

# Community Profile

City of Tenino

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# 1 Introduction

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

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

## 1.1 Setting and History

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

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

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

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

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

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

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

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## 2 Community Characteristics

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

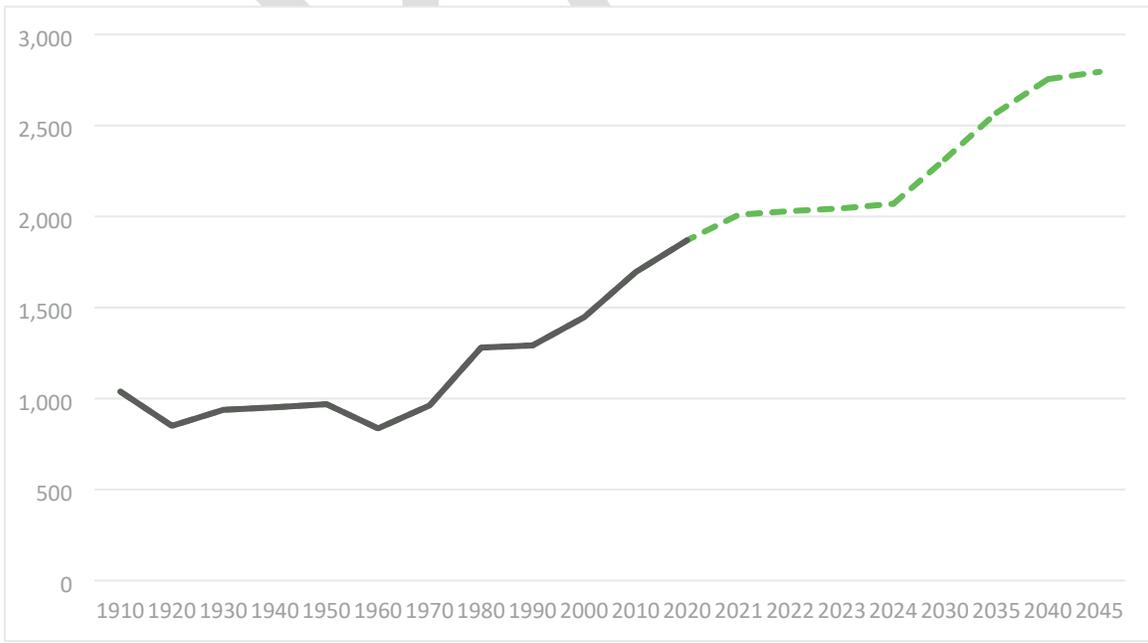
### 2.1 Population

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

#### Historic Population Trends

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

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



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

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

Figure 2: Percent of County Population

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

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

## Race and Ethnicity

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

Figure 3: Race and Ethnicity

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

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

## Age and Gender

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

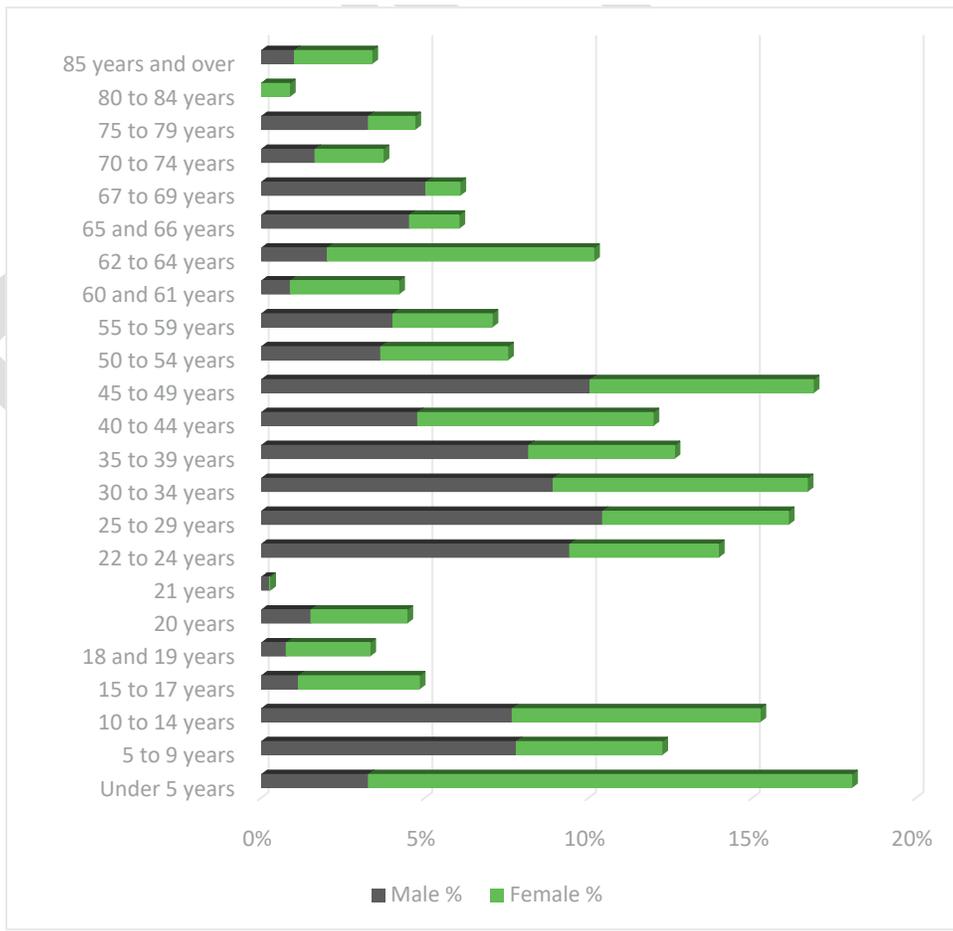
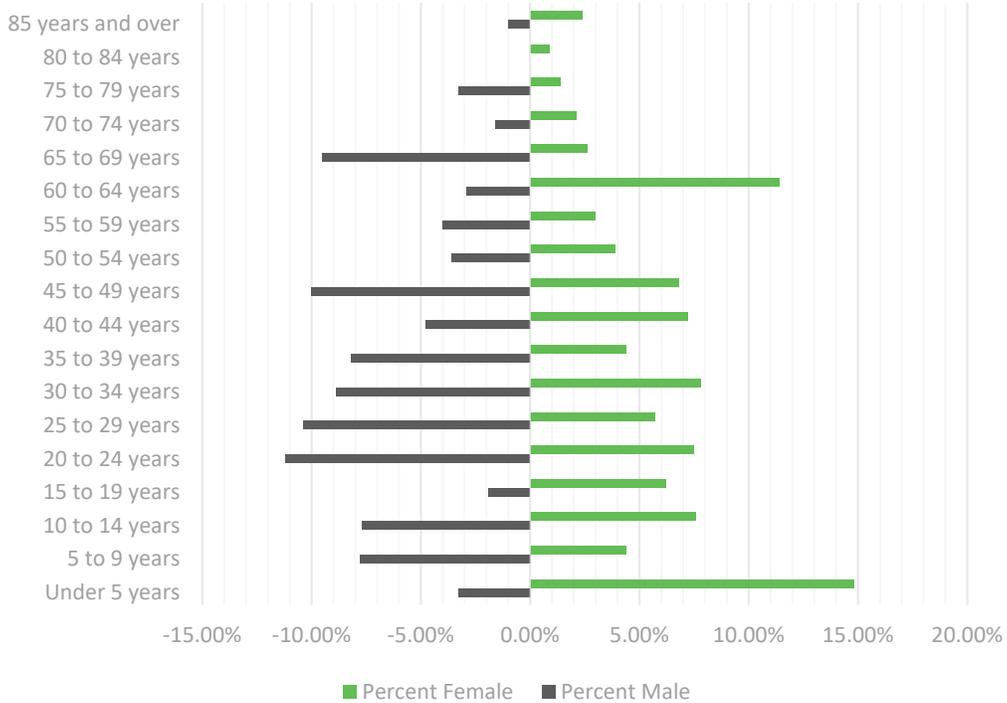
Figure 4: Age Distribution

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

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

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

Figure 5: City of Tenino Population Pyramid



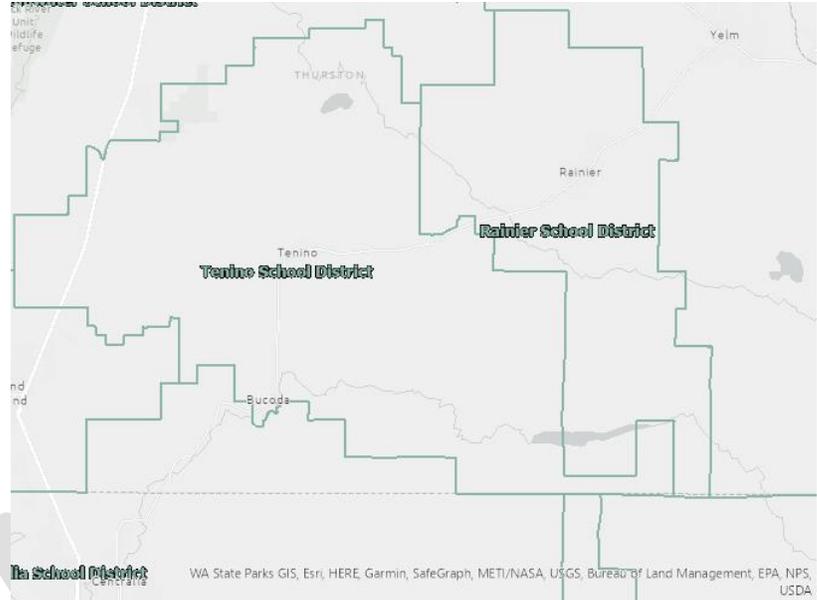
Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates

## Education

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

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

Figure 6: Tenino School District



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

Figure 7: Educational Attainment

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

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

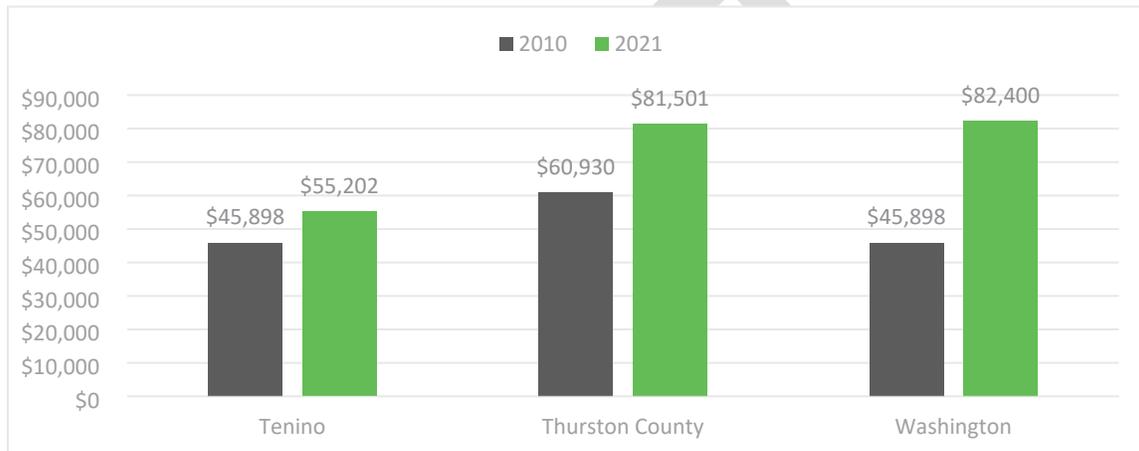
Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates

## 2.2 Economic Indicators

### Income and Wages

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

Figure 8: Median Household Income



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

### Poverty and Unemployment

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

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

### Workforce Profile

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

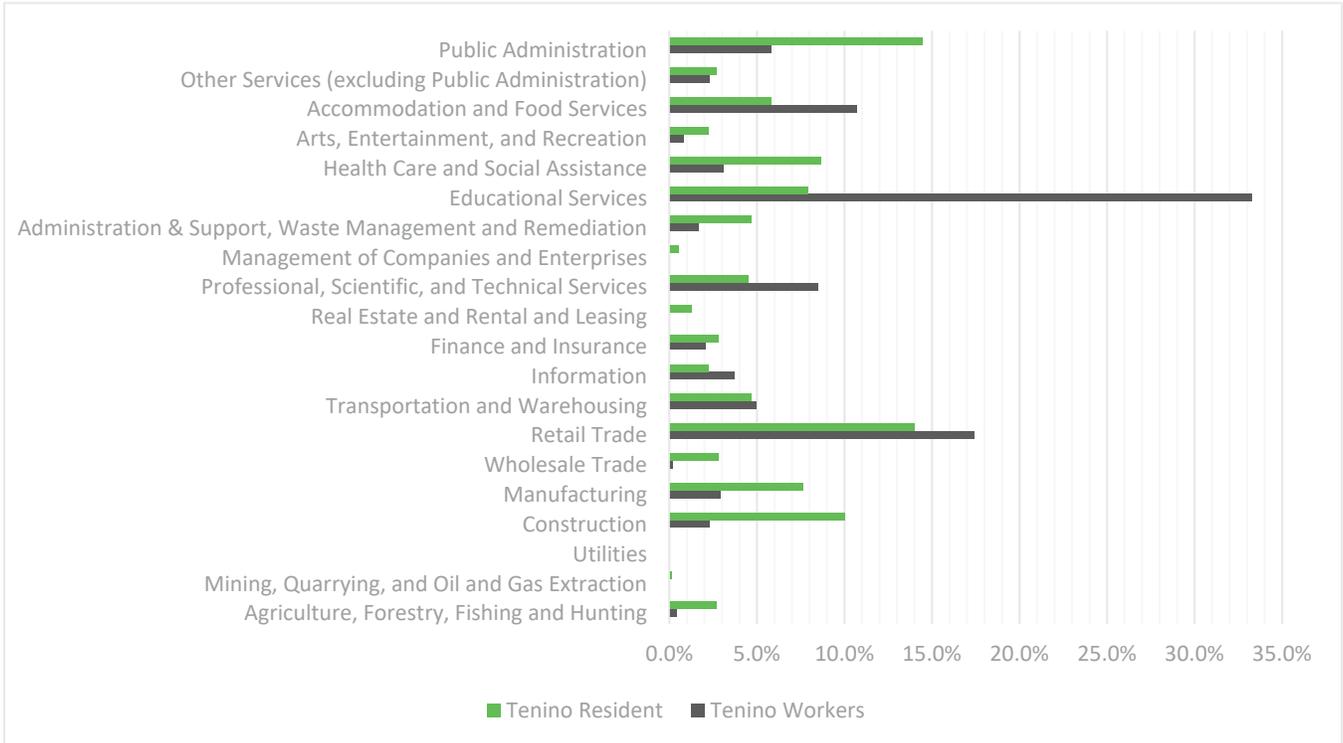
- ◆ Public Administration – 102 jobs (14.4%)
- ◆ Retail Trade – 99 jobs (14.0%)
- ◆ Construction – 71 jobs (10.1%)
- ◆ Health Care and Social Assistance – 61 jobs (8.6%)

◆ Education Services - 56 jobs (7.9%)

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



**Figure 9: Employment by Industry**



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

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

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

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

**Figure 10 Commuting Patterns**



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

**Figure 12: Household Size**

### Household

According to population average persons in

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

Source:- OFM Intercensal Estimates, 2010-2020

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

### Housing Occupancy

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

**Figure 11: Household Size**

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

Source:- OFM Intercensal Estimates, 2010-2020

**Figure 13: Housing Occupancy**

Tenino	2010		2020	
	Thurston	Washington State	Tenino	Washington State

	Co un ty			Co un ty		
	# of units	Percentage of total housing units		# of units	Percentage of total housing units	
<b>Occupied</b>	691	93.4%	90.8%	754	92.9%	
<b>Vacant</b>	40	6.6%	9.2%	26	7.1%	
<b>Total Units</b>	740	100.0%	100.0%	810	100.0%	

Source: OFM Intercensal Estimates, 2010-2020

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

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

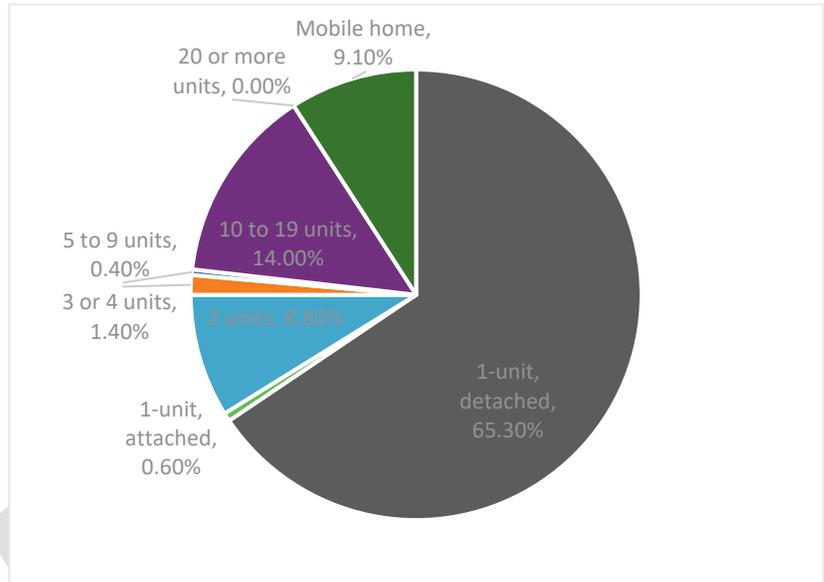
Source: U.S. Census Bureau, American Community Survey 2010-2020 5-Year Estimates,

## Housing Types

### Housing Types

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

Figure 15: Tenino Existing Housing Units by Type

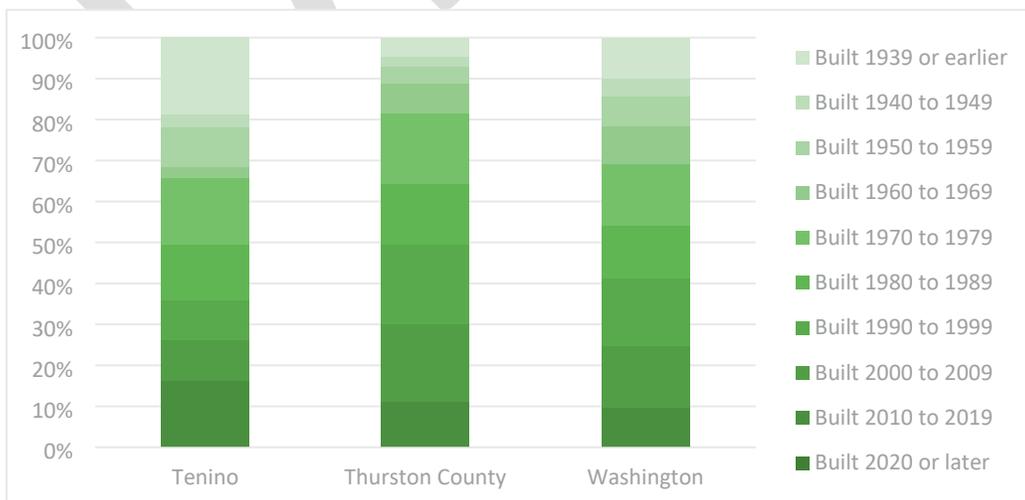


## Age of Housing Stock

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

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

Figure 16: Existing Housing Stock by Year of Construction



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

## Recent Residential Construction Activity

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

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



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

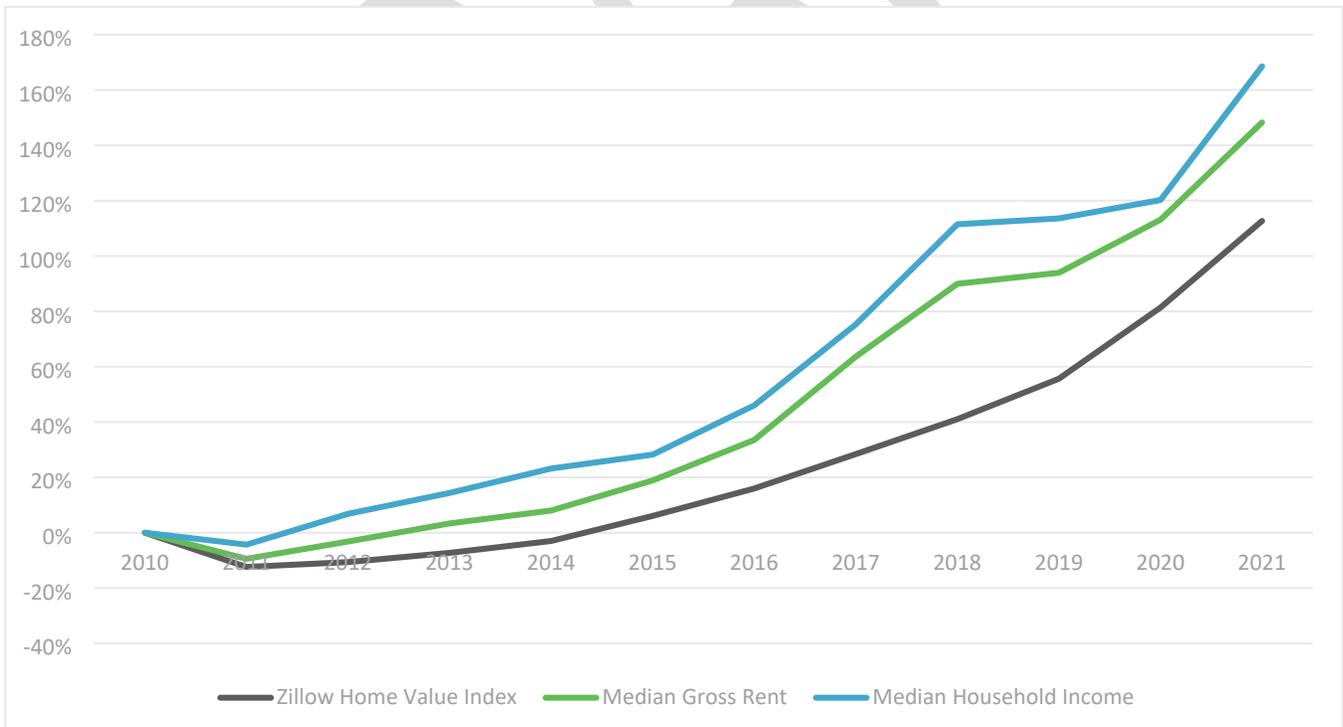
## Housing Costs

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

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

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

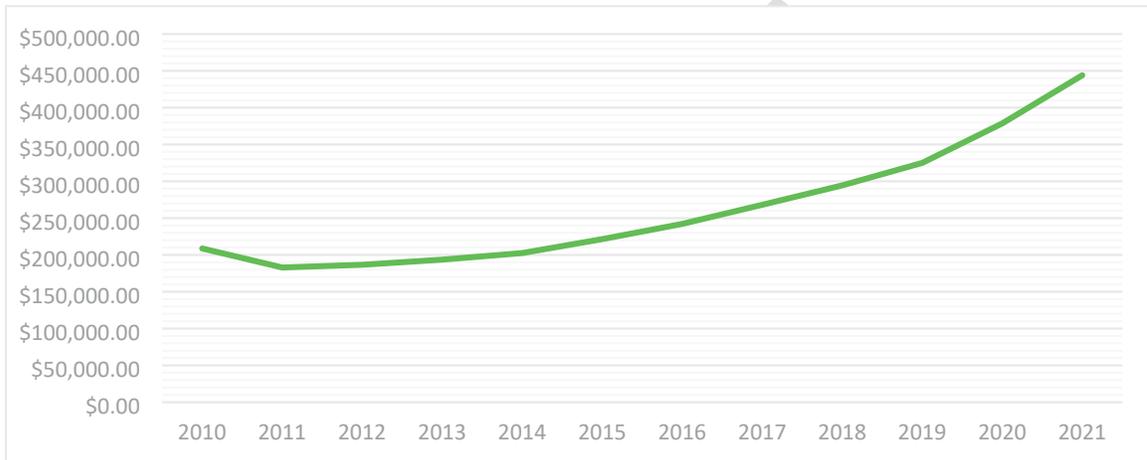
Figure 18: Change in Rent, Home Prices, and Income in Tenino, 2010-2021



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

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

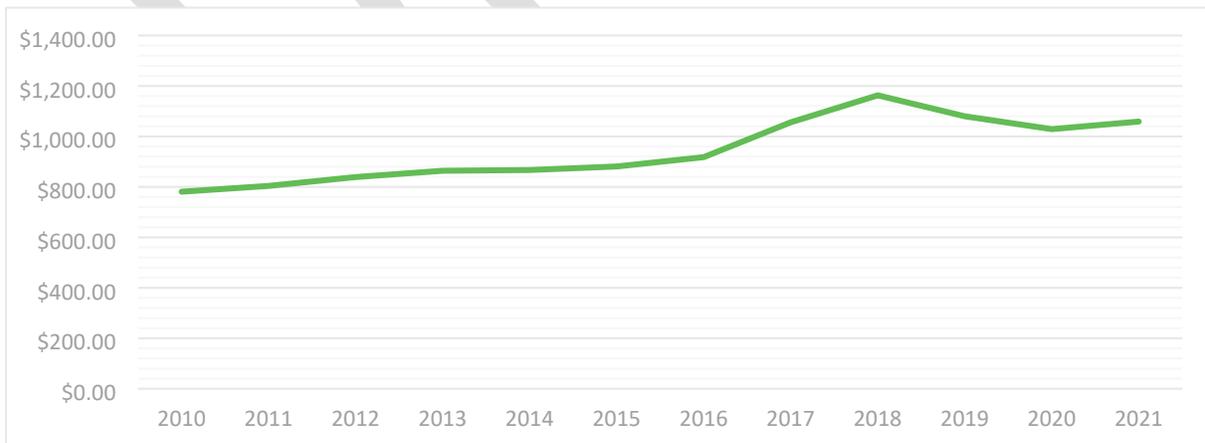
**Figure 19: Zillow Home Value Index in Tenino, 2010-2021**



Source: Zillow

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

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



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

## Cost-Burdened Households

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

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

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

## 2.4 Land Use

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

### Existing Zoning

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

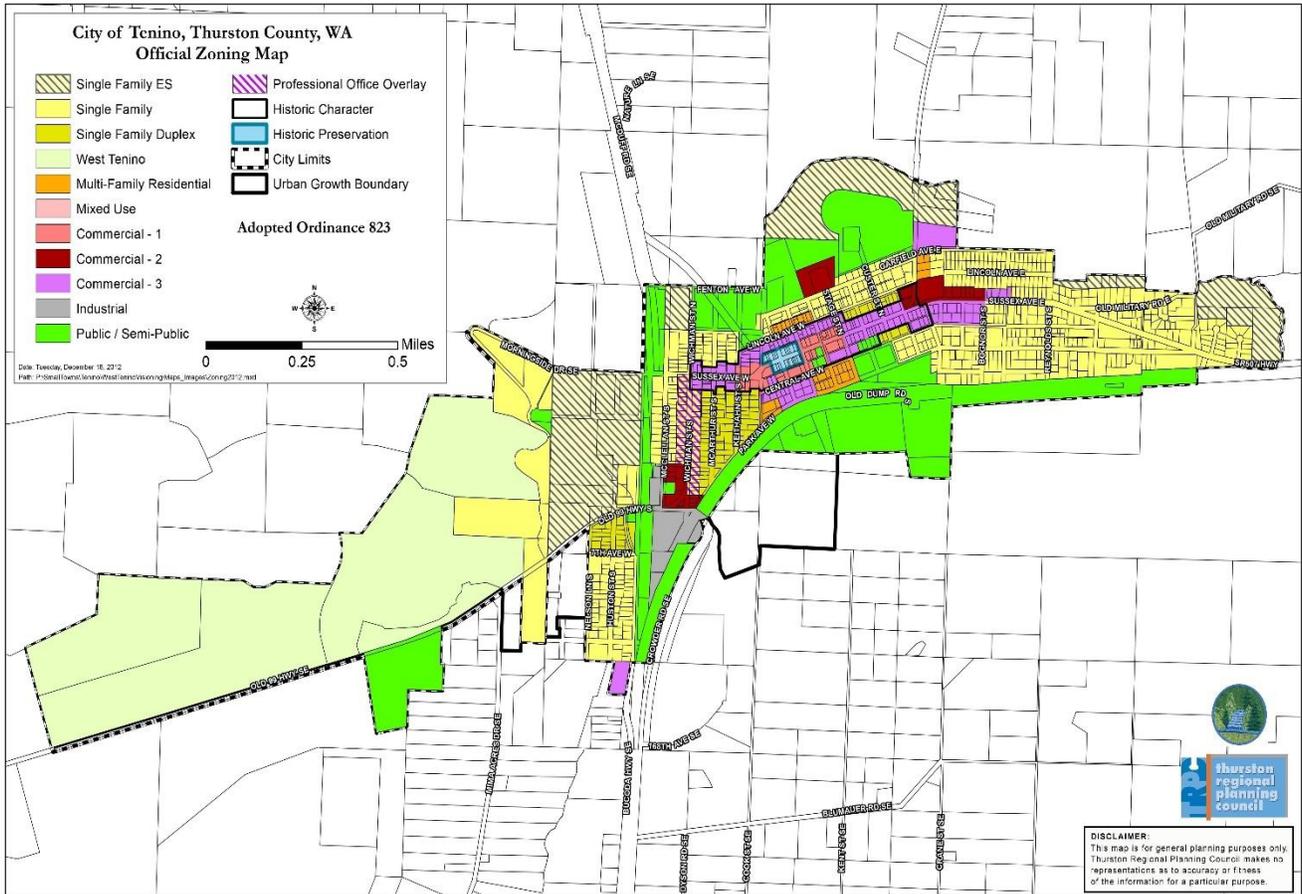
Figure 21: Zoning Districts in Tenino

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

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

Source: Tenino Municipal Code Section 106.20

Figure 22: Existing Zoning Map



## Existing Land Uses

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

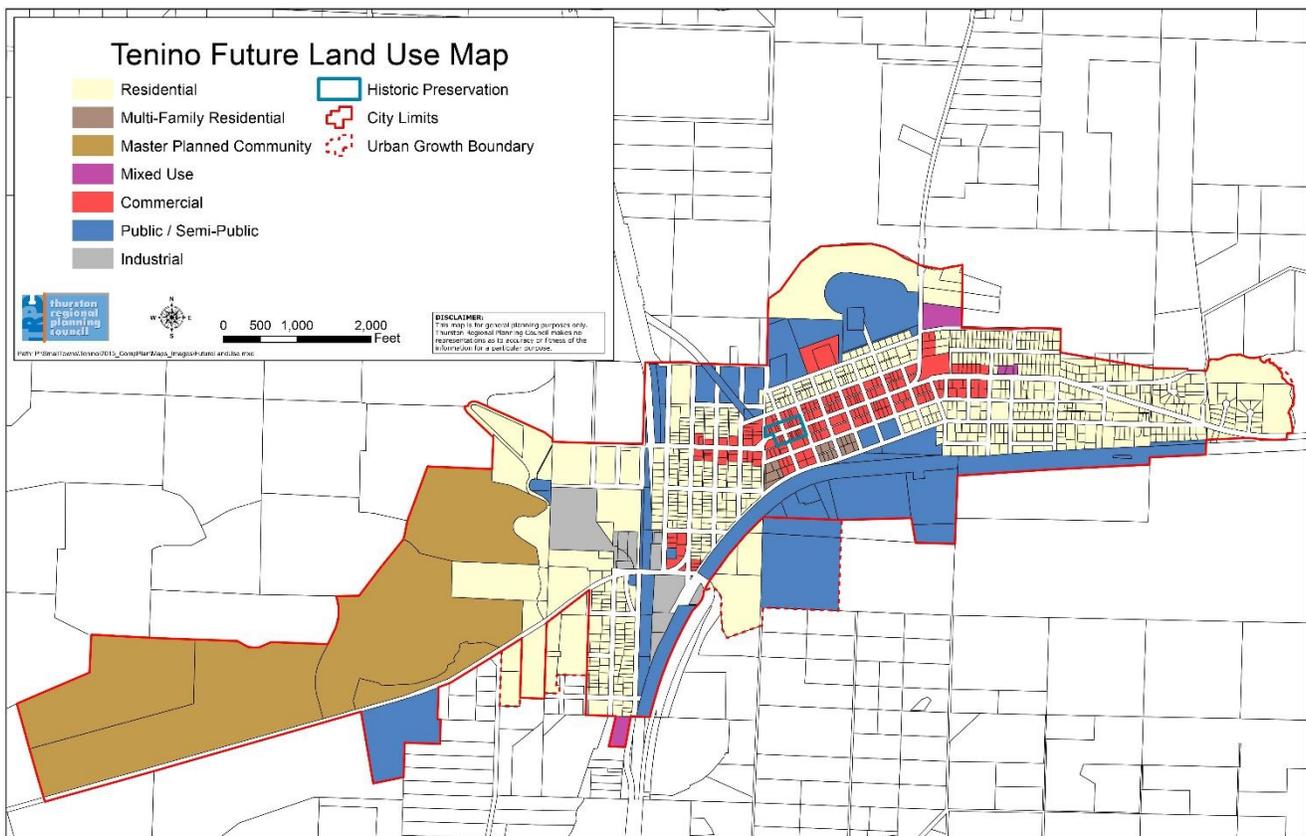
Figure 23: Existing Land Uses in Tenino

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

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

Source: Thurston County Assessor Data

Figure 24: Existing Land Use Map



### 3 Forecast Conditions

#### 3.1 Population Projection

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

Figure 25: Population Projection for Tenino, 2020-2040

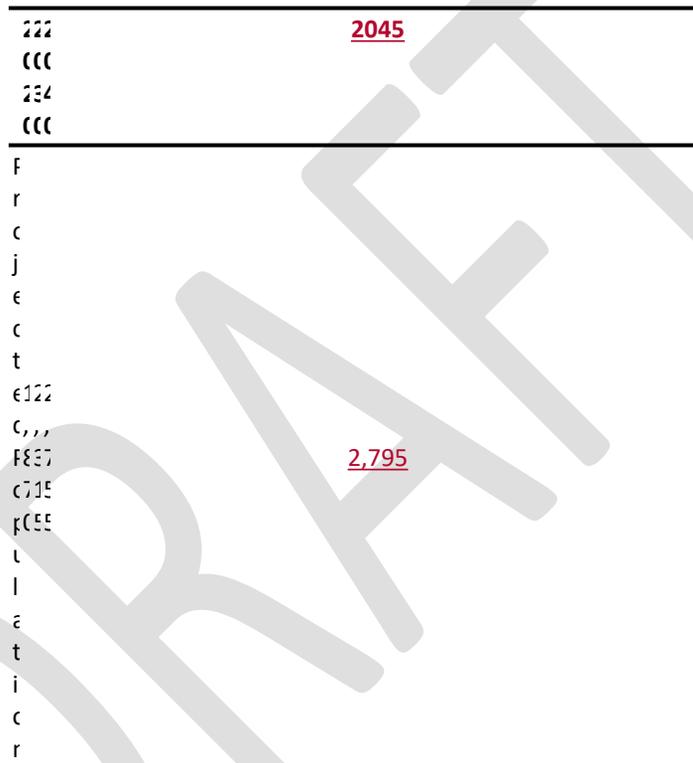
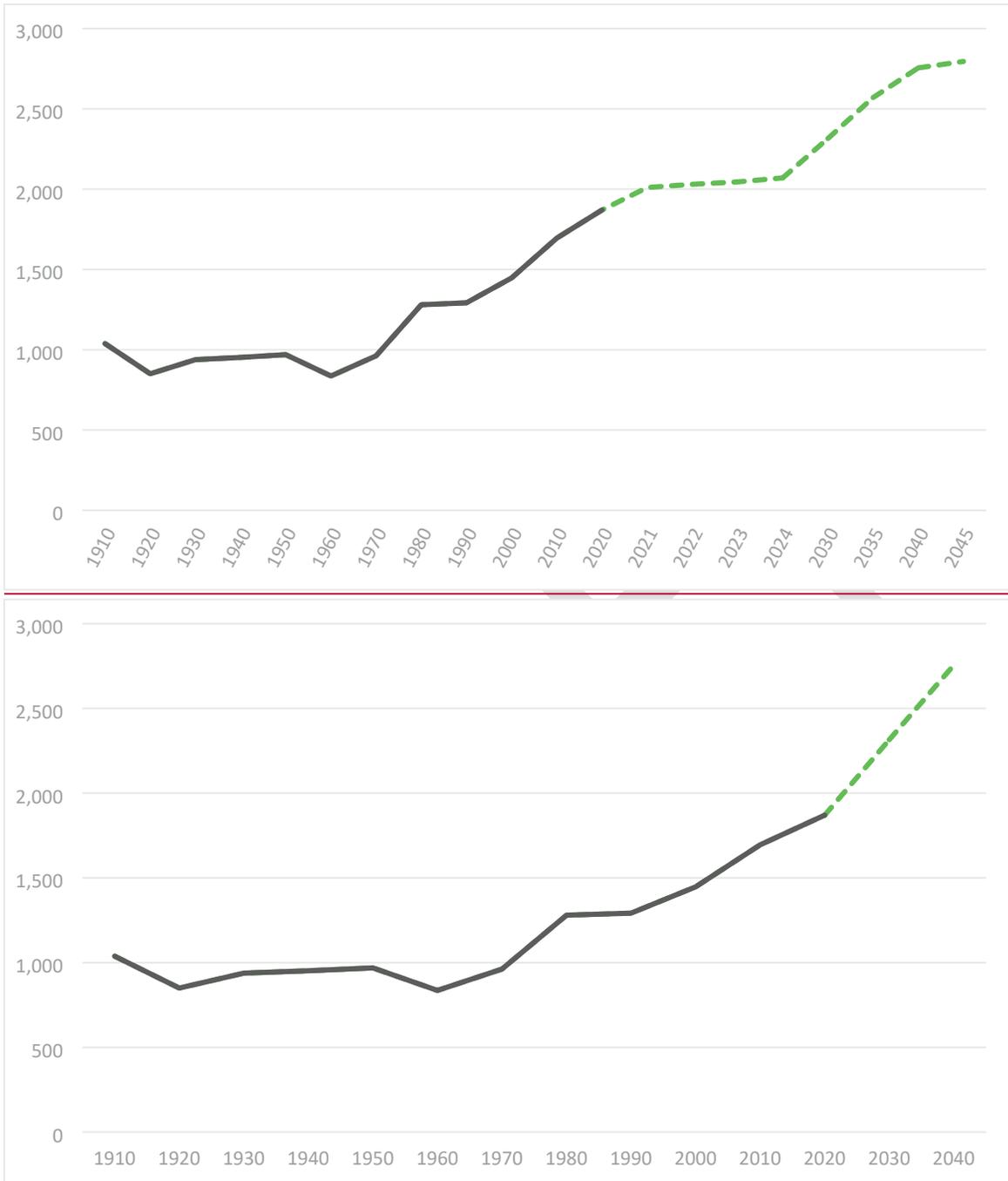


Figure 26: Tenino Historic and Projected Population Growth



### 3.2 Projection of Housing Need

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

## 4 Findings and Conclusions

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