

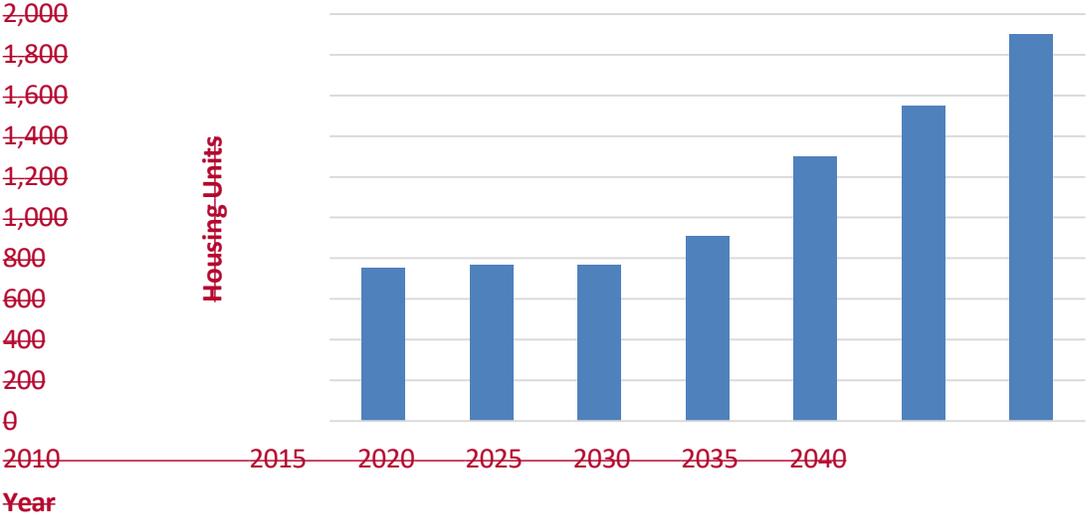
CHAPTER 3. HOUSING

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

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

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

Figure 3.1: Tenino Housing Forecast



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

Figure 3.1 Tenino Housing Forecast



Source: 2024 Thurston Regional Planning Council

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

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

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

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

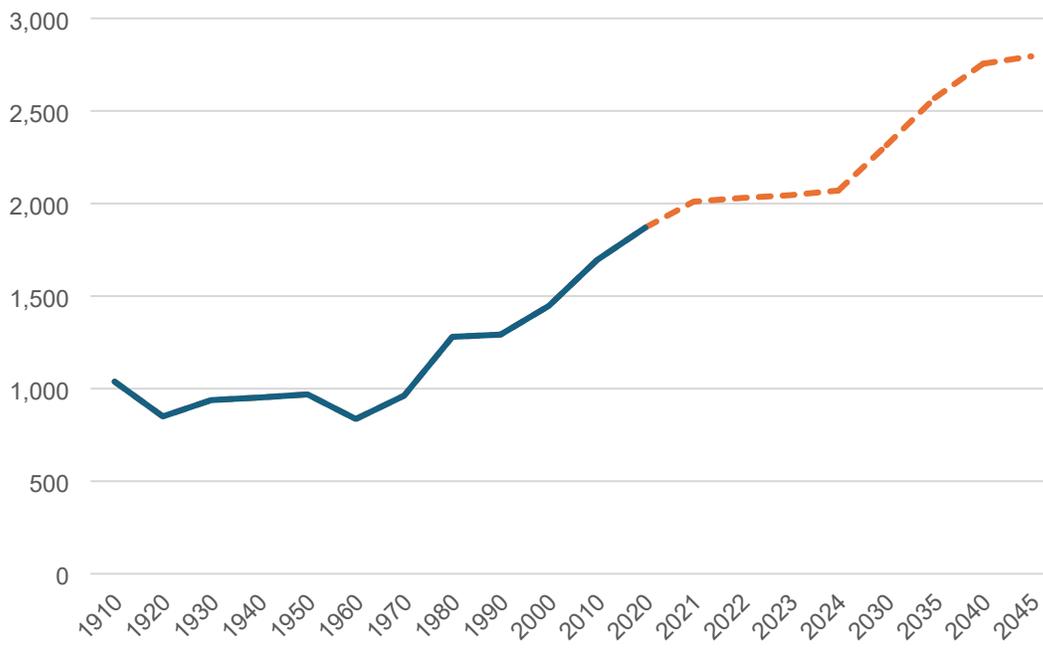
Community Profile

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

Population and Demographics

Historic and Future Population

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



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

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

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

Table 3.1: Housing Tenure of Units in Tenino		
Type of Housing	Total	Proportion
Occupied Housing Units	691	100.0%
Owner-Occupied	474	68.6%
Renter-Occupied	217	31.4%
Vacant Housing Units	49	6.6%
Total housing units	740	

Source: 2010 Census

Table 3.2: Owner and Renter-Occupied Housing				
Age of Householder	Occupancy Status (Total)		Occupancy Status (Proportion of Age Group)	
	Owner	Renter	Owner	Renter
15 to 24	9	12	42.9%	57.1%
25 to 34	78	49	61.4%	38.6%
35 to 44	76	36	67.9%	32.1%
45 to 54	104	45	69.8%	30.2%
55 to 64	92	29	76.0%	24.0%
65 to 74	48	25	65.8%	34.2%
75 to 84	55	18	75.3%	24.7%
85 and over	12	3	80.0%	20.0%
TOTAL	474	217	68.6%	31.4%

Source: 2010 Census

Table 3.3: Households by Family Type					
Total Households	222	656	691	2,299	100,650
Husband-wife family	41.9%	54.1%	42.3%	51.7%	49.9%
Male or Female Householder Family, No Spouse Present	24.8%	19.7%	21.4%	22.8%	15.8%
Nonfamily Household	33.3%	26.2%	36.3%	25.5%	34.3%
Family Households with Own Children Under 18 Years	22.5%	34.6%	30.5%	49.9%	28.9%
Nonfamily Households with Single Person over 65	7.2%	5.6%	12.4%	8.5%	8.6%

Source: 2010 Census

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

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

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

B. HOUSING AGE AND QUALITY

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

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

Source: Thurston County Assessor

C. HOUSING AFFORDABILITY

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

D. GOALS, POLICIES, AND ACTIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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