

DRAFT Housing Needs Assessment

Housing Action Plan
City of Tenino

Prepared For:

City of Tenino

Prepared By:

SCJ Alliance

Malissa Paulsen, Planner

Dan Penrose, Principal

8730 Tallon Lane NE, Suite 200

Lacey, WA 98516

360.352.1465

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Housing Needs Assessment

Project Information

Project: Housing Action Plan
Prepared for: City of Tenino
149 Hodgden St S
Tenino, WA 98597

Project Representative

Prepared by: SCJ Alliance
8730 Tallon Lane NE
Lacey, WA 98516
scjalliance.com
Contact: Malissa Paulsen
Project Reference: SCJ #00-079701

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Appendix A

Introduction

A Housing Needs Assessment (HNA) is a tool for communities to understand the way that their unique demographics, housing stock, economy, and available land determine current and future housing needs. By analyzing each of these components, the HNA can show important gaps between the housing needs of residents and the available housing in a community and help plan for mitigating those gaps and ensuring access to housing for all economic and demographic segments of a community.

Issue Statement

Tenino is a predominately white community of 1,870 people with unique housing needs and challenges stemming from its economy and demographics. Tenino faces a growth projection leading to a need for additional new housing units to balance the supply and demand of housing stock as the city grows.

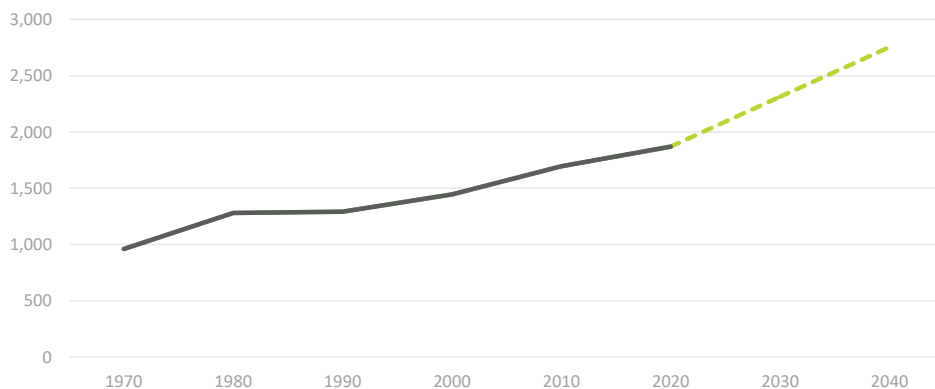
Community Profile

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

Population and Demographics

Historic and Future Population

Figure 1. Tenino Historic Population (1910 – 2040)



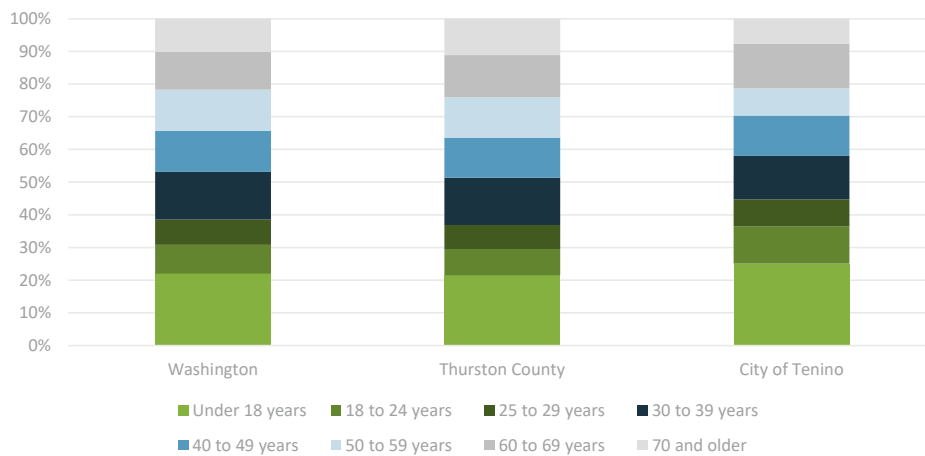
Source: Washington Office of Financial Management (OFM), TRPC 2021 Statistical Profile

The City of Tenino was incorporated in 1906 and the 1910 Census showed a population of 1,038 people. The population dropped between 1910 and 1920, fluctuating but remaining below 1,00 until sometime in the 1970s when the city began to grow rapidly, as shown in Figure 1, with a 94% increase from 1970 to 2020. According to the Thurston County Historic Commission, the population had originally started to boom in the late 1800s with the construction of the Northern Pacific Railroad Depot and the opening of the sandstone quarries. Over the preceding decades the sandstone industry collapsed and by 1926 the quarry was closed leading to the decline of the population reflected above.

Currently, the population sits around 1,870, with a projected 24% increase by 2030, and a 32% increase by 2040 with an estimated population growth to around 2,755 residents. Population projections are based on additional housing units that have been or are projected to be permitted within the next twenty years.

Age and Race/Ethnicity

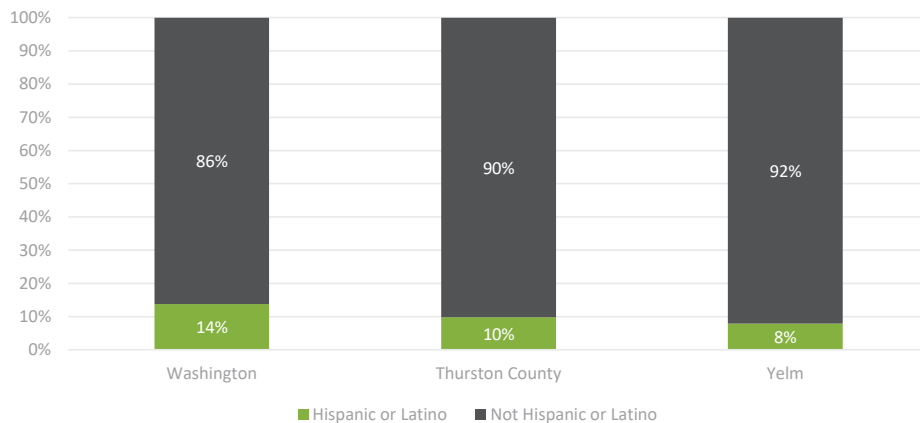
Figure 2. Age Distribution in Tenino (2020)



Source: 2020 American Community Survey (ACS) 5-year Estimates, Table S0101, 2020 U.S. Census

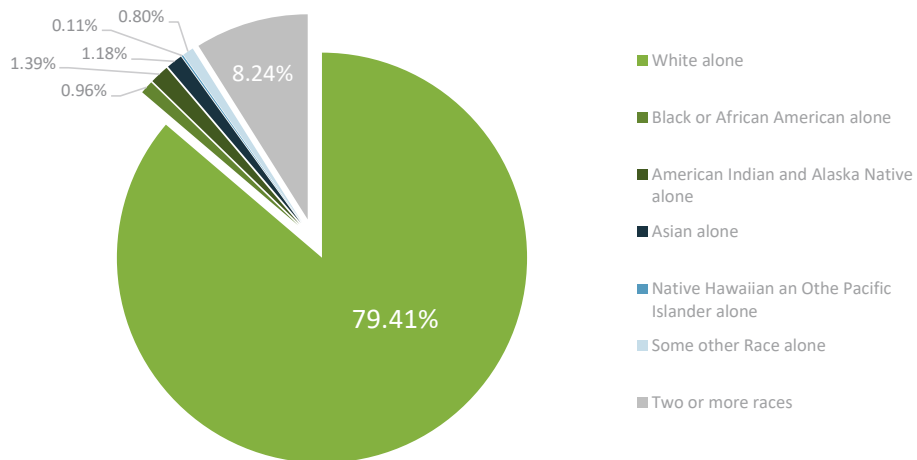
The population of Tenino is slightly younger than Thurston County or Statewide demographics. Just under 45% of the population is below 39 years of age. Tenino also has a smaller percentage of individuals 50 years or older, with 29% of the population compared to the County and State, at 36% and 34% respectively. Reflected in Figure 2, the city sees a higher number of families looking for a tight-knit community with close recreational opportunities.

Figure 3. Ethnicity in Tenino (2020)



Source: 2020 American Community Survey (ACS) 5-year Estimates, Table P2, 2020 U.S. Census

Figure 4. Not Hispanic or Latino Ethnicity in Tenino (2020)



Source: 2020 Decennial Census, Table P2, 2020 U.S. Census

As shown in Figures 3 and 4, Tenino's population is predominately non-Hispanic, with approximately 80% of the population identifying as non-Hispanic white. Hispanic/Latino residents make up around 8% of the population.

Household Characteristics

Household Size, Type, and Tenure

The U.S. Census Bureau defines a household as “all the people who occupy a housing unit”. Households can be comprised of any combination of related family members, unrelated people, or individuals. The 2020 American Community Survey estimated 706 households in Tenino.

Table 1. Household Types in Tenino with Regional Comparison (2020)

Household Type	City of Tenino		Thurston County	
	Total	Percent	Total	Percent
Total Households	706	100%	112,323	100%
Family Households	365	51.7%	73,946	65.8%
Married-couple family	253	35.8%	57,824	51.5%
Other family	112	15.9%	16,122	14.4%
Nonfamily Households	341	48.3%	38,377	34.2%
Householder living alone	228	32.3%	28,994	25.8%
Householder 65 years and over	79	11.2%	1,026	10.7%

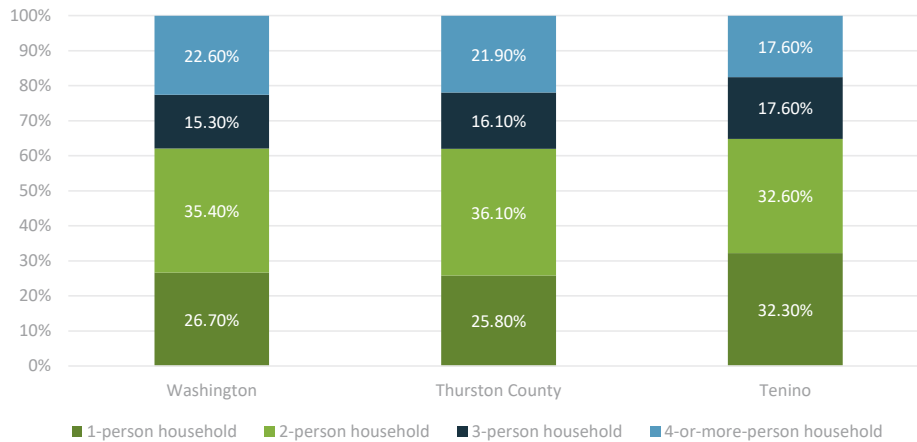
Source: 2020 American Community Survey (ACS) 5-Year Estimates, Table S2501

As shown above in Table 1, little more than half of households in Tenino are family households with more than a third of those married couples.

Household data for Tenino from the 2020 American Community Survey (U.S. Census, Table S1101 and S2501) show that while average household size for the city is smaller than regional comparison at 2.44 compared to 2.50 for Thurston County. This corresponds with 72.9% of those households having no related children under 18 years. However, average family sizes are larger than regional comparison, with an average 3.3 for Tenino and 2.99 at county level. This information, and the data shown in Figure 3 (Page 3) and Table 1, above, suggest that while many of the households in Tenino do not have children living in the home, those that do typically have more than one.

Renter-occupied housing also has a higher rate of multiple occupants per room as compared to owner-occupied housing (8.0% vs. 0.6%, respectively). Households averaging more than one occupant per room are considered overcrowded, meaning that renters are in smaller housing units than what may be desired.

Figure 5. Tenino Household Size with Regional Comparison (2020)



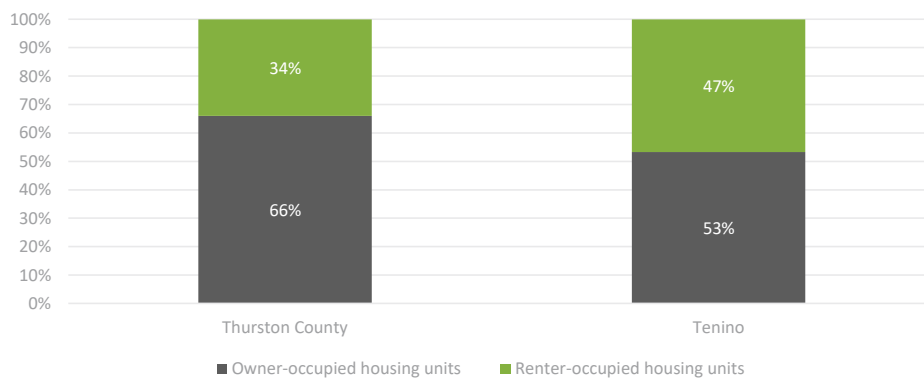
Source: Source: 2020 American Community Survey (ACS) 5-Year Estimates, Table S2501

When compared regionally, Tenino's household sizes are smaller, as shown in Figure 5, with 32% of households comprised of only 1-person, compared to 27% statewide. Conversely, only 18% of households in Tenino have 4 or more people in the household. Given the data on households and that 99% of households have one or less occupants per room, these are primarily smaller single-person households with a mix of younger families.

As compared to Thurston County, Tenino has a much higher percentage of renter-occupied units, as shown in Figure 6.

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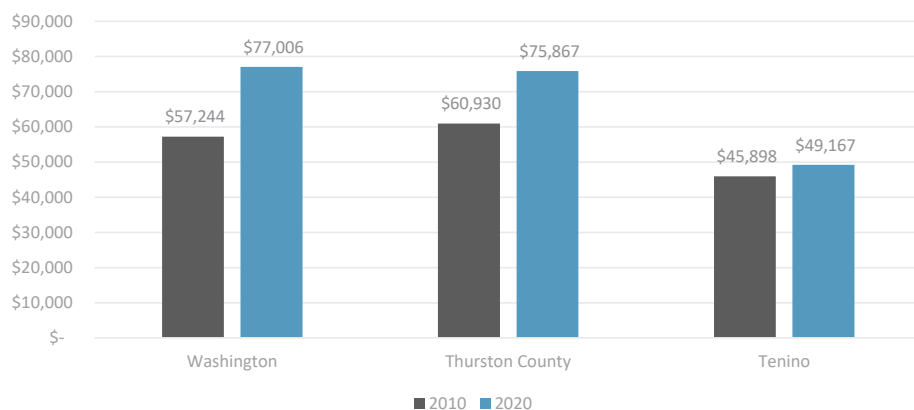
Figure 6. Tenure in Tenino (2020)



Source: 2020 American Community Survey (ACS) 5-Year Estimates, Table S1101

Household Income

Figure 7. Inflation-Adjusted Tenino Household Income with Regional Comparison (2020)



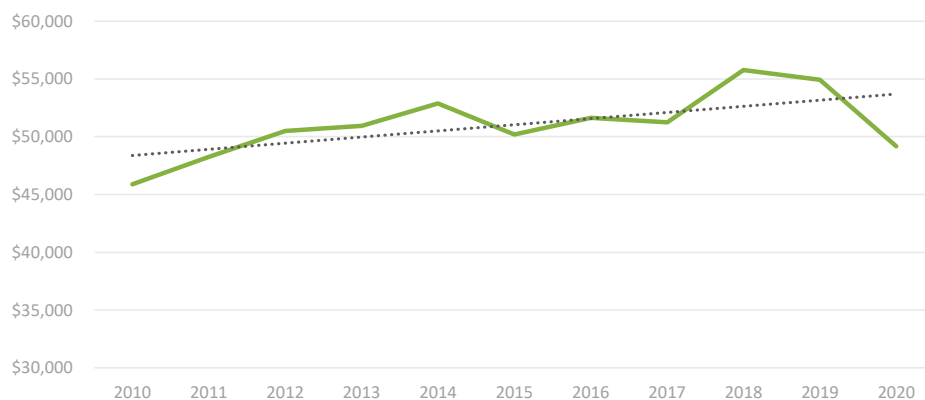
Source: 2010, 2020 American Community Survey (ACS) 5-Year Estimates, Table S2503

In Tenino, the Median Household Income (MHI) has not kept pace with the region, rising only 7% between 2010 and 2020, to \$49,167, when adjusted for inflation. While this is smaller than regionally, the MHI in Tenino fluctuates greatly with any variance in households.

Renters also earn significantly less than homeowners in Tenino. The MHI for homeowners in 2020 was \$71,250 compared with \$35,217 for renters – more than \$36,000 more, annually.

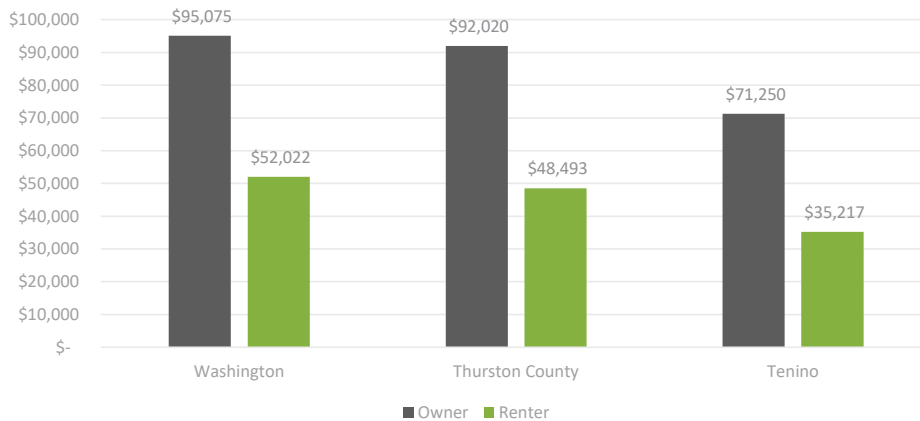
While there has been an overall increase in MHI over the past decade, Tenino's household incomes initially decreased between 2014 and 2015 before it saw a gradual increase from 2015 to 2017, shooting up in 2018, and heading back down again.

Figure 8. Inflation-Adjusted Tenino Household Income (2010-2020)



Source: 2010-2020 American Community Survey (ACS) 5-Year Estimates, Table S2503

Figure 9. Median Household Income by Tenure in Tenino (2020)



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Source: 2010-2020 American Community Survey (ACS) 5-Year Estimates, Table S2503

Household Needs and Risk

Low-Income and Cost-Burdened Households

The U.S. Department of Housing and Urban Development (HUD) calculates income thresholds to determine eligibility for subsidized affordable housing units. In Thurston County, the 2020 Area Median Income (AMI) was \$49,167. Table 3 shows the 2022 Thurston County HUD Income Limits for low, very low, and extremely low-income households making 80%, 50%, and 30% of the AMI, respectively.

Table 2. Olympia-Tumwater Metro Area (Thurston County) 2022 HUD Income Limits (\$)

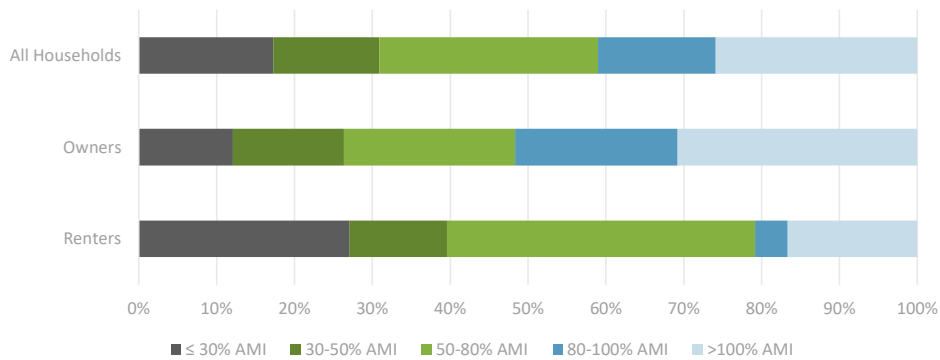
Household Income Level	1-person household	2-person household	3-person household	4-person household	5-person household
Extremely Low Income (30% AMI)	35,350	40,400	45,450	50,450	54,500
Very Low Income (50% AMI)	25,900	29,600	33,300	36,950	39,950
Low Income (80% AMI)	41,400	47,300	53,200	59,100	63,850

Source: HUD

Figure 14 shows a breakdown of Tenino's households by income level and tenure. Overall, about 59% of Tenino households are earning less than 80% AMI, a common threshold for subsidized housing eligibility. As discussed previously, renters earn overall lower incomes than homeowners, with 80% of rental households earning under 80% AMI compared with 48% of ownership households, and over twice as many rental households earning under 30% AMI as ownership households.

Households with income at or below 30% AMI qualify to receive rental assistance through HUD's Section 8 program; however, students and individuals under the age of 24 do not typically qualify for assistance.

Figure 10. Household Incomes in Tenino (2019)

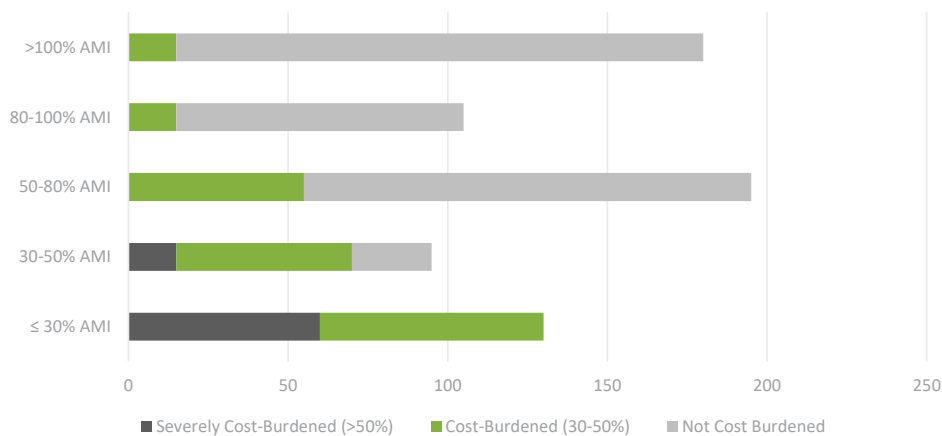


Source: HUD Comprehensive Housing Affordability Strategy (CHAS)

In addition to income, HUD used a measurement of “cost burden” to further determine which subset of a community’s residents are most in need of housing support or most at risk of displacement or housing hardship. A household is “cost-burdened” if they are spending more than 30% of their monthly income on housing costs (including rent and utilities). A “severely cost-burdened” household spends more than 50% of its monthly income on housing costs.

Figure 11 shows that Tenino’s most cost-burdened households are also those earning the lowest incomes. The majority of households earning less than 30% AMI are also severely cost-burdened. Overall, nearly 11% of Tenino’s households are severely cost-burdened. These households can face difficult choices between prioritizing spending on housing and other household needs such as food and health care.

Figure 11. Cost-Burdened Households in Tenino (2019)



Source: HUD Comprehensive Housing Affordability Strategy (CHAS)

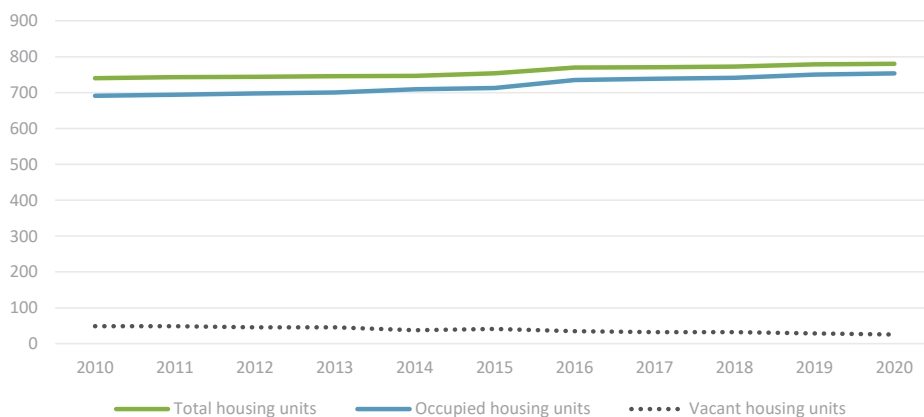
Housing Inventory

This section discusses the type and age of Tenino’s existing housing stock, current and future housing production, and trends in ownership and rental housing costs in the City. It also identifies special housing types in Tenino, including subsidized affordable units and senior housing. An inventory of the existing housing creates a baseline for future planning and identifies important trends.

Housing Characteristics

Housing Units, Production and Vacancy Rates

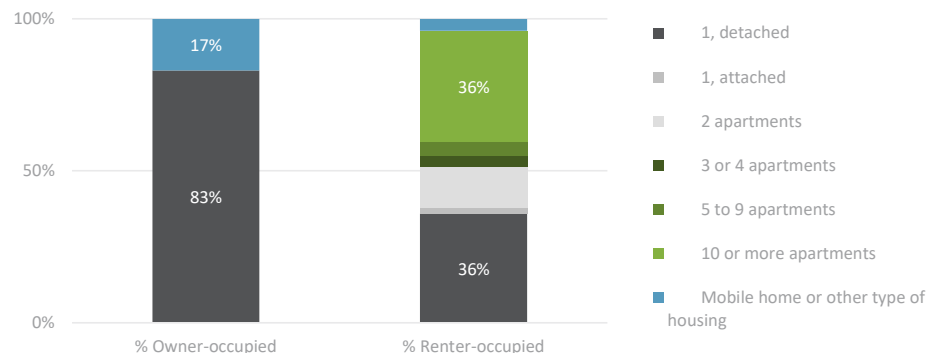
Figure 12. Housing Units in Tenino (2010-2020)



Source: 2010-2020 American Community Survey (ACS) 5-Year Estimates, Table DP04

The 2022 Postcensal Estimates from the Office of Financial Managements count of housing units in Tenino was 846, of which 609 were single family residences, 83 multifamily, and 154 mobile home or other types of housing. As shown in Figure 12, the total number of housing units in Tenino has gradually increased over the past decade, while occupied units increased at a slightly higher rate, leading to a decrease in the housing vacancy rate over time. The vacancy rate was 6.62 in 2010, and has decreased every year, sitting at 3.33 in 2020. While Tenino currently sits at a healthy vacancy rate, the city will need to increase the additional units per year to meet future demand and to keep the vacancy rate stable. Currently, the city averages 4 additional units per year, while the number of occupied units increases by 6 annually.

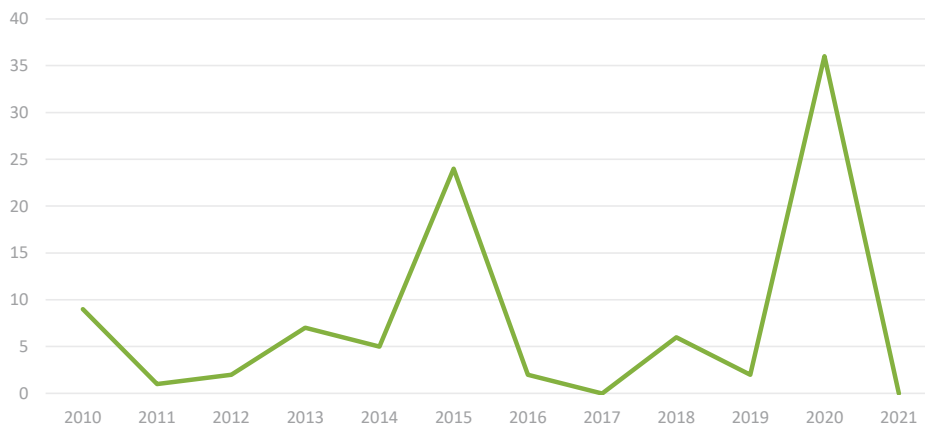
Figure 13. Housing Types by Tenure (2020)



Source: 2020 American Community Survey (ACS) 5-Year Estimates, Table S1101

Data from the 2020 ACS (U.S. Census, Table S2504) shows that most of the occupied units in the city are detached single-family homes, occupied by both owners and renters. Homeowners mostly live in single-family homes, with a smaller portion in mobile homes, and renters largely live in single-family or apartment buildings (not including duplexes, triplexes, or quadplexes). One unit attached residences make up the smallest percentage of unit type in Tenino.

Figure 14. Tenino Residential Permit Activity (2010-2021)

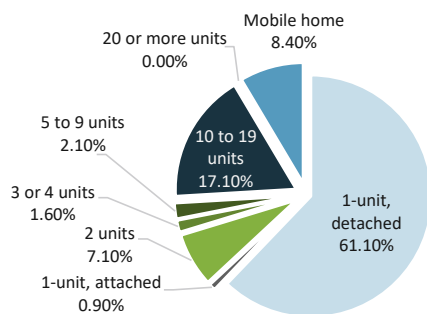


Source: Thurston Regional Planning Council, 2022

Figure 14 breaks down recent construction of residential units as reported by the Thurston Regional Planning Council. The figure considers development per unit and not per structure, therefore this considers all individual units as separate living spaces or structures. Permit activity spiked in 2015 and 2020 with two single-family residential developments in the southwestern and eastern areas of the City.

Type, Size, and Age of Units

Figure 15. Units in Structure, Tenino (2020)

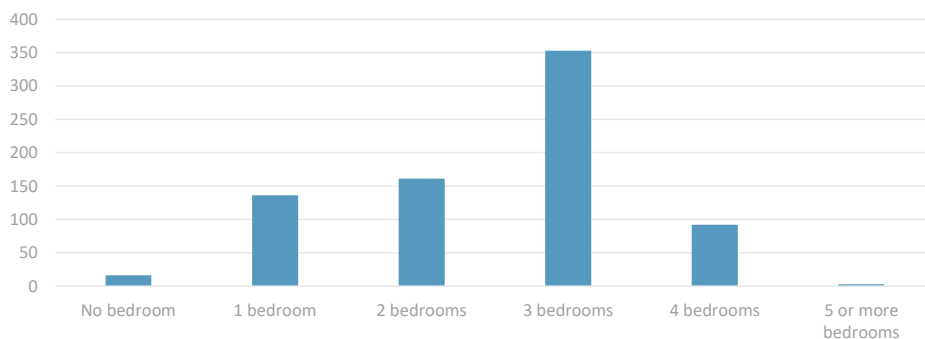


Tenino's housing stock is comprised primarily of single-family homes, as shown in Figure 15, making up more than 61% of the total stock. A majority of the remaining 39% are apartment buildings with 10 or more units along with a smaller share of duplexes, triplexes, and quadplexes. This housing mix reflects the growth of the individuals and family-oriented population as reflected in the Household Characteristics section (Page 4), and its demand on the housing market.

Source: 2020 American Community Survey (ACS) 5-Year Estimates, Table DP04

Figure 16, below, helps to describe the size of units within Tenino. This is an important consideration because unit size helps to assess how well the housing stock meets the needs of the community. In this case, a majority of the housing stock is comprised of units with at least 3 bedrooms. As discussed on page 4, the average household size for Tenino is 2.44. Analysis of both of these numbers reflects that Tenino typically does not have an issue of overcrowding. Overcrowding is determined if an average household has more than one occupant per room.

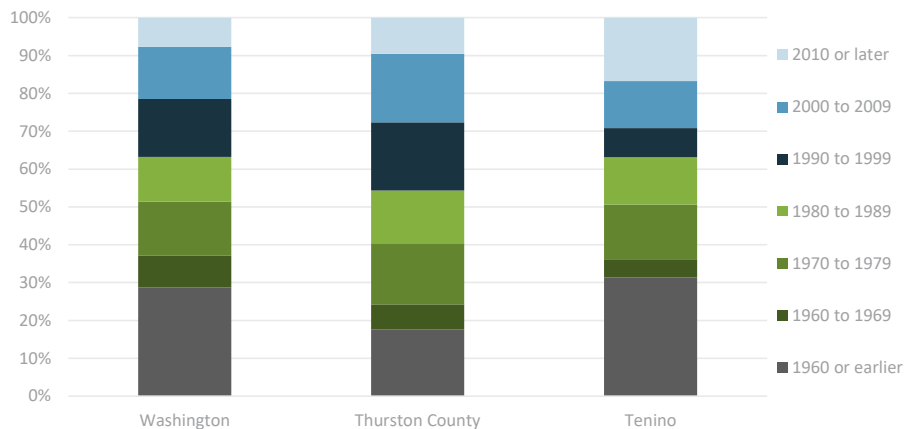
Figure 16. Housing Units in Tenino by Number of Bedrooms (2020)



Source: 2020 American Community Survey (ACS) 5-Year Estimates, Table DP04

The housing in Tenino has a slightly is relatively evenly distributed between older and newer structures, as shown in Figure 17. Just under 38% of the buildings in Tenino are considered historic, meaning they were built more than 50 years ago. These older buildings may contain lead paint and present ongoing maintenance problems, though older housing stock can also provide a source of naturally occurring affordable housing units. There is also a similar share of buildings constructed since 2000 to regional averages, following Tenino's consistent growth of population.

Figure 17. Age of Housing in Tenino (2020)

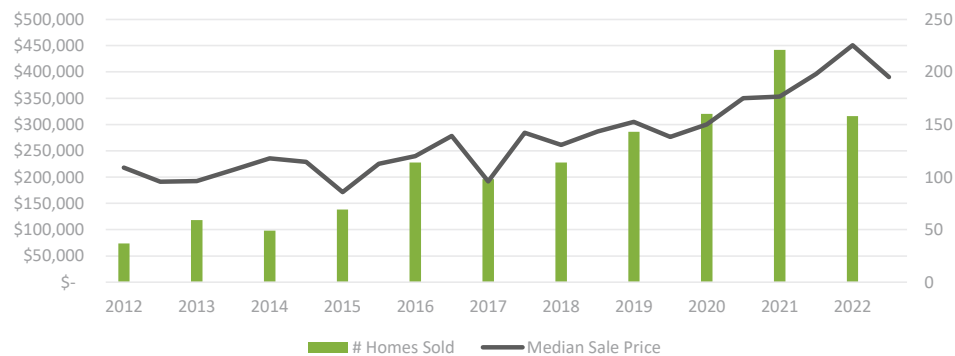


Source: 2020 American Community Survey (ACS) 5-Year Estimates, Table DP04

Housing Cost

Both rental and homebuying costs have increased in price over the past decade, and sales prices have increased particularly fast since the onset of the COVID-19 pandemic. Figure 18 shows Tenino's median sales prices over the past decade. Overall, the trendline shows a steady increase in housing cost with a noticeable increase of sales in 2021. Zillow's Home Value Index, which estimates the typical home value for a region, currently estimates the cost to purchase a home in Tenino at \$498,326 as of October 2022.

Figure 18. Median Sales Price vs Number of Sold Houses in Tenino (2012-2022)

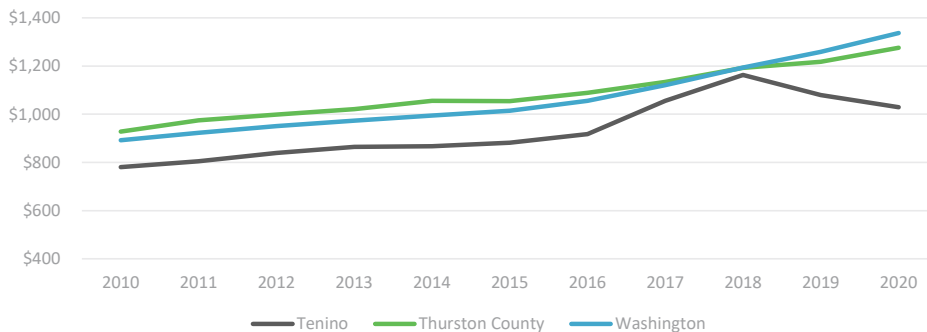


Source: Thurston County Assessor's Data, 2022 (through June 2022)

Rent cost is significantly more difficult to track, particularly for smaller geographies. Census data on rents is both delayed and self-reported and large real-estate websites do not track rent costs well for smaller communities. However, the Census data can provide a window into larger trends. In Tenino, rent costs are typically less than those in Thurston County and have been increasing at a similar rate. Both

County and City rent costs have not increased as quickly as they have Statewide, as shown in Figure 19. The 2020 ACS reports the Median Gross Rent in Tenino to be \$1,029, with an increase of 35% since 2010.

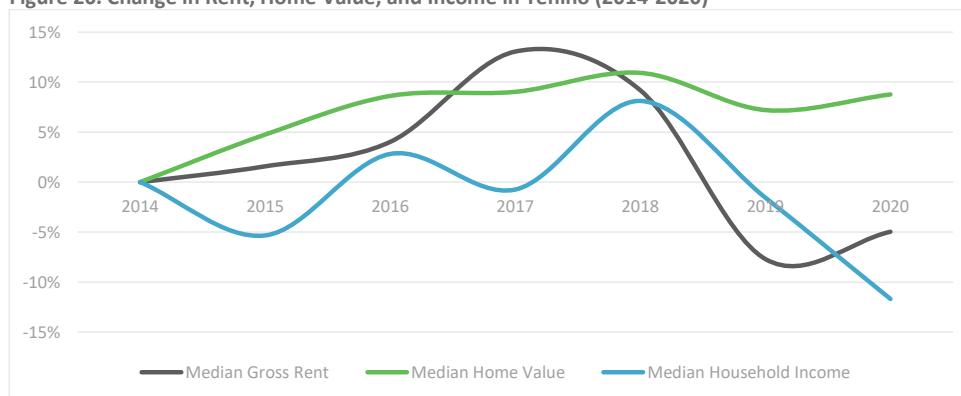
Figure 19. Inflation-Adjusted Median Gross Rent in Tenino with Regional Comparison (2010-2020)



Source: 2010-2020 American Community Survey (ACS) 5-Year Estimates, Table DP04

Comparing rent prices, home prices, and incomes can provide a window into housing affordability. Figure 20 takes 2014 as a baseline year and shows the change in each indicator over a 6-year period. Median household income is shown to fluctuate greatly, while median home values show a similar pattern but far more muted. Household income has greatly decreased, falling more than 15% between 2018 and 2020. As shown in Figure 8 (Page 7), median household income typically shows a greater fluctuation when there is a smaller number of data points within an entire set, which explains the exaggerated decline reflected in Figure 20, below. In 2017, Income and Home Values began to decline while the cost of rent increased – compounding the housing affordability difficulties in the community. These issues are also affecting communities across Thurston County, as demonstrated by the University of Washington Center for Real Estate Research that shows the countywide Housing Affordability Index (HAI) falling since 2020.

Figure 20. Change in Rent, Home Value, and Income in Tenino (2014-2020)



Source: 2020 American Community Survey 5-Year Estimates, Tables S2503, DP04, Zillow

Special Housing Inventory

Special Housing Inventory includes Group Homes and Care Facilities, Income-Restricted Housing, and Senior Housing options. According to the 2020 Decennial Census there were no members of the population identified as residing in an institutionalized facility within the City of Tenino.

Income-Restricted & Senior Housing

Income-restricted housing includes complexes and apartment communities that provide affordable housing options for low-income families, elderly, or developmentally delayed individuals. The reduction of cost to the renter is typically provided through subsidies paid to the complex or community by both local and federal government agencies.

Table 3. Low Income Housing Availability

Low Income Housing	Total Low-Income Units	Assistance Type
Sandstone Apartments Building B (298 Ritter St S)	30	Section 515
Sandstone Apartments Building A – Tenino Senior (118 McArthur St)	22	Senior & Disabled persons, USDA Rental Assistance, Section 8

Source: HUD LIHTC Database, Affordable Housing Online

The Sandstone apartments as mentioned in both Table 4 and 5, have two buildings that offer different types of assistance. Building B is an “affordable housing” option that follows requirements set by the HUDs Section 515 Rural Rental Housing Loan program. According to the Housing Assistance Council (HAC), the Rural Rental Housing program facilitates mortgages made by USDA to provide affordable rental housing for very low-, low-, and moderate-income families, elderly persons, and persons with disabilities.

Table 4. Senior Housing Types Available in Tenino (2022)

Senior Housing	Unit types
Sandstone – Tenino Senior (Building A, 118 McArthur St)	26 One-bedrooms 4 Two-bedrooms

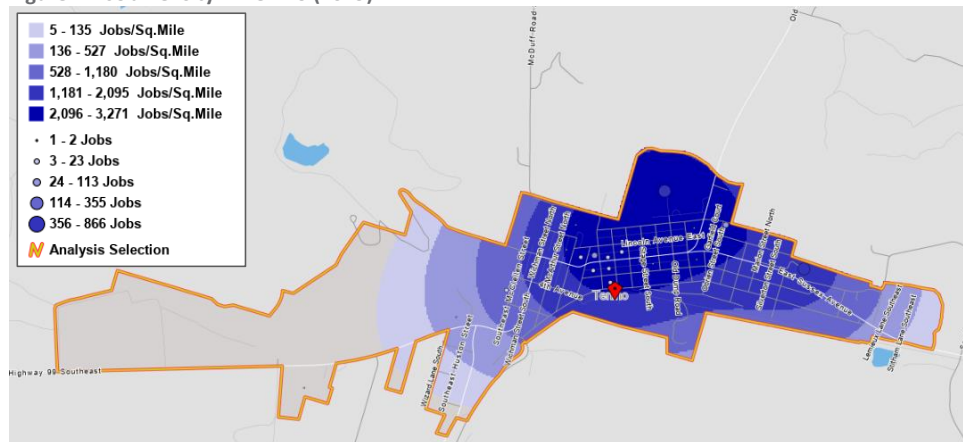
Source: Mercy Housing

There are multiple types of senior housing, typically assessed at the different stages of care that a senior citizen may need. These types include senior living community (independent living), assisted living, memory care, and rehabilitation or skilled nursing.

Workforce Profile

Understanding workforce and employment trends is essential for housing planning. Tenino’s economy, location, and housing shortage have negative impacts on its economic health. Understanding the relationship between the City’s economy and housing challenges can provide better opportunities for economic development and access to jobs in the future.

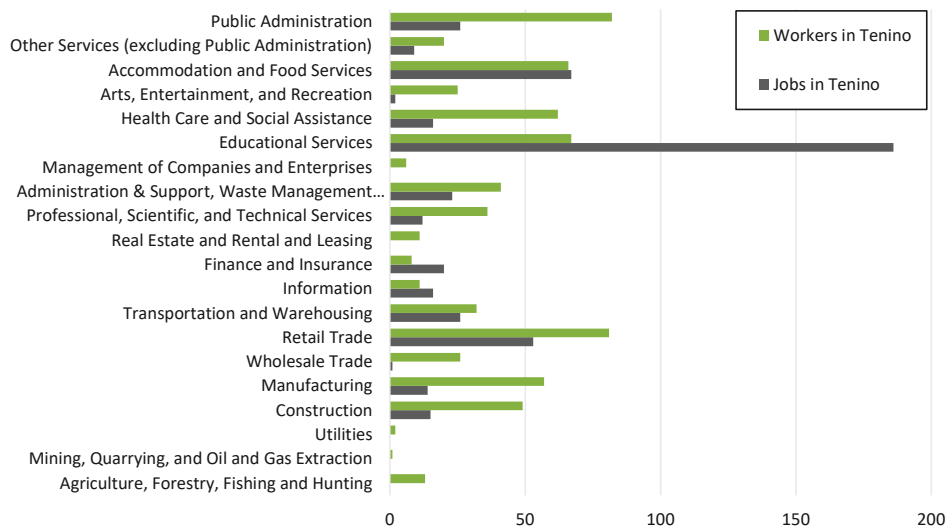
Figure 21. Job Density in Tenino (2019)



Source: Census OnTheMap

Job density is concentrated along the northeastern boundary of the city where the Elementary, Middle, and High Schools are located and the nearby commercial corridor, as shown in Figure 21. According to Census Data, the school district, retail, and food industries account for a large share of the jobs, as shown in Figure 22. As the population grows, the number of children in the area will grow and all three industries are expected to expand with the increased demand and educational needs. School Districts are dependent on taxes and levies for funding which will naturally see an increase with the growth of the population.

Figure 22. Top Industries in Tenino, 2019



Source: Census OnTheMap, 2020 American Community Survey 5-Year Estimates, Tables S2404

Employment Projections

According to the Washington State Employment Security Department (ESD), which provides regional employment projections, the Pacific Mountain workforce area (which encompasses Grays Harbor, Lewis, Mason, Pacific and Thurston Counties) will see annual growth of 2% between 2020 and 2025, which will taper to 1.64% annually by 2030. These projections are based on staffing patterns from occupational employment statistic surveys and converted to industry classifications based on industry control totals (ICT) definitions. Projections for the top industries in the City of Tenino are shown below in Table 6.

Table 5. Industry Growth Projections for Pacific Mountain Workforce Area (2022)

Industry Title	Growth Projections	
	2020 – 2025	2025 - 2030
Construction	2.23%	1.68%
Retail Trade	1.55%	1.11%
Professional, Scientific and Technical Services	3.13%	2.24%
Educational Services	2.62%	2.31%
Health Care and Social Assistance	2.10%	2.24%
Accommodation and Food Services	6.55%	1.59%

Source: 2022 Employment Security Department Industry Projections

Jobs in Tenino pay less than jobs in Thurston County as a whole, with 18% of jobs paying \$1,250 a month or less in the city compared to 17% in Thurston County, as shown in Table 7. Tenino residents who commute also tend to earn less than those who work in the city, and there are a significant number of residents and employees in Tenino earning less than \$3,333 per month, which increase the risk of being burdened by housing costs for sole earners, based on the rent estimates discussed earlier in this analysis.

Table 6. Tenino and Thurston County Job Earnings (2019)

Earnings	Jobs in Tenino	Jobs Worked by Tenino Residents	Jobs in Thurston County
\$1,250 per month or less	17.7%	28.2%	16.7%
\$1,251 to \$3,333 per month	35.2%	32.5%	28.3%
More than \$3,333 per month	47.1%	39.3%	55.0%

Source: Census OnTheMap

Figure 23. Commuting Patterns in Tenino (2019)



Source: Census OnTheMap

Tenino's workforce faces long commute times and geographic challenges related to employment opportunities. The majority of residents in Tenino do not work in the City, and vice versa, as shown in Figure 23. According to community members interviewed by SCJ Alliance in the Fall of 2022, housing affordability is not thought of as a top concern for most residents as costs in Tenino tend to be less than other areas within Thurston County, but availability of that affordable housing stock is a concern. This explains the high number of people who commute into, or out of the city, with a larger proportion commuting elsewhere.

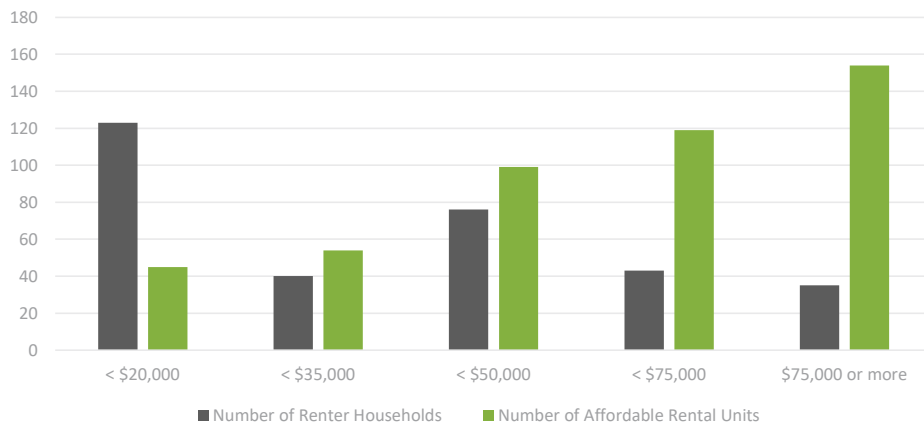
Gap Analysis

This section identifies specific gaps following from the demographic, service member, and housing data discussed above. These gaps identify segments of the population with particular housing needs and important issues and trends which may emerge in coming years and should be used to formulate policy considerations to close these gaps.

Quantity of Housing Units to Income levels

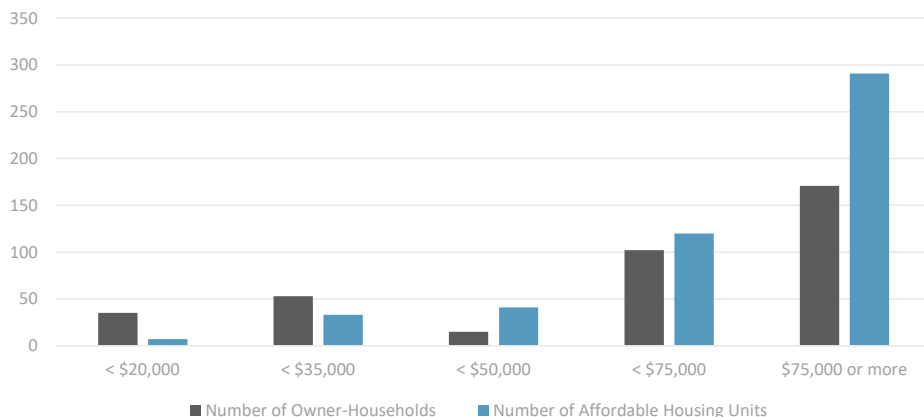
As discussed above, the housing market is typically thought of as two pieces: the rental market and the sales market. While there is overlap in household income levels between these two markets, typically there is a higher demand for affordable rental units and lower prices. This same idea is reflected in the data in Figure 24, below, where households making less than \$35,000 in annual income have a higher burden of cost due to lack of available affordable housing choices. Data like that shown below, helps to better understand where the City's housing supply needs a boost. In this case, the gap would best benefit from an increase of subsidized housing or rental assistance programs.

Figure 24. Renter Households and Affordable Rental Units by Income in Tenino (2020)



Source: 2020 American Community Survey 5-Year Estimates, Tables S2503

Figure 25. Owner Households and Affordable Housing Units in Tenino (2020)



Source: 2020 American Community Survey 5-Year Estimates, Tables S2503, B25106

Housing Units Needed to Accommodate Projected Population

Thurston County and the City of Tenino expect a population growth to 2,755 residents within city limits by 2040, as discussed in the Historic and Future Populations section on Page 2. Using this projection, and the Washington Office of Financial Management (OFM) population data from 2020, the projection would account for an additional 885 residents over the course of twenty years. This projection can be used to estimate the number of housing units that will be needed in Tenino by 2040, as shown below.

Table 7. Estimated New Housing Units Required in Tenino (2040)

	2020 Estimates	2040 Projection
Population	1,870	2,755
People Per Household	2.44	2.44
Households	706	953
(5% Vacancy Rate)		48
Total Housing Units	780	1,075
New Housing Units Required		295

Source: Washington Office of Financial Management (OFM), 2020 American Community Survey 5-Year Estimates Table DP04 and S1101, Thurston Regional Planning Council

This analysis does not consider other potential changes in the housing stock, particularly loss of housing stock due to age or poor condition, which could increase the number of new units required. The City's average permit intake for housing units has fluctuated greatly over the last decade due to fluctuating need for multi-family structures. Though in recent years (aside from 2020, due to the COVID-19 pandemic) the overall number of permits has increased, the city will still likely see fluctuation based on demand from the increased population.

Land Capacity Analysis

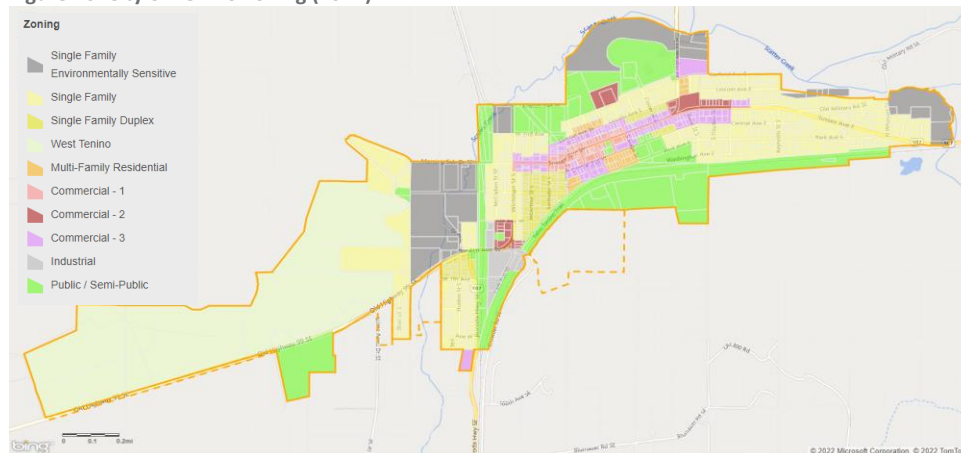
This section analyzes existing and potential capacity for housing production based on Tenino's current zoning code and correlates the results with the number of housing units the City will need based on population and household forecasts. This section also discusses other opportunities and constraints to development, including availability of water, sewer, and other municipal services, environmental constraints, zoning, and other factors.

Zoning

The City of Tenino is 1,485 acres (2.32 square miles) not including the UGA, and a large portion of the land within city limits is designated West Tenino for master planned development proposals for residential units. While the land designated for the West Tenino is considered developable, the development will be implemented in steps as the city grows and demand for housing grows.

Tenino's zoning code contains four commercial and three residential districts, not including the West Tenino as shown in Figure 26, in light yellow. The City's C-1 Commercial District covers historic downtown Tenino and is meant to "build on the historic and walkable nature of the area" (TMC 106.40.010). This model ensures that the downtown core stays vibrant and walkable with a variety of commercial offerings such as retail stores, service-oriented establishments, and apartments – with other residential uses allowed provided development occurs off ground level.

Figure 26. City of Tenino Zoning (2022)



Source: Esri, City of Tenino

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Table 8. Tenino Zoning Districts and Use Intent

Zoning District		Residential Use Allowance
Non-Residential		
C-1	Commercial 1	Some residential units allowed off ground level.
C-2	Commercial 2	Primarily commercial uses, with some residential units allowed off ground level.
C-3	Commercial 3	Mix of existing single-family uses, new and existing multifamily buildings, mixed use structures, and commercial uses.
I	Industrial	Commercial and Utilities activities and large-scale industrial. No residential units.
Residential		
SF-ES	Single Family Environmentally Sensitive	Larger lots to allow for environmental constraints. Lots are in proximity to critical areas.
SF	Single Family	Single-family residential units. Low-density residential area.
SFD	Single Family/Duplex	Single-family and Duplex units. Low-density residential area.

<i>MF</i>	<i>Multi-Family Residential</i>	Small-lot detached dwellings and attached structures such as apartments, condominiums, and townhouses. The mix can take form on a single site or mixed within a general area.
Special Purpose		
<i>P/SP</i>	<i>Public / Semi-Public</i>	No residential units.
<i>WT</i>	<i>West Tenino</i>	Intent is to allow for the land to be developed in a planned and structured capacity through the adoption of a master plan unless otherwise applicable.

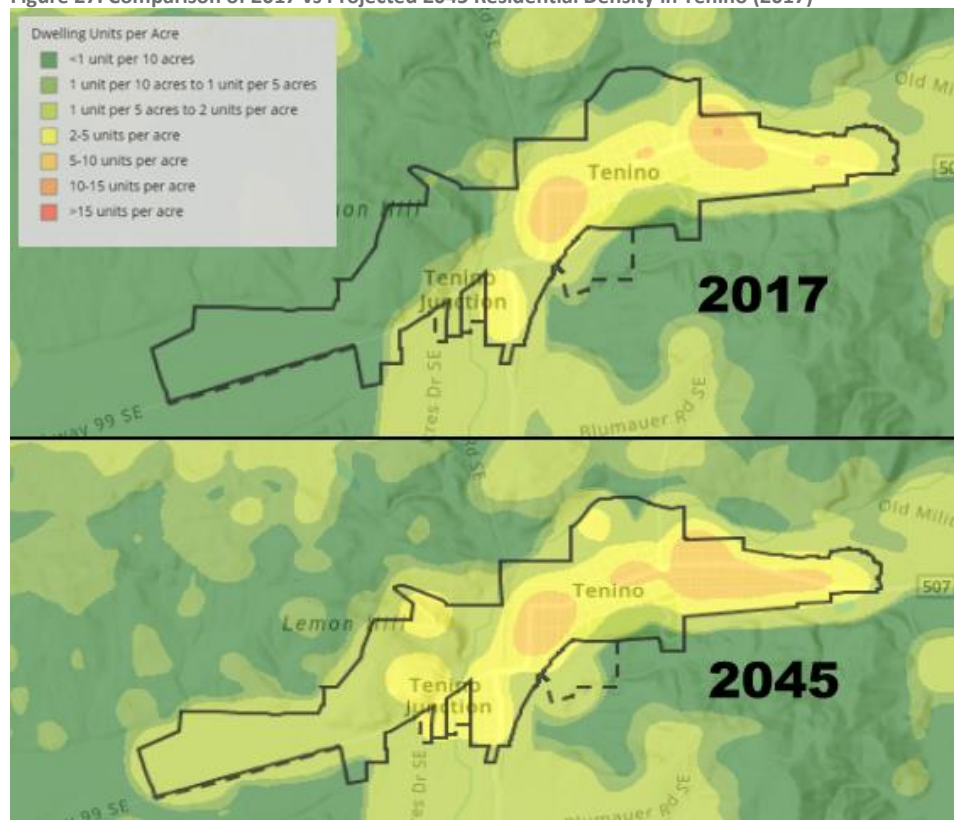
Source: City of Tenino

Table 9 identifies the residential use allowances allowed by current zoning regulations within the City per zoning district. Controlling residential use allowances is similar to requirements of density in residential areas helps to control the type of housing and therefore supply. Not all types of housing are similar; typically, higher density equals lower housing cost. This is a general rule for the housing market, but not always accurate as there are also different styles such as luxury apartments, which will have more room and a better view, or low-income housing, for which developers typically apply for the Low-Income Housing Tax Credit (LIHTC) through the Department of Housing and Urban Development (HUD) or other applicable tax credit or loan programs.

Overlay Districts

Vacant and Underutilized Land

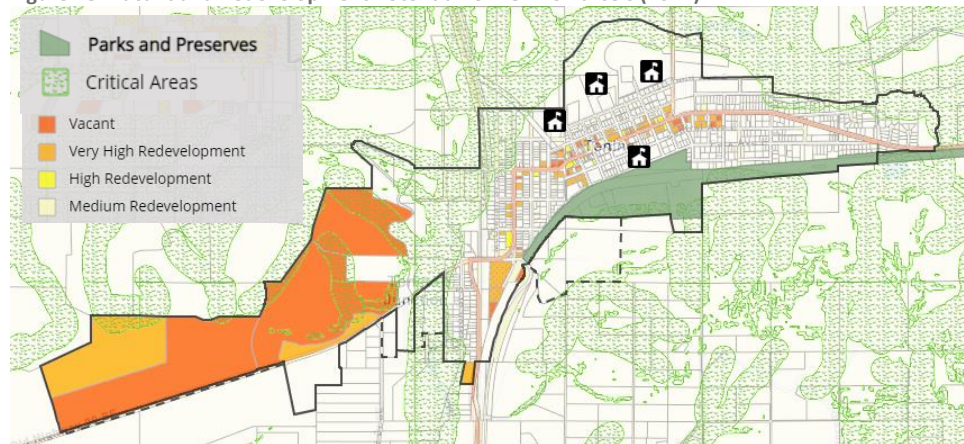
Figure 27. Comparison of 2017 vs Projected 2045 Residential Density in Tenino (2017)



Source: Thurston Regional Planning Council, Thurston County Housing Density

The Thurston Regional Planning Council provides insight into future density areas, or areas where there will be a higher density of people living in the future. Figure 27 shows the Residential Density projected for 2045, where the density is mainly still in the eastern portion of the city where the R-1 and R-2 districts are and some increased density throughout West Tenino.

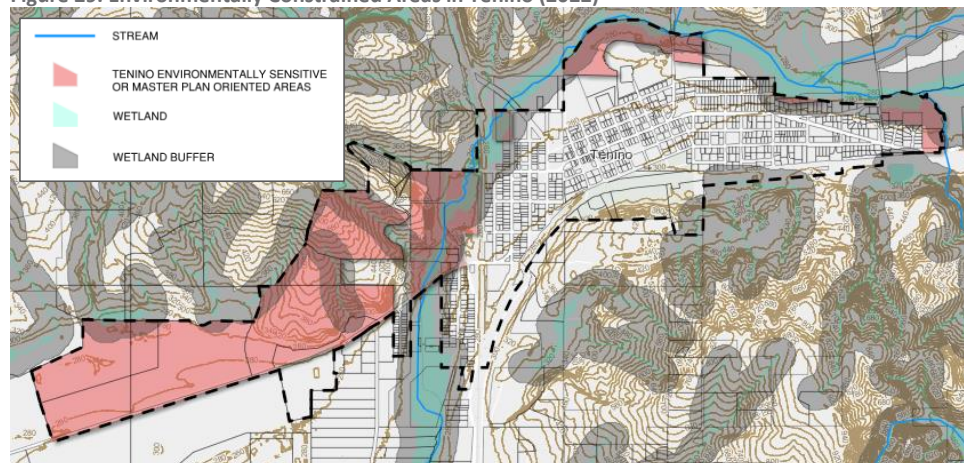
Figure 28. Vacant and Redevelopment Potential for Tenino Parcels (2017)



Source: Thurston Regional Planning Council, Land Use & Future Development Potential Map

Environmental Constraints

Figure 29. Environmentally Constrained Areas in Tenino (2022)



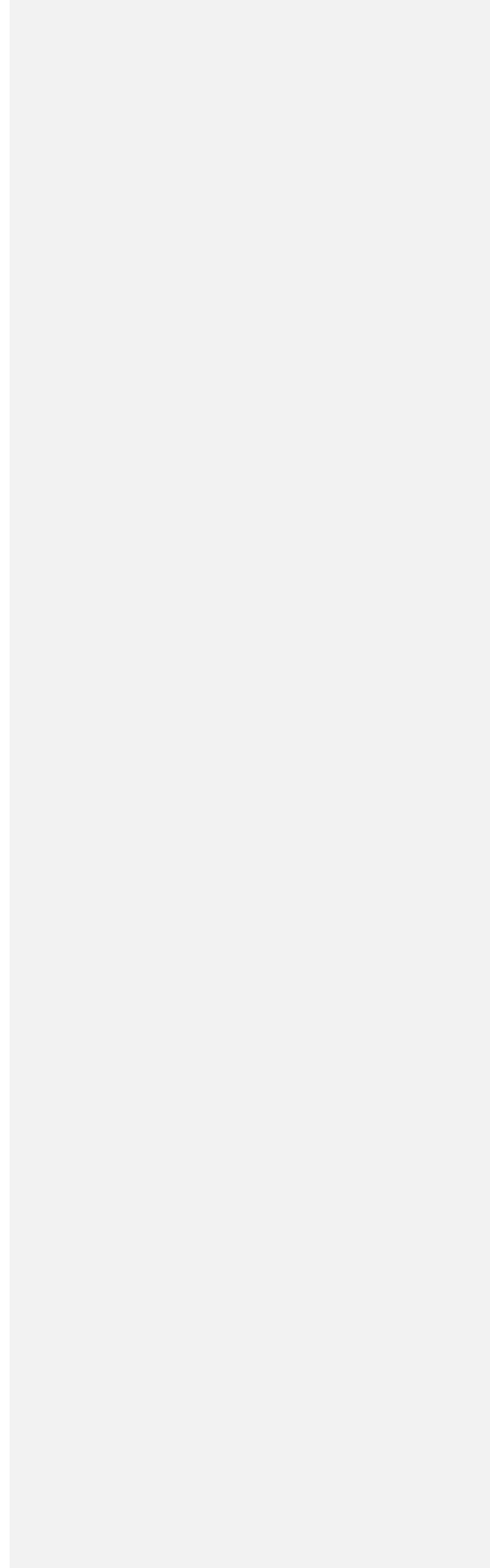
Source: Thurston GeoData, ESRI, City of Tenino, SCJ Alliance

Conclusion

Affordability not an issue as much as availability.

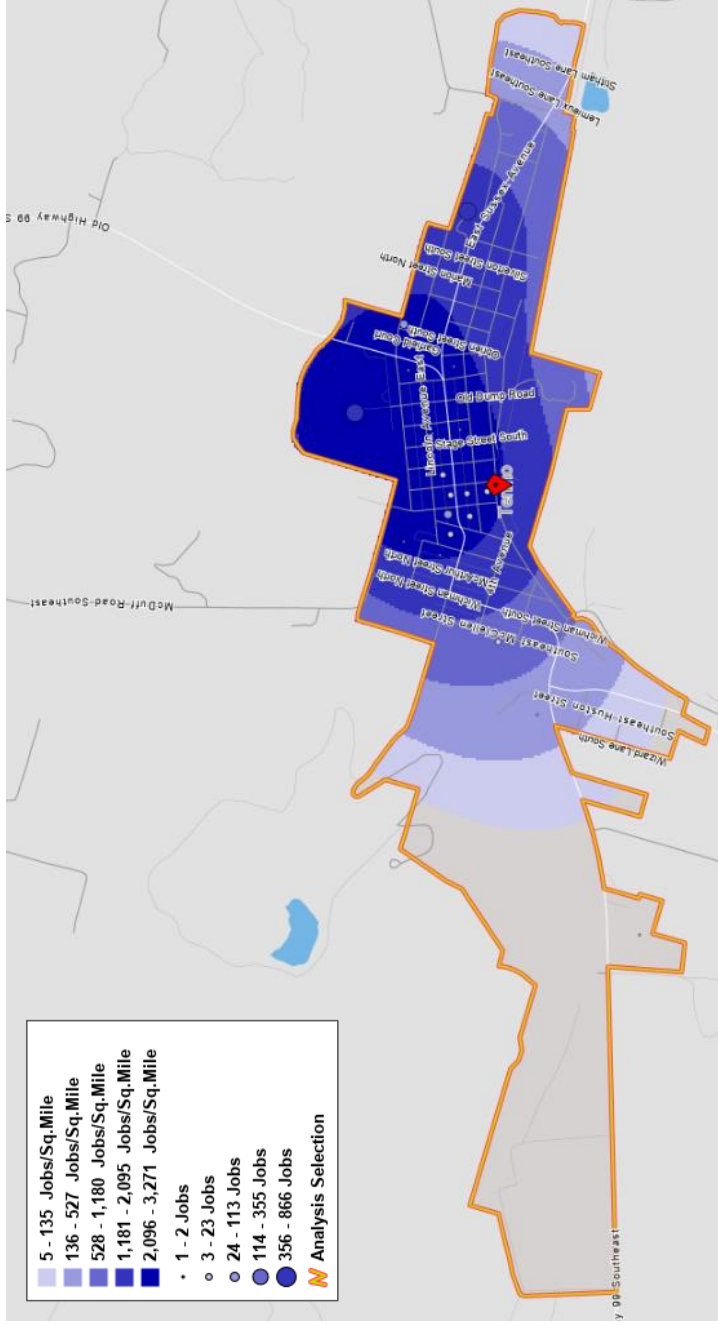
Appendix 1

Site Vicinity Map



Appendix 2

Job Density Map



Appendix 2

Minimum Requirements Worksheet

Appendix 3

Project Area Basin Map