

August 5, 2024

Note: This is a very rough draft of the potential Housing Element goals, policies, and implementation actions that will be refined after further review and discussion over the next few months. It has not been completely reviewed by staff yet. It is intended to allow the Planning Commission to start their conversation on the topic.

General Goals

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
H-1			Increase the supply and variety of housing for every income and age group.	<p>New goal.</p> <p>Based in part on the Tumwater Housing Action Plan Strategy 1: “Increase the supply of permanent, income-restricted affordable housing.”</p> <p>Goals H-4, H-5, H-7, H-9, H-10 become new policies.</p>	H-1			To conserve and improve the existing city housing stock and quality of life of neighborhoods.	
	H-1.1		Ensure equity and opportunities for housing regardless of age, race, color, national origin, ancestry, sex, sexual orientation, familial status, marital status, ethnic background, source of income use of federal housing assistance, or other arbitrary factors.	<p>Update of current policy.</p> <p>Notes: In progress. Need to add policy and actions that ensure policies, codes, and procedures do not create barriers to affordable housing opportunities and to ensure that existing regulations, procedures, or practices do not increase the cost of housing without a corresponding public benefit. Strive to increase benefits to the community while lowering housing costs by periodically reviewing, at a minimum, the following areas for revision or amendment:</p> <ul style="list-style-type: none">Comprehensive plan policiesZoning and subdivision regulationInfrastructure requirementsDevelopment standardsBuilding and fire codesAdministrative proceduresProcessing timesFees and exactionsInspection procedures	H-4			To provide adequate opportunities for housing for all persons regardless of age, race, color, national origin, ancestry, sex, sexual orientation, familial status, marital status, ethnic background, source of income use of federal housing assistance, or other arbitrary factors.	

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		H-1.1.1	Establish City programs to offset the displacement of existing housing and community members by new housing development.	New implementation action. Move to H-4?					
		H-1.1.2	Work with non-profits, financial institutions, and other jurisdictions to increase opportunities for home ownership, especially within BIPOC communities, lower income households, and families with children.	Update of current policies as an implementation action.		H-4.1 & H-8.5		Support the inclusion of living opportunities for families with children throughout the city.	
		H-1.1.3	Monitor rental market in the City and implement appropriate tenant protections that improve household stability.	New implementation action.					
		H-1.1.4	Work with local landlords to identify incentives to increase the amount of rental housing and units that accept housing vouchers and housing assistance.	New implementation action. Landlord incentives.					
		H-1.1.5	Develop programs to address racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions.	New implementation action.					
		H-1.1.6	As part of Comprehensive Plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households.	New implementation action. Tumwater Housing Action Plan – Action 1.e: As part of Comprehensive Plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households.					

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	H-1.2		Provide sufficient, suitably zoned land for development of housing to meet projected future housing needs for Tumwater over the next 20 years.	Update goals as a policy.	H-2, H-5, & H-13	H-5.1 & H-6.2	H-5.1.1 & H-5.1.2	<p>H-2 – To provide a sufficient number of single family dwelling units, multi-family dwelling units, manufactured homes, and group housing to provide an affordable selection of housing to each economic segment of the Tumwater population.</p> <p>H-5 – To supply sufficient, safe, suitable housing sites and housing supply to meet projected future housing needs for Tumwater over the next 20 years.</p> <p>H-5.1 – Ensure appropriate land use designations and Zoning Code designations to provide sufficient land for housing construction.</p> <p>H-5.1.1 – Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned vacant land. (2.1.1)</p> <p>H-5.1.2– Continue joint planning with Thurston County to plan for future growth in Tumwater.</p> <p>H-6.2 – Provide for a dynamic mix of residential land uses and zones in order to create a diverse mix of sites available for different housing types.</p> <p>H-13 – Ensure consistency with RCW 36.70A.070(2)(c) which requires sufficient land be available for all types of housing including manufactured housing</p>	
		H-1.2.1	<i>In conjunction with the Land Use Element, monitor and designate sufficient land through appropriate zone districts and densities.</i>	<i>Update implementation action.</i>			H-2.2.1	<i>Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned land.</i>	

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		H-1.2.2	Monitor and provide sufficient capacity of suitably zoned land for development of all housing types to accommodate the future needs of every income group, including single-family detached dwellings, accessory dwelling units, townhouses, duplexes, triplexes, fourplexes, multifamily dwellings, cottage housing, senior housing, roominghouses, group housing, and manufactured homes in manufactured home parks and on single lots to make the most efficient use of infrastructure and services.	Update of current policy and two implementation actions as an implementation action.		H-2.1, H-2.2, & H-4.2	H-2.2.1 & H-5.1.1	<p>H-2.1 – Provide sufficient, suitably zoned land for development of all housing types to accommodate the future needs for each type of housing, including single-family detached dwellings, accessory dwelling units, townhouses, duplexes, triplexes, fourplexes, multi-family dwellings, cottage housing, senior housing, roominghouses, group housing, and manufactured homes in manufactured home parks and on single lots.</p> <p>H-2.2 – Provide opportunities for a range of housing types to provide for all economic segments of Tumwater's population.</p> <p>H-2.2.1 – Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned land.</p> <p>H-4.2 – Support and encourage a variety of housing types and price ranges through appropriate policies and regulations.</p> <p>H-5.1.1 – Ensure appropriate land use designations and Zoning Code designations to provide sufficient land for housing construction</p>	
		H-1.2.3	In conjunction with the Land Use Element, identify the capacity of land for housing including, but not limited to, publicly assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing.	New implementation action.					

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		H-1.2.4	Extend public water and sewer to unserved areas to allow infill residential development in underdeveloped areas.	<i>New implementation action.</i> Tumwater Housing Action Plan – Action 1.m. Extend public water and sewer to unserved areas to allow infill development in underdeveloped areas.					
		H-1.2.5	Support redevelopment of unused lots and buildings.	<i>New implementation action.</i>					
	H-1.3		Direct multifamily, mixed use, and high density residential development along urban corridors and into urban centers to support place-making opportunities.	Updated policy. Tumwater Housing Action Plan – Action 3.d: Continue to look for place-making opportunities along urban corridors.		H-6.3		Support increasing housing opportunities along urban corridors and centers.	
		H-1.3.1	Ensure the Housing Element supports the Land Use Element, Transportation Element, Economic Development Plan, and Climate element when identifying areas for affordable housing. Creating walkable, livable communities with housing and transportation near jobs.	<i>Update of current policy and an implementation action as an implementation action.</i>		H-6.3 & H-6.4	H-6.4.1	<i>H-6.3 Support increasing housing opportunities along urban corridors and centers.</i> <i>H-6.4 Encourage provision of affordable housing near public transit routes to promote efficient transportation networks.</i> <i>H-6.4.1Continue to involve Intercity Transit in Tumwater's development review process.</i>	
	H-1.4		Encourage innovative plans, codes, standards, and procedures to take advantage of the best private and public sector approaches to affordable housing.	Update policy.		H-3.1		Encourage the development of innovative plans, codes, standards, and procedures in order to take advantage of new private and public sector approaches to housing provision.	
		H-1.4.1	Update development code to encourage a range of housing for all income segments, infill development, and middle housing types.	<i>Update policy as an implementation action.</i>		H-1.2		<i>Encourage a range of housing, economic development, and community revitalization in the city.</i>	

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		H-1.4.2	Update zoning and development regulations to create and utilize smaller lots, adopt less restrictive development standards, and create lot standards to create more affordable housing and a more efficient use of City services.	Update implementation action.			H-4.2.1	Continue the requirement for reasonable maximum lot sizes in order to create smaller lots that are more affordable and that allow a more efficient use of City services.	
		H-1.4.3	Promote the development of accessory dwelling units within new and existing single-family developments. Consider incentives for new housing developments that include a percentage of accessory dwelling units as part of new construction and construction in existing homes.	Update implementation action.			H-6.2.2	Continue to implement innovative design techniques, such as zero lot line developments, architectural design standards, alley houses, and attached single-family housing. Zero lot line developments are residential real estate in which the structure comes up to or very near to the edge of the property. Zero-lot-line houses are built very close to the property line in order to create more usable space.	
		H-1.4.4	Develop regulations that require a variety of lot sizes in new subdivisions and smaller housing types, such as, cottages, duplexes, townhouses, and accessory dwelling units, into new and existing residential neighborhoods.	New implementation action.					
		H-1.4.5	Develop regulations that require a portion of a new Planned Unit Development used for residential development be permanent low income housing units.	New implementation action. Tumwater Housing Action Plan – Action 1.b: Where a Planned Unit Development is used for residential development, consider requiring a portion of the housing be low income housing.					
		H-1.4.6	Develop incentives that encourage permanent low-income housing units be provided as part of new developments.	New implementation action. Tumwater Housing Action Plan – Action 1.h: Encourage low-income housing units as part of new developments.					

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		H-1.4.7	Collaborate with the development community for life cycle housing, particularly for young adults. Work with local schools and institutions of higher education to develop strategies for off campus housing.	New implementation action.					
		H-1.4.8	Support reuse of buildings for housing.	New implementation action.					
		H-1.4.9	Identify areas in the Economic Development Plan where mixed use, infill, and reuse of existing buildings could promote housing near new and existing jobs.	Update of current policy as an implementation action.		H-1.5	H-1.5.1	H-1.5 – Encourage and facilitate economic development as an important part of provision of housing by providing jobs. H-1.5.1 – Continue implementation of economic development efforts to provide jobs in Tumwater.	
		H-1.4.10	Encourage construction practices which exceed minimum standards. Tumwater will support the use of alternative building designs and methods that exceed the minimum standards set by Tumwater.	Update of current policy as an implementation action.		H-5.3		Encourage construction practices, which exceed minimum standards. Tumwater will support the use of alternative building designs and methods that exceed the minimum standards set by Tumwater.	
		H-1.4.11	Work with private and public developers to make middle housing more desirable and financially feasible.	New implementation action.					
		H-1.4.12	Update permitting processes to support condominium ownership.	New implementation action.					
	H-1.5		Encourage a variety of housing opportunities for those with special needs, particularly those related to age or disability.	Update goal as a policy.	H-9			To encourage a variety of housing opportunities for those with special needs, particularly those with problems relating to age or disability.	
		H-1.5.1	Require housing to meet the needs of those with special housing requirements without creating a concentration of such housing in any one area.	Update of current policy as an implementation action.		H-9.1		Require housing to meet the needs of those with special housing requirements without creating a concentration of such housing in any one area.	

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		H-1.5.2	Assist social service organizations in their efforts to seek funds for construction and operation of emergency, transitional, and permanent housing.	Update of current policy as an implementation action.		H-9.2		Assist social service organizations in their efforts to seek funds for construction and operation of emergency, transitional, and permanent housing.	
		H-1.5.3	Support and plan for assisted housing opportunities using federal, state, or local aid. Work with Tumwater School District, Housing Authority, and other agencies and organizations to pursue grant funding and implement transitional housing strategies for families with children.	Update of current policy and an implementation action as an implementation action.		H-9.3	H-3.3.2	H-9.3 – Support and plan for assisted housing opportunities using federal, state, or local aid. H-3.3.2 – Work with Tumwater School District, Housing Authority, and other agencies and organizations to pursue grant funding and implement transitional housing strategies for families with children.	
		H-1.5.4	Encourage and support social and health service organizations, which offer support programs for those with special needs, particularly those programs that help people remain in the community.	Update of current policy as an implementation action.		H-9.4		Encourage and support social and health service organizations, which offer support programs for those with special needs, particularly those programs that help people remain in the community.	
		H-1.5.5	Encourage alternative housing strategies for homeless youth, which may include Host Homes.	Update of current policy as an implementation action.		H-9.5		Encourage alternative housing strategies for homeless youth, which may include Host Homes.	
		H-1.5.6	Support actions to secure grants and loans tied to the provision of special needs housing by agencies, private developers, and nonprofit organizations. Work with agencies, private developers, and nonprofit organizations to locate housing in Tumwater intended to serve the community’s special needs populations, particularly those with challenges related to age, health or disability.	New implementation action.					

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		H-1.5.7	Encourage a range of housing types for seniors affordable at a variety of incomes, such as independent living, various degrees of assisted living and skilled nursing care facilities. Strive to increase opportunities for seniors to live in specialized housing.	New implementation action.					
	H-1.6		Encourage a selection of housing that is decent, safe, and sound, in close proximity to jobs and daily activities, and varies by location, type, design, and price.	Update goal as a policy.	H-6			To promote a selection of housing that is decent, safe, and sound, in close proximity to jobs and daily activities, and varies by location, type, design, and price.	
		H-1.6.1	Adopt a form-based code for mixed-use zones to allow more housing types and protect the integrity of existing residential neighborhoods.	Tumwater Housing Action Plan – Action 4.a: Adopt a form-based code for mixed-use zones to allow more housing types and protect the integrity of existing residential neighborhoods.					
	H-1.7		Ensure housing is compatible in quality and design with surrounding land uses, traffic patterns, public facilities, and environmentally sensitive areas through use of innovative designs that enhance the appearance and quality of Tumwater's neighborhoods.	Update goals as a policy.	H-7 & H-10			H-7 – To ensure that housing is compatible in quality, design, and density with surrounding land uses, traffic patterns, public facilities, and environmentally sensitive areas. H-10 – To provide housing that is compatible and harmonious with existing neighborhood character through use of innovative designs that enhance the appearance and quality of Tumwater's neighborhoods.	
		H-1.7.1	Support mixing market rate and low income housing to avoid creating areas of concentrated low-income housing.	New implementation action.					
		H-1.7.2	Update Citywide Design Guidelines for residential uses on a regular basis.	New implementation action.					
		H-1.7.3	Encourage innovation and variety in housing design and development to build housing with unique individual character, avoiding monotonous neighborhood appearance.	Update of current policy as an implementation action.		H-10.1			

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H-2			Expand the supply of permanent, income-restricted affordable housing.	New goal.					
	H-2.1		Implement inclusionary zoning.	New policy.					
	H-2.2		Accept a "fair share" of housing for low and moderate income groups in cooperation with other jurisdictions in Thurston County.	Updated policy.		H-3.3	H-3.3.1	H-3.3 – Tumwater should assume its "fair share" of housing for low and moderate income groups, in cooperation with other jurisdictions in Thurston County. H-3.3.1 – Monitor land supply, census data, and housing policies to ensure Tumwater accommodates its fair share of housing for low and moderate income groups.	
	H-2.3		Work with the other jurisdictions as part of the Regional Housing Council to share decision making responsibilities related to homelessness and affordable housing in Thurston County to allow for collaboration in expanding affordable housing options and sharing the planning for, identification of, and resource allocation to activities and programs intended to support individuals experiencing homelessness in Thurston County.	Update of current policy.		H-3.4		Tumwater should work with the other jurisdictions in Thurston County as part of the Regional Housing Council to share decision making responsibilities related to homelessness and affordable housing in Thurston County to allow for collaboration in expanding affordable housing options and sharing the planning for, identification of, and resource allocation to activities and programs intended to support individuals experiencing homelessness in Thurston County.	
	H-2.4		Maintain the manufactured home park district land use designation and zone district in appropriate areas to prevent conversion of affordable housing to other uses without replacement.	Update of current policy.		H-13.1		Maintain the manufactured home park district zoning in appropriate areas in order to prevent conversion of affordable housing to other uses without replacement.	

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	H-2.5		When locating the manufactured home park district land use designation and zone district, carefully consider the risks from natural hazards, such as flooding and liquefaction, and the impacts of those hazards on the future residents of those manufactured home parks, emergency responders, and the City as a whole.			H-13.2		When locating zones and designations for manufactured home parks, carefully consider the risks from natural hazards, such as flooding and liquefaction, and the impacts of those hazards on the future residents of those manufactured home parks, Tumwater’s emergency responders, and the city as a whole.	
H-3			Maintain and improve existing housing stock.	New goal from existing goal and policy.	H-8	H-1.1		H-8 – To support healthy residential neighborhoods which continue to reflect a high degree of pride in ownership or residency. H-1.1 Assist city neighborhoods in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary, and affordable housing.	
	H-3.1		Create a formal maintenance and rehabilitation program beyond the current City code enforcement procedures to ensure housing is decent, safe, sanitary, and affordable.	Update of current implementation action as a policy. Tumwater Housing Action Plan – Action 1.k. Enhance enforcement of property maintenance codes to keep housing in good repair.			H-1.1.1	Create a formal maintenance and rehabilitation program beyond the current City code enforcement procedures to support Policy H-1.1 in coordination with the City’s work with the Regional Housing Council.	
	H-3.2		Increase code enforcement efforts and build public private partnerships to encourage renovations of unfit structures for use as transitional or affordable housing.	Update of current implementation action as a policy.			H-3.1.2	Increase code enforcement efforts and build public private partnerships to encourage renovations of unfit structures for use as transitional or affordable housing.	
	H-3.3		Pursue Federal, State, and local financing opportunities to maintain the current housing stock and assist with upgrades and retrofits.	New policy.					
	H-3.4		Ensure equity and quality of life is achieved by improving community surroundings and infrastructure in residential areas.	Updated policy.		H-1.4		Provide assistance to improve community surroundings and infrastructure in residential areas.	

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		H-3.4.1	Focus improvements on green space, transportation, and utilities in areas that are cost burdened and at elevated risk of displacement to ensure equity and health.	<i>New implementation action.</i> <i>Tumwater Housing Action Plan – Action 1.m: Extend public water and sewer to unserved areas to allow infill development in underdeveloped areas.</i>					
		H.3.4.2	Fund an energy assistance program for rental housing to assist landlords with making upgrades when the unit is sold.	<i>New implementation action.</i> <i>Tumwater Housing Action Plan – Action 2.h: Fund an energy assistance program for rental housing/make landlords do upgrades when the unit is sold.</i>					
	H-3.5		Support manufactured home parks to maintain existing source of affordable housing.	New policy.					
		H-3.5.1	Provide funding for low income and special needs residents to purchase housing through community land trusts.	<i>Tumwater Housing Action Plan – Action 1.f: Provide funding for low income and special needs residents to purchase housing through community land trusts.</i>					
		H-3.5.2	Establish a program to preserve and maintain healthy and viable manufactured home parks.	<i>Tumwater Housing Action Plan – Action 1.j: Establish a program to preserve and maintain healthy and viable manufactured home parks.</i>					
		H-3.5.3	Assist non-profits in the process of acquiring mobile home parks to turn them into public trusts so that lot rental fees can be controlled.	<i>Tumwater Housing Action Plan – Action 2.g: Assist non-profits in the process of acquiring mobile home parks to turn them into public trusts so that lot rental fees can be controlled.</i>					
H-4			Make it easier for households to access housing and stay housed.	New goal. Tumwater Housing Action Plan – Strategy 2: Make it easier for households to access housing and stay housed.					

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	H-4.1		Assist and promote social service organizations in their efforts to help prospect homeowners with financial assistance.	New policy.					
		H-4.1.1	Support down payment assistance programs for homeownership and programs that assist people entering the rental market.	<i>New implementation action.</i> <i>Tumwater Housing Action Plan – Action 2.d: Support down payment assistance programs for homeownership and programs that assist people entering the rental market.</i>					
	H-4.3		Develop policies that protect vulnerable populations from displacement and inflated housing costs when on fixed incomes. Work with non-profits and organizations that help those on fixed incomes stay housed.	New policy.					
		H-4.3.1	Identity areas at risk of displacement and update policies and regulations to address.	<i>New implementation action.</i> <i>As part of Comprehensive Plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households.</i> <i>Tumwater is mapped with moderate risk of “disinvestment” in the general Tumwater Hill area. Historically an area experiences disinvestment when wealthier, often whiter, households leave along with jobs, services, and amenities. This may or may not be accompanied by municipal disinvestment whereby public policies and publicly sanctioned private practices prioritize investment into higher income neighborhoods resulting in disinvestment in areas where communities of color and low-income people live.</i>					

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		H-4.3.2	<i>If displacement is unavoidable with new development, have developers provide tenants displaced by redevelopment with relocation assistance.</i>	<i>New implementation action.</i> <i>Tumwater Housing Action Plan – Action 2.a.: Have developers provide tenants displaced by redevelopment with relocation assistance.</i>					
		H-4.3.3	<i>Adopt short-term rental regulations to minimize impacts on long-term housing availability.</i>	<i>New implementation action.</i> <i>Tumwater Housing Action Plan – Action 2.c: Adopt short-term rental regulations to minimize impacts on long-term housing availability.</i>					
		H-4.3.4	<i>Streamline housing development by reviewing the permitting requirements and processes under Title 14. Ensure clear and objective standards for design review and improve clarity on timelines around complete permit applications.</i>	<i>New implementation action.</i> <i>May be addressed by Ordinance No. O2024-005.</i> <i>New HB 1293 and SB 5290.</i>					
H-5			Continually build on resources and collaboration to improve implementation of housing strategies.	New goal. Tumwater Housing Action Plan – Strategy 2: Continually build on resources and collaboration to improve implementation of housing strategies.					
	H-5.1		Collaborate with financial institutions and non-profits to create housing land trusts for manufactured home parks.	New policy.					
	H-5.2		Reference the Transportation Plan and anticipated transportation impacts when making housing decisions affecting the location and density of housing.	Updated policy.		H-11.1		Reference the Transportation Element and anticipated transportation impacts when making housing decisions affecting the location and density of housing.	
	H-5.3		Reference utility plans and the impact of housing decisions on capital improvements planning.	Updated policy.		H-11.2		Reference utility plans and the impact of housing decisions on capital improvements planning.	
	H-5.4		Explore ways to increase public transportation and decrease parking requirements to allow for more housing.	New policy.					

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	H-5.5		Encourage the construction of affordable housing on vacant or unused lots, such as abandoned commercial buildings to minimize urban sprawl and reuse existing infrastructure.	Updated policy.		H-12.1		Encourage the construction of housing on vacant property within the city and the redevelopment of underdeveloped property within residential areas to minimize urban sprawl and associated public service costs.	
	H-5.6		Continue to review and revise, as necessary, City Development Standards deemed unnecessary and make development more expensive and/or difficult.	Updated implementation action as a new policy.			H-12.1.1	Continue to review and revise, as necessary, City Development Standards deemed unnecessary and make development more expensive and/or difficult.	
	H-5.7		Work cooperatively with Thurston County to provide for more efficient and orderly annexations to facilitate urban service delivery.	Updated implementation action as a new policy.			H-12.1.4	Work cooperatively with Thurston County to provide for more efficient and orderly annexations to facilitate urban service delivery.	
	H-5.8		Identify and develop partnerships with organizations that provide or support low-income, workforce, and senior housing as well as other populations with unique housing needs.	New policy. Tumwater Housing Action Plan – <i>Action 5.c.</i> : Identify and develop partnerships with organizations that provide or support low-income, workforce, and senior housing as well as other populations with unique housing needs.					
	H-5.9		Establish a permanent source of funding for low-income housing.	New policy. Tumwater Housing Action Plan – <i>Action 6.a.</i> : Establish a permanent source of funding for low-income housing.					
		H-5.9.1	<i>Support legislative action to increase permanent sources of funding for low-income housing.</i>	<i>New implementation action.</i>					

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		H-5.9.2	Develop a comprehensive funding strategy for affordable housing that addresses both the sources of funding and how the funds should be spent.	<div>New implementation action.</div> <div>Tumwater Housing Action Plan – Action 6.b.: Develop a comprehensive funding strategy for affordable housing that addresses both the sources of funding and how the funds should be spent.</div>					

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Goals, Policies, and Actions Moved from Other Elements

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Goals, Policies, and Actions Moved to Other Elements

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Goals, Policies, and Actions Deleted and Not Replaced

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
						H-1.3		Promote the quality of life of existing communities and implementation of community housing goals through the preparation of comprehensive plans and the development review process.	
				Completed.			H-3.1.1	<i>The Zoning Code allows manufactured homes on single-family lots in all residential zones. It is the intent of the Housing Element to promote the designation of a sufficient supply of land for traditional mobile/manufactured home parks and to recognize that modular/manufactured housing on single family lots and in manufactured home parks is a viable form of housing construction.</i>	
						H-3.2		Encourage provision of adequate building sites through appropriate land use planning and zoning codes, infrastructure supply, and overall regulatory climate.	
				Completed.			H-3.3.3	<i>Establish a multi-family tax exemption program that gives financial incentive for developers to create multi-family structures in target areas and to set aside a percentage of units as low-income housing.</i>	
							H-4.2.1	<i>Continue the requirement for reasonable maximum lot sizes in order to create smaller lots that are more affordable and that allow a more efficient use of City services.</i>	
							H-5.1.1	<i>Monitor the Land Use Element and Zoning Code to ensure an adequate supply of suitably zoned vacant land. (2.1.1)</i>	

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
				Does this need to be a policy? Should be considered as part with the Buildable Lands Report?		H-5.2		Lands not suitable for development due to site constraints such as wetlands, steep slopes, geologically hazardous areas, etc., should be identified and considered when determining sufficient land for new housing in accordance with Tumwater's Conservation Plan.	
						H-6.1		Protect residential areas from undesirable activities and uses through aggressive enforcement of adopted City codes.	
							H-6.2.1	<i>Continue to monitor the available land supply, census data, and City policies to ensure a diverse mix of land for residential housing stock.</i>	
						H-6.5		Tumwater will maintain current Building Code standards and will use the most up to date future Code editions.	
						H-6.6		Increase the variety of housing types outside of corridors and centers of appropriate intensities with supporting design guidelines to meet the needs of a changing population.	
						H-7.1		Support the stability of established residential neighborhoods through appropriate plans and codes.	
						H-7.2		Assure housing will be well maintained and safe.	
						H-7.3		Enhance the appearance of and maintain public spaces in residential areas.	
						H-7.4		Promote community involvement to achieve neighborhood improvement.	
						H-8.1		Support the stability of established residential neighborhoods.	
						H-8.2		Assure housing will be well maintained and safe.	

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
							H-8.2.1	<i>Protect residential areas from undesirable activities and uses through aggressive enforcement of adopted City codes.</i>	
						H-8.3		Enhance the appearance of and maintain public spaces in residential areas.	
						H-8.4		Promote community involvement to achieve neighborhood improvement.	
							H-8.4.1	<i>Encourage neighborhood meetings to discuss community issues as situations and concerns arise.</i>	
						H-10.2		Multi-family residential housing should be subject to design criteria that relate to density, structure bulk, size and design, landscaping, and neighborhood compatibility.	
							H-10.2.1	<i>Continue to implement multi-family housing design standards.</i>	
					H-11			To provide housing to accommodate Tumwater's housing needs in the urban growth area and make the most efficient use of infrastructure and services.	
						H-11.1		Reference the Transportation Element and anticipated transportation impacts when making housing decisions affecting the location and density of housing.	
						H-11.2		Reference utility plans and the impact of housing decisions on capital improvements planning.	
						H-11.3		Encourage the construction of affordable housing, including cottage housing and accessory dwelling units, within a half mile or twenty minute walk of an urban center, corridor or neighborhood center with access to goods and services to provide access to daily household needs.	

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
							H-12.1.2	Continue to support high-density zoning within specific areas of the city that have the infrastructure and services to support high-density housing.	
							H-12.1.3	Continue to implement minimum density levels for all residential zoning districts to ensure efficient use of the urban growth area.	
							H-13.1.1	Encourage manufactured housing park district zoning to locate near transit services.	