

# 2025 Comprehensive Plan Update Housing Element

*Balancing Nature and Community:  
Tumwater's Path to Sustainable Growth*



Planning Commission May 27, 2025

# Intent

- Review format of Parts 1 and 2
- Discuss the draft Housing Element
- Take feedback on goals, policies, and draft implementation actions
- Explain next steps



# Format for Part 1 – Goals, Policies, and Actions



## Chapter 1 – Introduction



## Chapter 2 – GMA Housing Element Goal



## Chapter 3 – County-Wide Planning Policies



## Chapter 4 – Element Goals and Policies



## Appendix A – Draft Implementation Actions

# Format for Part 2 – Technical



## Chapter 1 – Introduction



## Chapter 2 – Housing Needs Assessment



## Chapter 3 – Land Capacity Analysis



## Chapter 4 – Racially Disparate Impacts, Exclusion, & Displacement



## Chapter 5 – Housing Provisions



## Appendices A - H

# Chapter 2 – Housing Needs Assessment

- Introduction
- Household Characteristics
- Household Tenure
- Housing Affordability
- Housing Inventory
- Emergency & Supportive Housing
- Housing Production Trends
- Funding Housing Construction
- Homeless Population & Trends
- Projected Housing Needs



# Chapter 3 – Land Capacity Analysis



Analysis



Emergency Housing



Area Median Income, Housing Type, and Tenure



Other Specific Housing Needs

# Chapter 4 – Racially Disparate Impacts, Exclusion, & Displacement



Background



Historical Context



Communities of Interest



Racially Disparate Impacts



Exclusion



Displacement Risk



Policy Evaluation



# Chapter 5 – Housing Provisions



Protection of Housing Stock



Low- & Moderate-Income Provisions



Employment & Unemployment



Gaps in Local Funding



Regulatory Barrier Assessment



Programs and Actions to Achieve Housing Availability



# Goal H-1

**Increase the supply and variety of housing for every income and age group**

## *Highlights:*

- Equity
- Coordination between the elements
- Promote more housing types for different needs



# Goal H-2

**Expand the supply of  
permanent, income-  
restricted affordable  
housing**

## *Highlights:*

- Removing barriers and providing incentives to develop affordable housing
- Address the need for permanent supportive housing for people with disabilities, seniors on limited incomes, and others
- Look for ways to reduce the costs of renting or owning a home for lower incomes

# Goal H-3

## Maintain and improve existing housing stock

### *Highlights:*

- Supports the maintenance and improvement of the existing housing stock
- Helps to reduce costs by addressing ongoing maintenance on a regular basis avoiding large costly repairs
- Improves energy efficiency, which reduces costs and climate impacts

# Goal H-4

**Make it easier for  
households to access  
housing and stay housed**

## *Highlights:*

- Housing costs stay reduced when households can avoid eviction or foreclosure
- Homeownership is an important way for a households to build financial equity
- Protecting vulnerable populations from displacement and inflated housing costs is critical for housing stability

# Goal H-5

**Continually develop partnerships to improve implementation of housing strategies**

## *Highlights:*

- Direct resources to organizations that build housing
- Enact policies that serve the community by increasing affordable housing options
- Develop relationships with organizations that work with or represent communities of color and disadvantaged groups can help Tumwater
- Improve engagement in decision making processes



# Goal H-6

**Explore a permanent source of funding for low-income housing**



## *Highlights:*

- Providing affordable housing for the lowest income households and those experiencing homelessness requires public funding
- Leverage local, state, and federal dollars for low-income housing
- More funding reduces the costs to develop and maintain units and makes housing units more affordable
- Housing is a collaborative effort within the region, not just a task for individual jurisdictions

# Next Steps in the Review Process

- General Government Committee Briefing – June 11, 2025
- Complete final round of stakeholder input and engagement – Late Spring 2025
  - Review draft goals, policies, and actions
  - Ensure input and feedback was incorporated
- Comprehensive Plan Adoption Process – Fall 2025 – Winter 2026
- Comprehensive Plan Ordinance Briefing – October 28, 2025



# Submitting Comments or Questions

Written comments or questions are welcome at any time during the periodic update process

- Update website: [2025 Comprehensive Plan Update](#)
- Periodic update email: [compplan@ci.tumwater.wa.us](mailto:compplan@ci.tumwater.wa.us)
- City of Tumwater contact:  
Community Development Department  
555 Israel Road SW  
Tumwater, WA 98501  
Phone: 360-754-4180  
Email: [compplan@ci.tumwater.wa.us](mailto:compplan@ci.tumwater.wa.us)

