



Memorandum

Date: April 11, 2023

To: Planning Commission

From: Brad Medrud, Planning Manager

Subject: City of Tumwater Affordable Housing Actions

At the request of the Planning Commission, staff has prepared this summary of the actions the City has taken since 2018 to address the need for affordable housing. This memorandum summarizes past and current actions that in turn will inform the 2025 Comprehensive Plan update.

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I. Background

After the City Council adopted Resolution No. R2018-016 in the summer of 2018, the City has undertaken a number of actions to address homelessness, increase affordable housing, and continue to work with other jurisdictions and agencies to explore regional solutions to these issues.

Applicable City Council Revised Strategic Priorities and Goals (December 6, 2022) include:

A. Build a Community Recognized for Quality, Compassion and Humanity

- 1. Support and advance intergenerational housing opportunities*
- 2. Implement the Tumwater Housing Action Plan*
- 3. Support housing stability policies/programs*

See Appendix 1 *Comprehensive Plan Policies* for details on housing and land use goals, policies, and actions that support the City's affordable housing plans.

See Appendix 2 *Timeline of Affordable Housing Actions* for a timeline of the work the City has undertaken to address affordable housing since 2018.

II. Resolution No. R2018-016

In 2017 and 2018, the City Council devoted considerable time to discussions about the causes of and resources available to address homelessness and the lack of affordable housing in the City. On July 17, 2018, the City Council adopted Resolution No. R2018-016, which described the actions that the City would undertake to begin to address these issues. These actions fell under three broad goals: reduce homelessness, boost housing affordability, and increasing ongoing regional actions.

GOAL: Reduce Homelessness -- Increase resources / actions to combat / decrease regional homelessness

Actions	
1	Review, and clarify as necessary, policies related to homelessness for first responders
2	Develop strategies with the Tumwater School District and nonprofit partners to house homeless students / families
3	Better understand and describe the extent and general location of Tumwater poverty and low-income areas
4	Commit more current City resources to targeted regional homelessness actions
5	Act to better connect people to services
6	Continue to participate in homeless count each year
7	Meet with Tumwater faith leaders to explore faith community's potential role addressing homelessness
8	Assess and track homeless / low-income services in Tumwater

GOAL: Boost Housing Affordability -- Actions to increase affordable housing

Actions

- 1 Pursue grants for affordable housing
- 2 Strengthen incentives for affordable housing within the Capitol Corridor and Brewery District and explore extending these incentives to the entire InterCity Transit #13 bus corridor
- 3 Evaluate and, if necessary, propose amendments to City code and zoning to support smaller scale affordable housing in neighborhoods to offer a greater variety of housing options
- 4 Promote actions property owners can take to increase affordable housing such as accessory dwelling units
- 5 Participate in regional discussions to understand factors affecting housing affordability and what steps can be taken to mitigate new housing costs
- 6 Assess actions for assuring mobile home parks continue to provide affordable housing toward a goal of property ownership by residents
- 7 Encourage more housing development overall
- 8 Encourage abandoned houses moving back into the active housing inventory
- 9 Enact policies to protect tenants experiencing housing instability, which may include:
 - a. Review current eviction/renter protection policies, laws, and legal services and assess possible actions.
 - b. Assess need for/knowledge of landlord-tenant conflict resolution services.
 - c. Support renter resources (mediation, etc.).
- 10 Inventory and track affordable housing units in Tumwater

GOAL: Ongoing Regional Actions – Continue work with other jurisdictions and agencies to explore regional solutions to homelessness and affordable housing.

The Planning Commission and the City Council undertook a significant effort from September 2018 to May 2019 to develop Affordable Housing Work Plans for the City Council to use in make informed decisions when prioritizing the next steps to implement Resolution No. R2018-016. Starting in 2019, the City spent a substantial amount of time implementing the 2019 Affordable Housing Work Plans through ordinances and process changes.

III. Regional Housing Council

To meet the City Council's goal of exploring regional solutions to homelessness and affordable housing issues, the City worked with the other jurisdictions to establish the Regional Housing Council in 2020. The Regional Housing Council took over the role of Health and Human Services Council and added some additional tasks.

The primary purpose of the Regional Housing Council is to leverage resources and partnerships through policies and projects that promote equitable access to safe and affordable housing. "Affordable housing" in this context means housing that is affordable to families at or below 80% AMI.

The Regional Housing Council considers issues specifically related to funding a regional response to homelessness and affordable housing and coordinating existing funding programs. These programs may include RCW 36.22.179 (ESSHB 2163) and RCW 36.22.178 (SHB 2060) funds, HOME Investment Partnership Program (HOME), Consolidated Homeless Grant (CHG), Housing and Essential Needs (HEN), RCW 82.14.540 (SHB 1406), Community Development Block Grant (CDBG) and other related funding sources such as a regional home fund to help implement the five-year Homeless Crisis Response Plan and increase affordable housing options.

The Regional Housing Council assists in monitoring the implementation of the County's five-year Homeless Crisis Response Plan by setting priorities and making funding decisions on projects and programs that implement the Homeless Crisis Response Plan. Additionally, the Regional Housing Council provides a forum for consideration of policy options related to homelessness and encourages development of regional approaches to planning for, responding to, and funding homeless services and facilities and expanding affordable housing options.

Two Tumwater City Councilmembers sit on the Regional Housing Council and the City's has committed 0.25 FTE in City staffing to Regional Housing Council work.

IV. State Department of Transportation Right-of-Way Initiative Process

The Washington State Department of Transportation Rights of Way Initiative Process – Transitioning People Out of State Rights of Way in Thurston County is an agreement to work in a collaborative fashion to achieve the short-term goal of transitioning people from specific prioritized state rights-of-way into housing. The agreement is between the Washington State Department of Commerce, the Washington State Department of Transportation, the Washington State Patrol, the cities of Lacey, Olympia, and Tumwater, and Thurston County.

The short-term goal of transitioning people from specific prioritized state rights of way into housing is being accomplished by implementing the following strategies:

- Promptly identifying shelter and housing opportunities for people living in rights of way.
- Engaging people living in rights of way to assess their needs and refer them to identified emergency and other housing and other available services with their selected belongings prior to the clearing of rights of way.
- Identifying and implementing strategies to keep cleared sites uninhabited.

- Identifying strengths and weaknesses in the short-term strategy to implement a more comprehensive long-term approach to individuals and families living in public places.

V. Tumwater Housing Action Plan

The Tumwater Housing Action Plan (Ordinance No. O2021-007) was the next step in the process of trying to increase the amount of affordable housing by identifying specific actions the City should undertake to help facilitate the creation of more affordable housing.

While the City was implementing the 2019 Affordable Housing Work Plans, the state legislature passed E2SHB 1923 in 2019, which created state grants through the Department of Commerce to address the need to create more affordable housing through the creation of local housing action plans. Seeing an opportunity to pool resources and work regionally to create materials to support the development of a Tumwater Housing Action Plan, the City of Tumwater joined with the Cities of Lacey and Olympia in applying for the state grant.

By January 2020, the three cities were awarded the grant, agreed to an interlocal agreement to work together on the initial work products, and contracted with the Thurston Regional Planning Council (TRPC) to do the work. With the help of TRPC staff, a stakeholder group made up of developers, real estate professionals, and housing activists, as well as staff from the three jurisdictions, over the course of 2020 and into January 2021, completed a Regional Needs Housing Assessment and Gap Analysis, a Landlord Survey, and a draft Housing Action Plan template.

The Tumwater Housing Action Plan built on the affordable housing work the City completed under the 2019 City Council Housing Affordability Work Plans.

The intent of the Tumwater Housing Action Plan was to create one set of actions that the City will take going forward to support the development of more affordable housing.

Seven housing gaps were identified through the Regional Housing Needs Assessment, including:

1. Reduce housing costs for low-income and cost-burdened households.
2. Increase the overall housing supply.
3. Increase the variety of housing sizes and types.
4. Increase senior housing options.
5. Maintain in good condition and improve the existing housing stock.
6. Provide safe, stable options for both renters and homeowners.
7. Increase permanent housing options for people with disabilities and those at risk of or experiencing homelessness.

To address these seven housing gaps, the Plan identified six strategies for addressing housing needs in the City:

1. Increase the supply of permanent, income-restricted affordable housing.
2. Make it easier for households to access housing and stay housed.

3. Expand the overall housing supply by making it easier to build all types of housing projects.
4. Increase the variety of housing choices.
5. Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.
6. Establish a permanent source of funding for low-income housing.

Under each of these strategies were specific actions for the City to consider implementing. It is important to note that the City had done a great deal of work prior to 2021 to achieve some of the actions, and more work was underway.

VI. Multifamily Tax Exemption Program

A. Summary of the Multifamily Housing Tax Exemption Program

The Multifamily Tax Exemption (MFTE) program is a program allowed under RCW 84.14 that exempts taxes on improvements made for multifamily development within designated areas of a jurisdiction. The exemption can be for either eight years with market rate housing or 12 years if at least 20% of the units provided for affordable housing.

The Multifamily Housing Tax Exemption Program provides a tax incentive to encourage the development of multifamily housing units in targeted areas of Tumwater.

The tax exemption applies to the new housing improvement portion of the property taxes. Under State law, property owners who make eligible housing improvements are exempt from any tax increases related to those improvements for a period of 8 years. Owners will continue to pay the pre-improvement taxes on both the land and structure.

An exemption period of 12 years is possible if a minimum of 20% of the units are rented or sold as affordable housing. Under RCW 84.14.040, the City may adopt and implement, either as conditions to eight-year exemptions or as conditions to an extended exemption period under RCW 84.14.020(1)(a)(ii)(B), or both, more stringent income eligibility, rent, or sale price limits, including limits that apply to a higher percentage of units, than the minimum conditions for an extended exemption period under RCW 84.14.020(1)(a)(ii)(B).

B. Purpose of the Multifamily Housing Tax Exemption Program

- Provide a catalyst to promote development within targeted areas.
- Encourage increased residential opportunities within targeted areas.
- Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multifamily housing.
- Assist in directing future population growth to designated residential targeted areas, thereby reducing development pressure on existing single-family residential neighborhoods.

- Provide the needed residential densities in order to support retail and other services within the target areas.
- Help to achieve residential densities, which are more conducive to transit use in designated residential targeted areas.

C. Benefits of the Multifamily Housing Tax Exemption Program

There are multiple benefits for the Multifamily Housing Tax Exemption Program. Most generally, the reduction in property taxes is shared among consumers and developers in the form of lower prices or rents and in the form of increased project income, respectively, this will encourage the development of more housing units and make housing more affordable overall.

The Program also provides the following benefits:

- Stimulates development by reducing costs, which increases the development return on a marginal project, which increases project feasibility.
- Reduces risk, which increases the ability of a developer to secure debt financing.
- Benefits the consumer in a competitive market, where savings are passed down.
- Increases housing choice for consumers due to the increase in supply.
- Ensures that the tax exemption remains with the property so that it will benefit the right owner in the targeted area regardless of turnover.
- Increases densities in areas suited for higher density.
- Aids sustainability and walkability efforts by locating housing near services and transit.

D. City's 2017 and 2019 Ordinances

The original purpose of the City Council's adoption of a MFTE program in 2017 (Ordinance No. O2017-004 and Resolution No. R2017-002) was to use residential development to spur the economic redevelopment of the Brewery District and Capitol Boulevard corridor. The City's subarea plans adopted in 2015 indicated that we needed to consider a variety of financial incentives to see the redevelopment that those plans envisioned and adding more people living in those areas would encourage the development of retail, services, and employment.

The expansion of the City's MFTE program to the Town Center and the Littlerock Road Subareas in 2019 (Ordinance No. O2019-023) was done for different reasons. In 2018, the City Council started to focus on how the City should address homeless and the lack of affordable housing. One of the action items in R2018-016 was to strengthen incentives for affordable housing within the Capitol Corridor and Brewery District and explore extending these incentives to the entire InterCity Transit #13 bus corridor. Expanding the MFTE program to the Town Center and the Littlerock Road area was one of the many code changes and programs that the City started at that time to encourage more housing to be built overall in the City to meet demand and to provide some level of affordable housing. Because of that, in the Town Center and the Littlerock

Road Subareas the MFTE program was limited to the 12-Year option that required 20% of those units to be affordable.

E. Next Steps

Prior to 2019, multifamily development only accounted for a small portion of the new housing built in the City. During the COVID related building boom in 2020, the City experienced an increase in new multifamily development. By 2022, there were more multifamily developments than single-family houses being permitted in the City.

To date, the City has had 441 total units approved at least through the conditional approval process of which 66 are affordable units and the rest are market rate. The affordable units must comply with the low- to moderate-income levels (80% to 115% of median income) requirements in TMC 3.30:

- One project received final approvals in November 2022 (Certificate of Occupancy issued). It is a 12-Year MFTE in the Littlerock Road subarea, Rockwell Place, three buildings, 141 total units, 29 of which are affordable, the rest are market rate.
- Two projects received conditional approvals in December 2022 and they are under construction. Construction will need to be completed in three years in order to receive final approvals. Both are 8-Year MFTEs in Brewery District with no affordable units. The 350 North Apartments has 24 market rate units and Craft District Apartments has 95 market rate units.
- One project received conditional approval in February 2023 and it is in permit review. Construction will need to be completed in three years in order to receive final approval. It is a 12-Year MFTE in Littlerock Road subarea, Kingswood Apartments, 181 total units, and 37 affordable units, the rest are market rate.

The Washington State Joint Legislative Audit and Review Committee (JLARC) completed a preliminary review of the Multifamily Housing Tax Exemption Program in the summer of 2019 and the state amended RCW 84.14. Based on the findings of the JLARC, the legislature expanded the MFTE program in 2021. Tumwater's MFTE program will expire at the end of 2026 (TMC 3.30.130), so the City has a deadline built into the code to evaluate if the program is doing what was originally intended.

VII. Housing Text Amendments

The intent of the housing affordability text amendments (Ordinance No. O2020-005) approved by the City Council 2021 was to increase the amount of privately and publicly funded residential development in the City and to bring the supply and demand for housing more into balance as required under the state Growth Management Act.

In addition, some of the housing affordability text amendments increased the amount of affordable housing units in the City through inclusionary zoning for very low- and low-income households with incomes less than or equal to 80 percent of Thurston County's median household income as determined by the state Office of Financial Management.

The following seven potential housing affordability text amendments were a part of the City Council's 2019 Housing Affordability Work Plan. These items were considered citywide or in particular areas of the City:

1. Provide an affordable housing density bonus in addition to the maximum density permitted in residential zone districts in limited areas of the City, if the proposed project provides permanently affordable housing.
2. Expand the locations where special residential development types such as accessory dwelling units and cottage housing and smaller types of housing such as micro-housing, tiny houses, and smaller lot single-family development are permitted.
3. Add duplexes or other smaller types of housing units as permitted uses to single-family residential zone districts.
4. Increase height limits in the Knoll subdistrict of the Brewery District (BD) zone district for permanently affordable housing projects.
5. Reduce required off-street parking ratios in residential areas near transit service and where there is sufficient on street parking to increase the buildable land available for housing.
6. Vary development standards, such as parking, open space, and setbacks, by certain housing types to provide permanently affordable housing.
7. Require new housing created specifically as permanently affordable housing to remain permanently affordable housing in perpetuity with protective covenants and deed restrictions.

A. Housing Affordability Text Amendments

The following is a summary of the housing affordability text amendments.

1. *Incentives for Permanently Affordable Housing Units*

- a. Added new section TMC 18.42.140 *Permanently Affordable Housing Incentives*.
- b. Added a "very low-income household" income threshold. A "very low-income household" is a household with an income less than or equal to fifty percent of Thurston County's median household income as determined by the Office of Financial Management.
- c. An affordable housing density bonus was provided in addition to the maximum density permitted in the Multifamily Medium Density Residential (MFM) and Multifamily High Density Residential (MFH) zone districts, if the proposed project provided permanently affordable housing units.

Permanently affordable housing density incentives are allowed only as part of new multifamily or mixed-use housing project that provides ten or more units for "very low-income" and "low-income" households

- d. Allowed for additional building height in addition to the maximum height permitted in the following zone districts, if the proposed project provided permanently affordable housing units:
 - i. Mixed Use (MU)
 - ii. General Commercial (GC)
 - iii. Capitol Boulevard Community (CBC) – North Trosper and North Neighborhood Center districts
 - iv. Town Center (TC) Residential and Mixed Use subdistricts
 - v. Brewery District (BD) Knoll, Valley, Bluff, Triangle, Deschutes, and Bates Neighborhood North subdistricts
- e. Addressed the percentage or ratio of affordable housing units that are studio or one- or –two-bedroom or larger units, the ratio of the very low-income and low-income dwelling units provided, and a limit on the percentage of total units in a new development that can be for affordable housing units.

No more than forty-five percent of the dwelling units in a permanently affordable housing development were allowed to be permanently affordable housing units. Nonprofit affordable housing developers and housing authorities were not subject to this limit.

2. Amended the Senior Housing Facility Definition

- a. Amended the “senior housing facility” definition in TMC 18.04.180 to create two new definitions “senior housing facility, independent” and “senior housing facility, assisted.”
 - i. “Senior housing facility, independent” are less intense uses that do not need a conditional use permit in the Multifamily Medium Density Residential (MFM), Multifamily High Density Residential (MFH), or most commercial zone districts, except the Neighborhood Commercial (NC) zone district.
 - ii. “Senior housing facility, assisted” are more intense uses that do not need a conditional use permit in the Multifamily Medium Density Residential (MFM), Multifamily High Density Residential (MFH), and Neighborhood Commercial (NC) zone districts.

3. Added More Specific Dwelling Definitions to Allow for More Flexibility

- a. Amended “dwelling, multifamily” definition to match the definitions used in single-family and multifamily project financing. Created definitions for “triplex” and “fourplex.” Amended the definitions of “accessory dwelling unit,” “duplex”, and “dwelling” or “dwelling unit”.

- b. Added a definition of “single-family detached dwelling.” The definition of “dwelling, single-family detached” was amended.
- c. The number of unrelated persons in the definition of “family” was increased from five to six. Later state law removed restrictions on the number of unrelated persons in a dwelling unit in zoning.
- d. The amendments did not expand where “triplexes” and “fourplexes” are permitted.

4. *Expanded Where “Duplexes” are Allowed*

- a. Allowed duplexes in lower density single-family zone districts such as the Residential/Sensitive Resource (RSR) and Single Family Low Density Residential (SFL) zone districts and removed minimum lot size restrictions on duplexes in the Single Family Medium Density Residential (SFM) and Multifamily Medium Density Residential (MFM) zone districts.
- b. Added restrictions on duplexes in the Residential/Sensitive Resource (RSR) and Single Family Low Density Residential (SFL) zone districts so that they do not occupy more than twenty percent of lots in new short plats or subdivisions, which were legally established prior to April 15, 2021.
- c. Added restrictions on duplexes in the Single Family Medium Density Residential (SFM) zone district, so that they do not occupy more than thirty percent of lots in new short plats or subdivisions, which were legally established prior to April 15, 2021.

5. *Expanded where “Townhouses and Rowhouses” are Allowed*

- a. Added “Townhouses and rowhouses” as part of a residential planned unit development in the Single Family Medium Density Residential (SFM) and out right in the Multifamily Medium Density Residential (MFM) zone districts.

6. *Reduced Zone Districts Where “Single Family Detached Dwellings” are Allowed*

- a. Removed “single-family detached dwellings” as a permitted use in the Multifamily Medium Density Residential (MFM) zone district after April 15, 2021, except as part of a PUD planned unit development overlay as regulated by TMC 18.36 if the site to be developed has more than one zone district.

7. *Expanded Where “Cottage Housing” is Allowed*

- a. Added “cottage housing” as a permitted use in the Residential/ Sensitive Resource (RSR) zone district provided the use was within one-quarter mile of a public transit

route. The language for access to transit stops was evaluated to determine if it provided for a walkable and reasonable connection.

8. *Reduced Minimum Lot Sizes*

- a. Lowered the current minimum lot sizes for single-family zone districts in the City.
 - i. In the Single Family Low Density Residential (SFL) zone district, the minimum lot size was lowered from 4,000 to 3,200 square feet.
 - ii. In the Single Family Medium Density Residential (SFM) zone district, the minimum lot size was lowered from 4,000 to 3,200 square feet.

9. *Other Changes to Residential Uses*

- a. Updated “residential uses” in the General Commercial (GC) zone district to match current code.
- b. Updated “residential uses” in the Historic Commercial (HC) zone district to match current code, which only allows multifamily dwellings in the Historic Commercial (HC) zone district.
- c. Replaced minimum size for and accessory dwelling unit of 300 square feet with the minimum residential building size in the International Building Code to address “tiny houses.”
- d. Added language in the Single Family Low Density Residential (SFL) and Single Family Medium Density Residential (SFM) zone districts that accessory dwelling units may be located a minimum of five feet from a rear property line.
- e. Added language that single-family detached dwellings and duplexes are not allowed in the multifamily high-density residential (MFH) zone district, except as part of a PUD planned unit development overlay as regulated by TMC 18.36 if the site to be developed has more than one zone district.

10. *Amendments to Required Off-Street Parking*

- a. Eliminated the requirement of 1.0 parking space per dwelling unit for “accessory dwellings” unless there was not sufficient on street parking within 300 feet of the unit.
- b. Reduced the number of required off street parking spaces required for “designated manufactured home parks” from 2.0 spaces per lot or unit, whichever is greater, to 1.0 spaces per lot or unit, whichever is greater.
- c. Allowed required off street parking spaces for “triplexes”, “fourplexes”, and “multifamily dwellings” to 1.0 spaces per one to two-bedroom dwelling unit and 1.5

spaces per three- or more bedroom unit if within one-half mile of a transit stop by sidewalk or paved path from 1.5 spaces per one to two-bedroom dwelling unit, 2.0 spaces per three- or more bedroom dwelling units, plus 1.0 guest space for every ten units.

VIII. Housing Fee Amendments

In 2019, the City Council approved the Affordable Housing Text and Fee Amendment Work Plans, which included the following actions to reduce development fees:

1. Lower, delay, or adjust the timing of development fees, such as impact fees and connection charges, such as:
 - a. Transportation impact fees where there is a nexus between the location of affordable housing and access to transit and after working with the Public Works Department to assess transportation demand in these neighborhoods;
 - b. Park impact fees;
 - c. Water and sewer connection fees; and
 - d. Sewer capacity development charges for permanently affordable housing.
2. Exempt emergency housing from impact fees (SHB 2538)
3. Expand the multifamily tax exemption program to other areas of the City, such as the Town Center, and the Littlerock Road Subarea, and look at expanding the percentage of permanently affordable units that need to be provided.
4. Cut, reduce, or cap fees for nonprofits building permanently affordable housing.
5. Reduce fees for private-sector development of permanently affordable homes and units.
6. Make infrastructure investments for infill areas needing upgrades with follow-up by City staff to develop potential scenarios with emphasis on areas where affordable housing is most likely to occur.
7. Reduce fees for affordable, single-family homes (under 1,500 sq. ft.) and manufactured homes.

Staff was asked to investigate ways to encourage and increase the amount of low-income housing as well as increase the variety of housing available citywide to amendments to regulations and reviewing fees changed for new development.

The City Council's original development code fee amendments work plan was to provide more housing focused in the Brewery District, the Capitol Boulevard Corridor, the Town Center, and

the Littlerock Road Subarea of the City. Staff expanded the area being considered to include residential development throughout the City.

A draft proposal addressing reducing fee amendments for permanently affordable housing was presented to the General Government Committee, City Council, and Planning Commission during spring and summer of 2021. After these discussions, staff prepared the annual fee resolution for approval by the City Council.

The proposal adjusted impact fees, connections charges, and permit fees for permanent low-income housing and it included a fee reduction for smaller homes as a way to encourage a variety of homes available citywide. Low-income housing is that which is affordable to those making 80% of the median income.

The development fee amendments approved by the City Council included the following:

- Cutting or reducing fees for nonprofits building affordable and low-income housing
- Reducing fees for private-sector development of affordable homes and units
- Reducing fees for private-sector development of affordable, single-family homes (under 1,500 sq. ft.) and manufactured homes

The specific amendments were as follows:

1. Transportation impact fee discount if a dwelling is in close proximity to public transit. One-half mile on a sidewalk or paved path is acceptable walking distance to public bus service.
 - 50% discount for permanent low-income housing¹
2. Park impact fee discount if an active park/open space area at least one-half acre in size is included in the development in which the dwelling is being built or the dwelling is within one-half mile of a park at least one-half acre in size.
 - 50% for permanent low-income housing²
3. Discount for new single family houses less than 1,200 square feet in size in any location.
 - 25% off transportation impact fee and park impact fee

¹ Dwelling units (accessory dwelling units and single-family houses up to multifamily development) must meet the federal definition of "Low Income Housing." For example, if a single-family dwelling unit then it must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the dwelling unit will also abide by the requirements of this section and be affordable to those making 80% of the median income.

² The dwelling unit must meet the federal definition of "Low Income Housing." The dwelling unit must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the dwelling unit will also abide by the requirements of this section and be affordable to those making 80% of the median income

- Not to be used with any other fee discounts
4. Water connection fee discount for permanent low-income housing.

- 50% for permanent low income housing³

Note: LOTT is considering a pilot Affordable Housing Support Program in 2023 for sewer connections.

5. Permit fee discount for low-income housing.
 - Discounted fees for building permit and plan review⁴
 - 50% off for permanent low income housing
 - Not to be used with any other fee discounts

IX. Rental Housing

As part of the work on Resolution No. R2018-016, the City reviewed actions and measures to support tenant protections as a way to make it easier for City residents who rent to access housing and stay housed.

At its March 22, 2022 worksession, the City Council discussed potential actions that the City could undertake alone or on a regional basis to address tenant protection. At the conclusion of that discussion, the City Council asked staff to prepare the three following priority items for further consideration:

- 1) Ordinances to address tenant protections in Title 5 *Business Taxes, Licenses and Regulations*;
- 2) An ordinance to establish a rental registration program in Title 5 *Business Taxes, Licenses and Regulations* to communicate with tenants and landlords about rental regulations and to consider using the program in the future for regular inspections of rental units; and
- 3) A scope for a contract with the Dispute Resolution Center for tenant and landlord conflict resolution services.

³ Single Family, Accessory Dwelling units, and Multi-family housing that meet the federal definition of "Low-income Housing." An affidavit must be submitted with the building permit application stating that the housing meets the definition of low income and that a deed title restriction will be placed on the property and recorded so that future sales or rental/lease of the property will also abide by the requirements of this section and be affordable to those making 80% of the median income.

⁴ Single family (detached and attached), Accessory Dwelling Units, and multi-family housing that meets the federal definition of "Low Income Housing." The home must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income.

A. Washington State Residential Landlord-Tenant Act (RCW 59.18)

Landlords and tenants have legal responsibilities to each other under state law. The Washington State Residential Landlord-Tenant Act (RCW 59.18, RLTA) outlines the rights and responsibilities for landlords and tenants.

[Your Rights as a Tenant in Washington State: An Overview](#) prepared by the Northwest Justice Project for the Washington State Attorney General's office is designed to help landlords and tenants gain an understanding of the state rules and regulations affecting housing.

B. Washington State Forcible Entry and Forcible and Unlawful Detainer (59.12 RCW)

The Washington State Forcible Entry and Forcible and Unlawful Detainer (RCW 59.12) details the legal process for a landlord to evict a tenant and the steps that need to be followed.

[Your Rights as a Tenant in Washington State: An Overview](#) prepared by the Northwest Justice Project for the Washington State Attorney General's office contains a summary of the eviction process under RCW 59.12 in Part 5 Evictions.

C. Tumwater's Building and Property Maintenance Code (TMC 15.18)

The City of Tumwater has adopted the International Property Maintenance Code (IPMC). This code establishes basic quality of life standards that property owners must follow and that occupants of buildings should expect. These standards apply to the exterior site as well as the interior of buildings.

The City uses this code to ensure that properties do not become attractive to rodents and pests, a site is safe, basic water and heat are provided to occupants, and interior spaces are not overcrowded, unhealthy, or unsafe.

The City adopted the IPMC by reference. This means that instead of putting all of the rules into the city's code, the City instead refers to the IPMC, which is a separate standalone document that is updated every three years.

D. Unfair Housing Practices (TMC 5.70)

It is the policy of the City to assure equal opportunity to all persons to live in decent housing facilities regardless of race, creed, color, religion, ancestry, national origin, citizenship or immigration status (unless authorized by federal or state law, regulation, rule, or government contract), honorably discharged veteran or military status, gender, the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, families with children status, age, marital status, sexual orientation, genetic information, or source of income.

TMC 5.70 prohibits discrimination in housing by any person and establishes civil and criminal penalties for such actions.

E. Rental Housing (TMC 5.75)

In the spring of 2022, staff integrated the *Tumwater Housing Action Plan* actions and City work group measures for City Council consideration into a suggested order of priority items to address Action #9 in Resolution No. R2018-016.

The priority item list included actions and potential measures that were amendments to the Tumwater Municipal Code as well as actions and potential measures addressed through education and communication efforts led by the City. For most of the actions and potential measures, staff recommended that the City Council discuss developing a communications strategy to let landlords and tenants know what the City is doing, a schedule for staff to develop and run the programs, and allocate funding for staffing and other costs.

City staff is preparing a communication strategy to let landlords know about the information that landlords are required to distribute to tenants under Ordinance No. O2022-012 *Rental Housing Code* that will become effective April 8, 2023 through a new City website, postcard mailings to landlords, and a social media campaign.

1. *Distribution of Information (TMC 5.75.030)*

To ensure tenants have the information needed to assist them in both seeking and living in rental housing, TMC 5.75.030 requires landlords to provide tenants with the following specific housing-related information at the time a prospective tenant applies to live in a dwelling unit:

- The landlord's written rental criteria
- Summaries of the unfair housing practices chapter (TMC 5.70), the rental housing code chapter (TMC 5.75), the state RLTA (59.18 RCW), the state Forcible Entry and Forcible and Unlawful Detainer (59.12 RCW), and fair housing laws contained in *Renting in Tumwater: A Guide for Landlords and Tenants* and *Your Rights as a Tenant in Washington State: An Overview* prepared by the Northwest Justice Project
- City informational website address

2. *Renting in Tumwater: A Guide for Landlords and Tenants*

Owners of residential rental property located in the City of Tumwater must provide tenants with the *Renting in Tumwater: A Guide for Landlords and Tenants* and [*Your Rights as a Tenant in Washington State: An Overview*](#) prepared by the Northwest Justice Project to fulfill the requirements of TMC 5.75.030.

The *Renting in Tumwater: A Guide for Landlords and Tenants* summarizes the following City regulations:

- Unfair Housing Practices Code (Tumwater Municipal Code (TMC) 5.70)
- Rental Housing Code (TMC 5.75)
- Rental Housing Registration Code (TMC 5.80)
- International Property Maintenance Code (IPMC) (TMC 15.18)

Landlords and tenants operating within the City have an independent obligation to comply with all federal, state, and local laws. Such laws may not be identical on any particular topic; therefore, all applicable laws should be consulted.

The Guide is for general educational and informational use only. It is not a substitute for the advice of an attorney.

A landlord is required to provide a copy of the Guide to every tenant or prospective tenant when a rental agreement is offered, whether or not the agreement is for a new or renewal agreement.

A landlord is required to provide a copy when the landlord provides notice to a tenant under RCW 59.12.030 Unlawful Detainer Defined.

Where there is an oral rental agreement, the landlord is required to give the tenant a copy of the Guide, either before entering into the oral rental agreement or as soon as reasonably possible after entering into the agreement.

For existing tenants, landlords are required to distribute copies of the Guide to existing tenants within 30 days after the Guide is made available by the City.

After the initial distribution of the Guide to tenants, a landlord is required to provide existing tenants with an updated Guide by the City on an annual basis and when the City updates its housing regulations, which may be in electronic form unless a tenant requests a printed Guide.

3. *Rental Property Noticing Requirements*

TMC 5.75.030 requires landlords to provide tenants with specific notices as described below.

a) Notice of Recurring Fees (TMC 5.75.050)

Recurring, non-refundable fees are required to be in the written rental agreement and clearly specify that the fee is recurring and non-refundable.

If the landlord fails to provide a written rental agreement, the landlord is liable to the tenant for any fees collected as recurring fees and non-refundable. If the agreement fails to specify that the fee is non-refundable, the fee must be treated as a refundable deposit.

b) Notices to Increase Rent (TMC 5.75.070)

Any notice of a rent increase must be served in accordance with RCW 59.12.040 and a landlord is required to provide written notice that follows the notice requirements below, unless the fixed lease agreement includes agreed-upon rent increases during the term of the tenancy or agreement:

(1) Notices for Rent Increases of Five Percent or Less

Written notice is required a minimum of 60 days prior to whenever the periodic or monthly housing costs will increase by five percent or less.

(2) Notices for Rent Increases of More Than Five Percent, but Less than Ten Percent

Written notice is required a minimum of 120 days prior to whenever the periodic or monthly housing costs will increase by more than five percent but less than ten percent.

(3) Notices for Rent Increases of More than Ten Percent

Written notice is required a minimum of 180 days prior to whenever the periodic or monthly housing costs to be charged a tenant will increase by more than ten percent.

(4) Rent Increases for Subsidized Tenancies

As required by RCW 59.18.140, if the rental agreement governs a subsidized tenancy where the amount of rent is based on the income of the tenant or circumstances specific to the subsidized household, written notice is required a minimum of 30 days prior to an increase for rent to each affected tenant.

c) Notices to Vacate

The notice requirements provided below apply when premises are rented with monthly or other periodic tenancy.

(1) Notices to Tenant When Tenant Displaced

When a tenant is to be displaced because of demolition, substantial rehabilitation, or change of use as defined in TMC 5.75.010, a landlord may only terminate the tenancy by providing written notice to a tenant at least 120 days preceding the end of the month or period of tenancy. The landlord is required to provide a copy of this Guide at the same time.

(2) Notices to Tenant for No Cause Termination

Unless otherwise provided under federal or state law applicable to low-income or affordable housing programs, or when a tenant is displaced, a landlord may only terminate a tenancy for no cause by providing the tenant written notice at least 90 days preceding the end of the month or period of tenancy.

Notices that are exempt from the 90-day requirement include three-day notices to pay or vacate, three-day notices for waste or nuisance, or ten-day notices to comply with the terms of the rental agreement or vacate.

(3) General Notice to Vacate Requirements

Notices to Vacate are required to comply with RCW 59.12.040 and RCW 59.18.650.

A Notice to Vacate is required to list the name of the tenant and the dwelling unit number.

Proof of any service for Notices to Vacate must be made by the affidavit or declaration of the person providing the notice. When a copy of the notice is sent through the mail, service is deemed complete when such copy is deposited in the United States mail.

(4) When Notices to Vacate Do Not Apply

Notices to Vacate do not apply when a landlord:

- Terminates for nonpayment of rent or for other cause allowed by the state Residential Landlord-Tenant Act, RCW 59.18, or the Forcible Entry and Forcible and Unlawful Detainer Act, RCW 59.12; or
- Is required to repair the dwelling unit due to a violation of the “International Property Maintenance Code,” TMC 15.18, or other City regulations or if it is found to be either derelict or unfit.

d) Compliance and Enforcement

Any new or renewed residential rental agreement in the City entered into after April 8, 2023 is required to include a provision requiring compliance with the provisions outlined in TMC 5.75 Rental Housing.

A landlord is prohibited from engaging in reprisals or retaliatory actions pursuant to RCW 59.18.240 and RCW 59.18.250, including reprisals or retaliatory actions against a tenant’s good faith and their lawful rights to organize.

Pursuant to provisions of the state Residential Landlord-Tenant Act (RCW 59.18), landlords may not evict residential tenants without a court order, which can be issued by a court only after the tenant has an opportunity in a show cause hearing to contest the eviction (RCW 59.18.380).

In addition to any other legal defense a tenant may have, it is an additional affirmative defense to an unlawful detainer action that a landlord failed to give a 120-day or 90-day notice to terminate to a monthly or periodic tenant as provided in TMC 5.75.090, with service conforming with RCW 59.12.040, prior to the end of such month or period, unless a different for cause notice period is specifically authorized by law.

Any rental agreement provision which waives or purports to waive any right, benefit, or entitlement created by TMC 5.75 is deemed void and of no lawful force or effect.

e) Rebuttable Presumption

If a landlord provides a 90-day notice to vacate under TMC 5.75.090(C), and within 90 days after the tenant vacates the dwelling unit, the landlord commences activity to demolish or substantially rehabilitate or change the use of the dwelling unit, the City will presume that the landlord intended to avoid the 120-day notice to terminate requirement in TMC 5.75.090(B).

To overcome the presumption in TMC 5.75.090(B)(1), the landlord must demonstrate by a preponderance of evidence that the termination was either due to proper cause or, in the case

of substantial rehabilitation, that the tenant left the dwelling uninhabitable such that substantial rehabilitation was necessary to rent the dwelling.

f) Violations

If a violation of TMC 5.75 occurs, contact the City's Code Compliance team at (360) 754-4200.

F. Rental Registration (TMC 5.80)

As part of the work on Resolution No. R2018-016, the City reviewed actions and measures to support tenant protections as a way to make it easier for City residents who rent to access housing and stay housed.

Some of the potential *Tumwater Housing Action Plan* actions and City work group measures involved registration of property owners providing rental units as a first step to gather information on number of units and contacts for education and updates on City programs. A list will be needed to make the regulations effective.

1. *Intent*

The long-term intent of the program is to educate property owners, property managers, and tenants about City housing codes (TMC 5.70 *Unfair Housing Practices* (Ordinance No. O2022-010 (update)), TMC 5.75 *Rental Housing Code* (Ordinance No. O2022-012), TMC 5.80 *Rental Housing Registration* (Ordinance No. O2022-014), and the TMC 15.18 *International Property Maintenance Code* and their rights and responsibilities.

The program could be expanded in the future to require property owners to verify that their properties meet City maintenance codes and standards when registering with the City and then on a regular basis, such as every three years, thereafter.

2. *Scope*

a) Registration

- 1) The program starts by requiring that multifamily residential rental projects of five or more rental units obtain a City business license to operate initially to allow for testing of the program before expansion. Business license applications are \$50 and renewals are \$20 for every business located in the City except non-profit businesses. Long-term rentals are business and occupations tax exempt. Currently 76 multifamily developments in the City have five or more units.
- 2) Once the program is running for licensing multifamily residential rental projects for projects with five or more rental units, the program could be expanded in the future to license all residential rental units in the City regardless of size such as single-family, duplex, triplex, fourplex, or multifamily projects with five or more rental units.
- 3) Property owners are required to have a business license for their property when they first have a residential tenant in the rental space.

- 4) Business licenses are renewed annually.
- 5) There are exemptions from the business license process for uses such as hotels, motels, bed and breakfasts, short-term rentals, and other similar transient lodging, accessory dwelling units, as well as where residence is merely incidental to detention or the provision of medical, religious, educational, recreational, or similar services, including but not limited to adult family homes, educational facilities, residential care facilities, group foster homes, assisted and independent senior housing facilities, convalescent centers, rest homes, nursing homes, prisons, jails, or other correctional facilities, monasteries and convents, mental health facilities, and hospitals. Other uses such as emergency housing, emergency shelters, and transitional housing and publicly owned housing, such as Thurston Housing Authority projects are exempt.

b) Education Component – First Phase

- 1) Educate property owners, property managers, and tenants about state and City housing regulations and their responsibilities:
 - i. Residential Landlord-Tenant Act (RLTA) (RCW 59.18)
 - ii. TMC 5.70 *Unfair Housing Practices*
 - iii. TMC 5.75 *Rental Housing Code (Ordinance No. O2022-012)*
 - iv. TMC 5.80 *Rental Housing Registration Program (Ordinance No. O2022-014)*
 - v. TMC 15.18 *International Property Maintenance Code*

c) Inspection Component – Second Phase, after the first phase is running

- 1) Recommend that all registered rental properties be inspected when they are initial registered.
- 2) Recommend that all registered rental properties be inspected at least once every three years thereafter.
- 3) Recommend that the property owner hire a qualified rental housing inspector or City inspector to do the inspections.
- 4) Recommend that the City's existing complaint-based code enforcement process for housing code violations continue.
- 5) If the City were to pursue an inspection program in the future, the costs would have to be evaluated.

G. Dispute Resolution Center

The City and Dispute Resolution Center approved a contract in March 2023 for tenant and landlord conflict resolution services.

1. Intent

The intent of the contract is to provide direct City support for the mediation of landlord-tenant disputes by an independent third party (RCW 59.18.315). The Dispute Resolution Center serves this purpose in Thurston County and provides a way to avoid the cost and time of going through the court system.

2. Scope of Services

a) Scope of Services

- 1) The Dispute Resolution Center services cover intake and mediation for housing related cases that either does not qualify for the Early Resolution Pilot Program or that come after its end.
- 2) The Dispute Resolution Center provides services as communication issues, conflict or rent-owed issues arise.
- 3) City will pay up to \$50,000 of ARPA funds as part of the contract.

X. Other Actions

- A. Work with Tumwater School District and nonprofit partners to house homeless students / families
- B. Continue to participate in homeless count each year
- C. Meet with Tumwater faith leaders to explore faith community's potential role addressing homelessness
- D. Pursue grants for affordable housing
- E. Accessory Dwelling Units
- F. Assess actions for assuring mobile home parks continue to provide affordable housing toward a goal of property ownership by residents
- G. Encourage abandoned houses moving back into the active housing inventory

XI. 2025 Comprehensive Plan – Housing Element Update

In 2021, the State Legislature amended the Growth Management Act related to housing in Comprehensive Plans. HB 1220 changed the housing goal to mandate that Comprehensive Plans “plan for and accommodate housing affordable to all economic segments of the population...”

HB 1220 required the Washington State Department of Commerce with providing countywide housing need projections for moderate, low, very low, and extremely low-income households, permanent supportive housing, emergency housing, and emergency shelters. Jurisdictions within a County are collectively responsible for meeting the projected housing needs of each type.

Comprehensive Plans must demonstrate sufficient land capacity to accommodate housing projections at the specific levels of affordability and must address racially disparate impacts, displacement, and exclusion in housing.

Commerce continues to develop guidance and tools to identify housing needs and allocate housing responsibilities across jurisdictions.

The staffs of TRPC, Thurston County, and the cities of Tumwater, Olympia, Lacey, and Yelm have been meeting to discuss HB 1220, the preliminary housing projections, and the process for allocating housing need in a manner similar to how population projections are addressed under the Countywide Planning Policies. That work is expected to be completed by the end of the summer of 2023.

See Appendix 1 *Comprehensive Plan Policies* for the current goals, policies, and actions that support the City's affordable housing plans.

Appendix 1: Comprehensive Plan Policies

A. Housing Element

The applicable goals, policies, and actions of the Housing Element of the Comprehensive Plan that support the City's affordable housing plans are as follows:

Housing Element Goal H-1 states:

To conserve and improve the existing city housing stock and neighborhoods.

Housing Element Policy H-1.1 states:

Assist city neighborhoods in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary, and affordable housing.

Housing Element Policy H-1.2 states:

Encourage a range of housing, economic development, and community revitalization in the city.

Housing Element Policy H-1.3 states:

Promote the conservation of existing communities and community housing goals through the preparation of comprehensive plans and the development review process.

Housing Element Goal H-2 states:

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.

Housing Element Policy H-2.2 states:

Provide opportunities for a range of housing types to provide for all economic segments of Tumwater's population.

Housing Element Goal H-3 states:

To provide adequate, affordable housing for residents of all income groups, including sufficient housing affordable to low and moderate-income groups.

Housing Element Policy H-3.3 states:

Tumwater should assume its "fair share" of housing for low and moderate income groups, in cooperation with other jurisdictions in Thurston County.

Housing Element Goal H-4 states:

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.

Housing Element Policy H-4.1 states:

Support the inclusion of living opportunities for families with children throughout the city.

Housing Element Policy H-4.2 states:

Support and encourage a variety of housing types and price ranges through appropriate policies and regulations.

Housing Element Goal H-6 states:

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.

Housing Element Policy H-6.2 states:

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.

Housing Element Goal H-8 states:

To support healthy residential neighborhoods which continue to reflect a high degree of pride in ownership or residency.

Housing Element Policy H-8.1 states:

Support the stability of established residential neighborhoods.

Housing Element Goal H-10 states:

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.

Housing Element Policy H-10.1 states:

Encourage innovation and variety in housing design and development. Tumwater will support efforts to build housing with unique individual character, which avoids monotonous neighborhood appearance.

Housing Element Policy H-10.2 states:

Multi-family residential housing should be subject to design criteria that relate to density, structure bulk, size and design, landscaping, and neighborhood compatibility.

Housing Element Goal H-11 states:

To provide housing to accommodate Tumwater's housing needs in the urban growth area and make the most efficient use of infrastructure and services.

Housing Element Policy H-11.3 states:

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.

B. Land Use Element

The applicable goals, policies, and actions of the Land Use Element of the Comprehensive Plan that support the City's affordable housing plans are as follows:

Land Use Element Goal LU-2 states:

Ensure development takes place in an orderly and cost-efficient manner in order to best utilize available land and public services, conserve natural resources, protect critical areas, preserve open space, and reduce sprawl.

Land Use Element Policy LU-2.3 states:

Encourage innovative land use management techniques such as density bonuses, cluster housing, zero-lot-line development, planned unit developments, and transfer of development rights to create vibrant centers, corridors, and neighborhoods while accommodating growth.

Land Use Element Goal LU-4 states:

Encourage land use patterns that increase the availability of affordable housing for all economic segments of the Tumwater population.

Land Use Element Policy LU-4.2 states:

Encourage innovative techniques for providing affordable housing resulting in an attractive product that will be an asset to the Tumwater community.

Land Use Element Policy LU-4.5 states:

Encourage higher density residential uses in order to provide affordable housing. These uses should blend with the existing character of the community.

Appendix 2: Timeline of Affordable Housing Actions

- **2017:** The City Council adopted Resolution No. R2018-016 in the summer of 2018, which outlined 18 actions that the City would take to address homelessness, increase affordable housing, and continue to work with other jurisdictions and agencies to explore regional solutions to these issues.
- **2017:** The City Council adopted the multifamily tax exemption (MFTE) program to use residential development to spur the economic redevelopment of the Brewery District and Capitol Boulevard corridor and provide more options for affordable housing.
- **2018 – 2019:** City Council undertook a significant effort from September 2018 to May 2019 to develop Affordable Housing Work Plans.
- **2019:** The City Council expanded the City’s MFTE program to the Town Center and the Littlerock Road Subareas to extend affordable housing incentives to meet demand and to provide some level of affordable housing.
- **2019 – 2021:** Work on the Tumwater Housing Action Plan with the Cities of Lacey and Olympia as the next step in the process of trying to increase the amount of affordable housing by identifying specific actions the City should undertake to help facilitate the creation of more affordable housing.
- **2020:** To meet the City Council’s goal of exploring regional solutions to homelessness and affordable housing issues, the City worked with the other jurisdictions in the County to establish the Regional Housing Council in 2020. The Regional Housing Council took over the role of Health and Human Services Council and added some additional tasks. The Regional Housing Council considers issues specifically related to funding a regional response to homelessness and affordable housing and coordinating existing funding programs
- **2021:** The City Council adopted housing text amendments to increase the amount residential development to balance the supply and demand for housing.
- **2021:** The City Council adopted housing fee amendments as part of the City’s annual fee resolution to reduce development fees, connection charges, and impact fees for permanently affordable housing developments.
- **2021:** The State Legislature amended the Growth Management Act related to housing in Comprehensive Plans. HB 1220 changed the housing goal to mandate that Comprehensive Plans “plan for and accommodate housing affordable to all economic segments of the population...”
- **2022:** The City Council adopted a tenant protection ordinance.
- **2023:** The City Council established rental registration regulations for all multifamily developments of five or more units.
- **2022 – 2023:** MFTE Program status
 - Final approvals were granted for a 12-Year MFTE project in the Littlerock Road subarea with 141 total units, 29 of which are affordable, the rest are market rate.

- Conditional approvals were granted in December 2022 for two 8-Year MFTEs in Brewery District for 119 market rate units.
- Conditional approvals in February 2023 were granted for a 12-Year MFTE in Littlerock Road subarea for 181 total units, and 37 affordable units, the rest are market rate.