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

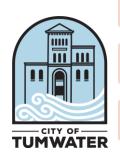




Appendices A - H

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



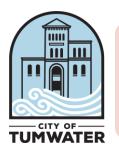
Analysis



Emergency Housing



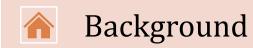
Area Median Income, Housing Type, and Tenure





Other Specific Housing Needs

Chapter 4 – Racially Disparate Impacts, Exclusion, & Displacement



- 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



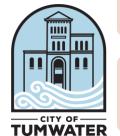
Employment & Unemployment



Gaps in Local Funding



Regulatory Barrier Assessment





Programs and Actions to Achieve Housing Availability

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

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



Expand the supply of permanent, incomerestricted affordable housing

- 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



Maintain and improve existing housing stock

- 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



Make it easier for households to access housing and stay housed

- 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



Continually develop partnerships to improve implementation of housing strategies

CITY OF

- 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

Explore a permanent source of funding for low-income housing

CITY OF TUMWATER

- 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
- City of Tumwater contact:

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