923 encouraging cities planning under the state Growth Management Act to take actions to increase residential building capacity. These actions include developing a housing action plan “...to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market” (RCW 36.70A.600).

In recognition of the cross-jurisdiction need for affordable housing, the Cities of Lacey, Olympia, and Tumwater chose to collaborate with Thurston Regional Planning Council to develop a Regional Housing Needs Assessment and Housing Gap Analysis, a Landlord Survey, and a draft set of actions to address the housing gaps identified in the gap analysis. The draft set of actions was used as the basis for developing this local Housing Action Plan for adoption by the City Council. The Washington State Department of Commerce provided funding.

The project included four components:

- A regional housing needs assessment.
- A household income forecast to identify future housing needs.
- A survey of landlords and rental property owners to understand rental housing costs better.
- A draft housing action plan framework, to be modified to reflect current conditions and concerns adopted by the City, identifying a menu of actions for the City to implement to encourage development of a housing stock adequate and affordable for current and future residents.

The Housing Action Plan identifies a menu of actions for the City to implement. These actions are intended to encourage development of a housing stock adequate and affordable for current and future residents of all income levels. This information will be used by the City to update the Housing Element of the Comprehensive Plan and the Tumwater / Thurston County Joint Plan covering the urban growth areas in collaboration with Thurston County, as well as the implementing regulations.

Appendix A *Action Details* provides more detailed information on each action, while Appendix B *Considered Actions* lists all the actions considered through the development of this plan. Where appropriate, explanations as to why an action was not included in the plan are provided.

Sources of Actions

The plan combined data and action ideas from a range of sources. Key sources included:

- **Washington State Department of Commerce.** Actions identified in Commerce’s “Guidance for Developing a Housing Action Plan (public review draft)” were used as a starting point for the action list.
- **Comprehensive Plans.** Staff reviewed housing elements in the City’s Comprehensive Plan and those of the cities of Lacey and Olympia for actions to include. See Appendix C *Policy Evaluation Summary* for more information.
- **Development Codes.** Staff reviewed the City’s development code and those of the cities of Lacey and Olympia for actions to include. See Appendix D *Regulations Evaluation Summary* for more information.
- **Stakeholder Committee.** A stakeholder committee that included the Housing Authority of Thurston County, other low-income housing providers, real estate professionals, housing developers (low-income and market rate), and representatives of the Thurston Thrives Housing Action Team reviewed and added to the action list.
- **Staff from the Cities of Lacey, Olympia, and Tumwater.** City staffs provided feedback on actions that have already been completed or are underway, added actions that were local priorities, and removed actions that were outside of the Cities’ authority.
- **Previous City Work on Affordable Housing.** City staff incorporated actions completed, underway, or not yet started from the City Council’s 2019 Housing Affordability Text and Fee Work Plans. See Appendix E *Previous Work* for more information.
- **City Elected and Advisory Bodies.** The Mayor, City Council, and Planning Commission reviewed, discussed, and proposed amendments to the Housing Action Plan before adoption.
- **Other Sources.** Outreach was done to additional stakeholders as needed, including Habitat for Humanity, the Low-Income Housing Institute, Northwest Cooperative Development Center, and the Thurston Housing Land Trust.

Addressing Housing Gaps and Needs

The Regional Housing Needs Assessment preceded the Housing Action Plan. The Regional Housing Needs Assessment reviewed data available on the region’s housing needs and the available housing stock to identify gaps. The most pressing needs identified were the following:



Affordability. Reduce the cost of housing for low-income and cost-burdened households.



Supply. Increase the inventory of housing for all households.



Variety. Increase the variety of housing sizes and types



Seniors. Increase the stock of housing options needed for aging seniors.



Improvements. Maintain the existing housing stock, including improving energy efficiency and air quality.



Stability. Increase household wealth by providing safe, stable options for rental housing and pathways to homeownership.



Supportive Housing. Increase permanent housing options for people with disabilities and those at risk of or experiencing homelessness.

Many actions included in this plan address multiple housing gaps or needs, and each action in this plan identifies which area of need it addresses.

Equity in Housing Affordability

Not all households have access to affordable housing. Across Thurston County, people of color, those identifying as Hispanic or a race other than white alone, have lower incomes, are less likely to own their own home, are more likely to be housing cost-burdened, and are more likely to be homeless (Table 1).

Table 1. Metrics for equity in housing.

Metric	Person of Color	White, Non-Hispanic
Cost Burdened Households	37%	31%
Homeowners	52%	66%
People Experiencing Homelessness	~ 4.4 per 1,000	~2.4 per 1,000
Household with an Income Less than \$50,000	41%	33%

Across the United States, including Thurston County and its communities, policies have led to and reinforce housing inequities faced by people of color:

- **Redlining.** Neighborhoods with a large number of people of color were denied access to financing for home improvement and construction. This made it harder for people of color to build financial equity and stay or move out of poverty. While redlining is now illegal, people of color are still more likely to have mortgage applications denied or pay higher interest rates.
- **Zoning.** Zoning regulations explicitly barred racial and ethnic minorities. While this is illegal, zoning regulations today may implicitly bar people of color by placing restrictions on the sizes and types of housing that are affordable and accessible to disadvantaged populations. Zoning that exclusively allows single-family neighborhoods, an estimated 75 percent of all residential-zoned land across major cities in the United States, perpetuates this legacy of barring racial and ethnic minorities.
- **Covenants.** Privately enforced housing covenants used to exclude racial and ethnic minorities from predominantly white neighborhoods. Racial covenants became more common after the United States Supreme Court deemed racial zoning ordinances unconstitutional. Such covenants excluding racial and ethnic minorities are now illegal.

The City can help reverse the disparities caused by these problems by creating more opportunities for affordable housing. The City is also responsible for ensuring that new policies, which are not just around housing, do not exacerbate inequities. Resources like the Government Alliance on Race and Equity's "Racial Equity Toolkit" can help the City incorporate equity considerations in policymaking.

How is Equity Addressed in the Plan?

Because creating affordable housing opportunities goes hand-in-hand with reducing housing-related inequities faced by people of color, increasing equity is not a single action but an overarching theme in this plan. Each strategy in this plan includes a discussion of how it and the actions associated with it work to reduce inequity in our community.

An action that promotes affordable housing, especially for the most vulnerable in our community, is an action that will promote equity.

Defining Terms Used

The following terms are used in this plan.

Affordable Housing. Housing for which the household pays no more than 30 percent of its gross income for housing costs, including utilities.

Income Restricted Housing. Housing for which the occupancy of the units is restricted to households making 80 percent or less of the area median family income, as defined by the United States Department of Housing and Urban Development.

Low-Income Housing. Housing that is affordable for households making 80 percent or less of the area median family income, as defined by the United States Department of Housing and Urban Development. Low-income housing can take the form of income-restricted housing units or subsidized housing. Subsidized housing can take the form of the unit itself being subsidized or the household receiving a housing voucher to subsidize market-rate rent conditions.

Manufactured Home Park. A site under single ownership where ground space is made available for mobile homes, manufactured homes, or a combination of the two. Mobile homes and manufactured homes are both factory-built and considered dwellings for habitation rather than vehicles, such as a recreational vehicle. Mobile homes refer to those units that were factory-constructed prior to June 15, 1976, while manufactured homes are units were factory-constructed after that date.

Permanent Supportive Housing. Permanent housing intended specifically for chronically homeless and permanently disabled individuals and families. Supportive services, such as medical, mental health, enrichment programs, etc., and case management are available on site or closely coordinated to reduce barriers the inhibit households from accessing such services.

Assumptions

Four primary assumptions guided development of this plan:

Menu of options. This plan is intended as a menu of actions for the City to implement. Actions that have already been implemented by the City are found in Chapter 2 *Actions Implemented*. Actions that considered by the City, but not implemented are found in Appendix B *Considered Actions*. Actions that can only be taken by other entities are not included in this plan.

Analysis before implementation. The City is a unique community with different priorities, development patterns, and resources that changes over time. This plan cannot respond to every future issue and need, but it does provide a framework for the City to consider how best to act. Further analysis on an action should be undertaken to determine how well it would respond to the specific need or gap the City attempts to fill.

People experiencing homelessness. This action plan addresses permanent housing solutions. The Thurston County Homeless Crisis Response Plan guides the region's emergency response to homelessness. Although there will be some overlap, this plan is limited to actions that result in or support the creation or preservation of affordable and low-income housing, including permanent supportive housing. Permanent housing is a fundamental part of solving the homelessness crisis our region is experiencing. Despite having a coordinated entry system designed to connect people experiencing homelessness quickly to housing, being responsive to needs is hampered by high housing costs and a lack of housing units.

The City also participates in the newly formed Regional Housing Council with the cities of Lacey, Olympia, and Yelm and Thurston County, created to leverage resources and partnerships to promote equitable access to safe and affordable housing in Thurston County. The Regional Housing Council looks at funding issues for responding to homelessness and housing affordability in the region.

Addressing household income. This plan does not address the income side of the housing equation. Attracting living wage jobs, increasing the minimum wage, and other actions affecting a household's income could help make housing more affordable. The City's Economic Development Plan and the Thurston Economic Development Council guide the region's response to economic development, which has a direct impact on household incomes. Although there will be some overlap, this plan is limited to actions that result in or support the creation and preservation of affordable and low-income housing units.

Housing Element Policies

Appendix C *Policy Evaluation Summary* reviewed the City's current Comprehensive Plan housing policies in the Housing Element for connections to the gaps identified in the housing needs assessment and the status of policy implementation.

All the Housing Element goals, policies, and actions were reviewed and updated as part of 8-year GMA Comprehensive Plan Update in 2016 in Ordinance No. O2016-012. The Housing Element has been amended since the update. The next required eight-year Growth Management update of the Comprehensive Plan is expected to begin in 2022.

The City's housing policies are relevant to the housing needs assessment findings. Some minor adjustments may be appropriate for consideration as part of the 2021 annual Comprehensive Plan amendment docket.

See Appendix C *Policy Evaluation Summary* for complete details.

Development Regulations

Appendix D *Regulations Evaluation Summary* reviewed the City's development regulations for connections to the gaps identified in the housing needs assessment.

The City's Development Code is in the process of being reviewed and updated as part of the work on the 2019 Housing Affordability Text and Fee Work Plans.

The City's development regulations are relevant to the housing needs assessment findings. Some adjustments may be appropriate for consideration in a future development code amendment docket.

See Appendix D *Regulations Evaluation Summary* for complete details.

Chapter 2.

Actions Implemented

As of August 1, 2021, the following 31 actions have been implemented by the City of Tumwater.

- **Adopt design standards that assist new forms of high-density housing and promote infill.** The City adopted the Citywide Design Guidelines in 2016.
- **Allow accessory dwelling units in all residential zones.** Accessory dwelling units allow for increased density on existing residential lots.
- **Simplify requirements for accessory dwelling units (ex: title notification, owner living on site, etc.).** In cooperation with the cities of Lacey and Olympia, the City has developed pre-approved accessory dwelling unit plans free for residents.
- **Allow group homes in all residential zones and commercial zones that allow residential uses.** Group homes are a source of housing for people with disabilities, seniors, those undergoing treatment for a variety of medical concerns, children in foster care, etc.
- **Establish a multifamily tax exemption (MFTE) program.** The Multifamily Tax Exemption (MFTE) Program is intended to encourage the construction of new, rehabilitated, or converted multifamily housing within designated areas. MFTE is limited to multifamily units with four or more units. Eligible projects typically receive an eight-year tax break or twelve years if the property owner/developer commits to renting or selling at least 20 percent of the units to households with an income at or below 115 percent of the median family income during the same period. Once the period lapses, the owner/developer is free to rent or sell units at market rate. The City adopted the MFTE program for the Brewery District and Capitol Boulevard Corridor for eight- and twelve-year projects in 2017 and expanded the MFTE program to include the Town Center and Littlerock Road Subarea for twelve-year projects in 2020.
- **Make strategic investments in infrastructure expansion to reduce development costs.** The City makes a concerted effort to invest in infrastructure expansion where it makes the most sense, thereby reducing development costs and spurring needed development in the right locations. Although the City makes such strategic investments, new development constructs the majority of infrastructure, affecting the overall cost of housing in that development.
- **Process short plat applications administratively.** Short platting is the division of land into a limited number of lots. Typically, approving land divisions is a legislative function of the City Council. However, state law requires cities to have a short plat process and approve such requests administratively. As of 2021, the City allows administrative approvals of short plats for land divisions of nine or fewer lots, the state's current limit for short platting.
- **Recognize modular/manufactured housing as a viable form of housing construction.** Since 2004, state law has recognized the value manufactured housing has on housing affordability. Cities must treat manufactured housing the same as it does traditionally built housing and must allow mobile and manufactured homes to locate in existing manufactured home parks.

- **Reduce setbacks and increase lot coverage/impervious area standards.** The City has reduced setback standards and high increase lot coverage/impervious area standards in residential zone districts.
- **Relax ground floor retail requirements to allow residential units.** In commercial zones, retail uses are often required on the ground floor for mixed-use developments. The City has never established a requirement for ground floor retail in a mixed-use development.
- **Require minimum residential densities.** The City has required minimum residential densities since the approval of the Growth Management Act.
- **With major comprehensive plan updates, confirm land is suitably zoned for development of all housing types.** The City is required to include a Housing Element in its Comprehensive Plan. The Growth Management Act requires the Housing Element to include information on the types of housing available in the City and to confirm there is enough land available for such uses. As part of these updates, the City confirms whether the land itself is zoned properly to sufficiently allow the types of units envisioned in the community in the quantities necessary to meet housing needs. The City is undertaking a similar exercise now with Thurston County to update the Tumwater / Thurston County Joint Plan for the urban growth areas of the City.
- **Support compact development.** The City's Comprehensive Plan supports compact urban development to reduce urban sprawl and reduce the costs of public services.
- **Support low-income senior housing.** The City provides property tax and utility fee discounts for low income seniors.
- **Process development applications expeditiously.** The City is subject to deadlines under the GMA for processing housing plat applications. In general, these deadlines are being met. In addition, the City uses a hearing examiner for hearings related to larger new development projects and subdivisions, taking the politics out of these decisions and administratively approves final plats, reducing approval time.
- **Support transit oriented development** The City is served by public transit, operated by Intercity Transit. Public transit is an important component of affordable housing because parking requirements can be reduced, reducing construction costs, and income not spent on buying and maintaining vehicles means more of that income is available for housing.
- **Support place making.** According to TRPC's Urban Corridors Task Force (Dec 2011 report), place making is an important element of attracting high-density housing along urban corridors. The City is engaged in extensive place making such as restoration of the Historic Brewhouse and construction of the Deschutes Valley Trail to attract high-density residential development to the Brewery District and along Capitol Blvd.
- **Use design guidelines to manage higher intensity uses.** The City has adopted design guidelines for higher density housing to better integrate new development into existing neighborhoods.
- **Regional Housing Council.** In addition to these actions, the City is also taking advantage of a local revenue-sharing program established by [HB 1406](#), which allows the cities to receive a portion of the State's existing sales and use tax to fund affordable housing programs and services. The cities of Lacey, Olympia, Tumwater, and Yelm and Thurston County pool their resources with guidance from the Regional Housing Council to help pay for housing supportive services.

- **Provide funding for renovating and maintaining existing housing that serves low-income households or residents with disabilities.** The City has implemented this action through funding to nonprofits, CDBG funding, and work through the Regional Housing Council.
- **Offer density bonuses for low-income housing.** The City implemented this action through Ordinance No. O2020-005 Housing Affordability Text Amendments.
- **Rezone manufactured home parks to a manufactured home park zone to promote their preservation.** The City has implemented this action through Ordinance O2008-009, which established the Manufactured Home Park (MHP) zone district in the City.
- **Offer developers density and/or height incentives for desired unit types.** The City implemented this action through Ordinance No. O2020-005 Housing Affordability Text Amendments.
- **Reduce parking requirements for residential uses, including for multifamily developments near frequent transit routes.** The City implemented this action through Ordinance No. O2020-005 Housing Affordability Text Amendments. The City needs to see how things work under Ordinance No. O2020-005 before proposing additional changes.
- **Identify strategically placed but underdeveloped properties and determine what barriers exist to developing desired housing types.** The City has implemented this action in the Brewery District and Capitol Boulevard Corridor, specifically the WSDOT property.
- **Reduce minimum lot sizes.** The City implemented this action through Ordinance No. O2020-005 Housing Affordability Text Amendments.
- **Expand the multifamily tax exemption to make it available in all transit corridors.** The City has implemented this action. Ordinance No. O2017-004 established the multi-family tax exemption program at the City. Resolution No. R2017-002 established the Brewery District and the Capitol Boulevard Corridor as the initial target areas. Following the 2019 Housing Affordability Work Plan Development Fee Amendment 3) *Expand the multifamily tax exemption program to other areas of the City, such as the Town Center, and the Littlerock Road Subarea, and look at expanding the percentage of permanently affordable units that would need to be provided*, Resolution No. R2019-022 expanded the target areas to include the Littlerock Subarea and the Town Center.
- **With major comprehensive plan updates, confirm land is suitably zoned for development of all housing types.** The City has implemented this action as part of every required eight-year GMA Comprehensive Plan update.
- **Increase the types of housing allowed in low-density residential zones (duplexes, triplexes, etc.).** The City implemented this action through Ordinance No. O2020-005 Housing Affordability Text Amendments.
- **Allow more housing types in commercial zones.** The City has implemented this action. The City currently allows residential development in all commercial and mixed-use zone districts.
- **Allow single-room occupancy (SRO) housing in all multifamily zones.** The City has implemented this action. The City currently allows single-room occupancy in all multifamily zone districts.

Chapter 3.

Local Actions

Local Actions to be Undertaken by the City

This chapter discusses the specific local actions that the City of Tumwater will be implementing as part of the Housing Action Plan.

The Housing Action Plan identifies six strategies for addressing housing needs in the City:

1. Increase the supply of permanent, income-restricted affordable housing.
2. Make it easier for households to access housing and stay housed.
3. Expand the overall housing supply by making it easier to build all types of housing projects.
4. Increase the variety of housing choices.
5. Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.
6. Establish a permanent source of funding for low-income housing.

Thirty-nine actions are associated with one of the six strategies in the Housing Action Plan, and each action is associated with filling one or more of the seven gaps identified in the Housing Needs Assessment:



Affordability. Reduce the cost of housing for low-income and cost-burdened households.



Supply. Increase the inventory of housing for all households.



Variety. Increase the variety of housing sizes and types



Seniors. Increase the stock of housing options needed for aging seniors.



Improvements. Maintain the existing housing stock, including improving energy efficiency and air quality.



Stability. Increase household wealth by providing safe, stable options for rental housing and pathways to homeownership.



Supportive Housing. Increase permanent housing options for people with disabilities and those at risk of or experiencing homelessness.

Table of Actions

The table of actions associated with each strategy includes key information to know:

- Gaps or needs addressed by the action (as indicated by the above icons)
- Implementation status for the City, as represented by the following symbols:



The action is pending – the City has begun the work necessary to implement the action, but it is not yet fully implemented.



The action will be considered – the City will consider the work necessary to implement the action, but the work has not been scheduled.

Detailed information on each action is provided in Appendix A *Action Details*. For a complete list of actions considered as part of the development of this plan, see Appendix B *Considered Actions*.

Neither the strategies nor the actions associated with them are in priority order. Not all actions will be implemented by the City, and actions that can only be taken by other entities are not included in this plan.

Effort to Implement

High – Action would require significant resources to implement (funding, staff, political effort, etc.)

Medium – Action would require moderate resources to implement (funding, staff, political effort, etc.)

Low – Action would require few resources to implement (funding, staff, political effort, etc.)

N/A – Action not applicable to the City

Effect on Housing Supply

High – Action would result in a significant increase in desired housing units

Medium – Action would result in a moderate increase in desired housing units

Low – Action would result in a small increase in desired housing units

N/A – Action not applicable to the City

Strategy 1: Increase the Supply of Permanent, Income-Restricted Affordable Housing.

Strategy 1 includes actions that increase the supply of housing affordable to low-income households (those making 80 or less percent of the area median family income) and actions that support the providers of low-income housing.

Why is this strategy important?

Demand for housing is straining the limited supply of affordable options. For households with the lowest incomes, such as those headed by a retail clerk, a home health aide, or a childcare provider, market rate housing is unlikely to be an affordable option. For these households, even home maintenance costs, let alone rent or mortgage payment costs, can be unaffordable.

How do these actions reduce housing costs?

Increasing opportunities for developing housing affordable to households with the lowest incomes increases housing affordability for these households. The need is great: according to the needs assessment, about 11,700 households in the Cities of Lacey, Olympia, and Tumwater have an income of 50 percent or less of the median family income. Another 7,500 households in the same category are anticipated over the 25 years.

Reducing the cost of renting and owning a home are both part of the solution. For households looking towards homeownership, the up-front costs associated with purchasing a home can put this option out of reach. Low-income households, however, can benefit from the stabilization in housing costs owning a home offers, in general, monthly mortgage payments stay the same over 30 years while monthly rent payments increase.

These actions also address the need for permanent supportive housing. For people moving out of emergency housing situations, such as a homeless shelter, permanent supportive housing provides not only affordable housing but also access to health and social services. These services build stability and decrease the likelihood residents experience homelessness again.

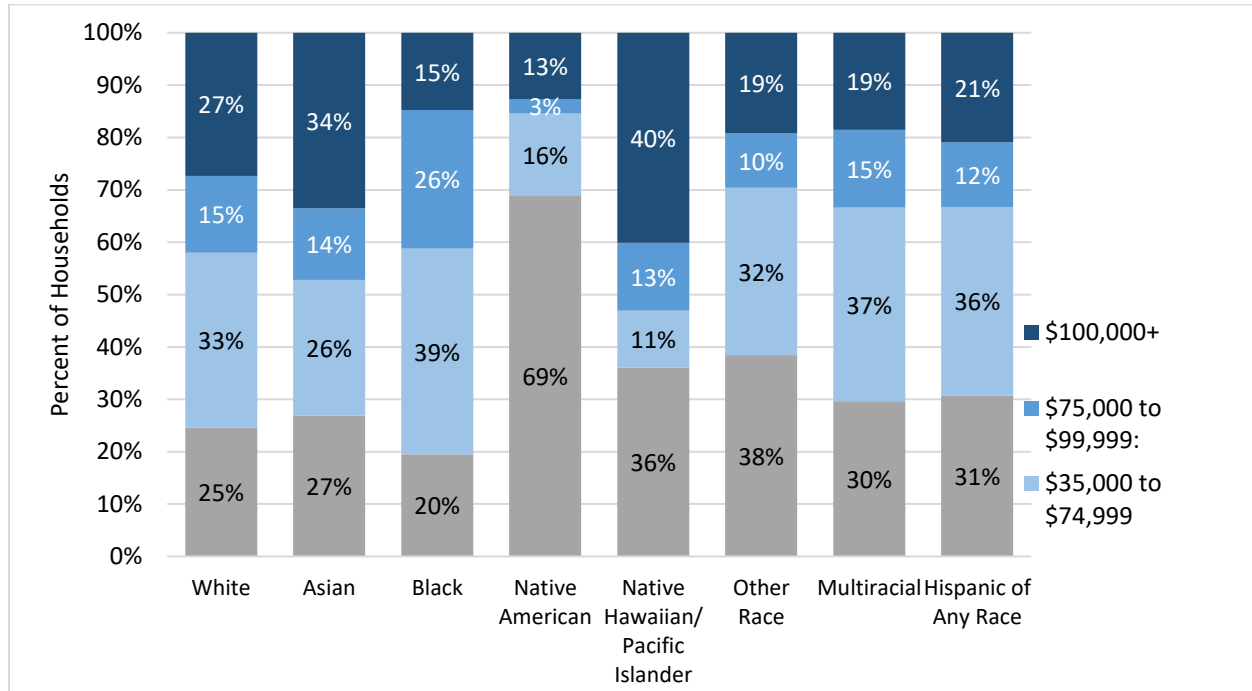
How do these actions address equity?

People of color (Figure 1) disproportionately head the lowest income households in Thurston County. The same is true for people experiencing homelessness. Permanent, income restricted housing directly benefits both of these populations by providing affordable, stable housing options. Housing affordable to households with the lowest incomes can be rental or owner units, both of which help stabilize

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households. Programs that expand homeownership opportunities can significantly improve a household's wealth; this is especially important to addressing inequities for households of color stemming from historical policies like redlining and zoning.

Figure 1. Household income in the Cities of Lacey, Olympia, and Tumwater combined by race and ethnicity, 2014-2018 average.












NOTE: In the figure above, householders who are Latino or Hispanic are only represented in "Hispanic of Any Race."






Source: U.S. Census Bureau American Community Survey

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Table 2. Strategy 1: Increase the supply of permanent, income-restricted affordable housing.

Strategy 1: Increase the supply of permanent, income-restricted affordable housing.	Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action					
<p>1.a. Donate or lease surplus or underutilized jurisdiction-owned land to developers that provide low-income housing and establish a process for accepting or coordinating the acceptance of land donations from others this action.</p> <p><i>Gaps/Needs Addressed:</i></p>  		M	M	<p>The City will consider the work necessary to implement the action, but the work has not been scheduled.</p> <p>While the City does not have any land to donate for housing that is not already committed to other uses, the City could accept or coordinate the acceptance of land donations from others this action.</p>	<ul style="list-style-type: none"> Time for staff to develop and manage a program.
<p>1.b. Where a Planned Unit Development is used for residential development, consider requiring a portion of the housing be low-income housing.</p> <p><i>Gaps/Needs Addressed:</i></p>     		H	M	<p>The City will consider the work necessary to implement the action, but the work has not been scheduled.</p>	<ul style="list-style-type: none"> Time for staff to review and develop ordinance updating development code. Time for the Planning Commission to review and the City Council to review and approve an ordinance.











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Strategy 1: Increase the supply of permanent, income-restricted affordable housing.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
1.c.	Adopt a “Notice of Intent to Sell” ordinance for multifamily developments. <i>Gaps/Needs Addressed:</i> 		H	L	The City will consider the work necessary to implement the action, but the work has not been scheduled.	<ul style="list-style-type: none">Time for staff to review and develop ordinance updating development code.Time for the Planning Commission to review and the City Council to review and approve an ordinance.
1.d.	Provide funding for the Housing Authority of Thurston County and other non-profit organizations to buy income-restricted units proposed to be converted to market rate housing. <i>Gaps/Needs Addressed:</i>  		H	M	The City will consider the work necessary to implement the action, but the work has not been scheduled. Could be part of the Regional Housing Council discussions as well.	<ul style="list-style-type: none">Funding through the City Council’s biennial budgeting process.



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Strategy 1: Increase the supply of permanent, income-restricted affordable housing.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
1.e. As part of Comprehensive Plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households. <i>Gaps/Needs Addressed:</i>   			M	L	The City will consider the work necessary to implement the action, but the work has not been scheduled. It is important to recognize that sometimes impacts are unavoidable when trying to balance multiple priorities, such as implementation of the Thurston Climate Mitigation Plan, Building Code updates, and the Housing Action Plan.	<ul style="list-style-type: none"> Additional time for staff to include such reviews during the preparation of amendments to the Comprehensive Plan and the development code.
1.f. Provide funding for low-income and special needs residents to purchase housing through community land trusts. <i>Gaps/Needs Addressed:</i>    			H	L	The City will consider the work necessary to implement the action, but the work has not been scheduled. This should be explored on a regional level through the Regional Housing Council, nonprofits, and whether the HATC could do this.	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process.





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Strategy 1: Increase the supply of permanent, income-restricted affordable housing.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
1.g. Offer and/or expand fee waivers for low-income housing developments. <i>Gaps/Needs Addressed:</i>    			H	M	The City has begun the work necessary to implement the action, but it is not yet fully implemented as part of Ordinance No. O2021-001 Housing Affordability Fee Amendments.	<ul style="list-style-type: none"> Time for staff to review and develop ordinance updating development code. Time for the Planning Commission to review and the City Council to review and approve an ordinance.
1.h. Encourage low-income housing units as part of new developments. <i>Gaps/Needs Addressed:</i>    			H	H	<p>The City will consider the work necessary to implement the action, but the work has not been scheduled.</p> <p>This could be required if the residential market can support it. As a requirement, there is concern that it could negatively affect new residential developments.</p> <p>This could also consider allowing density bonuses in the Single Family Medium Density Residential (SFM) zone district for permanent low-income housing in the form of triplexes and quads.</p> <p>In a related discussion, the Planning Commission suggested considering removing “single-family” and “multifamily” from residential zone district titles.</p>	<ul style="list-style-type: none"> Time for staff to review and develop ordinance updating development code. Time for the Planning Commission to review and the City Council to review and approve an ordinance.








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Strategy 1: Increase the supply of permanent, income-restricted affordable housing.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
1.i. Fund development projects that increase low-income housing through grants or loans. <i>Gaps/Needs Addressed:</i> 			H	M	The City is currently implementing this action through funding to nonprofits, CDBG funding, and work through the Regional Housing Council. Need to document what is done with City of Tumwater funds.	<ul style="list-style-type: none"> Time for staff to manage the annual reporting for such projects.




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Strategy 1: Increase the supply of permanent, income-restricted affordable housing.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
1.j. Establish a program to preserve and maintain healthy and viable manufactured home parks. <i>Gaps/Needs Addressed:</i>   			M	M	<p>The City will consider the work necessary to implement the action, but the work has not been scheduled.</p> <p>Resolution No. R2018-016 Homelessness and Affordable Housing identified Action 6) <i>Assess actions for assuring mobile home parks continue to provide affordable housing toward a goal of property ownership by residents under B) Boost Housing Affordability – Actions to increase affordable housing</i> to address this policy.</p> <p>The City has discussed how to get manufactured home parks into a land trust arrangement and inventorying existing manufactured home parks in the City to develop a list of needs.</p>	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program. Time for staff to manage the annual reporting for such projects.

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Strategy 1: Increase the supply of permanent, income-restricted affordable housing.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
1.k. Enhance enforcement of property maintenance codes to keep housing in good repair. <i>Gaps/Needs Addressed:</i>   			H	M	The City is currently implementing this action and may look at moving beyond the current complaint driven process, to consider periodic inspections of rental property such as mold/vermin inspections. Suggest starting as a voluntary program. Review City of Lacey and City of Aberdeen's programs.	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program.
1.l. Partner with low-income housing developers (such as Habitat for Humanity) to expand homeownership opportunities. <i>Gaps/Needs Addressed:</i>  			M	M	The City is currently implementing this action through funding to nonprofits, CDBG funding, and work through the Regional Housing Council.	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program.

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Strategy 1: Increase the supply of permanent, income-restricted affordable housing.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
1.m. Extend public water and sewer to unserved areas to allow infill development in underdeveloped areas. <i>Gaps/Needs Addressed:</i>  			H	M	<p>The City Council's 2019 Housing Affordability Fee Amendment Work Plan included the item "making infrastructure investment for infill areas needing upgrades."</p> <p>The Comprehensive Plan describes where the City expects, and is trying to direct, growth over the next twenty years. The private sector has traditionally done utility extension and upgrades as areas grow. For infill development, the City could invest to promote development in areas where new housing is desired, but upgrades to infrastructure, such as utilities and sidewalks, would be needed to support it.</p>	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. New funding source will need to be confirmed and may not be from ratepayers. Time for staff to develop and run such a program. Amendments to the Comprehensive Plan Lands for Public Purposes and Transportation Elements Amendments to the priorities of the Capital Facilities Plan

Strategy 2: Make It Easier for Households to Access Housing and Stay Housed.

Strategy 2 actions address housing stability by preventing evictions and displacement and creating opportunities to build financial equity through homeownership.

Why is this important?

Housing stability is an important component of housing affordability. When households face housing insecurity due to income or other issues, there can be a fine line between being housed and being homeless. Evictions and foreclosures are both destabilizing and can lead to long-term poverty. These events also make it more likely a household will experience homelessness.

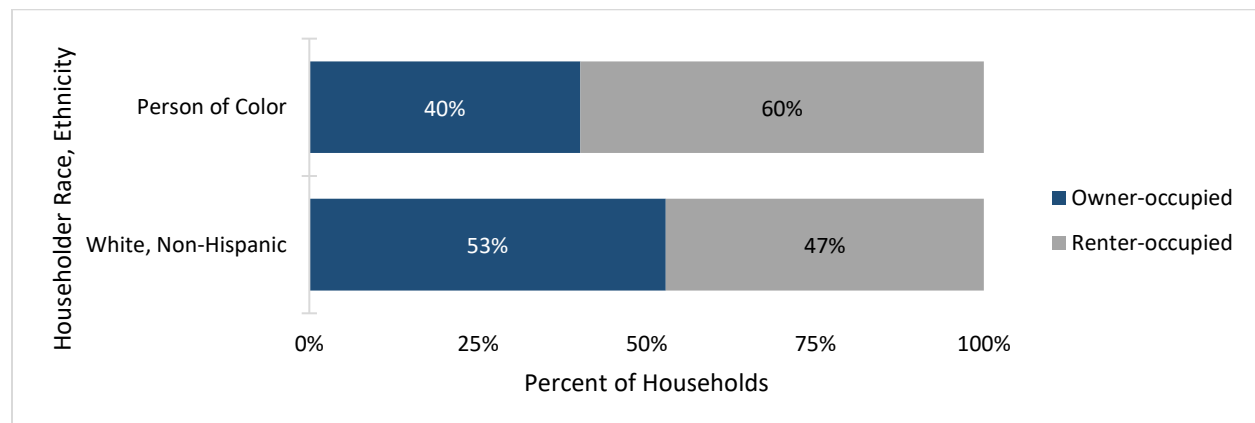
How do these actions reduce housing costs?

For housing service providers, preventing homelessness in the first place is more cost-effective than housing someone experiencing homelessness. Households that can avoid evictions and foreclosures also avoid likely increases in their monthly housing costs, if they are even able to find a new home to live in. For renters, this can also include application fees, deposits, and other costs associated with finding new rental housing.

How do these actions address equity?

People of color are more likely to rent (Figure 2) and more likely to have a lower income than their white, non-Hispanic counterparts. This makes them particularly vulnerable to eviction when rent increases exceed their ability to pay. This concern is reflected in the population experiencing homelessness, which are also disproportionately people of color.

Figure 2. Tenure by race and ethnicity in the Cities of Lacey, Olympia, and Tumwater combined, 2014-2018 average.











Source: U.S. Census Bureau American Community Survey







Homeownership is an important way for a household to build financial equity, move people out of poverty, and create generational wealth. Creating these opportunities for people of color, who were historically denied access to mortgages and loans, is particularly important.

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



Table 3. Strategy 2: Make it easier for households to access housing and stay housed.

Strategy 2: Make it easier for households to access housing and stay housed.	Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action					
2.a. Have developers provide tenants displaced by redevelopment with relocation assistance. <i>Gaps/Needs Addressed:</i>  		H	M	The City will consider the work necessary to implement the action, but the work has not been scheduled. More details would need to be provided for the action. It may be best implemented through funding to nonprofits, CDBG funding, and work through policies from the Regional Housing Council.	<ul style="list-style-type: none"> Funding for displacement assistance from developers. Funding for running program through the City Council's biennial budgeting process Time for staff to develop and run such a program.
2.b. Partner with local trade schools to provide renovation and retrofit services for low-income households as part of on-the-job-training. <i>Gaps/Needs Addressed:</i>    		M	L	The City will consider the work necessary to implement the action, but the work has not been scheduled. The City would like to see how to get more people into the building trades to help alleviate the labor shortage. Furthermore, the City could ask EDC to focus on helping people who want to start a construction company.	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process Time for staff to develop and run such a program.







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Strategy 2: Make it easier for households to access housing and stay housed.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
2.c. Adopt short-term rental regulations to minimize impacts on long-term housing availability. <i>Gaps/Needs Addressed:</i>  			H	L	The City will consider the work necessary to implement the action if we start to see a problem, but the work has not been scheduled. Consider requiring on site ownership for accessory dwelling units used as short-term rentals.	<ul style="list-style-type: none"> Time for staff to review and develop ordinance updating development code. Time for the Planning Commission to review and the City Council to review and approve an ordinance. Time for staff to develop and run such a program.
2.d. Support down payment assistance programs for homeownership and programs that assist people entering the rental market. <i>Gaps/Needs Addressed:</i>  			H	M	The City will consider the work necessary to implement the action if we start to see a problem, but the work has not been scheduled. While it is beyond the financial capacity of the City to manage such programs and it would be better as state or regional programs, the City could support regional programs with non-profit management.	<ul style="list-style-type: none"> Time for staff to review and develop ordinance updating development code. Time for staff to develop and run such a program.

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Strategy 2: Make it easier for households to access housing and stay housed.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
2.e. Identify and implement appropriate tenant protections that improve household stability. <i>Gaps/Needs Addressed:</i>   			H	M	<p>The City has begun the work necessary to implement the action, but it is not yet fully implemented as part of Rental Housing Amendments.</p> <p>Resolution No. R2018-016 Homelessness and Affordable Housing identified Action 9) <i>Enact policies to protect tenants experiencing housing instability</i> under B) <i>Boost Housing Affordability – Actions to increase affordable housing</i> to address this action.</p> <p>Tenant protections can mean putting a burden on small owners, who often are unable to afford to subsidize their rental property. Start this program with larger rental properties.</p>	<ul style="list-style-type: none"> Time for staff to review and develop ordinance updating development code. Time for the Planning Commission to review and the City Council to review and approve an ordinance. Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program.
2.f. Develop a technical assistance or education program for small landlords. <i>Gaps/Needs Addressed:</i>  			M	M	<p>The City will consider the work necessary to implement the action, but the work has not been scheduled.</p>	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program.

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Strategy 2: Make it easier for households to access housing and stay housed.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
2.g. Assist non-profits in the process of acquiring mobile home parks to turn them into public trusts so that lot rental fees can be controlled. <i>Gaps/Needs Addressed:</i>  			H	M	The City will consider the work necessary to implement the action, but the work has not been scheduled.	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program.
2.h. Fund an energy assistance program for rental housing/make landlords do upgrades when the unit is sold. <i>Gaps/Needs Addressed:</i>  			M	L	The City will consider the work necessary to implement the action, but the work has not been scheduled.	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program.

Strategy 3: Expand the Overall Housing Supply by Making It Easier to Build All Types of Housing Projects.

Strategy 3 includes actions that streamline the development and construction of market rate housing, both owner and renter-occupied homes.

Why is this important?

Between 2020 and 2045, the population of the Cities of Lacey, Olympia, and Tumwater and their urban growth areas is projected to increase by over 60,000 people. This growth will require nearly 30,000 new housing units. When demand for housing is high, as it is now, but supply remains low, housing costs increase, reducing affordability. The increase in costs affects both renters, and those looking to buy.

How do these actions reduce housing costs?

The Housing Needs Assessment showed that we would likely see a growth of households in all income categories, from the lowest earning ones to those earning well above the median income. This will require the construction of housing affordable to a wide range of incomes.

Expanding the housing supply also means people can find housing better suited to their needs. For example: high prices for condos and rentals means empty nesters who want to downsize are more likely to stay in their single-family home. A young family looking to buy their first home may continue to rent or pay more than 30 percent of their household income on a mortgage if home sale prices are too high.

How do these actions address equity?







When demand for housing is high but supply remains low, housing costs rise, decreasing affordability. Those with the lowest incomes, who are disproportionately people of color, are most affected. Rising rents are correlated with increased evictions and homelessness.

Rising home prices mean homeownership, a way for disadvantaged households to build equity, becomes more difficult. Increasing costs can also lead to cultural displacement as people move to new neighborhoods that lack the businesses and institutions important to their community. While this process may be voluntary, it can be destabilizing for communities of color. When higher income households, those that can afford to rent or purchase at market rates, find housing that better meets their needs and budgets, more units are freed up that lower income households can afford. Expanding the overall housing stock also slows the rent/housing price increases that disproportionately affect people of color.








Market rate housing alone will not address the needs of the most disadvantaged populations, and pressure to develop market rate housing in communities of color can cause displacement. Strategy 1 includes actions to increase the supply of housing for the lowest-income households while Strategy 2 includes actions to make it easier for households to access housing and stay housed.

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Table 4. Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.

Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
3.a. Lower transportation impact fees for multifamily developments near frequent transit service routes. <i>Gaps/Needs Addressed:</i>   			H	M	The City has begun the work necessary to implement the action for low-income households, but it is not yet fully implemented as part of Ordinance No. O2021-001 Housing Affordability Fee Amendments. Discuss with Intercity Transit.	<ul style="list-style-type: none"> Time for staff to review and develop ordinance updating development code. Time for the Planning Commission to review and the City Council to review and approve an ordinance.
3.b. Allow deferral of impact fee payments for desired unit types. <i>Gaps/Needs Addressed:</i> 			M	L	The City has begun the work necessary to implement the action, but it is not yet fully implemented as part of Ordinance No. O2021-001 Housing Affordability Fee Amendments.	<ul style="list-style-type: none"> Time for staff to review and develop ordinance updating development code. Time for the Planning Commission to review and the City Council to review and approve an ordinance.

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Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
<p>3.c. Maximize use of SEPA threshold exemptions for residential and infill development.</p> <p><i>Gaps/Needs Addressed:</i></p> <div>     </div>  			H	M	<p>The City has begun the work necessary to implement the action in support the City's affordable housing goals of raising the SEPA categorical exemption thresholds for multifamily residential development from 25 to 60 multifamily residential units to reduce duplicative environmental review. Ordinance No. O2017-008 raised the SEPA exemption level for short plats to the maximum allowed by state law (9 lots) and to 25 for multifamily dwelling units. Ordinance No. O2019-022 raised the SEPA exemption level for multifamily dwelling units to the maximum allowed by state law (60 for multifamily dwelling units).</p> <p>Focus on reviewing SEPA exemptions and planned actions that support residential development in the Brewery District, Capitol Boulevard Corridor, and Town Center.</p>	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Revise TMC Chapter 15.48 <i>Transportation Concurrency Requirements</i> to allow for review of traffic impacts and ensure concurrency. Time for staff to review and develop ordinance updating development code. Time for the Planning Commission to review and the City Council to review and approve an ordinance. Consider reviewing SEPA exemptions that support residential development in the Brewery District, Capitol Boulevard Corridor, and Town Center. Align with MFTE program.

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Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.					
Action	Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
3.d. Continue to look for place-making opportunities along urban corridors. <i>Gaps/Needs Addressed:</i>  		L	L	The City will consider the work necessary to implement the action, but the work has not been scheduled.	<ul style="list-style-type: none"> Time for staff to develop and run such a program. Funding through the City Council's biennial budgeting process.
3.e. Mix market rate and low-income housing to avoid creating areas of concentrated low-income housing. <i>Gaps/Needs Addressed:</i> 		L	L	The City will consider the work necessary to implement the action, but the work has not been scheduled.	<ul style="list-style-type: none"> Time for staff to review and develop ordinance updating development code. Time for the Planning Commission to review and the City Council to review and approve an ordinance.

Strategy 4: Increase the Variety of Housing Choices.

Strategy 4 actions address way to increase the variety of housing options, including duplexes, triplexes, accessory dwellings, and other housing forms that are not as common in the Cities of Lacey, Olympia, and Tumwater.

Why is this important?

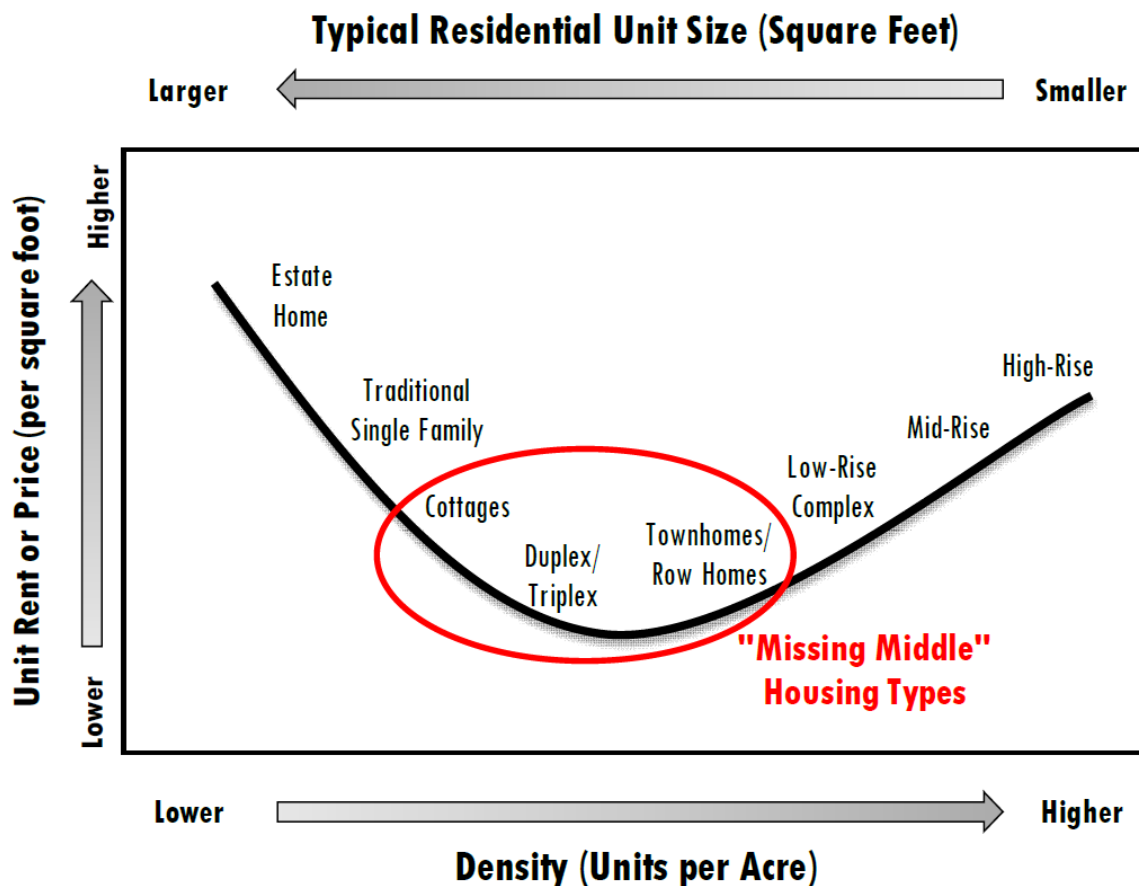
Household sizes in Thurston County have gotten smaller, an average of 2.5 people per household today. There are more single-parent families and householders living alone. As household formation and composition have changed over time, so have their housing needs. Increasing the variety of housing types allows households more choices and creates a dynamic housing market better able to meet the needs of people living in the Cities of Lacey, Olympia, and Tumwater.

How do these actions reduce housing costs?

“Middle density” housing, a small part of the Cities of Lacey, Olympia, and Tumwater’s current housing stock, is an important part of an affordable housing strategy. Middle density housing includes small multifamily housing (duplexes and triplexes), attached townhomes, cottage housing, and accessory dwellings. Per unit costs tend to be lower than single-family homes, because the homes are smaller and developers can benefit from economies of scale. Per unit costs are also less than high-density multifamily because they are stick built (they do not require structured parking or other concrete and steel structures) and are typically in neighborhoods with existing infrastructure. This leads to lower costs for both homeowners and renters (Figure 3).

Diversifying the housing stock also recognizes that households are unique and have a wide range of housing needs. This is particularly true as our population ages. Middle density housing provides seniors a way to downsize while remaining in the neighborhoods they love.

Figure 3. Relationship between housing types, price, and rent, household income in the Cities of Lacey, Olympia, and Tumwater combined by race and ethnicity, 2014-2018 average.



Source: Washington State Department of Commerce, *Housing Memorandum: Issues Affecting Housing Availability and Affordability* (2019), p. 85. <https://deptofcommerce.app.box.com/s/npwem3s3rvcsya15nylbroj18e794ykZ>.









How do these actions address equity?

Increasing the variety of housing options provides more affordable housing options for low-income households, who are disproportionately people of color. Middle density housing can be both rental and owner-occupied. Affordable owner-occupied units would be a potential way to build financial equity.

Middle density housing also expands the housing options available in predominantly single-family neighborhoods, leading to a mix of household incomes. This allows low-income households to access some of the resources, such as better school districts or healthier neighborhoods, available to higher-income households.

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Table 5. Strategy 4: Increase the variety of housing choices.

Strategy 4: Increase the variety of housing choices.	Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action					
<p>4.a. Adopt a form-based code for mixed-use zones to allow more housing types and protect the integrity of existing residential neighborhoods.</p> <p><i>Gaps/Needs Addressed:</i></p>   		H	M	The City will consider the work necessary to implement the action, but the work has not been scheduled.	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to review and develop ordinance updating development code. Time for the Planning Commission to review and the City Council to review and approve an ordinance.
<p>4.b. Strategically allow live/work units in nonresidential zones.</p> <p><i>Gaps/Needs Addressed:</i></p>   		M	L	The City will consider the work necessary to implement the action, but the work has not been scheduled.	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to review and develop ordinance updating development code. Time for the Planning Commission to review and the City Council to review and approve an ordinance.

Strategy 5: Continually Build on Resources, Collaboration, and Public Understanding to Improve Implementation of Housing Strategies.

Strategy 5 actions recognize the need for the Cities of Lacey, Olympia, and Tumwater to engage with the community and establish strong partnerships with affordable housing providers to address housing affordability.

Why is this important?

While the City does not build or manage low-income housing, the policies they enact can affect how much housing can be built and at what cost.

How do these actions reduce housing costs?

By establishing partnerships and collaborations with organizations who serve low-income households, the City can ensure that they are directing their resources and enacting policies that best serve low-income households.

For some, changes brought on by growth and new development in their established neighborhoods can be seen as difficult. As a result, residents may support more affordable housing while at the same time seek to prevent actions needed to increase affordable options. By also engaging with the community, the City can build a shared understanding of the challenges faced by low-income households and develop informed consent around the strategies needed to increase housing affordability.

How do these actions address equity?

Building public understanding around the challenges faced by low-income households includes recognizing the historical reasons why they are disproportionately people of color.

The people who typically engage in public review processes, especially land use processes, are often white and of higher income. Developing relationships with organizations that work with or represent communities of color and disadvantaged groups can help the City better:









- Identify who benefits or is burdened by an action.
- Examine potential unintended consequences of taking an action.
- Mitigate unintended negative consequences of taking an action.
- Build in strategies to advance racial equity.

Proactive efforts to ensure engagement in decision-making processes are broadly inclusive and grounded in achieving equity is necessary. With broader input representative of the whole community, decisions are better balanced and actions the City take can be more successfully implemented in an equitable fashion.



Inviting and bringing in people of all walks of life into the community conversation provides the most direct. Collaborating with leaders of disadvantaged populations can help make this happen and ensure government action does not increase inequities faced by people of color.

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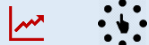

Table 6. Strategy 5: Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.

Strategy 5: Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
5.a Conduct education and outreach around city programs that support affordable housing. <i>Gaps/Needs Addressed:</i>   			M	M	The City will consider the work necessary to implement the action, but the work has not been scheduled. Need to define clearly the purposes and expected outcomes of such programs. Begin by clearly defining the purposes and expected outcomes of programs and use trained volunteers were possible.	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program.
5.b. Fund Housing Navigators to assist households, renters, homeowners, and landlords with housing issues. <i>Gaps/Needs Addressed:</i>   			H	M	The City will consider the work necessary to implement the action, but the work has not been scheduled. It would be good to have an ombudsperson resource for renters established through the Regional Housing Authority or another regional organization. Use trained volunteers were possible.	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program.



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Strategy 5: Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies. Action	Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
5.c. Identify and develop partnerships with organizations that provide or support low-income, workforce, and senior housing as well as other populations with unique housing needs. <i>Gaps/Needs Addressed:</i> 		M	M	The City has begun the work necessary to implement the action through partnerships with low-income housing providers and work through the Regional Housing Council.	<ul style="list-style-type: none"> • Funding through the City Council's biennial budgeting process. • Time for staff to develop and run such a program.

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Strategy 5: Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.						
Action		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
5.d. Establish a rental registration program to improve access to data and share information with landlords. Gaps/Needs Addressed: 			H	L	The City has begun the work necessary to implement the action, but it is not yet fully implemented as part of Rental Housing Amendments. Resolution No. R2018-016 Homelessness and Affordable Housing identified Action 9) <i>Enact policies to protect tenants experiencing housing instability</i> under B) <i>Boost Housing Affordability – Actions to increase affordable housing</i> to address this action. This may be best considered as a regional action. A rental registration program will give the City a way to educate landlords about issues.	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program.
5.e. Partner with a public or private developer to build a townhouse or row house demonstration project. Gaps/Needs Addressed: 			H	L	The City will consider the work necessary to implement the action, but the work has not been scheduled.	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program.

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Strategy 5: Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
5.f. Track data on affordable housing at the regional level. <i>Gaps/Needs Addressed:</i> 			L	L	The City will consider the work necessary to implement the action, but the work has not been scheduled.	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program.

Strategy 6: Establish a Permanent Source of Funding for Low-Income Housing.

The actions address the need to increase funding for low-income housing and to provide a regional strategy for distributing funds.

Why is this important?

While the private sector will build most of the housing needed to meet demand in the Cities of Lacey, Olympia, and Tumwater, a significant portion of households earn less than 80 percent of the median area income. Paying market rate rents or mortgages may not be affordable for them (Table 7).

Table 7. Maximum rent and housing costs at various income levels, 2020.

HUD Income Limit* for a:	Yearly Income	Hourly Wage (Full Time)**	Monthly Rent or Mortgage Payment
<i>2-Person Family</i>			
Extremely Low Income (30%)	\$20,800	\$10.00	\$500
Very Low Income (50%)	\$34,700	\$16.70	\$900
Low Income (80%)	\$55,500	\$26.70	\$1,400
<i>4-Person Family</i>			
Extremely Low Income (30%)	\$26,200	\$12.60	\$700
Very Low Income (50%)	\$43,350	\$20.80	\$1,100
Low Income (80%)	\$69,350	\$33.30	\$1,700

NOTE: *For 2020, HUD income limits are based on a median family income of \$86,700 for Thurston County. Assumes 3.5 percent fixed interest rate over a 30-year mortgage. Costs do not account for other housing-related expenses such as utilities, property taxes, and insurance.

**Assumes one household member works full time at 40 hours per week.

Source: Thurston Regional Planning Council

Whether you are a nonprofit or a for-profit developer, there are real costs to consider in making a development project feasible. Table 8 provides an example of the monthly costs associated with developing a 100-unit apartment complex. This example is intended to give readers an idea of the costs associated with multifamily development; actual numbers for a real project will vary based on variety of factors.

Overall, each apartment unit costs \$250,000 to develop and includes acquiring land, engineering and architectural fees, environmental review, appraisals, city fees, construction costs, etc. Most developers do not have the cash to develop a project without financing. Some may not have funds for even a down payment to qualify for the development loan. Developers must also consider the ongoing costs once the development is up and running, costs for managing the property, taxes, and insurance, reserving funds for basic and more extensive repairs, etc. Monthly costs per unit could be \$1,695 just to cover the

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financing and ongoing operating costs; this does not take into account any profit, just the cost to break even on the project and ensure the developer does not lose any money.

If a non-profit developer has the down payment covered through grant funding (about 25 percent of the total project cost), the cost can be reduced to \$1,395 per month. If the non-profit developer were able to obtain grant funding for the total cost of development, the developer would still need about \$500 per unit per month to cover maintenance and operation costs. For households with extremely low incomes, those making less than \$21,000 per year, this is a hard ask.

Table 8. Example of monthly costs associated with developing an apartment complex.

	Per Unit Cost – Not Grant Funded	Per Unit Cost – 25% Grant Funded	Per Unit Cost – 100% Grant Funded
Total Cost of Development <i>Covers the total cost of development including land acquisition, engineering and architectural fees, environmental reports, appraisals, city fees, construction, etc.</i>	\$250,000	\$250,000	\$250,000
Monthly Cost for Down Payment Financing <i>approximately 25% of overall development cost. Assumes 5.8% return on investment.</i>	\$300	\$0	\$0
Monthly Cost for Loan Payment <i>approximately 75% of overall development cost. Assumes 4% interest rate.</i>	\$895	\$895	\$0
Monthly Cost for Ongoing Operating Costs and Reserves* <i>Covers property taxes and insurance; utilities; landscaping and general maintenance; basic repairs; property management; and maintenance reserves for painting, new roofs, appliance replacements, etc.</i>	\$500	\$500	\$500
TOTAL Cost per month over 30-year loan term	\$1,695	\$1,395	\$500

**Per the Housing Authority of Thurston County, \$500 per unit is likely a modest amount for well-maintained properties*

Note: This example is intended to give readers an idea of the costs associated with development; actual numbers for real project will vary.

Source: Housing Authority of Thurston County

How do these actions reduce housing costs?

Providing affordable housing for the lowest income households and those experiencing homelessness requires significant resources; right now, those resources are scarce, leaving many households unable to afford a decent and affordable place to live that does not have unsafe or unhealthy living conditions. Many of the actions identified in this plan will not be possible without more funding. The Cities of Lacey, Olympia, and Tumwater can play a significant role in leveraging local, state, and federal dollars for low-income housing. The City also recognizes the need to collaborate regionally on a funding strategy so that funds are used efficiently and distributed to the areas of greatest need. With more funding, housing units become more affordable for households, when costs for developing and maintaining units are reduced.





While the City has some capacity to increase funding, Chapter 4 recognizes the need for action at the state and federal level to increase funding for affordable housing.

How do these actions address equity?









People of color are disproportionately low-income, at risk of experiencing homelessness, or homeless. However, many of the actions in this plan to address these issues will be impossible to implement without additional funding.

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Table 9. Strategy 6: Establish a permanent source of funding for low-income housing.

Strategy 6: Establish a permanent source of funding for low-income housing.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
<p>6.a. Develop a comprehensive funding strategy for affordable housing that addresses both the sources of funding and how the funds should be spent.</p> <p><i>Gaps/Needs Addressed:</i></p> 			H	H	<p>The City has begun the work necessary to implement the action, but work is needed through the Regional Housing Council and other regional forums to determine overall allocation goals for shelters, transitional and permanent low income housing. Otherwise, we will continue to spend most of our money on shelters and never build any affordable units.</p> <p>Continue to provide funding for shelters and transitional housing through non-profits.</p>	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program.
<p>6.b. Establish an affordable housing property tax levy to finance affordable housing for very low-income households.</p> <p><i>Gaps/Needs Addressed:</i></p> 			H	H	<p>The City will consider the work necessary to implement the action, but the work has not been scheduled.</p> <p>The City would need to survey taxpayers and our large property tax generators first.</p> <p>Push to early in schedule.</p>	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program. Requires public vote.

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Strategy 6: Establish a permanent source of funding for low-income housing.		Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
Action						
6.c. Establish an affordable housing sales tax. <i>Gaps/Needs Addressed:</i>    			H	H	The City will consider the work necessary to implement the action, but the work has not been scheduled. The City would need to survey taxpayers and our big sales tax generators first. Push to early in schedule.	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program. Requires councilmatic or commissionmatic action.
6.d. Capture the value of city investments (utilities, roads, etc.) that increase private investments in neighborhoods, especially in areas with planned or existing transit. <i>Gaps/Needs Addressed:</i>  			H	M	The City will consider the work necessary to implement the action, but the work has not been scheduled. We would need to do more research on what this involved or how to do it other than what we already do via latecomer agreements.	<ul style="list-style-type: none"> Funding through the City Council's biennial budgeting process. Time for staff to develop and run such a program.

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Strategy 6: Establish a permanent source of funding for low-income housing. Action	Implementation Status	Effort to Implement	Effect on Housing Supply	Comment	City Resources Needed
<p>6.e. Encourage the Housing Authority of Thurston County to take greater advantage of State and Federal housing grants and tax incentives.</p> <p><i>Gaps/Needs Addressed:</i></p> <div>     </div>		L	M	<p>The City will consider the work necessary to implement the action, but the work has not been scheduled.</p>	<ul style="list-style-type: none"> Time for staff to develop and run such a program.

Chapter 4.

Legislative Needs

The Housing Action Plan identified a number of barriers to affordable housing that need to be addressed at the state or federal level. Cities that are Tumwater's size are not the best suited to leverage sufficient funding to meet the needs identified in this plan. They need state and federal government relief to fill the gap. Loss of funding at either the state or federal level can have severe impacts at the local level. A joint legislative agenda developed by the Cities of Lacey, Olympia, and Tumwater will be necessary to address these issues.

Many of the actions in this plan require funding, especially actions to create affordable housing for the lowest income households and people moving out of emergency and temporary housing situations. Therefore, an important part of this legislative agenda is the need for funding for the construction and maintenance of low-income housing and permanent supportive housing.

State Legislative Agenda

- Increase funding for low-income housing construction.
- Increase funding for permanent supportive housing for those recently experiencing homelessness and moving out of emergency/transitional housing.
- Increase funding for renovating low-income housing to address accessibility upgrades, energy efficiency retrofits, and indoor health (e.g. lead and mold).
- Reform Washington's condominium liability laws.
- Amend the Manufactured/Mobile Home Landlord-Tenant Act, such as in [HB 2610](#), to provide protections for tenants in the event of a sale.
- Allow tax increment financing.
- Require a portion of the Washington State Housing Trust Fund to be used for affordable homeownership projects.
- Update the multifamily tax exemption program to include projects that support homeownership opportunities.
- Encourage local manufacturing of construction products
- Review how state law regulates homeowner associations about affordable housing issues, such as whether accessory dwelling units are allowed in covenants.

Federal Legislative Agenda

- Reduce tariffs that raise housing construction costs, making it more expensive to build housing.

Example: the cost of softwoods (heavily used in construction) from Canada are up by about 25 percent.

- Increase federal Housing and Urban Development (HUD) funding for affordable housing, including housing vouchers and funding for the Community Development Block Grant (CDBG) program, the Self-Help Homeownership Opportunity Program (SHOP), and the Home Investment Partnerships Program (HOME).
- Increase funding for down payment assistance. This could include providing tax credits for first-time homebuyers with low-income, targeted down payment assistance for disadvantaged populations and communities of color, and increased funding for homeownership savings programs like Assets for Independence and the Family Self-Sufficiency initiative.
- Support the Neighborhood Homes Improvement Act tax credit, which would make it economically feasible to rehabilitate distressed homes for homeownership and expand affordable homeownership opportunities for local residents.

Appendix A.

Action Details

This appendix includes a fuller description of what each action included in this plan entails. Where appropriate, the appendix includes applicable information on what the City of Tumwater can do or has done as well as resources with more information. The actions are grouped into their strategy categories:

1. Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.
2. Make it easier for households to access housing and stay housed.
3. Expand the overall housing supply by making it easier to build all types of housing projects.
4. Increase the variety of housing choices.
5. Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.
6. Establish a permanent source of funding for low-income housing.

Strategy 1: Increase the supply of permanent, income-restricts affordable housing.

1.a. Donate or lease surplus or underutilized jurisdiction-owned land to developers that provide low-income housing and establish a process for accepting or coordinating the acceptance of land donations from others this action.

In areas with high land costs, acquiring suitable land can add significant expense to an affordable housing project. Public lands can be donated or leased to affordable housing developers, thereby reducing the cost of development. In this case, affordable housing means housing for households with incomes 80 percent or less of the area median income.

When a jurisdiction does not own land appropriate for housing development, purchasing such land may be an appropriate measure. The land can then be donated or leased to developers that provide low-income housing.

For more information on donating public lands, see [RCW 39.33.015](#).

1.b. Where a Planned Unit Development is used for residential development, require a portion of the housing be low-income housing.

Planned Unit Developments are intended to provide a developer flexibility when designing very large subdivisions. Generally, flexibility is provided in terms of lot size and housing types. Requiring low-income housing as part of low-density Planned Unit Developments can introduce a greater variety of housing of low-density housing types (duplexes, small apartment buildings, cottage housing, etc.) into a new neighborhood and ensure the neighborhood is affordable for a wider range of households. This

may also encourage the private sector to partner with non-profits such as Habitat for Humanity to develop detached single-family homes for low-income households.

Low-density developments are more likely to consist only of detached single-family homes. Requiring Planned Unit Developments for low-density development can encourage more housing types in such developments. Requiring low-income housing in Planned Unit Developments proposals is a type of inclusionary zoning (income-restricted affordable housing must be included as part of new developments).

1.c. Adopt a “Notice of Intent to Sell” ordinance for multifamily developments.

Requiring notice to the city, housing officials, and tenants when the owner of a multifamily development intends to sell gives the city the opportunity to preserve low-income units for the same purpose and tenants ample additional time to prepare for a potential move. Not every multifamily development is appropriate for purchase to preserve affordability, but the notice allows jurisdiction staff the time to consider it. The City may consider developing a list of criteria to determine the types of multifamily developments they want to preserve, including units currently required to be dedicated for use by low-income households, but which may be converted to market-rate units in the future.

Resources

- National Housing Preservation Database. Provides information on developments that have received housing subsidies. As of December 2020, more than 3,000 multifamily units (two or more units in a building) in Thurston County have active subsidies.

1.d. Provide funding for the Housing Authority of Thurston County and other non-profit organizations to buy income-restricted units proposed to be converted to market rate housing.

Income-restricted housing units developed or rehabilitated with federal money may in the future be converted to market-rate units. Partnering with HATC and other nonprofit organizations to purchase such units can help preserve housing options for low-income households.

1.e. As part of comprehensive plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households.

Changes to comprehensive plans and development codes should include an evaluation of how they would affect the amount of housing, the types of housing allowed, and the cost to permit, construct, and renovate housing. Evaluating the potential for displacement when affordable units are likely to be lost to redevelopment (such as a mobile home park that is redeveloped) is also appropriate. Particular attention should be given to areas of need identified in the Housing Needs Assessment, including low-income and permanent supportive housing, housing for seniors, and improving and retrofitting existing low-income housing.

1.f. Provide funding for low-income and special needs residents to purchase housing through community land trusts.

Community land trusts provide permanently affordable housing opportunities by holding land on behalf of a place-based community. As non-profit organizations, housing land trusts help to make

homeownership both possible and affordable for low-income households. Locally, the Thurston Housing Land Trust serves all of Thurston County.

1.g. Offer and/or expand fee waivers for low-income housing developments.

Impact fees, utility connection fees, project review fees, and other fees increase the cost of housing construction. Reducing or waiving fees for low-income housing developments reduces their development costs and acknowledges that providing low-income housing has a positive impact on a community by:

- Ensuring vulnerable households can afford a home.
- Preventing individuals and families from becoming homeless.
- Reducing the cost of providing social services for households in crisis.

The costs for such offsets must be made up elsewhere. According to the Washington State Department of Commerce, reducing or waiving impact fees are most effective when paired with other housing affordability incentives.

See also Action 3.b.

For more information on fee waivers for low-income housing, see:

- [RCW 82.02.060](#) for exempting impact fees for low-income housing.
- [RCW 35.92.380](#) and [RCW 35.92.020](#) for waiving utility connection and other utility fees for low-income persons.
- [RCW 36.70A.540](#) for waiving or exempting fees for affordable housing.

1.h. Encourage low-income housing units as part of new developments.

Future Thurston County households will have a range of incomes, and a portion of residential development will need to be affordable to low-income households. Encouraging low-income housing units, whether for rent or ownership, helps to ensure such units will be built as part of development. Consideration should be given to the number of low-income units required, how they are integrated with market-rate units, and whether thresholds should be enacted that exempt smaller developments from this requirement. This policy is best implemented in coordination with low-income housing providers. Once housing market has further evolved, consider making this a requirement of new developments. If implemented now, there is a concern that it would discourage residential development.

1.i. Fund development projects that increase low-income housing through grants or loans.

The City can provide funding directly to low-income and permanent supportive housing providers through grants or loans. This recognizes the need for public funding to build low-income housing beyond what market-driven incentives can provide. This action can be best implemented for projects located close to transit and with good access to organizations and agencies that serve low-income households.

1.j. Establish a program to preserve and maintain healthy and viable manufactured home parks.

Manufactured home parks can be prime locations for higher density redevelopment in communities with strong demand for new housing. However, they also serve as one of the most affordable housing options for households in the region. A program that seeks to preserve and maintain healthy and viable manufactured home parks may consider ways to assist:

- Unit owners to purchase the park outright.
- Unit owners to maintain and repair individual manufactured homes.
- Unit owners with funding to replace units that would be better replaced than repaired.
- Unit owners with funding for relocation when a park cannot be preserved.
- Park owners with making service and utility upgrades.
- Park owners with converting from septic to sewer service.

1.k. Enhance enforcement of property maintenance codes to keep housing in good repair.

Property maintenance codes are intended to ensure the health, safety, and welfare of the public is adequately protected. Improved enforcement can help ensure pest infestations, lack of sanitary conditions, presence of mold, and structural issues are addressed in a timely fashion, thereby protecting homeowners, tenants, and the public at large. Enforcing adopted property maintenance codes is difficult due to the time, staffing, and funding needed to identify and address issues as they arise.

This strategy could have a negative impact on low-income households if resources are not also made available to such households (or their landlords) to make required repairs.

1.l. Partner with low-income housing developers (such as Habitat for Humanity) to expand homeownership opportunities.

Affordable homeownership opportunities allow low-income households to build wealth. Local jurisdictions can go beyond their own capabilities to encourage affordable homeownership opportunities by partnering with local housing groups and non-profit developers. This may include providing funding, gifting publicly owned property, supporting grant applications, assisting property owners, and other programs that increase affordable homeownership opportunities. See also Action 1.a.

1.m. Extend public water and sewer to unserved areas to allow infill development in underdeveloped areas.

The Comprehensive Plan describes where the City expects, and is trying to direct, growth over the next twenty years. The private sector has traditionally done utility extension and upgrades as areas grow. For infill development, the City could invest to promote development in areas where new housing is desired, but upgrades to infrastructure, such as utilities and sidewalks, would be needed to support it.

Advantages:

- City could direct improvements where it would like to see development

- Attract private development with public investments - public/private partnerships

Disadvantages:

- Administrative requirements
- Need to refocus Capital Facilities Plan development processes
- Changes existing City investment priorities

Strategy 2: Make It Easier for Households to Access Housing and Stay Housed.

2.a. Provide tenants displaced by redevelopment with relocation assistance.

Displacement can happen for a variety of reasons through no fault of the tenant. As redevelopment becomes a more attractive option than keeping a development as is, households, especially low-income households, can be displaced. Moving costs money, and low-income households may not have the funds available for making a required move. State law authorizes local governments to adopt an ordinance requiring developers to provide displaced tenants with relocation assistance to households that have an income of 50 percent or less of the area median income. Cities and counties can also dedicate public funds or use a combination of public and private funds for relocation assistance. When public action results in tenant displacement, relocation assistance is required.

For more information on relocation assistance, see RCW 59.18.440 (developer action) and RCW 8.26 (public action).

2.b. Partner with local trade schools to provide renovation and retrofit services for low-income households as part of on-the-job-training.

According to a 2019 housing memorandum prepared by PNW Economics, LLC and LDC, Inc. for the Washington State Department of Commerce, the majority of general contracting firms struggle to find skilled tradespeople (Issues Affecting Housing Availability and Affordability, p. 71.) Trade schools, apprenticeship programs, and other professionals that provide repair, retrofit, and renovation services to homeowners can scale up training with the help of homeowners who are in need of services at reduced rates.

This action may require additional assistance to the household to accomplish.

2.c. Adopt short-term rental regulations to minimize impacts on long-term housing availability.

When a property owner rents out an entire living unit on a short-term basis, generally a period less than 30 days, that housing unit cannot be used for the community's long-term housing needs. Regulating short-term rentals can reduce negative impacts to the housing market as well as the neighborhood where the short-term unit is located. While this action is most effective in communities that attract a robust tourism base, establishing regulations/registration for this use ensures the city can track the impact short-term rentals have on long-term rentals.

2.d. Support down payment assistance programs for homeownership and programs that assist people entering the rental market.

Washington State has a number of programs that provide down payment assistance to first time and low-income homebuyers. Establishing a down payment assistance program at the local level can assist more households in the Thurston County community towards the goal of homeownership. Down payment assistance typically takes the form of a low- or no-interest loan to the homebuyer, which can be paid back as part of the mortgage or at the time the mortgage is paid off, the home is sold/transferred to a new owner, or the property is refinanced.

For more information on state down payment assistance programs, see the Washington State Housing Finance Commission.

The City would like to expand this to include supporting programs that assist people in entering the rental market.

2.e. Identify and implement appropriate tenant protections that improve household stability.

Tenant protections help avoid or slow the process of displacement for households by preserving housing units, a household's tenancy, or access to information and assistance. Examples of tenant protections include but are not limited to the following:

- Adopting a just cause eviction ordinance that requires landlords to provide tenants with a legally justifiable reason for the eviction.
- Adopting a preservation ordinance, requiring developers to replace affordable housing units demolished as part of redevelopment.
- Adopting an eviction mitigation ordinance to find ways to end a rental agreement mutually rather than evicting tenants.
- Adopting an opportunity to purchase policy that better involves tenants in the decision-making process when a dwelling unit is to be sold.
- Developing a program to incentivize landlords to accept tenants with poor credit or criminal history.
- Improving enforcement of landlord/tenant laws.
- Increasing a tenant's access to legal assistance for landlord/tenant issues.
- Limiting or regulating fees associated with rental housing applications.
- Requiring landlords to establish payment plans for tenants that get behind on rent.

Each tenant protection has positive and negative aspects that should be reviewed and considered before implementing, and both tenants and landlords should be involved in the review process. For more information on protections offered by the Residential Landlord Tenant Act, see [Chapter 59.18 RCW](#).

2.f. Develop a technical assistance or education program for small landlords.

As shown by the Landlord Survey, a large number of the rental properties in the City are owned and operated by small landlords. To maintain this local ownership and maintain these properties, a technical assistance or education program would be useful for training such landlords in basic maintenance activities and help them to know where to look for support if needed.

2.g. Assist non-profits in the process of acquiring mobile home parks to turn them into public trusts so that lot rental fees can be controlled.

This action would support of Resolution No. R2018-016 Housing Affordability Action #6, “Assess actions for assuring mobile home parks continue to provide affordable housing toward a goal of property ownership by residents.” This action would help preserve a large source of existing affordable housing in the future and help to protect residents from dramatic shifts in lot rental fees.

2.h. Fund an energy assistance program for rental housing/make landlords do upgrades when the unit is sold.

This action would support actions in the Thurston Climate Mitigation Plan to reduce energy use in older housing, and support local landlords maintaining their properties without passing the costs to their tenants.

Strategy 3: Expand the Overall Housing Supply by Making It Easier to Build All Types of Housing Projects.

3.a. Lower transportation impact fees for multifamily developments near frequent transit service routes.

Transportation impact fees are one-time charges assessed by a local government against a new development project to help pay for establishing new or improving existing public streets and roads. The streets and roads must be included in a community’s Comprehensive Plan. The fee must directly address the increased demand on that road created by the development. For multifamily developments near frequent transit service routes, the idea is that many residents and visitors are able to utilize the public transit system, thereby reducing the impact of the development on public streets and roads.

January 2021 Transportation Impact Fees (rounded to the nearest dollar)

- **Lacey:** \$610-\$3,989 per dwelling unit. Varies according to unit type with detached single-family dwellings having the highest fees.
- **Olympia:** \$728-\$3,219 per dwelling unit. Varies according to unit type with detached single-family dwellings having the highest fees.
- **Tumwater:** \$497-\$3,919 per dwelling unit. Varies according to unit type with detached single-family dwellings having the highest fees. Assisted living facilities have a fee of \$439 per bed.

3.b. Allow deferral of impact fee payments for desired unit types.

New development affects existing municipal and community investments, and impact fees are a way to ensure new development pays their fair share. Impact fees may be delayed, but they must be paid before the impact is realized. Delaying payment of such fees allows a developer building desired unit types to spread the costs of a development over a longer period. State law already requires the City to establish a system for deferring impact fee payments for small, single-family residential developments. This action would expand the deferral program to developments with desired unit types.

Desired unit types depend on the neighborhood or policy context and could include defining the type of building (courtyard apartment or manufactured home, for example), the need for income-restricted units, units of a certain size, or units containing a certain number of bedrooms.

See also Action 1.g.

3.c. Maximize use of SEPA threshold exemptions for residential and infill development.

The State Environmental Policy Act (SEPA) review process is intended to ensure government actions have fully taken into consideration the environment before a decision is made. Actions that will likely result in an adverse impact on the environment must go through a more rigorous review (an environmental impact statement or EIS). Some projects are exempt from the SEPA review process because their impact on the environment is generally considered minimal and not adverse, but developments must still meet environmental standards. Single-family and multifamily developments with four or fewer units are automatically exempt from review under SEPA, and state law allows cities to adopt exemptions that are more flexible. The Cities of Lacey, Olympia, and Tumwater may exempt single-family developments with up to 30 units and multifamily developments with up to 60 units from SEPA review.

Table 10. Adopted SEPA Exemptions as of January 2021.

Exemptions	Development Type	
	Single-Family	Multifamily
Allowed per SEPA	30 units	60 units
Lacey	4 units	60 units
Olympia	9 units	No exemption
Tumwater	9 units	60 units

Infill Exemptions

In order to accommodate infill development, the Cities of Lacey, Olympia, and Tumwater may adopt SEPA exemptions for infill development to help fill in urban growth areas.

To qualify for the infill exemption:

- An EIS must already be issued for the comprehensive plan or the city must prepare an EIS that considers the proposal's use or density/intensity in the exempted area.
- The density of the area to be infilled must be roughly equal to or lower than what the adopted comprehensive plan calls for.
- The development must be residential, mixed-use, or non-retail commercial development. Commercial development that exceeds 65,000 square feet does not qualify for the exemption.
- Impacts to the environment from the proposed development must be adequately addressed by existing regulations.

If a city takes action to adopt an infill exemption before April 1, 2023, the city's action cannot be appealed through SEPA or the courts.

Planned Actions

Up front review and analysis of impacts to the environment can help streamline the process for developments. Individual developments projects associated with an adopted plan (subarea plan or master planned development, for example) can be exempted from further SEPA review when a threshold determination or EIS has been issued for the adopted plan. The threshold determination or EIS for the adopted plan must detail the project-level impacts of the proposed development, thereby forgoing the need for review when the specific project applies for permitting. The City did a planned action for the historic brewery complex part of the former brewery property.

For more information, see:

- RCW 43.21C.229 (infill exemptions).
- RCW 43.21C.440 (planned actions).

3.d. Continue to look for place-making opportunities along urban corridors.

In support of actions identified in the Sustainable Thurston Plan and the Thurston Climate Mitigation Plan, this action would help incentivize new residential developments in areas of the City, such as the Brewery District and the Capitol Boulevard Communities where redevelopment is encouraged to meet land use and economic goals and provide more residential development opportunities.

3.e. Mix market rate and low-income housing to avoid creating areas of concentrated low-income housing.

The action would ensure that not only market rate and low-income housing is created in the City, but residents of both would be able to intermix and create more opportunities for all economic classes.

Strategy 4: Increase the Variety of Housing Choices.

4.a. Adopt a form-based code for mixed-use zones to allow more housing types and protect the integrity of existing residential neighborhoods.

A form-based code uses the physical form and design of the public realm (building façade and streetscape) as the framework for regulation rather than the need to separate uses. Because of this, form-based codes are most useful in mixed-use zones where the widest variety of uses are already allowed and encouraged. Form-based codes are also useful when the goal is to protect an existing neighborhood character or where developing a cohesive character is desired.

4.b. Strategically allow live/work units in nonresidential zones.

A live/work unit is a single dwelling unit consisting of both a commercial/office space and a residential component that is occupied by the same resident who has the unit as their primary dwelling. The intent is to provide both affordable living and business space for a resident/business owner. The configuration of the live/work unit can vary:

- Live-within. The workplace and living space completely overlap.

- Live-above. The workplace is below the living space with complete separation between the two.
- Live-behind. The workplace is in front of the living space with complete separation between the two possible.
- Live-in-front. The workplace is behind the living space (typically a single-family dwelling) with some overlap between the two possible.

Although home occupations are a type of live/work unit, the emphasis here is on a more intensive nonresidential component (size, traffic generation, employees on site, etc.) that may not be appropriate to classify as a home occupation. Live/work units may also be appropriate in residential zones. In either case, cities will need to conduct additional analysis to determine the locations and types of uses appropriate for live/work units.

Strategy 5: Continually Build on Resources, Collaboration, and Public Understanding to Improve Implementation of Housing Strategies.

5.a. Conduct education and outreach around city programs that support affordable housing.

Providing the public and developers information about affordable housing programs can help households in need find assistance and developers identify resources for building desired unit types. Desired unit types depend on the neighborhood or policy context and could include defining the type of building (triplex or single-room occupancy building, for example), the need for income-restricted units, units of a certain size, or units containing a certain number of bedrooms. Education and outreach can also invite community dialogue on the need for diverse housing options in the community.

5.b. Fund Housing Navigators to assist households, renters, homeowners, and landlords with housing issues.

Housing issues are complex, and so are the resources available to households and landlords. When problems arise or a party needs to find information, having a designated resource to navigate issues and identify resources (development funding, tax assistance, housing opportunities, legal aid, weatherization programs, etc.) gives people more tools to reach their goals.

5.c. Identify and develop partnerships with organizations that provide or support low-income, workforce, and senior housing as well as other populations with unique housing needs.

Both for-profit and non-profit agencies provide or support low-income, workforce, and senior households. They often have expertise to deliver programs and housing the Cities of Lacey, Olympia, and Tumwater do not have as well as access to funding streams unavailable to the cities. Identifying shared vision and goals can help each organization to leverage funding and improve household access to assistance.

5.d. Establish a rental registration program to improve access to data and share information with landlords.

Understanding how many dwelling units are being rented, the types of units being rented, and the cost of rent is important information needed to understand the impacts on landlords and tenants of many of the actions in this plan. It also provides the Cities of Lacey, Olympia, and Tumwater with an easy way to

reach out to landlords and tenants, who are both important stakeholders when enacting many of the actions in this plan. This action is particularly suited to being implemented at the regional level and may be appropriate for the cities to develop through the Regional Housing Council. Doing so would ensure the same data is collected across the jurisdictions effectively and economically.

5.e. Partner with a public or private developer to build a townhouse or a row house demonstration project.

The action would encourage townhouse or row house development in the City.

5.f. Track data on affordable housing at the regional level.

In order to understand if the actions in this Plan are working, regional housing data needs to be collected annually. The Regional Housing Needs Assessment and Housing Gap Analysis were valuable tools in the development of this Plan and maintaining an annual collection of data would be very useful.

Strategy 6: Establish a Permanent Source of Funding for Low-Income Housing.

6.a. Develop a comprehensive funding strategy for affordable housing that addresses both the sources of funding and how the funds should be spent.

Without a comprehensive funding strategy, it will be difficult to ensure dollars earmarked for developing affordable housing in the community are used to their full effect and meet the greatest need. A comprehensive funding strategy takes into consideration how the funds can be used, whether they can be leveraged to obtain other funding (grants, loans, etc.), and the types of projects the funding can support. This action is particularly suited to being implemented at the regional level and may be appropriate for the cities to develop through the Regional Housing Council.

6.b. Establish an affordable housing property tax levy to finance affordable housing for very low-income households.

The Cities of Lacey, Olympia, and Tumwater may impose a property tax levy up to \$0.50 per \$1,000 of a property's assessed value to fund affordable housing. The levy must be used for low-income households.

The levy, which lasts for up to 10 years, can only be enacted if:

- The city declares an emergency exists concerning the availability of affordable housing for households served by the levy.
- A majority of voters approve it.
- The city adopts a financial plan for spending the money.

If a property tax levy were enacted at the maximum rate of \$0.50 per \$1,000 of assessed value, homeowners can expect their property taxes to go up. This amounts to \$175 per year for a home valued at \$350,000 (Table 11). Households that rent can expect their monthly rent to increase on average between \$6.71 and \$11.91 each month, depending on the type of unit rented.

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Table 11. Additional costs to households with a \$0.50 per \$1,000 property tax levy.

Owner-Occupied*		Renter-Occupied	
Assessed Value	Additional Property Taxes (annual)	Building Size	Additional Monthly Rent (average) per unit
\$350,000	\$175	Single-Family Dwelling	\$11.91
\$450,000	\$225	Duplex, Triplex, and Fourplex units	\$9.04
\$550,000	\$275	5+ Unit Apartments	\$6.71

Note: Rates for owners only apply to detached single-family homes. Costs, which are rounded, are based on the 2017 total assessed value of all taxable non-exempt properties and are adjusted for inflation to 2020 dollars.

Source: Thurston County Assessor.

Thurston County also has the ability to establish a property tax levy. If both cities and Thurston County impose the levy, the last jurisdiction to receive voter approval for the levies must be reduced or eliminated so that the combined rate does not exceed the \$0.50 per \$1,000 of assessed property value.

If the Cities of Lacey, Olympia, and Tumwater each enact the levy, nearly \$9.7 million could be collected for affordable housing in 2021 (Table 12). If the tax levy were adopted countywide, more than \$30 million would be available to serve low-income households in 2021. This includes developing new housing, enabling affordable homeownership, and making home repairs.

Table 12. Potential affordable housing funding from maximum property tax levy.

Jurisdiction	2020 Assessed Property Values	Potential Affordable Housing Funds
Lacey	\$7.4 billion	\$3.7 million
Olympia	\$8.2 billion	\$4.1 million
Tumwater	\$3.9 billion	\$1.9 million
TOTAL (cities only)	\$19.5 billion	\$9.7 million
TOTAL (Countywide)	\$31.5 billion	\$31.5 million

Note: Values, which are rounded, are based on the 2020 total assessed value of taxable non-exempt properties. Potential affordable housing funds are based on the total assessment of all properties combined.

Source: Thurston County Assessor.

Property Tax Levies

- **Lacey:** has not established a property tax levy.

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- **Olympia:** has not established a property tax levy.
- **Tumwater:** has not established a property tax levy.
- **Thurston County:** has not established a property tax levy.

For more information, see [RCW 84.52.105](#).

6.c. Establish an affordable housing sales tax.

Beginning in 2020, cities may establish a 0.1 percent affordable housing sales tax by legislative authority or by voter approval. At least 60 percent of the revenue must be used for one or more of the following:

- Constructing affordable housing (new construction or retrofitting an existing building).
- Constructing facilities providing housing-related services.
- Constructing mental and behavioral health-related facilities.
- Funding the operations and maintenance costs of the three projects above.

Thurston County can also establish the affordable housing sales tax. If it does so before the Cities of Lacey, Olympia, and Tumwater, the cities will not be able to establish their own funds. If the cities and Thurston County impose the sales tax, the County must provide a credit to the cities for the amount they would have collected. If the Cities of Lacey, Olympia, and Tumwater had been able to enact an affordable housing sales tax in 2019, nearly \$5 million would be available to serve low-income households (Table 13).

For more information, see [RCW 82.14.530](#).

Table 13. Potential affordable housing funding from maximum affordable housing sales tax in 2019.

Jurisdiction	2019 Taxable Retail Sales	Potential Affordable Housing Funds
Lacey	\$1.5 billion	\$1.5 million
Olympia	\$2.4 billion	\$2.4 million
Tumwater	\$0.9 billion	\$0.9 million
TOTAL (cities only)	\$4.8 billion	\$4.8 million
TOTAL (countywide)	\$6.2 billion	\$6.2 million

Note: Taxable retail sales are rounded.

Source: Washington State Department of Revenue, [Taxable Retail Sales](#).

Affordable Housing Sales Tax

- **Lacey:** has not established an affordable housing sales tax.

- **Olympia:** established an affordable housing sales tax in 2018, referred to as the “Home Fund.” Approximately 65 percent of funds are dedicated to construction projects and 35 percent to housing program operations. Must be re-authorized by voters in 2028.
- **Tumwater:** has not established a sales tax.
- **Thurston County:** has not established an affordable housing sales tax.

6.d. Capture the value of city investments (utilities, roads, etc.) that increase private investments in neighborhoods, especially in areas with planned or existing transit.

Value capture is a type of public financing that recovers some or the entire value public infrastructure generates for private landowners. When roads are improved, water and sewer lines extended, or new parks or public amenities developed, property values tend to increase. Value capture is best planned for from the outset of a project and it can include developer contributions and special taxes and fees.

6.e. Encourage the Housing Authority of Thurston County to take greater advantage of State and Federal housing grants and tax incentives.

The Housing Authority of Thurston County is the primary source of low-income housing in community. Being able to take greater advantage of all federal and state housing grants and incentives would help support the production of more affordable housing.

Appendix B.

Considered Actions

In developing this plan, many actions were considered, though not all were included. This appendix provides a full list of the actions considered in the plan's development. Where appropriate, explanations for why an action was excluded are included. Actions were developed and refined over six months and the wording may not match previous versions.

Table 14. Actions considered but not included in the Housing Action Plan.

Action Status (Plan Reference)	Action	Explanation for Exclusion
Included (1.a)	Donate or lease surplus or underutilized jurisdiction-owned land to developers that provide low-income housing.	Not excluded, included.
Excluded	Create shovel-ready housing developments that can be handed off to a developer to construct.	Action is out of scale with what our region can reasonably accomplish. Cities do not have the budgets or expertise to perform this action.
Excluded	Purchase property with the intent to donate or lease to developers that provide income-restricted affordable housing.	Combined with Action 1.a.
Implemented	Offer developers density and/or height incentives for desired unit types.	Not excluded, implemented.
Included (1.b)	Where a Planned Unit Development is used for residential development, require a portion of the housing be low-income housing.	Not excluded, included.
Excluded	Make regulations and permit processing more predictable, to remove some uncertainty for both builders and lenders.	Action not specific enough. Other actions more specifically address the need to improve predictability of regulations and permit processing.

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Action Status (Plan Reference)	Action	Explanation for Exclusion
Excluded	Allow third-party review and approval of development projects (anytime OR when cities are backlogged).	Note included for implementation by the City, as there are concerns about the partiality of third-party reviewers. The City would rather intergovernmental agreement where we can share development review staff when things slowdown in one jurisdiction.
Excluded	Allow third-party review of building permits for development projects.	Note included for implementation by the City, as there are concerns about the partiality of third-party reviewers. The City would rather intergovernmental agreement where we can share development review staff when things slowdown in one jurisdiction.
Excluded	Adopt a single development code for The Cities of Lacey, Olympia, Tumwater, and their urban growth areas to make regulations and permit processing more predictable.	Each community has a different identity with a desire for different standards.
Excluded	Waive reviews for energy code compliance when a project receives a green building certification.	It does not appear that a green building certification actually makes housing more affordable versus complying with energy code. In the right market conditions, may be an incentive to buy.
Excluded	Require shot clocks for permit processing.	State law already requires timelines for review, and the City is able to accomplish their reviews in a timely manner.
Included (1.c)	Adopt a "Notice of Intent to Sell" ordinance for multifamily developments.	Not excluded, included.
Included (1.d)	Provide funding for the Housing Authority of Thurston County and other non-profit organizations to income-restricted units proposed to be converted to market rate housing.	Not excluded, included.
Included (2.a)	Provide tenants displaced by redevelopment with relocation assistance.	Not excluded, included.
Implemented	With major comprehensive plan updates, confirm land is suitably zoned for development of all housing types.	Not excluded, implemented.

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Action Status (Plan Reference)	Action	Explanation for Exclusion
Excluded	On a regular basis, hold a series of community meetings to discuss how housing and zoning regulations affect equity goals.	See Action 5.a.
Implemented	Increase the types of housing allowed in low-density residential zones (duplexes, triplexes, etc.).	Not excluded, implemented.
Excluded	Allow more housing types in commercial and industrial zones.	Creates inappropriate conflicts between uses.
Implemented	Allow more housing types in commercial zones.	Not excluded, implemented.
Included (4.a)	Adopt a form-based code for mixed-use zones to allow more housing types and protect the integrity of existing residential neighborhoods.	Not excluded, included.
Excluded	Develop a plan for adapting vacant commercial space into housing.	Action not implemented by the City, as it may raise questions about a gift of public funds. Every property is unique. If there is a problem property, the City can focus resources on it. The City may want to consider a checklist of issues to address in such situations
Excluded	Expand allowance of residential tenant improvements without triggering land use requirements.	City had concerns about life and safety issues regarding this action and recommended that the action not be implemented.
Excluded	Prior to finalizing a draft for public review, vet comprehensive plans and development code changes with the development community to ensure desired housing types and locations are supported by market conditions.	See Action 1.e.

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Action Status (Plan Reference)	Action	Explanation for Exclusion
Included (1.e)	As part of comprehensive plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households.	Not excluded, included.
Implemented	Recognize modular/manufactured housing as a viable form of housing construction.	Not excluded, implemented.
Excluded	Provide for a dynamic mix of residential land uses and zones in order to create a diverse mix of sites available for different housing types.	This action is already implemented.
Implemented	Simplify requirements for accessory dwelling units (ex: title notification, owner living on site, etc.).	Not excluded, implemented.
Implemented	Allow accessory dwelling units in all residential zones.	Not excluded, implemented.
Excluded	Allow accessory dwelling units in commercial zones.	Not an issue that has ever been raised to staff; need to focus on actions that have real and lasting impacts.
Implemented	Reduce parking requirements for residential uses, including for multifamily developments near frequent transit routes.	Not excluded, implemented.
Implemented	Identify strategically placed but underdeveloped properties and determine what barriers exist to developing desired housing types.	Not excluded, implemented.
Implemented	Identify strategically placed properties where up zoning is appropriate.	Not excluded, implemented.
Implemented	Require minimum residential densities.	Not excluded.
Excluded	Increase minimum residential densities.	The City already has reasonable minimum residential densities.

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Action Status (Plan Reference)	Action	Explanation for Exclusion
Implemented	Reduce minimum lot sizes.	Not excluded, implemented.
Excluded	Support and plan for assisted housing opportunities using federal, state, or local aid.	Action not clear/specific enough
Excluded	Support diverse housing alternatives and ways for older adults and people with disabilities to remain in their homes and community, as their housing needs change.	Action not specific enough. Other actions more specifically address the need to support diverse housing alternatives for seniors.
Excluded	Retain existing subsidized housing.	None of the cities has subsidized units at this time, so it is not an action they would pursue. Other actions can support other entities in retaining existing subsidized housing.
Excluded	Encourage new housing on transportation arterials and in areas near public transportation hubs.	Action not specific enough. See Actions 3.a for actions that more specifically address the issue of housing near transportation facilities.
Included (3.a)	Lower transportation impact fees for multifamily developments near frequent transit service routes.	Not excluded, included.
Implemented	Reduce parking requirements for multifamily developments near frequent transit routes.	Not excluded, implemented.
Implemented	Allow group homes in all residential zones and commercial zones that allow residential uses.	Not excluded, implemented.
Excluded	Limit the density of group homes in residential areas to prevent concentration of such housing in any one area.	May create a hindrance to ensuring there are enough housing opportunities for seniors. There are nearly 150 adult family homes in Thurston County now; their concentration in any one area is not known to be an issue.

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Action Status (Plan Reference)	Action	Explanation for Exclusion
Implemented	Provide funding for renovating and maintaining existing housing that serves low-income households or residents with disabilities.	Not excluded, implemented.
Excluded	Support programs to improve energy efficiency, health conditions and public recognition of improvements in low-income rental housing	Statewide need - not just a local need.
Excluded	Fund programs that improve the energy efficiency and health conditions in low-income rental housing.	Statewide need - not just a local need.
Excluded	Encourage self-help housing efforts and promote programs in which people gain home equity in exchange for work performed in renovation or construction.	Action not specific enough. See Action 1.i.
Included (1.i)	Partner with local trade schools to provide renovation and retrofit services for low-income households as part of on-the-job-training.	Not excluded, included.
Excluded	Establish a manufactured home park zone to promote their preservation.	Already in place in the City.
Implemented	Rezone manufactured home parks to a manufactured home park zone to promote their preservation.	Not excluded, implemented.
Excluded	Allow manufactured home parks in multifamily and commercial areas.	The City has enacted Ordinance No. O2008-009, which established the Manufactured Home Park (MHP) zone district in the City as the means to address this action and manufactured home parks are an inefficient use of land in multifamily and commercial zone districts.
Included (1.f)	Provide funding for low-income and special needs residents to purchase housing through community land trusts.	Not excluded, included.
Excluded	Fund programs that prevent homelessness for persons returning to the community from institutional or other sheltered settings (including foster care).	Action better suited to the Thurston County Homeless Response Plan.

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Action Status (Plan Reference)	Action	Explanation for Exclusion
Excluded	Fund self-sufficiency and transitional housing programs that help break the cycle of homelessness.	Deals with a temporary/emergency housing situation better addressed through the Regional Housing Council and other, more targeted efforts to address homelessness.
Excluded	Provide funding to the Regional Housing Council for temporary emergency housing programs.	Deals with a temporary/emergency housing situation better addressed through the Regional Housing Council and other, more targeted efforts to address homelessness.
Implemented	Adopt design standards that assist new forms or high-density housing and promote infill.	Not excluded, implemented.
Implemented	Allow single-room occupancy (SRO) housing in all multifamily zones.	Not excluded, implemented.
Included (4.b)	Strategically allow live/work units in nonresidential zones.	Not excluded, included.
Excluded	Promote Planned Unit Developments and cluster subdivisions.	See Action 1.b.
Implemented	Establish a multifamily tax exemption.	Not excluded, implemented.
Included (6.a)	Develop a comprehensive funding strategy for affordable housing that addresses both sources of funding and how the funds should be spent.	Not excluded, included.
Excluded	On a regular basis, evaluate the effectiveness of how the multifamily tax exemption is being used to further affordable housing goals.	Required by state law that an annual review be done for multifamily tax exemption projects.
Included (6.b)	Establish an affordable housing property tax levy to finance affordable housing for very low-income households.	Not excluded, included.
Included (6.c)	Establish an affordable housing sales tax.	Not excluded, included.
Implemented	Expand the multifamily tax exemption to make it available in all transit corridors.	Not excluded, implemented.

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Action Status (Plan Reference)	Action	Explanation for Exclusion
Implemented	Offer density bonuses for low-income housing.	Not excluded, implemented.
Excluded	Require developers to provide income-restricted units as part of low-density developments.	The Thurston Region does not have the market to implement this action. Requires a market evaluation before implementing.
Excluded	Require property owners to provide an affordable housing fee when building homes over a certain size.	The Thurston Region does not have the market to implement this action. Requires a market evaluation before implementing.
Excluded	Establish alternative development standards for affordable housing. (standards in the zoning code to support affordable housing)	Action not specific enough.
Excluded	Define income-restricted housing as a different use from other forms of housing in the zoning code.	The City considered this action as part of Ordinance No. O2020-005 Housing Affordability Text Amendments discussions, but determined that defining income-restricted housing as a different use in Title 18 Zoning created more potential complications and restrictions on the use.
Included (1.g)	Offer and/or expand fee waivers for low-income housing developments.	Not excluded, included.
Excluded	Expand fee waivers for affordable housing developments.	Combined w/ Action 1.g.
Included (3.b)	Allow deferral of impact fee payments for desired unit types.	Not excluded, included.
Included (1.h)	Require low-income housing units as part of new developments.	Not excluded, included.
Included (1.i)	Fund development projects that increase low-income housing through grants or loans.	Not excluded, included.
Excluded	Establish a regional housing trust fund to provide dedicated funding for affordable housing.	This should be what the Thurston Housing Authority does. The City should not create another entity.

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Action Status (Plan Reference)	Action	Explanation for Exclusion
Excluded	Establish a local housing trust fund to provide dedicated funding for low-income housing.	Coordination at the regional scale will have more of an impact than developing individual plans.
Excluded	Create partnerships with local housing groups to increase affordable housing options for seniors and other populations with unique needs.	Combined w/ Action 5.c.
Implemented	Make strategic investments in infrastructure expansion to reduce development costs.	Not excluded, implemented.
Excluded	Simplify land use designation maps in the comprehensive plan to help streamline the permitting process.	The City currently has six residential zone district and allows residential development in all other zone districts, except for industrial zone districts. This has not been raised as an issue by residential developers in the City.
Excluded	Inventory housing units dedicated for seniors, low-income households, and ADA-accessible units.	Data should support the actions that result in change.
Excluded	Inventory substandard housing units (units with poor energy efficiency, indoor air quality/mold issues, etc.).	Data should support the actions that result in change.
Included (5.d)	Establish a rental registration program to improve access to data and share information with landlords.	Not excluded, included.
Excluded	Require the owners of rental properties to obtain a business license.	Data should support the actions that result in change.
Excluded	On a regular basis, inventory rental housing.	Data should support the actions that result in change.
Excluded	Integrate or adjust floor area ratio standards.	The City uses floor area ratios in a very limited way for residential uses in the Capitol Boulevard Corridor – North Trosper District for mixed-use commercial and residential developments.
Implemented	Relax ground floor retail requirements to allow residential units.	Not excluded, implemented.
Implemented	Reduce setbacks and increase lot coverage/impervious area standards.	Not excluded, implemented.

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Action Status (Plan Reference)	Action	Explanation for Exclusion
Excluded	Maximize SEPA threshold exemptions for single-family and multifamily development proposals.	See Action 3.c.
Included (3.c)	Maximize use of SEPA threshold exemptions for residential and infill development.	Not excluded, included.
Excluded	Utilize SEPA exemptions to encourage infill development in urban growth areas	See Action 3.c.
Excluded	Create subarea plans with non-project environmental impact statements.	See Action 3.c.
Excluded	Develop SEPA-authorized "planned actions" to streamline permitting process in designated areas.	See Action 3.c.
Excluded	Consult with Washington State Department of Transportation as part of the SEPA review process to reduce appeals based on impacts to the transportation element for residential, multifamily, or mixed-use projects.	This has not been an issue for the City.
Implemented	Process short plat applications administratively.	Not excluded, implemented.
Excluded	Process preliminary long plat applications that meet specific requirements administratively.	Can implement this but if even one person requests a public hearing, a public hearing must be held. May not be worth implementing if a public hearing is always anticipated and it has different noticing requirements from the norm (administrative headaches).
Excluded	Market available housing incentives.	See Action 5.a.
Excluded	Establish a foreclosure intervention counseling program.	Already existing programs that fill this need.
Included (1.j)	Establish a program to preserve and maintain healthy and viable manufactured home parks.	Not excluded, included.

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Action Status (Plan Reference)	Action	Explanation for Exclusion
Excluded	Require developers to provide relocation assistance when a manufactured home park cannot be preserved.	No seen as an issue in the City.
Excluded	Help residents convert manufactured home parks into cooperatives.	See Action #63
Excluded	Adopt a just cause eviction ordinance.	See Action 2.e.
Excluded	Adopt a “right to return” policy for tenants if displaced by redevelopment.	Planning Commission and City Council decided that the action should not be implemented by the City, because this would involve the City too much in market decisions.
Included (2.c)	Adopt short-term rental regulations to minimize impacts on long-term housing availability.	Not excluded, included.
Included (2.d)	Establish a down payment assistance program.	Not excluded, included.
Excluded	Establish a property tax assistance program for low-income homeowners.	This may not be in the cities’ purview.
Excluded	Establish a property tax assistance program for homeowners with disabilities.	This may not be in the cities’ purview.
Excluded	Require an impact analysis for new housing and land use proposals.	This action will lead to an increase in housing costs. Transportation impact analyses are already required where needed.
Excluded	Require subsidized housing be integrated with unsubsidized housing.	See Action 1.h.
Excluded	Develop and implement an education and outreach plan for affordable housing options	See Action 5.a.
Included (5.a)	Conduct education and outreach around city programs that support affordable housing.	Not excluded, included.

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Action Status (Plan Reference)	Action	Explanation for Exclusion
Included (5.b)	Fund Housing Navigators to assist households, renters, homeowners, and landlords with housing issues.	Not excluded, included.
Excluded	Review and, if necessary, update property maintenance codes (including standards for mold/moisture) to keep housing in good repair.	Enforcement of property maintenance codes is really the issue.
Included (1.k.)	Enhance enforcement of property maintenance codes to keep housing in good repair.	Not excluded, included.
Excluded	Co-locate emergency, transitional, and permanent affordable housing.	This is an action taken by the developer; may not be appropriate for the city to require.
Excluded	Working through the Regional Housing Council, identify appropriate locations for emergency housing within each jurisdiction.	This action deals with a temporary/emergency housing situation better addressed through the Regional Housing Council and other, more targeted efforts to address homelessness.
Included (5.c)	Identify and develop partnerships with organizations that provide or support for low-income, workforce, and senior housing as well as other populations with unique housing needs.	Not excluded, included.
Excluded	Look at options for creating workforce housing.	Action is not specific enough. Need to define what exactly should the cities be doing.
Implemented	Explore creating dormitory-style housing, similar to what colleges have, with common bathrooms and communal kitchens for transitional housing.	Not excluded, implemented.
Implemented	Identify underutilized properties ripe for redevelopment.	Not excluded, implemented.
Excluded	Review the recommendations in the Urban Corridors Task Force Report (TRPC, 2012).	Data should support the actions that result in change.
Excluded	Adopt a preservation ordinance.	Combined with Action 2.e.

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Action Status (Plan Reference)	Action	Explanation for Exclusion
Included (1.1)	Partner with low-income housing developers (such as Habitat for Humanity) to expand homeownership opportunities.	Not excluded, included.
Excluded	Identify and remove code and fee impediments/disincentives to affordable housing.	Like equity, need to review all actions through an affordable housing lens. See Action 1.e.
Included (6.d)	Use value capture to generate and reinvest in neighborhoods experiencing increased private investment (with a focus on areas with planned or existing transit).	Not excluded, included.
Excluded	Limit or regulate fees associated with rental housing applications.	See Action 2.e.
Excluded	Require landlords to establish payment plans for tenants that get behind on rent.	See Action 2.e.
Excluded	Eviction mitigation to find mutual termination of rental agreement instead of evicting tenants.	See Action 2.e.
Excluded	Improve access to enforcement landlord/tenant laws (court enforcement is a barrier).	See Action 2.e.
Excluded	Increase access to legal assistance for landlord/tenant issues (free or sliding scale).	See Action 2.e.
Excluded	Program to incentivize landlords to accept tenants with poor credit or criminal history.	See Action 2.e.
Included (2.e)	Identify and implement appropriate tenant protections that improve household stability.	Not excluded, included.

Appendix C.

Policy Evaluation Summary

Evaluation of the Policies in the City's Comprehensive Plan Housing Element

This appendix evaluates the City's current Comprehensive Plan housing policies for connections to the gaps identified in the housing needs assessment and the status of policy implementation.

All the Housing Element goals, policies, and actions were reviewed and updated as part of 8-year GMA Comprehensive Plan Update in 2016 in Ordinance No. O2016-012 and there have been amendments to the Housing Element through the annual Comprehensive Plan amendment process since then.

As noted in Chapter 3 *Local actions*, some minor adjustments to the Housing Element goals, policies, and actions may be appropriate for consideration in a future Comprehensive Plan amendment docket to support the six strategies for addressing housing needs in the City.

Criteria

Connections to Housing Needs Assessment and HAP Objectives

V Valid, continuing need for goal/policy to meet identified gap in Housing Needs Assessment (HNA) and/or Housing Action Plan (HAP) objectives.

A Amend to address:

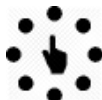
- 1) One of the seven gaps identified in the Housing Needs Assessment:



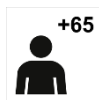
Affordability. Reduce the cost of housing for low-income and cost-burdened households.



Supply. Increase the inventory of housing for all households.



Variety. Increase the variety of housing sizes and types



Seniors. Increase the stock of housing options needed for aging seniors.



Improvements. Maintain the existing housing stock, including improving energy efficiency and air quality.



Stability. Increase household wealth by providing safe, stable options for rental housing and pathways to homeownership.



Supportive Housing. Increase permanent housing options for people with disabilities and those at risk of or experiencing homelessness.

2) One of the six Housing Action Plan strategies:

- 1 Increase the supply of permanent, income-restricted affordable housing.
- 2 Make it easier for households to access housing and stay housed.
- 3 Expand the overall housing supply by making it easier to build all types of housing projects.
- 4 Increase the variety of housing choices.
- 5 Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.
- 6 Establish a permanent source of funding for low-income housing.

N Not directly related to housing needs or objectives.

Achievement of goals and policies

1) Goals and policies, progress in implementation:

E Early/initiated

M Moderate progress/maturing implementation through funding/code/program development

C Completed

2) Compatibility with Growth Management Act and County-Wide Planning Policies since Adoption:

R Retain, still compatible and valid

U Update to recognize recent city initiatives, clarity, or ease of implementation

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Housing Element

Table 15. Housing Element policy and action evaluation – Goal H-1.

Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
GOAL H-1	To conserve and improve the existing city housing stock and quality of life of neighborhoods.				
Policy H-1.1	Assist city neighborhoods in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary, and affordable housing.	Resolution No. R2018-016 Homelessness and Affordable Housing identified Action 8) <i>Encourage abandoned houses moving back into the active housing inventory</i> under B) <i>Boost Housing Affordability – Actions to increase affordable housing</i> to address this policy.	V	E R	The City could consider a formal maintenance and rehabilitation program beyond the current code enforcement procedures. This would be in coordination with its actions with the Regional Housing Council. See Action H-3.1.2 and Policy 7.2.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-1.2	Encourage a range of housing, economic development, and community revitalization in the city.	<ol style="list-style-type: none"> 1. Resolution No. R2018-016 Homelessness and Affordable Housing identified a number of actions under B) <i>Boost Housing Affordability</i> – <i>Actions to increase affordable housing</i> to address this policy. 2. The 2019 Housing Affordability Work Plans identified a number of text and fee amendments to support this policy. 3. Ordinance No. O2019-004 updated the Economic Development Plan. 4. Ordinance No. O2020-005 addressed a number of housing text amendments to increase the range of housing in the City. 	V	M R	<p>As noted in the City’s 2019 policy analysis, this policy directly supports the City’s work to expand the range of housing options.</p> <p>Continue implementation of the policy.</p> <p>See Policies H-4.1 and H-6.2.</p>
Policy H-1.3	Promote the quality of life of existing communities and implementation of community housing goals through the preparation of comprehensive plans and the development review process.	Ongoing evaluation process through amendments to the Comprehensive Plan and development regulations. The next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022.	V	M R	<p>Continue implementation of the policy.</p> <p>The eight-year GMA update is on proposed 2022 Long Range Planning work program.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-1.4	Provide assistance to improve community surroundings and infrastructure in residential areas.	The 2019 Housing Affordability Work Plans identified Development Fee Amendment Action #6 <i>Make infrastructure investments for infill areas needing upgrades with follow-up by City staff to develop potential scenarios with emphasis on areas where affordable housing is most likely to occur</i> to address this policy.	V	E R	Continue implementation of the policy. Development Fee Amendment Action #6 is on proposed 2022 Long Range Planning work program.
Policy H-1.5	Encourage and facilitate economic development as an important part of provision of housing by providing jobs.	Policy not directly related to housing needs or objectives. Ordinance No. O2019-004 updated the Economic Development Plan.	N	M R	Continue implementation of the policy. While the Economic Development Plan is not directly tied to housing, but it plays an important role in raising wages, which have not kept pace with housing costs.
Action H-1.5.1	Continue implementation of economic development efforts to provide jobs in Tumwater.	Policy not directly related to housing needs or objectives. Ordinance No. O2019-004 updated the Economic Development Plan.	N	M R	Continue implementation of the action. While the Economic Development Plan is not directly tied to housing, but it plays an important role in raising wages, which have not kept pace with housing costs.

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Table 16. Housing Element policy and action evaluation – Goal H-2.

Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
GOAL H-2:	To provide a sufficient number of single family dwelling units, multi-family dwelling units, manufactured homes, and group housing to provide an affordable selection of housing to each economic segment of the Tumwater population.				
Policy H-2.1	Provide sufficient, suitably zoned land for development of all housing types to accommodate the future needs for each type of housing, including single family, multi-family, and manufactured homes in manufactured home parks and on single lots.	<p>Ongoing evaluation process through amendments to the Comprehensive Plan and development regulations. The next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022.</p> <p>Draft 2021 Buildable Lands Report indicates that there is sufficient, suitably zoned land for development of all housing types.</p>	V	M U	<p>As noted in the City's 2019 policy analysis, this policy directly supports the City's work to expand the range of housing options.</p> <p>Continue implementation of the policy. Consider expanding the types of housing listed in the policy.</p> <p>Eight-year GMA update of the Comprehensive Plan is on proposed 2022 Long Range Planning work program.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-2.2	Provide opportunities for a range of housing types to provide for all economic segments of Tumwater's population.	<ol style="list-style-type: none"> 1. Resolution No. R2018-016 Homelessness and Affordable Housing identified a number of actions under B) <i>Boost Housing Affordability</i> – <i>Actions to increase affordable housing</i> to address this policy. 2. The 2019 Housing Affordability Work Plans identified a number of text and fee amendments to support this policy. 3. Ordinance No. O2020-005 addressed a number of housing text amendments to increase the range of housing in the City 	V	M R	<p>As noted in the City's 2019 policy analysis, this policy directly supports the City's work to expand the range of housing options.</p> <p>Continue implementation of the policy.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-2.2.1	Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned land.	<p>Ongoing evaluation process through amendments to the Comprehensive Plan and development regulations. The next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022.</p> <p>The draft 2021 Buildable Lands Report indicates that there is sufficient, suitably zoned land for development of all housing types.</p>	V	M R	<p>As noted in the City's 2019 policy analysis, this policy directly supports the City's work to expand the range of housing options.</p> <p>Continue implementation of the action. Eight-year GMA update is on proposed 2022 Long Range Planning work program.</p> <p>See Action H-5.1 and H-6.2.1.</p>

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Table 17. Housing Element policy and action evaluation – Goal H-3.

Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
GOAL H-3	To provide adequate, affordable housing for residents of all income groups, including sufficient housing affordable to low and moderate-income groups.				
Policy H-3.1	Encourage the development of innovative plans, codes, standards, and procedures in order to take advantage of new private and public sector approaches to housing provision.	<ol style="list-style-type: none"> 1. Resolution No. R2018-016 Homelessness and Affordable Housing identified a number of actions under B) <i>Boost Housing Affordability – Actions to increase affordable housing</i> to address this policy. 2. The 2019 Housing Affordability Work Plans identified a number of text and fee amendments to support this policy. 3. Ordinance No. O2020-005 addressed a number of housing text amendments to increase the range of housing in the City. 	V	M R	<p>As noted in the City's 2019 policy analysis, this policy directly supports the City's work to expand the range of housing options.</p> <p>Continue implementation of the policy.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-3.1.1	The Zoning Code allows manufactured homes on single-family lots in all residential zones. It is the intent of the Housing Element to promote the designation of a sufficient supply of land for traditional mobile/ manufactured home parks and to recognize that modular/manufactured housing on single family lots and in manufactured home parks is a viable form of housing construction.	Resolution No. R2018-016 Homelessness and Affordable Housing identified Action 6) <i>Assess actions for assuring mobile home parks continue to provide affordable housing toward a goal of property ownership by residents under B) Boost Housing Affordability – Actions to increase affordable housing</i> to address this policy.	V	M R	As noted in the City’s 2019 policy analysis, this policy directly supports the City’s work to expand the range of housing options. Continue implementation of the action.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-3.1.2	Increase code enforcement efforts and build public private partnerships to encourage renovations of unfit structures for use as transitional or affordable housing.	Resolution No. R2018-016 Homelessness and Affordable Housing identified Action 8) <i>Encourage abandoned houses moving back into the active housing inventory</i> under B) <i>Boost Housing Affordability – Actions to increase affordable housing</i> to address this policy.	V	E U	As noted in the City's 2019 policy analysis, this policy directly supports the City's work to expand the range of housing options. The City could consider a formal maintenance and rehabilitation program beyond the current code enforcement procedures. This would be in coordination with its actions with the Regional Housing Council. See Policies H-1.1 and H-7.2.
Policy H-3.2	Encourage provision of adequate building sites through appropriate land use planning and zoning codes, infrastructure supply, and overall regulatory climate.	Ongoing evaluation process through amendments to the Comprehensive Plan and development regulations. The draft 2021 Buildable Lands Report indicates that there is sufficient, suitably zoned land for development of all housing types.	V	M R	As noted in the City's 2019 policy analysis, this policy directly supports the City's work to expand the range of housing options. Continue implementation of the policy.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-3.3	Tumwater should assume its "fair share" of housing for low and moderate income groups, in cooperation with other jurisdictions in Thurston County.	<ol style="list-style-type: none"> 1. Resolution No. R2018-016 Homelessness and Affordable Housing identified Action C) <i>Ongoing Regional Actions – Continue work with other jurisdictions and agencies to explore regional solutions to homelessness and affordable housing.</i> 2. The City began formally working with the cities of Lacey, Olympia, and Yelm and Thurston County as part of the Regional Housing Council to address such issues in 2019. 	V	E R	<p>As noted in the City's 2019 policy analysis, this policy directly supports the City's work to expand the range of housing options.</p> <p>Continue work with the Regional Housing Council and on implementation of the policy.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-3.3.1	Monitor land supply, census data, and housing policies to ensure Tumwater accommodates its fair share of housing for low and moderate income groups.	<ol style="list-style-type: none"> 1. Resolution No. R2018-016 Homelessness and Affordable Housing identified Action C) <i>Ongoing Regional Actions – Continue work with other jurisdictions and agencies to explore regional solutions to homelessness and affordable housing.</i> 2. The City began formally working with the cities of Lacey, Olympia, and Yelm and Thurston County as part of the Regional Housing Council to address such issues in 2019, including data collection. 3. Resolution No. R2018-016 Homelessness and Affordable Housing identified Action 10) <i>Inventory and track affordable housing units in Tumwater</i> under B) <i>Boost Housing Affordability – Actions to increase affordable housing.</i> 	V	E R	<p>As noted in the City’s 2019 policy analysis, this policy directly supports the City’s work to expand the range of housing options.</p> <p>Continue work with the Regional Housing Council on implementation of the action.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-3.3.2	Work with Tumwater School District, Housing Authority, and other agencies and organizations to pursue grant funding and implement transitional housing strategies for families with children.	<p>Resolution No. R2018-016 Homelessness and Affordable Housing identified Action 2) <i>Develop strategies with the Tumwater School District and nonprofit partners to house homeless students/families</i> under A) <i>Reduce Homelessness – Increase resources/actions to combat/decrease regional homelessness</i> to address this action.</p> <p>The City has been working with Together! in the Tumwater School District to address these issues.</p>	V	E R	<p>As noted in the City's 2019 policy analysis, this policy directly supports the City's work to expand the range of housing options.</p> <p>Continue implementation of the action.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-3.3.3	Establish a multi-family tax exemption program that gives financial incentive for developers to create multi-family structures in target areas and to set aside a percentage of units as low-income housing.	<ol style="list-style-type: none"> 1. Ordinance No. O2017-004 established the multi-family tax exemption program at the City. 2. Resolution No. R2017-002 established the Brewery District and the Capitol Boulevard Corridor as the initial target areas. 3. The 2019 Housing Affordability Work Plan Development Fee Amendment 3) noted <i>Expand the multifamily tax exemption program to other areas of the City, such as the Town Center, and the Littlerock Road Subarea, and look at expanding the percentage of permanently affordable units that would need to be provided.</i> 4. Resolution No. R2019-022 expanded the target areas to include the Littlerock Subarea and the Town Center. 	V	C U	<p>As noted in the City's 2019 policy analysis, this policy directly supports the City's work to expand the range of housing options.</p> <p>No further action needed on the action, beyond monitoring implementation of the programs.</p>

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Table 18. Housing Element policy and action evaluation – Goal H-4.

Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
GOAL H-4 To provide adequate opportunities for housing for all persons regardless of age, race, color, national origin, ancestry, sex, sexual orientation, familial status, marital status, ethnic background, source of income use of federal housing assistance, or other arbitrary factors.					
Policy H-4.1	Support the inclusion of living opportunities for families with children throughout the city.	<ol style="list-style-type: none"> 1. Resolution No. R2018-016 Homelessness and Affordable Housing identified a number of actions under B) <i>Boost Housing Affordability – Actions to increase affordable housing</i> to address this policy. 2. The 2019 Housing Affordability Work Plans identified a number of text and fee amendments to support this policy. 3. Ordinance No. O2020-005 addressed a number of housing text amendments to increase the range of housing in the City. 	V	E R	<p>As noted in the City’s 2019 policy analysis, this policy directly supports the City’s work to expand the range of housing options.</p> <p>Continue implementation of the policy.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-4.2	Support and encourage a variety of housing types and price ranges through appropriate policies and regulations.	<ol style="list-style-type: none"> 1. Resolution No. R2018-016 Homelessness and Affordable Housing identified a number of actions under B) <i>Boost Housing Affordability – Actions to increase affordable housing</i> to address this policy. 2. The 2019 Housing Affordability Work Plans identified a number of text and fee amendments to support this policy. 3. Ordinance No. O2020-005 addressed a number of housing text amendments to increase the range of housing in the City. 	V	M R	<p>As noted in the City's 2019 policy analysis, this policy directly supports the City's work to expand the range of housing options.</p> <p>Continue implementation of the policy.</p> <p>See Policies H-1.2 and H-6.2.</p>
Action H-4.2.1	Continue the requirement for reasonable maximum lot sizes in order to create smaller lots that are more affordable and that allow a more efficient use of City services.	The draft 2021 Buildable Lands Report indicates that the new development is occurring on smaller lot sizes than the previous report.	V	M R	Continue implementation of the action.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-4.2.2	Encourage homeowner associations to adopt Covenants, Conditions, and Restrictions (CCRs) consistent with this policy.	Part of the final project review and approval process.	V	E U	As noted in the City's 2019 policy analysis, this policy directly supports the City's work to expand the range of housing options. Continue implementation of the action.

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Table 19. Housing Element policy and action evaluation – Goal H-5.

Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
GOAL H-5 To supply sufficient, safe, suitable housing sites and housing supply to meet projected future housing needs for Tumwater over the next 20 years.					
Policy H-5.1	Ensure appropriate land use designations and Zoning Code designations to provide sufficient land for housing construction.	<p>Ongoing evaluation process through amendments to the Comprehensive Plan and development regulations. The next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022.</p> <p>The draft 2021 Buildable Lands Report indicates that there is sufficient, suitably zoned land for development of all housing types</p>	V	M R	<p>As noted in the City's 2019 policy analysis, this policy directly supports the City's work to expand the range of housing options.</p> <p>Continue implementation of the policy.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-5.1.1	Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned vacant land. (2.1.1)	Ongoing evaluation process through amendments to the Comprehensive Plan and development regulations. The next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022. The draft 2021 Buildable Lands Report indicates that there is sufficient, suitably zoned land for development of all housing types.	V	M R	Continue implementation of the action. See Actions H-2.2.1 and H-6.2.1.
Action H-5.1.2	Continue joint planning with Thurston County to plan for future growth in Tumwater.	The City is currently working with Thurston County on an update to the Tumwater / Thurston County Joint Plan.	V	E R	Continue implementation of the action.
Policy H-5.2	Lands not suitable for development due to site constraints such as wetlands, steep slopes, geologically hazardous areas, etc., should be identified and considered when determining sufficient land for new housing in accordance with Tumwater's Conservation Plan.	Policy not directly related to housing needs or objectives. Ongoing evaluation process through amendments to the Comprehensive Plan and development regulations. The next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022.	N	M R	Continue implementation of the policy.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-5.3	Encourage construction practices, which exceed minimum standards. Tumwater will support the use of alternative building designs and methods that exceed the minimum standards set by Tumwater.	Ongoing evaluation process through amendments to the Development Guide and Building Codes. 2018 Building Codes adopted by Ordinance No. O2021-005.	V	E R	As noted in the City's 2019 policy analysis, this policy directly supports the City's work to expand the range of housing options. Continue implementation of the policy.

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Table 20. Housing Element policy and action evaluation – Goal H-6.

Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
GOAL H-6	To promote a selection of housing that is decent, safe, and sound, in close proximity to jobs and daily activities, and varies by location, type, design, and price.				
Policy H-6.1	Protect residential areas from undesirable activities and uses through aggressive enforcement of adopted City codes.	Ongoing code enforcement of the City's nuisance code (TMC 8.04) and the International Property Maintenance Code (TMC 15.18) by the City Police Department in cooperation with the Community Development Department. Same as Action H-8.2.1.	V	M R	As noted in the City's 2019 policy analysis, this policy directly supports continued expansion of the City's design guidelines to balance increase in densities. During the next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022, eliminate duplication in policies and actions.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-6.2	Provide for a dynamic mix of residential land uses and zones in order to create a diverse mix of sites available for different housing types.	<ol style="list-style-type: none"> 1. Resolution No. R2018-016 Homelessness and Affordable Housing identified a number of actions under B) <i>Boost Housing Affordability</i> – <i>Actions to increase affordable housing</i> to address this policy. 2. The 2019 Housing Affordability Work Plans identified a number of text and fee amendments to support this policy. 3. Ordinance No. O2020-005 addressed a number of housing text amendments to increase the range of housing in the City. 	V	M R	<p>As noted in the City's 2019 policy analysis, this policy directly supports continued expansion of the City's design guidelines to balance increase in densities.</p> <p>Continue implementation of the policy.</p> <p>See Policies H-1.2 and H 4.2.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-6.2.1	Continue to monitor the available land supply, census data, and City policies to ensure a diverse mix of land for residential housing stock.	<p>Ongoing evaluation process through amendments to the Comprehensive Plan and development regulations. The next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022.</p> <p>The draft 2021 Buildable Lands Report indicates that there is sufficient, suitably zoned land for development of all housing types</p>	V	M R	<p>As noted in the City's 2019 policy analysis, this policy directly supports continued expansion of the City's design guidelines to balance increase in densities.</p> <p>Continue implementation of the action.</p> <p>See Actions H-2.2.1 and H-5.1.1.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-6.2.2	Continue to implement innovative design techniques, such as zero lot line developments, architectural design standards, alley houses, and attached single-family housing. Zero lot line developments are residential real estate in which the structure comes up to or very near to the edge of the property. Zero-lot-line houses are built very close to the property line in order to create more usable space.	<ol style="list-style-type: none"> 1. Resolution No. R2018-016 Homelessness and Affordable Housing identified a number of actions under B) <i>Boost Housing Affordability – Actions to increase affordable housing</i> to address this policy. 2. The 2019 Housing Affordability Work Plans identified a number of text and fee amendments to support this policy. 3. Ordinance No. O2020-005 addressed a number of housing text amendments to increase the range of housing in the City. 	V	M U	<p>As noted in the City’s 2019 policy analysis, this policy directly supports continued expansion of the City’s design guidelines to balance increase in densities.</p> <p>Continue implementation of the action.</p> <p>Update language to reflect current design techniques.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-6.3	Support increasing housing opportunities along urban corridors and centers.	<ol style="list-style-type: none"> Resolution No. R2018-016 Homelessness and Affordable Housing identified Action 2) <i>Strengthen incentives for affordable housing within the Capital Corridor and Brewery District and explore extending these incentives to the entire InterCity Transit #13 bus corridor</i> under Action B) <i>Boost Housing Affordability – Actions to increase affordable housing.</i> Ordinance No. O2017-004 established the multi-family tax exemption program at the City. Resolution No. R2017-002 established the Brewery District and the Capitol Boulevard Corridor as the initial target areas. Resolution No. R2019-022 expanded the target areas to include the Littlerock Subarea and the Town Center. 	V	M R	<p>As noted in the City's 2019 policy analysis, this policy directly supports continued expansion of the City's design guidelines to balance increase in densities and continued implementation of land use and transportation connections.</p> <p>Continue implementation of the policy.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-6.4	Encourage provision of affordable housing near public transit routes to promote efficient transportation networks.	<ol style="list-style-type: none"> Resolution No. R2018-016 Homelessness and Affordable Housing identified Action 2) <i>Strengthen incentives for affordable housing within the Capital Corridor and Brewery District and explore extending these incentives to the entire InterCity Transit #13 bus corridor</i> under Action B) <i>Boost Housing Affordability – Actions to increase affordable housing.</i> Ordinance No. O2017-004 established the multi-family tax exemption program at the City. Resolution No. R2017-002 established the Brewery District and the Capitol Boulevard Corridor as the initial target areas. Resolution No. R2019-022 expanded the target areas to include the Littlerock Subarea and the Town Center. 	V	M R	<p>As noted in the City's 2019 policy analysis, this policy directly supports continued implementation of land use and transportation connections.</p> <p>Continue implementation of the policy.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-6.4.1	Continue to involve Intercity Transit in Tumwater's development review process.	Action not directly related to housing needs or objectives.	N	M R	As noted in the City's 2019 policy analysis, this policy directly supports continued implementation of land use and transportation connections. Continue implementation of the action.
Policy H-6.5	Tumwater will maintain current Building Code standards and will use the most up to date future Code editions.	Ongoing evaluation process through amendments to the Development Guide and Building Codes. 2018 Building Codes adopted by Ordinance No. O2021-005.	V	M R	Continue implementation of the policy.
Action H-6.5.1	Host training with developers and staff on implementation of Low Impact Development.	Completed in 2017.	V	C U	Completed action. Propose removing action.

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Table 21. Housing Element policy and action evaluation – Goal H-7.

Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
GOAL H-7	To ensure that housing is compatible in quality, design, and density with surrounding land uses, traffic patterns, public facilities, and environmentally sensitive areas.				
Policy H-7.1	Support the stability of established residential neighborhoods through appropriate plans and codes.	<p>Ongoing evaluation process through amendments to the Comprehensive Plan and development regulations. The next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022.</p> <p>Similar to Policy H-8.1 below.</p>	V	M R	<p>As noted in the City's 2019 policy analysis, this policy directly supports continued expansion of the City's design guidelines to balance increase in densities.</p> <p>Continue implementation of the policy.</p> <p>During the next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022, eliminate duplication in policies and actions.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-7.1.1	Continue to implement design standards for multi-family and attached single-family dwellings in order to ensure compatibility with existing neighborhoods.	Citywide Design Guidelines implemented by Ordinance No. O2016-013. Ongoing evaluation process through amendments to the Comprehensive Plan and development regulations. The next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022.	V	M R	As noted in the City's 2019 policy analysis, this policy directly supports continued expansion of the City's design guidelines to balance increase in densities. Continue implementation of the action.
Policy H-7.2	Assure housing will be well maintained and safe.	Ongoing code enforcement of the City's nuisance code (TMC 8.04) and the International Property Maintenance Code (TMC 15.18) by the City Police Department in cooperation with the Community Development Department. Resolution No. R2018-016 Homelessness and Affordable Housing identified Action 8) <i>Encourage abandoned houses moving back into the active housing inventory</i> under B) <i>Boost Housing Affordability – Actions to increase affordable housing</i> to address this policy. Same as Policy H-8.2 below.	V	M R	Continue implementation of the policy. The City could consider a formal maintenance and rehabilitation program beyond the current code enforcement procedures. This would be in coordination with its actions with the Regional Housing Council. See Policy 1.1 and Action 3.1.2. During the next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022, eliminate duplication in policies and actions.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-7.3	Enhance the appearance of and maintain public spaces in residential areas.	Ongoing code enforcement of the City's nuisance code (TMC 8.04) and the International Property Maintenance Code (TMC 15.18) by the City Police Department in cooperation with the Community Development Department. Same as Policy H-8.3 below.	V	E U	Continue implementation of the policy. The City could consider a formal maintenance and rehabilitation program beyond the current code enforcement procedures. This would be in coordination with its actions with the Regional Housing Council. During the next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022, eliminate duplication in policies and actions.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-7.4	Promote community involvement to achieve neighborhood improvement.	Ongoing program. Same as Policy H-8.4 below.	V	E R	<p>Continue implementation of the policy.</p> <p>The City could consider a formal maintenance and rehabilitation program beyond the current code enforcement procedures. This would be in coordination with its actions with the Regional Housing Council.</p> <p>During the next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022, eliminate duplication in policies and actions.</p>

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Table 22. Housing Element policy and action evaluation – Goal H-8.

Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
GOAL H-8 To support healthy residential neighborhoods which continue to reflect a high degree of pride in ownership or residency.					
Policy H-8.1	Support the stability of established residential neighborhoods.	Ongoing evaluation process through amendments to the Comprehensive Plan and development regulations. The next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022. Similar to Policy H-7.1 above.	V	M R	Consider update of the policy to support Goal H-8. During the next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022, eliminate duplication in policies and actions.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-8.2	Assure housing will be well maintained and safe.	<p>Resolution No. R2018-016 Homelessness and Affordable Housing identified Action 8) <i>Encourage abandoned houses moving back into the active housing inventory</i> under B) <i>Boost Housing Affordability – Actions to increase affordable housing</i> to address this policy.</p> <p>Ongoing code enforcement of the City’s nuisance code (TMC 8.04) and the International Property Maintenance Code (TMC 15.18) by the City Police Department in cooperation with the Community Development Department.</p> <p>Same as Policy H-7.2 above.</p>	V	M R	<p>Update of the policy to support Goal H-8.</p> <p>The City could consider a formal maintenance and rehabilitation program beyond the current code enforcement procedures. This would be in coordination with its actions with the Regional Housing Council.</p> <p>See Policy 1.1 and Action 3.1.2.</p> <p>During the next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022, eliminate duplication in policies and actions.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-8.2.1	Protect residential areas from undesirable activities and uses through aggressive enforcement of adopted City codes.	Ongoing code enforcement of the City's nuisance code (TMC 8.04) and the International Property Maintenance Code (TMC 15.18) by the City Police Department in cooperation with the Community Development Department. Same as Policy H-6.1 above.	V	M R	Update of the policy to support Goal H-8. The City could consider a formal maintenance and rehabilitation program beyond the current code enforcement procedures. This would be in coordination with its actions with the Regional Housing Council. During the next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022, eliminate duplication in policies and actions.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-8.3	Enhance the appearance of and maintain public spaces in residential areas.	Ongoing code enforcement of the City's nuisance code (TMC 8.04) and the International Property Maintenance Code (TMC 15.18) by the City Police Department in cooperation with the Community Development Department. Same as Policy H-7.3 above.	V	M R	Update of the policy to support Goal H-8. The City could consider a formal maintenance and rehabilitation program beyond the current code enforcement procedures. This would be in coordination with its actions with the Regional Housing Council. During the next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022, eliminate duplication in policies and actions.
Policy H-8.4	Promote community involvement to achieve neighborhood improvement.	Ongoing program. Same as Policy H-7.4	V	E U	Update of the policy to support Goal H-8. During the next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022, eliminate duplication in policies and actions.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-8.4.1	Encourage neighborhood meetings to discuss community issues as situations and concerns arise.	Ongoing program.	V	E U	Continue implementation of the action.
Policy H-8.5	Encourage home ownership for Tumwater residents.	<ol style="list-style-type: none"> 1. Resolution No. R2018-016 Homelessness and Affordable Housing identified a number of actions under B) <i>Boost Housing Affordability – Actions to increase affordable housing</i> to address this policy. 2. The 2019 Housing Affordability Work Plans identified a number of text and fee amendments to support this policy. 	V	E U	Continue implementation of the policy.

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Table 23. Housing Element policy and action evaluation – Goal H-9.

Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
GOAL H-9 To encourage a variety of housing opportunities for those with special needs, particularly those with problems relating to age or disability.					
Policy H-9.1	Require housing to meet the needs of those with special housing requirements without creating a concentration of such housing in any one area.	City is addressing this policy subject to the state requirements for location of special housing.	V	E U	As noted in the City's 2019 policy analysis, this policy directly supports continued efforts to address a range of special housing needs, including homelessness. Continue implementation of the policy.
Policy H-9.2	Assist social service organizations in their efforts to seek funds for construction and operation of emergency, transitional, and permanent housing.	<ol style="list-style-type: none"> 1. Resolution No. R2018-016 Homelessness and Affordable Housing identified Action C) <i>Ongoing Regional Actions – Continue work with other jurisdictions and agencies to explore regional solutions to homelessness and affordable housing.</i> 2. The City began formally working with the cities of Lacey, Olympia, and Yelm and Thurston County as part of the Regional Housing Council to address such issues in 2019. 	V	M R	As noted in the City's 2019 policy analysis, this policy directly supports continued efforts to address a range of special housing needs, including homelessness. Continue implementation of the policy through Council action and the Regional Housing Council.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-9.3	Support and plan for assisted housing opportunities using federal, state, or local aid.	<ol style="list-style-type: none"> Resolution No. R2018-016 Homelessness and Affordable Housing identified Action C) <i>Ongoing Regional Actions – Continue work with other jurisdictions and agencies to explore regional solutions to homelessness and affordable housing.</i> The City began formally working with the cities of Lacey, Olympia, and Yelm and Thurston County as part of the Regional Housing Council to address such issues in 2019. 	V	M R	<p>As noted in the City’s 2019 policy analysis, this policy directly supports continued efforts to address a range of special housing needs, including homelessness.</p> <p>Continue implementation of the policy through Council action and the Regional Housing Council.</p>
Policy H-9.4	Encourage and support social and health service organizations, which offer support programs for those with special needs, particularly those programs that help people remain in the community.	<ol style="list-style-type: none"> Resolution No. R2018-016 Homelessness and Affordable Housing identified Action C) <i>Ongoing Regional Actions – Continue work with other jurisdictions and agencies to explore regional solutions to homelessness and affordable housing.</i> The City began formally working with the cities of Lacey, Olympia, and Yelm and Thurston County as part of the Regional Housing Council to address such issues in 2019. 	V	E R	<p>As noted in the City’s 2019 policy analysis, this policy directly supports continued efforts to address a range of special housing needs, including homelessness.</p> <p>Continue implementation of the policy through Council action and the Regional Housing Council.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-9.5	Encourage alternative housing strategies for homeless youth, which may include Host Homes.	<ol style="list-style-type: none"> 1. Resolution No. R2018-016 Homelessness and Affordable Housing identified Action C) <i>Ongoing Regional Actions – Continue work with other jurisdictions and agencies to explore regional solutions to homelessness and affordable housing.</i> 2. The City began formally working with the cities of Lacey, Olympia, and Yelm and Thurston County as part of the Regional Housing Council to address such issues in 2019. 3. City funding work with school aged children by Together! in the Tumwater School District 	V	E R	<p>As noted in the City's 2019 policy analysis, this policy directly supports continued efforts to address a range of special housing needs, including homelessness.</p> <p>Continue implementation of the policy through Council action and the Regional Housing Council.</p>

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Table 24. Housing Element policy and action evaluation – Goal H-10.

Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
GOAL H-10	To provide housing that is compatible and harmonious with existing neighborhood character through use of innovative designs that enhance the appearance and quality of Tumwater's neighborhoods.				
Policy H-10.1	Encourage innovation and variety in housing design and development. Tumwater will support efforts to build housing with unique individual character, which avoids monotonous neighborhood appearance.	Citywide Design Guidelines implemented by Ordinance No. O2016-013. Ongoing evaluation process through amendments to the Comprehensive Plan and development regulations. The next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022.	V	M R	As noted in the City's 2019 policy analysis, this policy directly supports continued implementation of the expansion of the City's design guidelines to balance increase in densities. Continue implementation of the policy.
Policy H-10.2	Multi-family residential housing should be subject to design criteria that relate to density, structure bulk, size and design, landscaping, and neighborhood compatibility.	Citywide Design Guidelines implemented by Ordinance No. O2016-013. Ongoing evaluation process through amendments to the Comprehensive Plan and development regulations. The next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022.	V	M R	As noted in the City's 2019 policy analysis, this policy directly supports continued implementation of the expansion of the City's design guidelines to balance increase in densities. Continue implementation of the policy.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-10.2.1	Continue to implement multi-family housing design standards.	Citywide Design Guidelines implemented by Ordinance No. O2016-013. Ongoing evaluation process through amendments to the Comprehensive Plan and development regulations. The next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022.	V	M R	As noted in the City's 2019 policy analysis, this policy directly supports continued implementation of the expansion of the City's design guidelines to balance increase in densities. Continue implementation of the action.

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Table 25. Housing Element policy and action evaluation – Goal H-11

Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
GOAL H-11	To provide housing to accommodate Tumwater's housing needs in the urban growth area and make the most efficient use of infrastructure and services.				
Policy H-11.1	Reference the Transportation Element and anticipated transportation impacts when making housing decisions affecting the location and density of housing.	Policy not directly related to housing needs or objectives.	N	M R	As noted in the City's 2019 policy analysis, this policy directly supports continued implementation of the policy supporting the land use and transportation connection. Continue implementation of the policy.
Policy H-11.2	Reference utility plans and the impact of housing decisions on capital improvements planning.	Policy not directly related to housing needs or objectives.	N	E R	Continue implementation of the policy.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-11.3	Encourage the construction of affordable housing, including cottage housing and accessory dwelling units, within a half mile or twenty minute walk of an urban center, corridor or neighborhood center with access to goods and services to provide access to daily household needs.	<ol style="list-style-type: none"> 1. The 2019 Housing Affordability Work Plans identified a number of text and fee amendments to support this policy. 2. Ordinance No. O2017-002 allowed cottage housing uses in the City. 3. Ordinance No. O2020-005 expanded where cottage housing uses could be located and reduced size and parking requirements for ADUs. 	V	M R	<p>As noted in the City's 2019 policy analysis, this policy directly supports continued implementation of efforts to connect new housing types and increased density to transit corridors would support many different goals.</p> <p>Continue implementation of the policy.</p>

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Table 26. Housing Element policy and action evaluation – Goal H-12.

Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
GOAL H-12	To encourage urban growth within the city limits with gradual phasing outward from the urban core.				
Policy H-12.1	Encourage the construction of housing on vacant property within the city and the redevelopment of underdeveloped property within residential areas to minimize urban sprawl and associated public service costs.	<ol style="list-style-type: none"> 1. Resolution No. R2018-016 Homelessness and Affordable Housing identified a number of actions under B) <i>Boost Housing Affordability</i> – <i>Actions to increase affordable housing</i> to address this policy. 2. The 2019 Housing Affordability Work Plans identified a number of text and fee amendments to support this policy. 3. Ordinance No. O2020-005 addressed a number of housing text amendments to increase the range of housing in the City. 	V	M R	<p>As noted in the City's 2019 policy analysis, this policy directly supports continued implementation of using an expanded range of housing types to support development of the core of the City outwards.</p> <p>Continue implementation of the policy.</p>

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-12.1.1	Continue to review and revise, as necessary, City Development Standards deemed unnecessary and make development more expensive and/or difficult.	Ongoing evaluation process through amendments to the development regulations, Development Guide, and Building Codes. 2018 Building Codes adopted by Ordinance No. O2021-005.	V	M R	As noted in the City's 2019 policy analysis, this policy directly supports continued implementation of using an expanded range of housing types to support development of the core of the City outwards. Continue implementation of the action.
Action H-12.1.2	Continue to support high-density zoning within specific areas of the city that have the infrastructure and services to support high-density housing.	City has enacted high-density zoning for the Brewery District, Capitol Boulevard Corridor, and Town Center, and allows multifamily development in its commercial and mixed-use zone districts.	V	M R	As noted in the City's 2019 policy analysis, this policy directly supports continued implementation of using an expanded range of housing types to support development of the core of the City outwards. Continue implementation of the action.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Action H-12.1.3	Continue to implement minimum density levels for all residential zoning districts to ensure efficient use of the urban growth area.	Ongoing evaluation process through amendments to the Comprehensive Plan and development regulations. The next required eight-year GMA update of the Comprehensive Plan is expected to start in 2022.	V	M R	As noted in the City's 2019 policy analysis, this policy directly supports continued implementation of using an expanded range of housing types to support development of the core of the City outwards. Continue implementation of the action.
Action H-12.1.4	Work cooperatively with Thurston County to provide for more efficient and orderly annexations to facilitate urban service delivery.	Currently working with Thurston County on an update to the Tumwater / Thurston County Joint Plan as well as an annexation agreement to address "island" annexations.	V	E R	Continue implementation of the action.

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Table 27. Housing Element policy and action evaluation – Goal H-13.

Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
GOAL H-13	Ensure consistency with RCW 36.70A.070(2)(c) which requires sufficient land be available for all types of housing including manufactured housing.				
Policy H-13.1	Maintain the manufactured home park district zoning in appropriate areas in order to prevent conversion of affordable housing to other uses without replacement.	Continuing implementation of the Ordinance No. O2008-009, which established the Manufactured Home Park (MHP) zone district in the City as the means to address this policy.	V	M R	As noted in the City's 2019 policy analysis, this policy directly supports manufactured housing options. Continue implementation of the policy.
Action H-13.1.1	Encourage manufactured housing park district zoning to locate near transit services.	Continuing implementation of the Ordinance No. O2008-009, which established the Manufactured Home Park (MHP) zone district in the City as the means to address this policy.	V	E R	As noted in the City's 2019 policy analysis, this policy directly supports manufactured housing options. Continue implementation of the action.

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Goal, Policy, or Action Number	Adopted Housing Element Goals, Policies, and Actions	Status	Connection to HNA or HAP	Achievement of Goals & Policies	Recommendation
Policy H-13.2	When locating zones and designations for manufactured home parks, carefully consider the risks from natural hazards, such as flooding and liquefaction, and the impacts of those hazards on the future residents of those manufactured home parks, Tumwater's emergency responders, and the city as a whole.	Part of Resolution No. R2017-013, which was an update to the Hazards Mitigation Plan for the Thurston Region.	V	M R	As noted in the City's 2019 policy analysis, this policy was a major focus of the City's recently adopted Hazard Mitigation Plan. Continue implementation of the policy.

Appendix D.

Regulations Evaluation Summary

Evaluation of the Regulations in the City's Municipal Code

This appendix evaluates the City's current development regulations for connections to the seven gaps identified in the housing needs assessment as well as acknowledging the work the City has completed to date to address these gaps.

After the City Council adopted Resolution No. R2018-016 in the summer of 2018 and approved the 2019 Housing Affordability Work Plan, the City worked on a number of actions to reduce homelessness, increase affordable housing, and collaborate with other jurisdictions and agencies to explore regional solutions to these issues.

The evaluation of the regulations starts first summaries of the housing types allowed in the zone districts in the City and the density and bulk and dimensional regulations for those zone districts. Then there is a review of the regulations using the Puget Sound Regional Council's Housing Innovation Program and finally there is a development code barrier summary.

As noted in Chapter 3 *Local actions*, some minor adjustments to the development code may be appropriate for consideration in a future development code amendment docket to support the six strategies for addressing housing needs in the City.

Regulations Evaluation #1 – Housing Types

Tables 28 - 30 *Development code housing type summary* list all the housing types that are allowed in the City by zone district.

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Table 28. Development code housing type summary (1 of 3).

Housing Types	City Definition (TMC 18.04)	RSR Residential/Sensitive Resource Zone District (2-4 DU/Acre) ¹	SFL Single-Family Low Density Residential Zone District (4-7 DU/Acre)	SFM Single-Family Medium Density Residential Zone District (6-9 DU/Acre)
Single-family detached dwellings	A building that is not attached in any way to another dwelling unit or structure providing complete, independent living facilities for a family.	Allowed	Allowed	Allowed
Manufactured Homes	A single-family dwelling built according to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code. A manufactured home does not meet the criteria to be classified as a “designated manufactured home	Allowed	Allowed	Allowed

¹ DU/Acre = Dwelling units per acre. For example, 2-4 DU/Acre means that the minimum allowed density in the RSR zone district is two dwelling units per acre and the maximum allowed density is four dwelling units per acre. In many zone districts, achieving the maximum listed DU/acre is dependent on the purchase of transfer of development rights in accordance with TMC Chapter 18.57. The calculation of the density requirements is based on the portion of the site devoted to residential and associated uses (e.g., dwelling units; private community clubs; open space; stormwater detention, treatment and infiltration). The following land is excluded from density calculations:

1. Land that is required to be dedicated for public use as open space, right-of-way, or land on which development is prohibited by TMC Title 16, Environment, and land that is to be used for private roads. Provided, that portion of open space/park areas that consists of stormwater facilities and that is designed for active and/or passive recreational purposes in accordance with the drainage design and erosion control manual for Tumwater shall not be excluded from density calculations;
2. Land that is intended for future phases of development created in accordance with TMC 18.14.060;
3. Land that consists of lots devoted to uses other than residential and associated uses, including but not limited to churches, schools, and support facilities (except for stormwater detention, treatment, and infiltration facilities).

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Housing Types	City Definition (TMC 18.04)	RSR Residential/Sensitive Resource Zone District (2-4 DU/Acre) ¹	SFL Single-Family Low Density Residential Zone District (4-7 DU/Acre)	SFM Single-Family Medium Density Residential Zone District (6-9 DU/Acre)
Accessory Dwelling Units (ADUs)	A dwelling unit that is an accessory use or structure subordinate to a single-family detached dwelling subject to the general land use regulations found in TMC 18.42.010.	Allowed	Allowed	Allowed
Manufactured Home Parks	Any real property lot which is rented or held out for rent to others for the placement of three or more manufactured homes, designated manufactured homes, or new manufactured homes for the primary purpose of production of income, except where such real property lot is rented or held out for rent for seasonal recreational purposes only and is not intended for year-round occupancy			
Cottage Housing	A grouping of smaller than average detached single-family dwellings clustered around a common area and developed with a coherent plan for the entire site	Allowed	Allowed	Allowed

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Housing Types	City Definition (TMC 18.04)	RSR Residential/Sensitive Resource Zone District (2-4 DU/Acre) ¹	SFL Single-Family Low Density Residential Zone District (4-7 DU/Acre)	SFM Single-Family Medium Density Residential Zone District (6-9 DU/Acre)
Duplexes	A building designed for and used exclusively for occupancy by two families independent of each other where both dwelling units are located on the same lot and are completely separated from each other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for common stairwell or garage exterior to both dwelling units.	Allowed ²	Allowed ³	Allowed ⁴
Townhomes or Rowhouses	One of a line or row of dwelling units attached one to the other, having common walls between individual units, generally two stories in height (and sometimes three). Each unit occupies the space between common walls from the lowest level to the roof.			Allowed ⁵ Only within a residential planned unit development

² Duplexes are allowed in the Residential/Sensitive Resource (RSR) and Single Family Low Density Residential (SFL) zone districts. Such uses shall not occupy more than twenty percent of the total lots in a new short plat or subdivision, which was legally established after April 15, 2021. In such cases, the Community Development Director shall have the discretion to alter the percentage in order to allow the new short plat or subdivision to meet minimum required densities due to topography or other special conditions related to the site, such as critical areas.

³ Duplexes are allowed in the Residential/Sensitive Resource (RSR) and Single Family Low Density Residential (SFL) zone districts. Such uses shall not occupy more than twenty percent of the total lots in a new short plat or subdivision, which was legally established after April 15, 2021. In such cases, the Community Development Director shall have the discretion to alter the percentage in order to allow the new short plat or subdivision to meet minimum required densities due to topography or other special conditions related to the site, such as critical areas.

⁴ Duplexes are allowed in the Single Family Medium Density Residential (SFM) zone district. Such uses shall not occupy more than thirty percent of the total lots in a new short plat or subdivision, which was legally established after April 15, 2021. In such cases, the Community Development Director shall have the discretion to alter the percentage in order to allow the new short plat or subdivision to meet minimum required densities due to topography or other special conditions related to the site, such as critical areas.

⁵ Townhouses and rowhouses are allowed within a residential planned unit development in the Single Family Medium Density Residential (SFM) zone district.

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Housing Types	City Definition (TMC 18.04)	RSR Residential/Sensitive Resource Zone District (2-4 DU/Acre) ¹	SFL Single-Family Low Density Residential Zone District (4-7 DU/Acre)	SFM Single-Family Medium Density Residential Zone District (6-9 DU/Acre)
Triplexes	A building designed for and used exclusively for occupancy by three families independent of each other where all three dwelling units are located on the same lot and are completely separated from each other, except for common stairwells or garages.			
Fourplexes	A building designed for and used exclusively for occupancy by four families independent of each other where all four dwelling units are located on the same lot and are completely separated from each other, except for common stairwells or garages.			
Multifamily Dwellings	A building designed and used for occupancy by five or more families all living independent of each other and where all dwelling units are located on the same lot.			
Boardinghouses and roominghouses	A dwelling unit having only one kitchen and used for the lodging (with or without meals) for compensation of persons other than the related family members or operator of such dwelling unit. A roominghouse that is rented for less than thirty consecutive days at a time requires a business license per TMC Chapter 5.04. A roominghouse may allow for an unlimited stay, unlike a bed and breakfast which is limited to two weeks.			

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Housing Types	City Definition (TMC 18.04)	RSR Residential/Sensitive Resource Zone District (2-4 DU/Acre) ¹	SFL Single-Family Low Density Residential Zone District (4-7 DU/Acre)	SFM Single-Family Medium Density Residential Zone District (6-9 DU/Acre)
Independent Senior Housing Facility	An independent living facility consisting of dwellings designed for and occupied by persons fifty-five years of age or older in accordance with 42 U.S.C. 3607. These facilities may consist of individual dwelling units of a barrier-free design, with separate bathroom facilities and a full kitchen. These facilities may have a communal dining area, recreation facilities (such as a library, lounge, or game room), laundry facilities, and open space. No nursing staff or assisted living staff is provided in an independent living facility.			
Assisted Senior Housing Facility	An assisted living facility, which is an establishment which provides living quarters and a variety of limited personal care and supportive health care to persons fifty-five years of age or older in accordance with 42 U.S.C. 3607 who are unable to live independently, but who do not need the skilled nursing care of a rest home, nursing home, or convalescent center. These facilities may consist of individual dwelling units of a barrier-free design, with separate bathroom facilities and a full kitchen. The facility may provide a minimal amount of supportive health care monitoring, such as assistance with medication, but is limited to health care services that do not require state or federal licensing. These facilities may have a communal dining area, recreation facilities (such as a library, lounge, or game room), laundry facilities, and open space.			

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Table 29. Development code housing type summary (2 of 3).

Housing Types	City Definition (TMC 18.04)	MFM Multifamily Medium Density Residential Zone District (9-15 DU/Acre)	MFH Multifamily High Density Residential Zone District (14-29 DU/Acre)	MU Mixed Use Zone District (14 DU/Acre and greater)
Special Zone District Notes				All residential uses are allowed, provided that minimum density standards are met
Single-family detached dwellings	A building that is not attached in any way to another dwelling unit or structure providing complete, independent living facilities for a family.	Allowed ⁶	Allowed ⁷	See above
Manufactured Homes	A single-family dwelling built according to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code. A manufactured home does not meet the criteria to be classified as a “designated manufactured home	Allowed		See above

⁶ Single-family detached dwellings constructed after April 15, 2021 are not allowed in the Multifamily Medium Density Residential (MFM) zone district, except as part of a PUD planned unit development overlay as regulated by TMC 18.36 if the site to be developed has more than one zone district.

⁷ Single-family detached dwellings and duplexes are not allowed in the Multifamily High Density Residential (MFH) zone district, except as part of a PUD planned unit development overlay as regulated by TMC 18.36 if the site to be developed has more than one zone district.

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Housing Types	City Definition (TMC 18.04)	MFM Multifamily Medium Density Residential Zone District (9-15 DU/Acre)	MFH Multifamily High Density Residential Zone District (14-29 DU/Acre)	MU Mixed Use Zone District (14 DU/Acre and greater)
Accessory Dwelling Units (ADUs)	A dwelling unit that is an accessory use or structure subordinate to a single-family detached dwelling subject to the general land use regulations found in TMC 18.42.010.	Allowed	Allowed	See above
Manufactured Home Parks	Any real property lot which is rented or held out for rent to others for the placement of three or more manufactured homes, designated manufactured homes, or new manufactured homes for the primary purpose of production of income, except where such real property lot is rented or held out for rent for seasonal recreational purposes only and is not intended for year-round occupancy	Allowed		See above
Cottage Housing	A grouping of smaller than average detached single-family dwellings clustered around a common area and developed with a coherent plan for the entire site	Allowed		Allowed
Duplexes	A building designed for and used exclusively for occupancy by two families independent of each other where both dwelling units are located on the same lot and are completely separated from each other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for common stairwell or garage exterior to both dwelling units.	Allowed		See above

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Housing Types	City Definition (TMC 18.04)	MFM Multifamily Medium Density Residential Zone District (9-15 DU/Acre)	MFH Multifamily High Density Residential Zone District (14-29 DU/Acre)	MU Mixed Use Zone District (14 DU/Acre and greater)
Townhomes or Rowhouses	One of a line or row of dwelling units attached one to the other, having common walls between individual units, generally two stories in height (and sometimes three). Each unit occupies the space between common walls from the lowest level to the roof.	Allowed	Allowed	See above
Triplexes	A building designed for and used exclusively for occupancy by three families independent of each other where all three dwelling units are located on the same lot and are completely separated from each other, except for common stairwells or garages.	Allowed	Allowed	See above
Fourplexes	A building designed for and used exclusively for occupancy by four families independent of each other where all four dwelling units are located on the same lot and are completely separated from each other, except for common stairwells or garages.	Allowed	Allowed	See above
Multifamily Dwellings	A building designed and used for occupancy by five or more families all living independent of each other and where all dwelling units are located on the same lot.	Allowed	Allowed	Allowed

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Housing Types	City Definition (TMC 18.04)	MFM Multifamily Medium Density Residential Zone District (9-15 DU/Acre)	MFH Multifamily High Density Residential Zone District (14-29 DU/Acre)	MU Mixed Use Zone District (14 DU/Acre and greater)
Boardinghouses and roominghouses	A dwelling unit having only one kitchen and used for the lodging (with or without meals) for compensation of persons other than the related family members or operator of such dwelling unit. A roominghouse that is rented for less than thirty consecutive days at a time requires a business license per TMC Chapter 5.04. A roominghouse may allow for an unlimited stay, unlike a bed and breakfast which is limited to two weeks.	Allowed, as an accessory use	Allowed, as an accessory use	See above
Independent Senior Housing Facility	An independent living facility consisting of dwellings designed for and occupied by persons fifty-five years of age or older in accordance with 42 U.S.C. 3607. These facilities may consist of individual dwelling units of a barrier-free design, with separate bathroom facilities and a full kitchen. These facilities may have a communal dining area, recreation facilities (such as a library, lounge, or game room), laundry facilities, and open space. No nursing staff or assisted living staff is provided in an independent living facility.	Allowed	Allowed	Allowed

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Housing Types	City Definition (TMC 18.04)	MFM Multifamily Medium Density Residential Zone District (9-15 DU/Acre)	MFH Multifamily High Density Residential Zone District (14-29 DU/Acre)	MU Mixed Use Zone District (14 DU/Acre and greater)
Assisted Senior Housing Facility	An assisted living facility, which is an establishment which provides living quarters and a variety of limited personal care and supportive health care to persons fifty-five years of age or older in accordance with 42 U.S.C. 3607 who are unable to live independently, but who do not need the skilled nursing care of a rest home, nursing home, or convalescent center. These facilities may consist of individual dwelling units of a barrier-free design, with separate bathroom facilities and a full kitchen. The facility may provide a minimal amount of supportive health care monitoring, such as assistance with medication, but is limited to health care services that do not require state or federal licensing. These facilities may have a communal dining area, recreation facilities (such as a library, lounge, or game room), laundry facilities, and open space.	Allowed, as a conditional use	Allowed, as a conditional use	Allowed

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Table 30. Development code housing type summary (3 of 3).

Housing Types	City Definition (TMC 18.04)	CBC Capitol Boulevard Community Zone District (30 DU/Acre and greater)	TC Town Center Mixed Use and/or Town Center Residential Subdistrict (30 DU/Acre and greater)	BD Brewery District Zone (10 DU/Acre and greater)	MHP Manufactured Home Park Zone District (6-9 DU/Acre)
Special Zone District Notes		All residential uses are allowed, provided that minimum density standards are met	Residential uses approved after June 9, 2002, provided the minimum density standards in TMC 18.23.030(B)(2) and Residential uses which were legally established prior to June 9, 2002 are met, rooming houses, and senior housing facilities are allowed	"Residential" uses are permitted in the zone district	
Single-family detached dwellings	A building that is not attached in any way to another dwelling unit or structure providing complete, independent living facilities for a family.	See above	See above	See above	Allowed

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Housing Types	City Definition (TMC 18.04)	CBC Capitol Boulevard Community Zone District (30 DU/Acre and greater)	TC Town Center Mixed Use and/or Town Center Residential Subdistrict (30 DU/Acre and greater)	BD Brewery District Zone (10 DU/Acre and greater)	MHP Manufactured Home Park Zone District (6-9 DU/Acre)
Manufactured Homes	A single-family dwelling built according to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code. A manufactured home does not meet the criteria to be classified as a “designated manufactured home	See above	See above	See above	Allowed
Accessory Dwelling Units (ADUs)	A dwelling unit that is an accessory use or structure subordinate to a single-family detached dwelling subject to the general land use regulations found in TMC 18.42.010.	See above	See above	Allowed	
Manufactured Home Parks	Any real property lot which is rented or held out for rent to others for the placement of three or more manufactured homes, designated manufactured homes, or new manufactured homes for the primary purpose of production of income, except where such real property lot is rented or held out for rent for seasonal recreational purposes only and is not intended for year-round occupancy	See above	See above	See above	Allowed

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Housing Types	City Definition (TMC 18.04)	CBC Capitol Boulevard Community Zone District (30 DU/Acre and greater)	TC Town Center Mixed Use and/or Town Center Residential Subdistrict (30 DU/Acre and greater)	BD Brewery District Zone (10 DU/Acre and greater)	MHP Manufactured Home Park Zone District (6-9 DU/Acre)
Cottage Housing	A grouping of smaller than average detached single-family dwellings clustered around a common area and developed with a coherent plan for the entire site			Allowed only in the Triangle, Bates South, Bluff, and Deschutes Subdistricts	
Duplexes	A building designed for and used exclusively for occupancy by two families independent of each other where both dwelling units are located on the same lot and are completely separated from each other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for common stairwell or garage exterior to both dwelling units.	See above	See above	See above	
Townhomes or Rowhouses	One of a line or row of dwelling units attached one to the other, having common walls between individual units, generally two stories in height (and sometimes three). Each unit occupies the space between common walls from the lowest level to the roof.	See above	See above	See above	

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Housing Types	City Definition (TMC 18.04)	CBC Capitol Boulevard Community Zone District (30 DU/Acre and greater)	TC Town Center Mixed Use and/or Town Center Residential Subdistrict (30 DU/Acre and greater)	BD Brewery District Zone (10 DU/Acre and greater)	MHP Manufactured Home Park Zone District (6-9 DU/Acre)
Triplexes	A building designed for and used exclusively for occupancy by three families independent of each other where all three dwelling units are located on the same lot and are completely separated from each other, except for common stairwells or garages.	See above	See above	See above	
Fourplexes	A building designed for and used exclusively for occupancy by four families independent of each other where all four dwelling units are located on the same lot and are completely separated from each other, except for common stairwells or garages.	See above	See above	See above	
Multifamily Dwellings	A building designed and used for occupancy by five or more families all living independent of each other and where all dwelling units are located on the same lot.	See above	See above	See above	

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Housing Types	City Definition (TMC 18.04)	CBC Capitol Boulevard Community Zone District (30 DU/Acre and greater)	TC Town Center Mixed Use and/or Town Center Residential Subdistrict (30 DU/Acre and greater)	BD Brewery District Zone (10 DU/Acre and greater)	MHP Manufactured Home Park Zone District (6-9 DU/Acre)
Boardinghouses and roominghouses	A dwelling unit having only one kitchen and used for the lodging (with or without meals) for compensation of persons other than the related family members or operator of such dwelling unit. A roominghouse that is rented for less than thirty consecutive days at a time requires a business license per TMC Chapter 5.04. A roominghouse may allow for an unlimited stay, unlike a bed and breakfast which is limited to two weeks.	See above	See above	See above	
Independent Senior Housing Facility	An independent living facility consisting of dwellings designed for and occupied by persons fifty-five years of age or older in accordance with 42 U.S.C. 3607. These facilities may consist of individual dwelling units of a barrier-free design, with separate bathroom facilities and a full kitchen. These facilities may have a communal dining area, recreation facilities (such as a library, lounge, or game room), laundry facilities, and open space. No nursing staff or assisted living staff is provided in an independent living facility.	Allowed	Allowed	Allowed	

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Housing Types	City Definition (TMC 18.04)	CBC Capitol Boulevard Community Zone District (30 DU/Acre and greater)	TC Town Center Mixed Use and/or Town Center Residential Subdistrict (30 DU/Acre and greater)	BD Brewery District Zone (10 DU/Acre and greater)	MHP Manufactured Home Park Zone District (6-9 DU/Acre)
Assisted Senior Housing Facility	An assisted living facility, which is an establishment which provides living quarters and a variety of limited personal care and supportive health care to persons fifty-five years of age or older in accordance with 42 U.S.C. 3607 who are unable to live independently, but who do not need the skilled nursing care of a rest home, nursing home, or convalescent center. These facilities may consist of individual dwelling units of a barrier-free design, with separate bathroom facilities and a full kitchen. The facility may provide a minimal amount of supportive health care monitoring, such as assistance with medication, but is limited to health care services that do not require state or federal licensing. These facilities may have a communal dining area, recreation facilities (such as a library, lounge, or game room), laundry facilities, and open space.	Allowed	Allowed	Allowed	Allowed

Notes

- Courtyard apartments are not addressed specifically by the zoning code, but would be allowed as a triplex, fourplex, or multifamily dwelling, depending on the number of units.

- Tiny houses as defined by state law would be allowed as detached single-family dwellings or as accessory dwelling units.
- Adult family homes and residential care facilities are allowed in all residential zone districts, except for the MHP Manufactured Home Park zone district and in all commercial zone districts.
- Group foster homes are allowed in all residential zone districts and in the Neighborhood Commercial (NC) zone district as a conditional use and are allowed in all other commercial zone districts except the Historic Commercial (HC) zone district.
- Convalescent centers, rest homes, and nursing homes are allowed in the Mixed Use (MU), Capitol Boulevard Community (CBC), and General Commercial (GC) zone districts.
- High-rise residential (five stories or more) uses are permitted in the some subdistricts of the Capitol Boulevard Community (CBC), Brewery District (BD), and Town Center (TC) zone districts and it is a conditional use in the GC General Commercial zone district.
- Mid-rise multifamily residential (three or four stories) uses are permitted in the GC General Commercial zone district.
- Multifamily dwellings, adult family homes, and residential care facilities are a permitted use in the HC Historic Commercial zone district.
- Independent Senior Housing Facilities are allowed in the Neighborhood Commercial (NC) zone district and Assisted Senior Housing Facilities are allowed in the Neighborhood Commercial (NC) zone district as a conditional use.
- Dwelling or dwelling unit is defined in the TMC as a building or a portion thereof designed for occupancy by one family for residential purposes, having kitchen and bathroom facilities, and on a permanent foundation. A dwelling used as a rental unit shall not be rented for less than thirty consecutive days at a time.
- Family is defined in the TMC as an individual or two or more persons, related by blood, marriage or adoption, or two or more persons with functional disabilities as defined in TMC Chapter 18.53, or a group of not more than six unrelated persons, living together to share a single dwelling unit. **Mayor's June 6, 2021 Comment:** *The Mayor noted the legislature changed the law in 2021 limiting our ability to limit the number of unrelated persons in a house.*

Regulations Evaluation #2 – Density, and Bulk and Dimensional Regulations

Tables 31-33 *Development code density, and bulk and dimensional regulation summary* lists the density, and bulk and dimensional regulations for each of the zone districts that allow housing in the City.

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Table 31. Development code density, and bulk and dimensional regulation summary (1 of 3).

Density and Bulk and Dimensional Regulations ⁸	RSR Residential /Sensitive Resource Zone District	SFL Single-Family Low Density Residential Zone District	SFM Single-Family Medium Density Residential Zone District
Density (low to high number of dwelling units per acre)	2 to 4 ⁹	4 to 7 ⁸	6 to 9 ⁸
Lot Size (Minimum)	9,000 SF	3,200 SF	3,200 SF
Lot Size (Maximum)	None	None	None
Clustered Subdivision	Yes	Yes	Yes
Impervious Lot Coverage	Depends on lot size	60%	70%
Structure Height	35 feet	35 feet	35 feet
Front Yard	20 – 25 feet	10 feet	10 feet

⁸ Table 31 is intended to be a summary for general comparison only. Refer to the Tumwater Municipal Code for additional requirements and exceptions.

⁹ DU/Acre = Dwelling units per acre. For example, 2-4 DU/Acre means that the minimum allowed density in the RSR zone district is two dwelling units per acre and the maximum allowed density is four dwelling units per acre. In many zone districts, achieving the maximum listed DU/acre is dependent on the purchase of transfer of development rights in accordance with TMC Chapter 18.57. The calculation of the density requirements is based on the portion of the site devoted to residential and associated uses (e.g., dwelling units; private community clubs; open space; stormwater detention, treatment and infiltration). The following land is excluded from density calculations:

1. Land that is required to be dedicated for public use as open space, right-of-way, or land on which development is prohibited by TMC Title 16, Environment, and land that is to be used for private roads. Provided, that portion of open space/park areas that consists of stormwater facilities and that is designed for active and/or passive recreational purposes in accordance with the drainage design and erosion control manual for Tumwater shall not be excluded from density calculations;
2. Land that is intended for future phases of development created in accordance with TMC 18.14.060;
3. Land that consists of lots devoted to uses other than residential and associated uses, including but not limited to churches, schools, and support facilities (except for stormwater detention, treatment, and infiltration facilities).

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Density and Bulk and Dimensional Regulations ⁸	RSR Residential /Sensitive Resource Zone District	SFL Single-Family Low Density Residential Zone District	SFM Single-Family Medium Density Residential Zone District
Side Yard	7.5 feet	5 feet	5 feet
Rear Yard	20 – 25 feet	20 feet ¹⁰	20 feet ¹¹
Planned Unit Development	Not Allowed	Allowed	Allowed

¹⁰ Accessory dwelling units may be located a minimum of five feet from property line.

¹¹ Accessory dwelling units may be located a minimum of five feet from property line.

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Table 32. Development code density, and bulk and dimensional regulation summary (2 of 3).

Density and Bulk and Dimensional Regulations ¹²	MFM Multifamily Medium Density Residential Zone District	MFH Multifamily High Density Residential Zone District	MU Mixed Use Zone District
Density (low to high number of dwelling units per acre)	9 to 15 ⁸¹³	14 to 29 ⁸¹⁴	14 and greater
Lot Size (Minimum)	N/A	N/A	None
Lot Size (Maximum)	None	N/A	None
Clustered Subdivision	N/A	N/A	N/A
Impervious Lot Coverage	70%	70%	85%
Structure Height	40 feet	Lesser of 50 feet or five stories ¹⁵	Lesser of 50 feet or five stories
Front Yard	10 feet	10 feet	No minimum
Side Yard	5 feet	5 feet	No minimum
Rear Yard	5 feet	5 feet	No minimum
Planned Unit Development	Allowed	Allowed	Allowed

¹² Table 32 is intended to be a summary for general comparison only. Refer to the Tumwater Municipal Code for additional requirements and exceptions.

¹³ Note that maximum density in the Multifamily Medium Density Residential (MFM) zone district can be increased to 20 dwelling units per acre if permanently affordable housing units are provided in a new multifamily housing project ten or more dwelling units in size and meet the requirements of TMC 18.42.140.

¹⁴ Note that maximum density in the Multifamily High Density Residential (MFH) zone district can be increased to 39 dwelling units per acre if permanently affordable housing units are provided in a new multifamily housing project ten or more dwelling units in size and meet the requirements of TMC 18.42.140.

¹⁵ Note that maximum height in the Mixed Use (MU) zone district can be increased to the lesser of 60 feet or six stories if permanently affordable housing units are provided in a new multifamily housing project 30 or more dwelling units in size and meet the requirements of TMC 18.42.140.

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Table 33. Development code density, and bulk and dimensional regulation summary (3 of 3).

Density and Bulk and Dimensional Regulations ¹⁶	CBC Capitol Boulevard Community Zone District	TC Town Center Mixed Use and/or Town Center Residential Subdistrict	BD Brewery District Zone	MHP Manufactured Home Park Zone District
Density (low to high number of dwelling units per acre)	30 and greater	30 and greater	10 and greater	6 to 9 ⁸
Lot Size (Minimum)	None	None	None	N/A
Lot Size (Maximum)	None	None	None	N/A
Clustered Subdivision	N/A	N/A	N/A	N/A
Impervious Lot Coverage	None	None	75% - 100%	85%
Structure Height	50 to 65 feet ¹⁷	55 to 85 feet ¹⁸	35 to 55 feet ¹⁹	40 feet
Front Yard	12 feet from curb line	0 feet	0 to 10 feet	10 feet
Side Yard	No minimum	0 feet	0 to 10 feet	5 feet
Rear Yard	No minimum	feet	0 to 10 feet	5 feet

¹⁶ Table 33 is intended to be a summary for general comparison only. Refer to the Tumwater Municipal Code for additional requirements and exceptions.

¹⁷ Note that maximum height in portions of the Capitol Boulevard Community (CBC) zone district can be increased to 75 feet or 50 feet if permanently affordable housing units are provided in a new multifamily housing project 30 or more dwelling units in size and meet the requirements of TMC 18.42.140.

¹⁸ Note that maximum height in portions of the Town Center (TC) zone district can be increased to 65 feet if permanently affordable housing units are provided in a new multifamily housing project 30 or more dwelling units in size and meet the requirements of TMC 18.42.140.

¹⁹ Note that maximum height in portions of the Brewery District (BD) zone district can be increased by 10 feet if permanently affordable housing units are provided in a new multifamily housing project 30 or more dwelling units in size and meet the requirements of TMC 18.42.140.

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Density and Bulk and Dimensional Regulations ¹⁶	CBC Capitol Boulevard Community Zone District	TC Town Center Mixed Use and/or Town Center Residential Subdistrict	BD Brewery District Zone	MHP Manufactured Home Park Zone District
Planned Unit Development	Allowed	Allowed	Allowed	Not Allowed

Notes

- The General Commercial (GC) zone district, new multifamily or mixed use projects with a total of thirty or more dwelling units that provide thirty percent of those units as permanently affordable housing units would be allowed a maximum building height increase of ten feet, subject to imaginary airspace surface limitations. This would create a new maximum height limit of 75 feet. Projects providing permanently affordable housing units by this method would have to meet the requirements of TMC 18.42.140.

Regulations Evaluation #3 – Housing Innovation Program

Table 34 *Housing innovation program review* assesses the number of housing tools that are currently used the City by comparing them to those recommended in the Puget Sound Regional Council's Housing Innovation Program. The Housing Innovation Program was created to promote housing options and affordability in local communities. This assessment of housing tools will assist in the development of Housing Action Plan strategies to increase housing options in the city.

This evaluation shows that the City utilizes 32 of the 49 Housing Innovation Program Housing Tools and the City would be willing to consider using more of the tools.

Table 34. *Housing innovation program review.*

HIP Housing Tools	Housing Tools Currently Available in in the City	Comments
Development Types		
Accessory dwelling units (ADU)	Yes	Accessory dwelling units have been allowed in the City with minimal restrictions. The City Council updated the codes further in 2021 by Ordinance No. O2020-005 on March 16, 2021. In addition, the City is providing free accessory dwelling unit house plans for residents wanting to build units.
Cluster development	Yes	Allowed through the transfer of development rights program.
Cottage housing	Yes	Cottage housing allowed as a use in 2017. The City Council updated the codes in 2021 by Ordinance No. O2020-005 on March 16, 2021 to allow cottage housing in all single-family zone districts.
Infill development	Yes	Encouraged and allowed.
Master planned communities	No	The City has limited areas that would be appropriate for a master planned community, but the City does use the Planned Unit Development process, as well as development agreements to meet the intent of a master planned community.

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HIP Housing Tools	Housing Tools Currently Available in in the City	Comments
Mixed use development	Yes	Brewery District (BD), Capitol Boulevard Community (CBC), Town Center (TC), and Neighborhood Commercial (NC) and Mixed Use (MU) zone districts encourage these types of development as well as the General Commercial (GC) zone district.
Mobile/manufactured homes	Yes	Allowed in all residential zone districts.
Multifamily development	Yes	Allowed in multifamily zone districts as well as Brewery District (BD), Capitol Boulevard Community (CBC), Town Center (TC), and Neighborhood Commercial (NC) and Mixed Use (MU) zone districts encourage these types of development as well as the General Commercial (GC) zone district.
Planned unit development	Yes	Encouraged and allowed.
Preservation & rehabilitation	Yes	Encouraged and allowed.
Small lot single family development	Yes	The City Council updated the codes in 2021 by Ordinance No. O2020-005 on March 16, 2021 to allow 3,200 SF lots in the Single Family Low Density Residential (SFL) and Single Family Medium Density Residential (SFM) zone districts.
Townhomes	Yes	The City Council updated the codes in 2021 by Ordinance No. O2020-005 on March 16, 2021 to expand where such uses are allowed.
Zero lot line development	Yes	Part of townhouse and rowhouse developments. The City Council updated the codes in 2021 by Ordinance No. O2020-005 on March 16, 2021 to expand where such uses are allowed.

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HIP Housing Tools	Housing Tools Currently Available in in the City	Comments
Other Regulatory Tools		
Design guidelines	Yes	Design guidelines adopted in 2016.
Flexible single family development regulations	No	The City would be willing to consider this tool in certain areas of the City.
Form based zoning	No	The City would be willing to consider this tool in certain areas of the City.
Inclusionary zoning	Yes	The City Council updated the codes in 2021 by Ordinance No. O2020-005 on March 16, 2021 to allow in multifamily zone districts as well as Brewery District (BD), Capitol Boulevard Community (CBC), Town Center (TC), and Neighborhood Commercial (NC) and Mixed Use (MU) zone districts encourage these types of development.
Lot size averaging	No	The City would be willing to consider this tool in certain areas of the City.
Minimum densities	Yes	In all zone districts that allow residential uses.
No maximum densities	Yes	In the Brewery District (BD), Capitol Boulevard Community (CBC), Town Center (TC), Neighborhood Commercial (NC), Mixed Use (MU), and General Commercial (GC) zone districts.
Performance zoning	No	The City would be willing to consider this tool in certain areas of the City.
Regulatory streamlining	Yes	Ongoing process of identifying and improving regulatory processes.
SEPA categorical exemptions	Yes	In November 2019, the City Council approved Ordinance No. O2019-022, which raised the SEPA categorical exemption threshold for multifamily projects to the maximum under State law.

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HIP Housing Tools	Housing Tools Currently Available in in the City	Comments
Short plats	Yes	Short plats are defined as nine or fewer lots to match the maximum allowed by state law.
Transit oriented development (TOD) overlays	Yes	The Brewery District (BD), Capitol Boulevard Community (CBC), Town Center (TC) and zone districts are effectively this kind of overlay. Could be expanded to include the Littlerock Subarea.
Transfer of development rights (TDR) for affordable housing	No	The City would be willing to consider this tool. There would need to be work with Thurston County to do this.
Up-zones & rezones	Yes	The City has been exploring more options for this tool, most recently in 2020 in various locations in the City.
Incentives		
Density bonuses	Yes	The City Council updated the codes in 2021 by Ordinance No. O2020-005 on March 16, 2021 to allow for density bonuses as an incentive for permanently affordable multifamily housing as well as the already existing bonuses for transfer of development rights for rural development.
Fee waivers or reductions	Yes	The fee reductions were identified in a strategy to pursue in the 2019 City Council Affordable Housing Work Program. City is currently developing a fee resolution for review and approval by the City Council in 2021.
Incentive zoning	Yes	The City Council updated the codes in 2021 by Ordinance No. O2020-005 on March 16, 2021 to allow for permanently affordable housing to be built in exchange for density or building height increases depending on the zone district.

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HIP Housing Tools	Housing Tools Currently Available in in the City	Comments
Multifamily tax exemption (MFTE)	Yes	<p>The City Council established the Multifamily tax exemption program on April 4, 2017 by Ordinance No. O2017-004 for 8-years and the 12-year Multifamily Tax Exemption developments in the Brewery District (BD) and Capitol Boulevard Community (CBC) plan areas.</p> <p>On January 21, 2020, the City Council approved Ordinance No. O2019-023, which expanded the 12-year Multifamily Tax Exemption program to the Tumwater Town Center (TC) and Littlerock Road Subarea.</p>
Parking reductions	Yes	The City Council updated the codes in 2021 by Ordinance No. O2020-005 on March 16, 2021 to reduce parking requirements for certain residential use.
Permitting priority	No	The City has considered a permitting priority system for affordable housing, but has not seen the need given the current permit approval timelines.
Planned action EIS	No	The City would be willing to consider this tool in certain areas of the City, such as the Brewery District or the Capitol Boulevard Community Plan Areas.
Other Financial Tools		
Commercial linkage fees	No	Economic conditions at not right for the City to use this tool.
Credit enhancement	No	Economic conditions at not right for the City to use this tool.
Local housing fund	Yes	The City is working with the regional Housing Council in allocating regional housing funds as well as allocating CDGB funds for housing assistance.

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HIP Housing Tools	Housing Tools Currently Available in in the City	Comments
Public land for affordable housing	No	The City has considered this tool, but it did not identify any surplus public land that could be used for this purpose.
Project-Level Tools		
Affordability covenants	Yes	The City Council updated the codes in 2021 by Ordinance No. O2020-005 on March 16, 2021 to allow for permanently affordable housing to be built in exchange for density or building height increases depending on the zone district to be managed by permanent covenants and restrictions.
Development agreements	Yes	The City uses development agreements for new development now and it can be used for affordable housing projects.
Renter/Homeowner Assistance		
Displacement resources	No	The City has considered this tool, but has decided it does not have the financial or staff resources to fund and manage its use. If it is considered, it may be part of the actions of the Regional Housing Council.
Direct Household Assistance	Yes	The City has considered this tool, and has funded local non-profits to run programs for rental assistance.
Foreclosure resources	No	The City has considered this tool, but has decided it does not have the financial or staff resources to fund and manage its use. If it is considered, it may be part of the actions of the Regional Housing Council.
Partnerships		
Nonprofit partnerships	Yes	The City has a number of local non-profits it work with directly as well as regional non-profits through the Regional Housing Council.

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HIP Housing Tools	Housing Tools Currently Available in in the City	Comments
Interjurisdictional cooperation	Yes	The City has worked with other jurisdictions in a number of ways, such as the development of the regional Thurston Climate Mitigation Plan and the Housing Action Plan development process, as well as formally on homelessness and affordable housing through the Regional Housing Council.
Education & Outreach		
Community outreach plans	No	The City would be willing to consider developing this tool.
Educating permitting officials	No	The City would be willing to consider developing this tool.
NIMBY, strategies to address	No	The City would be willing to consider developing this tool.
Strategic marketing	No	The City would be willing to consider developing this tool.

Regulations Evaluation #4 – Development Code and Other Barrier Summary

Table 35 *Development code barrier summary* identifies potential barriers to building housing within the City's current development codes and practices.

Table 36 *Other potential barriers summary* identifies potential barriers to building housing within the City's current development codes and practices.

The identification of these potential barriers will assist in the development of Housing Action Plan strategies to increase housing in the City.

Table 35. *Development code barrier summary.*

Potential Development Code Barriers	
<u>Housing Types</u>	
HIGH DENSITY	
Multifamily	<p>Pedestrian & Vehicle Access and Circulation</p> <ul style="list-style-type: none"> Explore reciprocal access easements for adjacent developments <p>Parking</p> <ul style="list-style-type: none"> Consider reducing minimum stall size for some portion of parking requirements Re-examine required minimum parking requirements Re-examine drive aisle minimum width Consider shared parking provisions as a means of reducing parking requirements <p>Landscaping</p> <ul style="list-style-type: none"> Explore options for alternative landscape buffer widths Consider changes to parking lot landscaping requirements Consider granting more flexibility in landscape chapter <p>Incentives</p> <ul style="list-style-type: none"> Explore expanding incentives, including by encouraging three bedroom units

	Potential Development Code Barriers
MEDIUM DENSITY	
Triplex and Fourplex	<p>Allowed Uses</p> <ul style="list-style-type: none"> Expand as a permitted use to the Single-Family Medium Density Residential (SFM) zone district <p>Parking</p> <ul style="list-style-type: none"> Re-examine required minimum parking requirements Consider shared parking provisions as a means of reducing parking requirements
Townhouse	<p>Allowed Uses</p> <ul style="list-style-type: none"> Expand as a permitted use to the Single-Family Medium Density Residential (SFM) zone district without a Planned Unit Development Expand as a permitted use to the Single-Family Low Density Residential (SFL) zone district with a Planned Unit Development <p>Parking</p> <ul style="list-style-type: none"> Re-examine required minimum parking requirements Consider shared parking provisions as a means of reducing parking requirements
Duplex	<p>Allowed Uses</p> <ul style="list-style-type: none"> Expand as a permitted use without restrictions in the Single-Family Low Density Residential (SFL) and Single-Family Medium Density Residential (SFM) zone districts <p>Parking</p> <ul style="list-style-type: none"> Re-examine required minimum parking requirements Consider shared parking provisions as a means of reducing parking requirements

Potential Development Code Barriers	
LOW DENSITY	
Small Lot Single Family	Parking <ul style="list-style-type: none"> Re-examine required minimum parking requirements Review parking requirements to allow tandem garages or clustered parking Other <ul style="list-style-type: none"> Consider adding a provision regarding zero-lot line development
Accessory Dwelling Units	Parking <ul style="list-style-type: none"> Re-examine required minimum parking requirements Other <ul style="list-style-type: none"> Consider increasing accessory dwelling unit size to 1,000 square feet Simplify water and sewer connection requirements Work on promotion of accessory dwelling unit options
Detached Single family	Parking <ul style="list-style-type: none"> Re-examine required minimum parking requirements Review parking requirements to allow tandem garages or clustered parking Other <ul style="list-style-type: none"> Review lot coverage and setback requirements
Manufactured Homes	Parking <ul style="list-style-type: none"> Re-examine required minimum parking requirements
<u>Code Requirements</u>	
GENERAL STANDARDS	
Density	Potential Density Increases <ul style="list-style-type: none"> Explore increasing minimum densities for multifamily zone districts Consider allowing up zones within the large lot residential low zones once utility infrastructure, such as sewers, is available

	Potential Development Code Barriers
Landscaping Standards	Landscaping <ul style="list-style-type: none"> Consider changes to the landscaping code that would be more supportive of and complimentary to higher density and mixed use residential development types Consider options for alternative landscape buffer widths Consider changes to surface parking landscaping Consider removing/reducing the non-compatible buffer requirement between residential developments of different densities, and certain commercial uses
Parking	Parking <ul style="list-style-type: none"> Reduce required off-street parking ratios in residential areas near transit service and where there is sufficient on street parking to increase the buildable land available for housing
Incentives	Development Incentives <ul style="list-style-type: none"> Add a development incentive chapter to Title 18 <i>Zoning</i> to explore methods to incentivize a variety of different housing types
OTHER	
Design Guidelines	<ul style="list-style-type: none"> Review design guidelines to determine if amendments are needed to allow for the development of more affordable housing
Parking Lots, Driveways	<ul style="list-style-type: none"> Consider reducing the amount of pavement required in parking lots and driveways for multifamily developments
Planned Unit Development	<ul style="list-style-type: none"> Review the Planned Unit Development requirements and consider amendments to TMC 18.36 <i>Planned Unit Development (PUD) Overlay</i>
Height Limits	<ul style="list-style-type: none"> Explore increasing height limits
Neighborhood Compatibility	<ul style="list-style-type: none"> Consider reducing requirements for multifamily developments near higher intensity uses Examine setbacks and screening and consider basing it on structure height or mass as opposed to zone district

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	Potential Development Code Barriers
Unit Lot Subdivision	<ul style="list-style-type: none"> Explore options for subdivision of attached units (unit lot subdivision) to allow for fee-simple ownership instead of condominium ownership. This would be specifically for detached and attached housing units in multifamily residential and mixed-use zone districts
General Development Standards	<ul style="list-style-type: none"> Vary development standards, such as parking, open space, and setbacks, by certain housing types to provide permanently affordable housing

Table 36. Other potential barriers summary.

	Other Potential Barriers
OTHER BARRIERS	
Infrastructure Investments	<ul style="list-style-type: none"> Make infrastructure investments for infill areas needing upgrades with follow-up by City staff to develop potential scenarios with emphasis on areas where affordable housing is most likely to occur
Development Standards	<ul style="list-style-type: none"> Review the City's Engineering Development Standards to identify potential barriers
Comprehensive Plan Map Amendments and Rezones	<ul style="list-style-type: none"> Review the City's Comprehensive Plan and the Citywide zoning map designations and determine if there are areas in the City that could support a higher range of residential densities

Appendix E.

Previous Work

Background

After the City Council adopted Resolution No. R2018-016 in July 2018, the City has been working on a number of actions to reduce homelessness, increase affordable housing, and collaborate with other jurisdictions and agencies to explore regional solutions to these issues.

The Planning Commission and the City Council undertook a significant effort from September 2018 to May 2019 to develop the Affordable Housing Work Plan for the City Council to use in make informed decisions when prioritizing the next steps to implement Resolution No. R2018-016. Since 2019, the City had spent a substantial amount of time implementing the 2019 Affordable Housing Work Plan through ordinances and process changes.

While the City was implementing the 2019 Affordable Housing Work Plan, the state legislature passed E2SHB 1923 in 2019, which created state grants through the Department of Commerce to address the need to create more affordable housing through the creation of local housing action plans. Seeing an opportunity to pool resources and work regionally to create materials to support the development of a City's Housing Action Plan, the City joined with the Cities of Lacey and Olympia in applying for the state grant.

By January 2020, the three cities were awarded the grant, agreed to an interlocal agreement to work together on the initial work products, and contracted with the Thurston Regional Planning Council (TRPC) to do the work. With the help of TRPC staff, a stakeholder group made up of developers, real estate professionals, and housing activists, as well as staff from the three jurisdictions, over the course of 2020 and into January 2021, a Regional Needs Housing Assessment, a Landlord Survey, and a draft Housing Action Plan template were completed.

2016 Comprehensive Plan Update

In 2016 to ensure the plan complied with the requirements of the GMA, Chapter 36.70A RCW as part of the Growth Management Plan requirement to update the City's Comprehensive Plan every eight years in accordance with RCW 36.70A.130(1) under Ordinance No. O2016-012, the City reviewed and revised the Housing Element of the Comprehensive Plan.

2018 Resolution No. R2018-016 Homelessness and Affordable Housing

In the first half of 2018, the City Council devoted considerable time to discussions of the causes of and resources available to address homelessness and the lack of affordable housing in the City. In July 2018, the City Council adopted Resolution No. R2018-016 Homelessness and Affordable Housing, which included a number of actions to start to reduce homelessness, increase affordable housing, and continue to work with other jurisdictions and agencies to explore regional solutions to these issues.

A. Reduce Homelessness – Increase resources/actions to combat/decrease regional homelessness.

Take the following actions now:

1. Review, and clarify as necessary, policies related to homelessness for first responders.
2. Develop strategies with the Tumwater School District and nonprofit partners to house homeless students/families.
3. Better understand and describe the extent and general location of Tumwater poverty and low-income areas.
4. Commit more current City resources to targeted regional homelessness actions.
5. Act to better connect people to services.
6. Continue to participate in homeless count each year.
7. Meet with Tumwater faith leaders to explore faith community's potential role addressing homelessness.
8. Assess and track homeless/low-income services in Tumwater.

Review and evaluate the following actions once the actions above are complete and their outcomes evaluated:

1. Further explore community support for a new tax/fee source for targeted homeless housing and services.
2. Evaluate Tumwater's future role in providing managed encampments, safe overnight parking areas, and shelters. May include code amendments addressing these land uses.

B. Boost Housing Affordability – Actions to increase affordable housing.

Take the following actions now:

1. Pursue grants for affordable housing.
2. Strengthen incentives for affordable housing within the Capital Corridor and Brewery District and explore extending these incentives to the entire InterCity Transit #13 bus corridor.
3. Evaluate and, if necessary, propose amendments to City code and zoning to support smaller scale affordable housing in neighborhoods to offer a greater variety of housing options.
4. Promote actions property owners can take to increase affordable housing such as accessory dwelling units.
5. Participate in regional discussions to understand factors affecting housing affordability and what steps can be taken to mitigate new housing costs.
6. Assess actions for assuring mobile home parks continue to provide affordable housing toward a goal of property ownership by residents.
7. Encourage more housing development overall.
8. Encourage abandoned houses moving back into the active housing inventory.

9. Enact policies to protect tenants experiencing housing instability, which may include:
 - a. Review current eviction/renter protection policies, laws, and legal services and assess possible actions.
 - b. Assess need for/knowledge of landlord-tenant conflict resolution services.
 - c. Support renter resources (mediation, etc.).
10. Inventory and track affordable housing units in Tumwater.

Review and evaluate the following actions once the actions above are complete and their outcomes evaluated:

1. Further explore community support for a new tax/fee source to support affordable housing and low-income services.
2. Consider options for reducing fees and service charges for certified affordable housing units.
3. Focus on creating one significant affordable housing project with partners in the next five years.

C. Ongoing Regional Actions – Continue work with other jurisdictions and agencies to explore regional solutions to homelessness and affordable housing.

2019 Housing Affordability Work Plans

After the City Council adopted Resolution No. R2018-016 in the summer of 2018, the City worked on a number of actions to reduce homelessness, increase affordable housing, and continue to collaborate with other jurisdictions and agencies to explore regional solutions to these issues.

One of those tasks was the City Council's 2019 Housing Affordability Work Plan, which is intended to increase the amount of privately and publicly funded residential development in the City to bring the supply and demand of housing in the City more into balance.

Objective

The City Council's development text and fee work plans addressed the following actions from Resolution No. R2018-016, which support the goal of increasing housing affordability:

GOAL: Boost Housing Affordability

Action #2 – Strengthen incentives for affordable housing within the Capitol Corridor and Brewery District and explore extending these incentives to the entire InterCity Transit #13 bus corridor

Action #3 – Evaluate and, if necessary, propose amendments to City code and zoning to support smaller scale affordable housing in neighborhoods to offer a greater variety of housing options

Action #4 – Promote actions property owners can take to increase affordable housing such as accessory dwelling units

Action #7 – Encourage more housing development overall

Background

After the City Council adopted Resolution No. R2018-016, the Planning Commission studied material on homelessness and the lack of affordable housing in the City in the fall of 2018. In the winter of 2019, the Planning Commission reviewed potential implementation actions the City could take to increase its affordable housing supply by reviewing the City's land use regulations and development fee structures for barriers to affordable housing.

Staff prepared draft tables of potential implementation actions for the Planning Commission to consider, which included background information as well as a rough estimate of the complexity of enacting the change, its relative effect in increasing the affordable housing stock in the City, and potential costs to the City. The Planning Commission completed its recommended development text and fee work plans on March 12, 2019.

The City Council reviewed the Planning Commission's proposed development text and fee amendment work plans at worksessions on March 26, 2019, April 23, 2019, and May 28, 2019. At their May 28, 2019 worksession, the City Council decided to focus on specific items in the Planning Commission's proposals in the final development text and fee amendment work plans.

Development Code Text Amendments

The intent of the development code text amendments is to increase the amount of privately and publicly funded residential development in the City, which would increase the overall supply of housing. Some of the development code text amendments would focus on increasing the amount of permanently affordable housing in the City.

The City Council's final work plan for development code text amendments to provide more housing, affordable and otherwise, in the City included the following actions:

1. Review the City's Comprehensive Plan and the Citywide zoning map designations and determine if there are areas in the City that could support a higher range of residential densities.
2. Provide an affordable housing density bonus in addition to the maximum density permitted in residential zone districts in limited areas of the City, if the proposed project provides permanently affordable housing units. In addition, consider a density bonus to incentivize developers to provide specific housing types in limited areas of the City that provide permanently affordable housing units.
3. Expand the locations where special residential development types such as accessory dwelling units and cottage housing and smaller types of housing such as micro-housing, tiny homes, and smaller lot single-family development are permitted. In addition, consider incentives for including accessory dwelling units with new single-family home developments.
4. Streamline accessory dwelling unit permitting by researching what other jurisdictions such as the City of Lacey and the cities in east King County are doing and look at ways to incorporate that work into the City's processes.
5. Add duplexes or other smaller types of housing units as a permitted uses to single family residential zone districts, such as the Residential/Sensitive Resource (RSR), Single-Family Low Density Residential (SFL), and Single-Family Medium Density Residential (SFM) zone districts.

6. Increase height limits in the Knoll subdistrict of the Brewery District zone district for permanently affordable housing projects.
7. Reduce required off-street parking ratios in residential areas near transit service and where there is sufficient on street parking to increase the buildable land available for housing. In addition, consider eliminating the 1.0 parking space per dwelling unit requirement for accessory dwellings.
8. Vary development standards, such as parking, open space, and setbacks, by certain housing types to provide permanently affordable housing. Note: Council asked that a more detailed proposal be prepared for this item before it gives its approval to include in the work plan.
9. Require new housing created specifically to be affordable to remain affordable in perpetuity with protective covenants and deed restrictions.
10. Raise the SEPA categorical exemption thresholds for multifamily residential development from 25 to 60 multifamily residential units.
11. Explore options for subdivision of attached units (unit lot subdivision) to allow for fee-simple ownership instead of condominium ownership. This would be specifically for detached and attached housing units in multifamily residential and mixed-use zone districts.

Development Fee Amendments

Based on the implementation actions identified in the Brewery District and Capitol Corridor Subarea Plans, the City Council's development fee amendment work plan included actions to reduce development fees to encourage the building of more housing, which could include permanently affordable housing. The actions in the development fee amendment work plan are focused in the Brewery District and the Capitol Boulevard Corridor subareas, the Town Center, and the Littlerock Road Subarea.

The intent would be to improve the financial viability of new development by allowing private and public developers to spread out or reduce the costs of infrastructure and capital improvements over the course of the development process and in turn allow more dwelling units of all types to be built.

The City Council's final work plan for development code fee amendments to provide more housing in the Brewery District, the Capitol Boulevard Corridor, the Town Center, and the Littlerock Road Subarea of the City included the following actions:

1. Lower, delay, or adjust the timing of development fees, such as impact fees and connection charges, such as:
 - a. Transportation impact fees where there is a nexus between the location of affordable housing and access to transit and after working with the Public Works Department to assess transportation demand in these neighborhoods;
 - b. Park impact fees after reviewing the assumptions the City considered as part of the Metropolitan Park District ballot measure and working with the Parks and Recreation Department;
 - c. Water and sewer connection fees after working with the Public Works Department; and
 - d. Sewer capacity development charges for permanently affordable housing after working with the Public Works Department.

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2. Exempt emergency housing from impact fees (SHB 2538).
3. Expand the multifamily tax exemption program to other areas of the City, such as the Town Center, and the Littlerock Road Subarea, and look at expanding the percentage of permanently affordable units that would need to be provided.
4. Cut, reduce, or cap fees for nonprofits building permanently affordable housing.
5. Reduce fees for private-sector development of permanently affordable homes and units.
6. Make infrastructure investments for infill areas needing upgrades with follow-up by City staff to develop potential scenarios with emphasis on areas where affordable housing is most likely to occur.
7. Reduce fees for affordable, single-family homes (under 1,500 sq. ft.) and manufactured homes.