

TO: City Council
FROM: Brad Medrud, Planning Manager
DATE: November 28, 2023
SUBJECT: 2025 Comprehensive Plan Periodic Update – Growth Management Act Housing Needs Allocation Process

1) Recommended Action:

This is a discussion item about the required Growth Management Act housing needs allocation process for the 2025 Comprehensive Plan periodic update with a presentation by Thurston Regional Planning Council staff.

2) Background:

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by June 30, 2025. Work on the periodic update started last fall.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan. [2025 Comprehensive Plan Update | City of Tumwater, WA](#) contains links to guidance material and information about the update.

The intent of this work session is to discuss the required Growth Management Act housing needs allocation process for the 2025 Comprehensive Plan periodic update. Thurston Regional Planning Council staff will be joining City staff for the presentation at the work session.

In 2021, the Washington State Legislature passed HB 1220 which requires the City to “plan for and accommodate” future housing affordable to a range of incomes and to document the projected housing need the City is planning for in its 2025 Comprehensive Plan periodic update. As laid out in that legislation, the State Department of Commerce identified the countywide housing need by income range and recommended cities, towns, and counties work collaboratively to allocate the countywide housing need to individual jurisdictions.

In 2023, Thurston County and the Cities of Lacey, Olympia, Tumwater, and Yelm contracted with Thurston Regional Planning Council to facilitate a process to reach regional agreement on the housing allocation method and housing allocations for the Thurston region. TRPC convened a workgroup consisting of planning directors and staff from the project partners. Staff from the City of Rainier, City of Tenino, and Town of Bucoda were also invited to participate. This group met four times between August and October 2023 to review different methods and results and reached consensus on both a preferred allocation method and next steps for adopting allocations for use in Comprehensive Plan periodic updates due in 2025 and beyond.

An initial briefing of the General Government Committee on the housing allocation process occurred on November 28, 2023.

3) Policy Support:

Goal 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.

Policy 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.

Policy H-2.2: Provide opportunities for a range of housing types to provide for all economic segments of Tumwater's population.

4) Alternatives:

☐ None.

5) Fiscal Notes:

This is primarily an internally funded work program task. The City has filed an application for a Washington State Department of Commerce grant for \$125,000 to update the Transportation Plan and Economic Development Plan. The City has been awarded a Washington State Department of Commerce grant for \$75,000 to address the new state middle housing requirements. The City has filed an application for a Washington State Department of Commerce grant application for \$500,000 to support the development of a Climate Element and supporting implementation actions.

6) Attachments:

A. Presentation