TO: General Government Committee

FROM: Sharon Lumbantobing, Deputy Community Development Director

DATE: October 21, 2026

SUBJECT: Affordable Housing Feasibility Study: Task 2 Regional Landscape Overview

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1) Recommended Action

Receive a presentation from ECOnorthwest on the findings of the first phase of the Affordable Housing Feasibility Study.

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2) Background

The City of Tumwater contracted with ECOnorthwest (ECO) to prepare an Affordable Housing Feasibility Study identifying practical strategies to increase and preserve affordable housing and advance the City's adopted housing goals.

The first phase reviewed Tumwater's housing needs, policies, development incentives, and participation in the Regional Housing Council (RHC). ECO interviewed regional housing providers, developers, and local government representatives and conducted four case studies on affordable housing developments in Tumwater and Olympia to examine financing, partnerships, and local government support.

ECO will use these findings to develop a final report identifying potential City actions, implementation requirements, and strategies to increase and preserve affordable housing. A final report and recommendations are scheduled for presentation to the City Council on January 12, 2027. The final report will provide options for Council consideration and will not commit the City to specific projects or funding decisions.

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3) Policy Support:

Comprehensive Plan Housing Policy H-1.8: Support housing opportunities for those at risk of homelessness.

Comprehensive Plan Housing Implementation Action H-1.9.2: Support actions to secure grants and loans tied to the provision of special needs housing by agencies, private developers, and nonprofit organizations.

Comprehensive Plan Housing Goal H-2: Expand the supply of permanent, income-restricted affordable housing.

Comprehensive Plan Housing Policy H-2.1: Support permanent, income-restricted affordable housing in variety of locations, types, and designs that is safe, and near jobs and daily activities.

Comprehensive Plan Housing Policy H-2.2: Support permanent, income-restricted

affordable housing through budgeting and funding decisions.

Comprehensive Plan Housing Implementation Action H-2.2.4: Coordinate with social service organizations in their efforts to seek funds for construction and operation of emergency, transitional, and permanent supportive housing.

Comprehensive Plan Housing Implementation Action H-6.1.1: Develop a comprehensive funding strategy for affordable housing that addresses both the sources of funding and how the funds should be spent.

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4) Alternatives:

- ❑ None.

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5) Fiscal Notes:

Internally funded long range planning work program item.

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6) Attachments:

A. Affordable Housing Feasibility Study: Task 2 Regional Landscape Overview
B. Presentation