

The background of the slide is a light gray surface covered with numerous 3D models of houses. Most of the houses are a uniform light gray color, but one house in the center-right area is a distinct dark red color. The houses are scattered across the surface, some appearing to be on small white rectangular bases. The lighting is soft, creating subtle shadows beneath the houses.

Tenino Housing Needs, Land Capacity Analysis, and Growth Scenarios

Planning Commission

March 13, 2024

Land Capacity Analysis – Background



In 2021, the Washington State Legislature passed HB 1220, which requires that counties and cities plan for the housing needs of all income levels.



Cities are required to show that they have sufficient land capacity to accommodate units which will serve the required income levels and that there are not other significant barriers to production of those units.



A full analysis meeting the requirements of HB 1220 will be conducted as part of this comprehensive plan update.

TRPC's Projected Housing Needs (2023)

| Total | Income Level (Percent of Area Median Income) | | | | | | | | | | Emergency Housing |
|-------|--|---------|--------|--------|---------|----------|-------|--------------------|--|--|-------------------|
| | 0-30% | | 30-50% | 50-80% | 80-100% | 100-120% | 120%+ | Seasonal / Migrant | | | |
| | PSH | Non-PSH | | | | | | | | | |
| | Housing Units | | | | | | | | | | Beds |

2045 Total Housing Unit Need (Sum of 2020 Supply + 2045 Need)

| | | | | | | | | | | |
|------|-------|----|----|-----|-----|-----|-----|-----|---|---|
| City | 1,299 | 32 | 97 | 211 | 416 | 197 | 113 | 233 | 0 | 9 |
| UGA | 14 | 1 | 2 | 2 | 3 | 2 | 1 | 3 | 0 | 0 |

2020 Supply

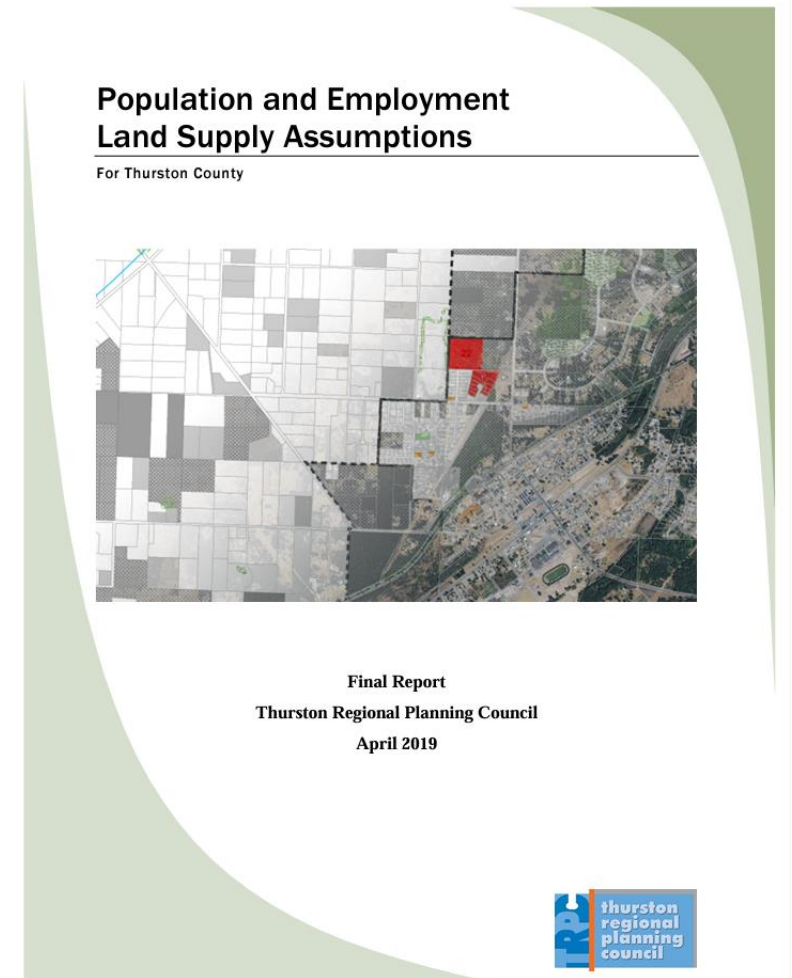
| | | | | | | | | | | |
|------|-----|---|----|-----|-----|----|----|----|---|---|
| City | 780 | 0 | 34 | 211 | 416 | 82 | 12 | 26 | 0 | 0 |
| UGA | 5 | 0 | 0 | 1 | 3 | 1 | 0 | 0 | 0 | 0 |

2045 Unit Need

| | | | | | | | | | | |
|------|-----|----|----|---|---|-----|-----|-----|---|-----|
| City | 519 | 32 | 62 | 0 | 0 | 115 | 102 | 208 | 0 | 9 |
| UGA | 9 | 1 | 2 | 1 | 1 | 1 | 1 | 3 | 0 | 3 0 |

Land Capacity Analysis – Methodology

- The land capacity analysis followed Commerce guidance, using zoning and land supply assumptions from TRPC's [Population and Employment Land Supply Assumptions](#) (2019)
- Analysis included the following steps:
 - Identify vacant and redevelopable parcels
 - Apply reduction factors
 - Identify land capacity by income band



Land Capacity Analysis

Step 1: Identify Vacant and Redevelopable Parcels

Using Thurston County GIS and assessor's data, parcels in Tenino and its UGA were classified as either **vacant** or **redevelopable**:

- **Vacant parcels:** Parcels of land that have no structures or structures with low valuation (<\$50,000)
 - Vacant land with a designated use (i.e., parks and open space) is considered developed.
- **Redevelopable land:** Developed land that has a strong likelihood that existing development will be torn down and replaced with more intensive uses during the planning period. Also includes partially-used parcels – those occupied by a use, but which contain enough land to be further subdivided without rezoning.

Land Capacity Analysis

Step 2: Apply Reduction Factors

Critical areas: Critical areas and their buffers are deducted. TRPC's *Population and Employment Land Supply Assumptions* include critical areas and buffer widths to be deducted from Tenino's buildable land supply.

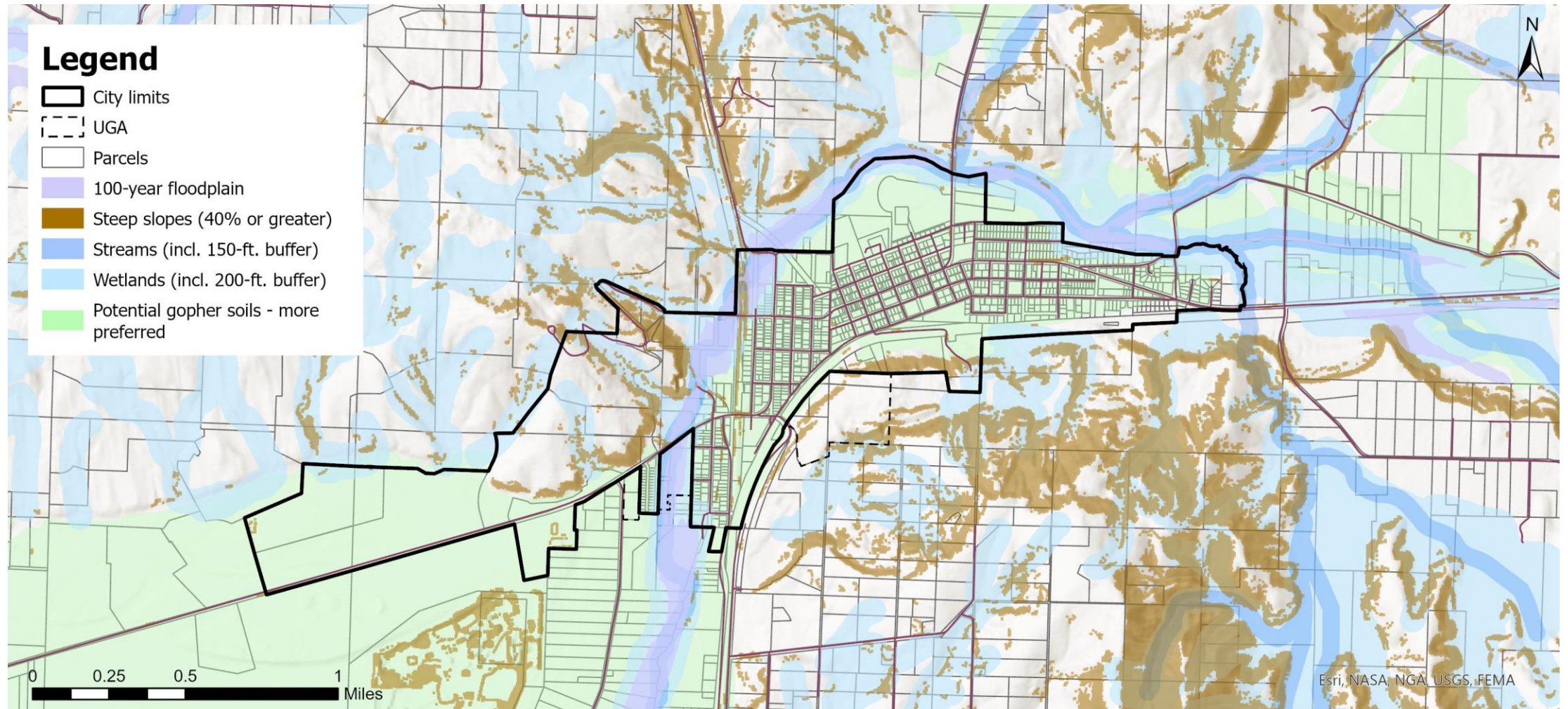
Additional reductions: Reduce the amount of vacant and redevelopable land to account for infrastructure needs. TRPC's assumptions use a reduction factor of 35% for all residential zones in Tenino.

- This accounts for new right-of-way, public space, stormwater facilities, or other dedications.

Critical areas and buffer widths deducted from buildable land supply:

- 100-year floodplain
- Steep slopes (40% and greater)
- Wetlands + 200' buffer
- Streams (Type S) + 150' buffer
- Mazama pocket gopher soils, more preferred (10% of soil area added to parcel's critical areas)

Land Capacity Analysis – Constraints



Land Capacity Analysis – Existing Capacity

| Existing Capacity by Zone | |
|-----------------------------------|------------|
| Residential Zones | |
| SF-ES | 31 |
| SF | 137 |
| SF-D | 21 |
| MF | 104 |
| All residential zones | 293 |
| Commercial/Mixed-Use Zones | |
| C-1 | 15 |
| C-2 | 23 |
| C-3 | 6 |
| All commercial/MU zones | 44 |
| Total | 337 |

Tenino can currently accommodate **337 additional dwelling units** in all zones in which residential development is allowed.

Land Capacity Analysis

Step 3: Identify Land Capacity by Income Band

To comply with HB 1220 requirements, the land capacity for future units must be broken down based on the income bands that could be served by those units.

| Zone | Housing Types Allowed | Zone Category | Lowest Income Level Served |
|-------|---|------------------|--|
| SF-ES | Single-family | Low Density | Higher-Income (>120% AMI) |
| SF | Single-family | | |
| SF-D | Single-family, duplex | Moderate Density | Moderate-Income (80-120% AMI) |
| MF | Single-family, duplex, townhomes, multifamily, group home | High Density | Low-Income (0-80% AMI) |
| C-1 | Townhomes, multifamily, group home | | |
| C-2 | Townhomes, multifamily, group home | | |
| C-3 | Single-family, townhomes, multifamily, group home | | |

Land Capacity Analysis

Step 3: Identify Land Capacity by Income Band

Based on TRPC's characterization of Tenino's existing housing supply by income band, the additional units needed by 2045 can be broken down as follows:

| Income Band | 2045 Housing Unit Target (City + UGA) | Additional Unit Capacity | Surplus/Deficit |
|-------------------------------|---------------------------------------|--------------------------|-----------------|
| Low-Income (0-80% AMI) | 99 | 148 | 49 |
| Moderate-Income (80-120% AMI) | 219 | 21 | (198) |
| Higher-Income (>120% AMI) | 211 | 168 | (43) |

Land Capacity Analysis: Conclusion

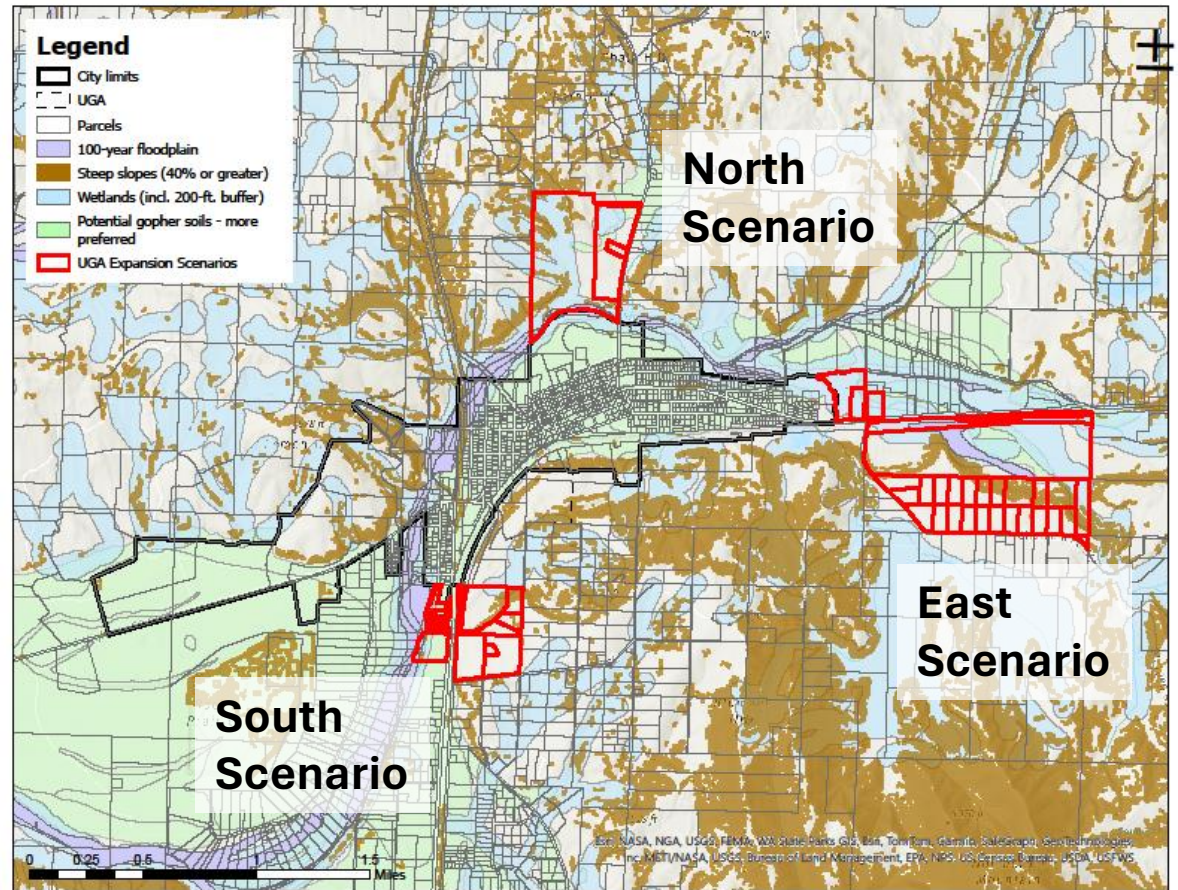
- We need to plan for:
 - 198 Moderate-Income Units (80-120% AMI)
 - 43 Higher-Income Units (120%+ AMI)
- We need to consider:
 - Permanent Supportive Housing
 - Emergency Beds

Increasing Capacity

- Ways to increase capacity:
 - Expand UGA
 - Limited by steep slopes, flood plains, wetlands and Mazama Pocket Gopher habitat
 - Expanded urban growth areas must be served by municipal water and transportation within 20 years
 - Must be approved by Thurston County Regional Planning Council and Urban Growth Management subcommittee
 - Increase density inside city limits
 - No need to extend the city's existing infrastructure
 - Increase allowed heights in Tenino's core and/or upzone existing low-density residential areas

Conceptual Areas for UGA Expansion

- Three conceptual UGA expansion options
 - South Expansion scenario
 - North Expansion scenario
 - West Expansion scenario
- Contiguous with Tenino municipal boundaries and existing urban growth area
- Development potential assumed based on rezone to Single Family (SF) Zone
- Cost estimates for each annexation scenario include preparation, erosion control, and water and sewer extensions



South UGA Expansion Scenario

Development capacity

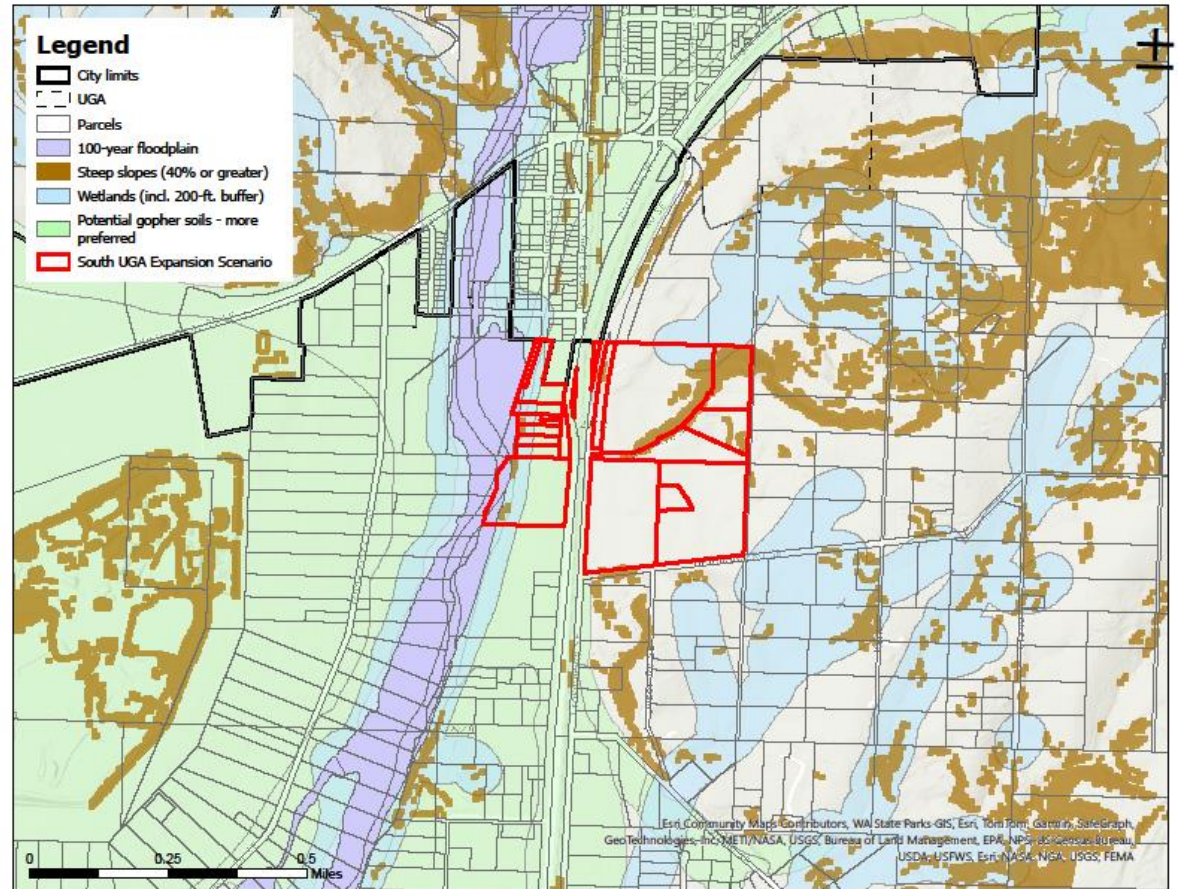
Total area: 123.65 acres

Buildable area: ~ 68 acres

Additional housing units: ~ 350

Estimated cost to extend
utilities and infrastructure

~\$1.6 million



East UGA Expansion Scenario

Development capacity

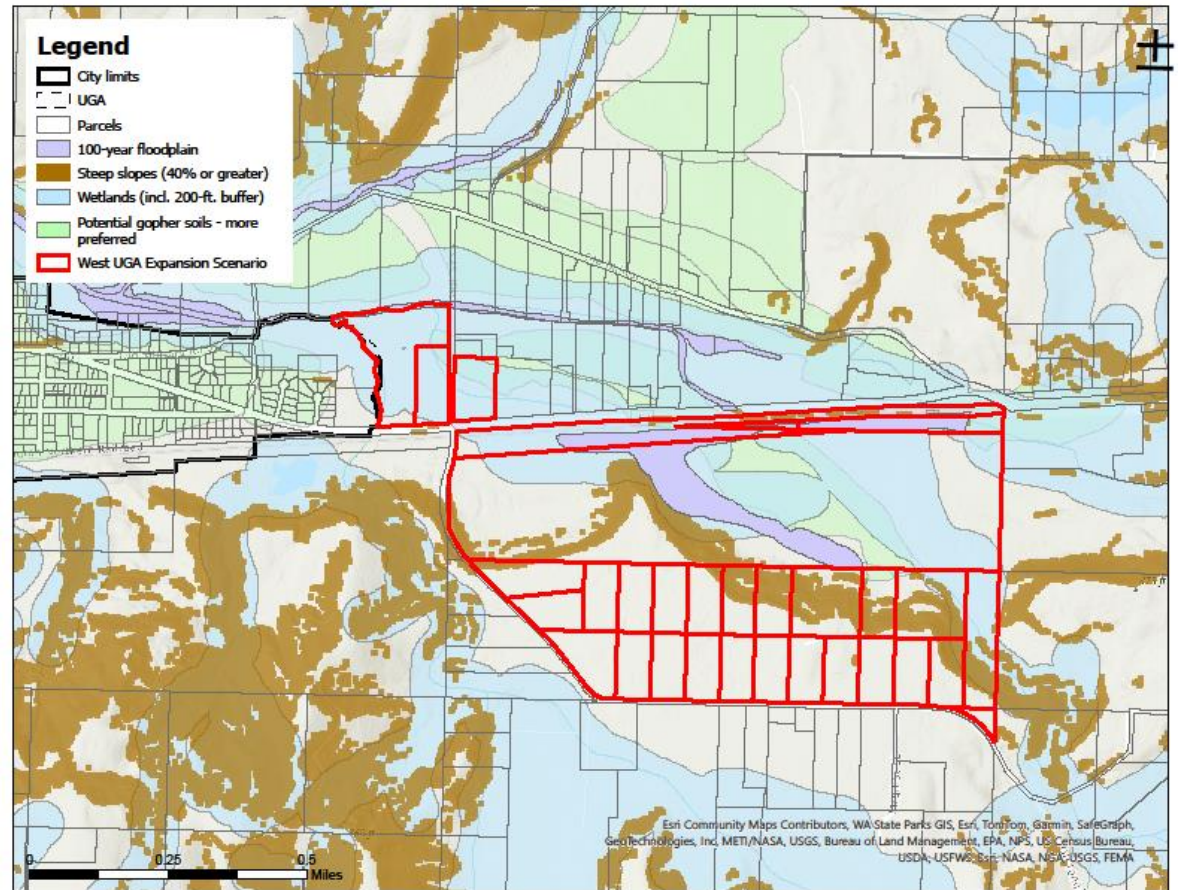
Total area: 352.76 acres

Buildable area: ~ 148 acres

Additional housing units: ~ 750

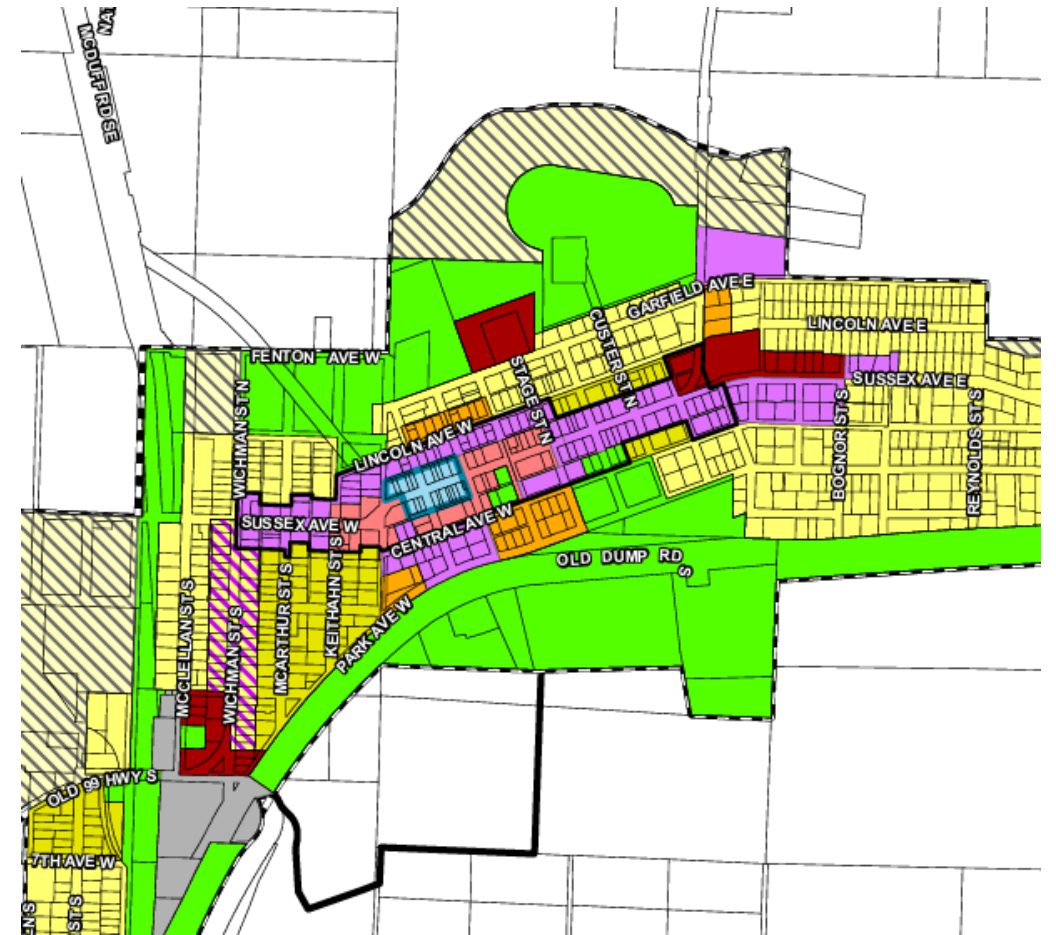
Estimated cost to extend
utilities and infrastructure

~\$3.9 million



Potential Density Increase Scenario

- C-1 zone – increase height limit from 35' to 50' (+2 stories)
 - New development would connect into existing infrastructure
 - Additional capacity:
 - +15 units if using only vacant/redevelopable parcels
 - +134 units if expanding upward on parcels where buildings already exist



Next Steps

- Consideration of “Adequate Provisions” for accommodating housing at all income levels (more qualitative than LCA)
- Identification of preferred capacity increase scenario
- Review of goals and policies – align with HAP



Questions?