

City of Tumwater

**Policy Evaluation Matrix**  
jurisdiction and scored based on the scale to the right. The scores were then totaled to calculate an overall impact score for each policy option. The score does not necessarily reflect a policy is better than another when it comes to addressing different forms of displacement, but rather demonstrates which policies may have the largest impact on reducing displacement pressures.

The list also includes each cities' respective Housing Action Plan policies that have not been completed yet to

Number/ Ref.	Policy Recommendation	Racially Disparate Impacts:		Economic Displacement:	Physical Displacement:	Cultural Displacement:	Housing Exclusion:	Implementation Considerations:	Does this policy encourage the preservation of naturally occurring affordable housing such as manufactured home parks and other existing affordable units?	Does this policy incentivize and support the development of affordable and deeply affordable housing?	Does this policy encourage adaptive reuse of existing residential units or other buildings where feasible?	Does this policy incentivize or reduce barriers to developing diverse housing types including smaller homes?	Score(out of 20)	Explanation.  The score does not necessarily reflect a policy is better than another when it comes to addressing different forms of displacement, but rather demonstrates which policies may have the largest impact on reducing displacement pressures.	
		Does this policy prevent racially disparate impacts or work to repair past harm?	Does this policy help prevent or mitigate economic displacement?	Does this policy help prevent or mitigate physical displacement?	Does this policy help prevent or mitigate cultural displacement?	Does this policy prevent the exclusion of historically marginalized or other vulnerable populations from accessing safe and affordable housing appropriate for their needs?	Does the city have staff and resources necessary to implement this policy effectively?								
New Policy Recommendations															
	Explore ways to monitor renter income verification, which may include establishing local ordinances to enforce attainable income verification, and identify and address price fixing.	1	1	1	1		0	0	1	1		0	6	This policy would help address affordability, potential racially disparate impacts, and allow for more fair avenues for renters to verify incomes, but wouldn't directly impact the supply of affordable housing or prevent displacement.	
	Consider creative zoning overlays or land use policies to classify and protect manufactured home communities.	1	2	2	2		2	1	2	2		0	14	This policy would help preserve existing affordable housing and manufactured housing, but would not directly impact affordability, housing supply, or address racially disparate impacts.	
	Establish a program, partnering with local organizations where possible, to incentivize and assist mobile park owners with improving their properties and support upgraded utilities and infrastructure for these properties.	1	1		2	2	2	0	2	2	2	1	15	This policy would help preserve existing affordable housing and manufactured housing to ensure it is well-maintained, but would not directly address economic displacement, the provision of affordable housing or additional housing, or housing costs.	
	Encourage collaboration between local organizations working to provide affordable housing and prevent homelessness.	2	2	2	2	2	2	1	1	2		0	14	This policy would primarily help reduce displacement pressures and increase the supply of affordable housing.	
	Create and promote an educational program, partnering with local organizations where possible, to explain the long term investment opportunity of ADUs and the financial plan required to pursue building an ADU.	0	1		0	1	0	1	0	1	2	2	8	This policy would help increase the overall housing supply, and may reduce housing costs and indirectly address displacement.	
	Encourage or support residents of mobile home communities in forming Community Land Trusts or other cooperatives so they can manage their properties indeperntly and be prepared to exercise the right of first refusal.	2	2	2	2	2	2	0	2	2	1	0	15	This policy would address displacement, preserve existing affordable units, and help reduce housing costs.	
	Create a program to support the private ownership of mobile home communities and private rental units by local, family-owned operations with on-site management, and disincentivize corporate owners from buying homes in the community.	2	2		2	2	2	1	2					This policy would address displacement, preserve existing affordable units, and help reduce housing costs, but would not directly incentivize or reduce barriers to developing diverse housing types.	
	Partner with local organizations to provide a program to assist residents with applications and explain housing benefits and other housing assistance programs.	2	2		2		1	1	0	1		0	0	9	This policy would address displacement and help prevent racially disparate impacts.
	Create and promote an educational program to provide private landlords with information on legal requirements and renter income qualifications for those on supplemental income.	2	1		2	1		0	0	0		0	0	6	This policy would help prevent physical displacement and housing exclusion, and may indirectly support other housing goals.
	Increase staff capacity to process ADU and other housing applications in a timely manner.	0	1		1	2		0	2	1	2	2	12	This policy would help increase the overall housing supply, which may in turn support other housing goals like affordability and anti-displacement.	
	Encourage the retention and maintenance of existing affordable housing, especially in high-opportunity neighborhoods or areas that have historic patterns of segregation.	2		2	2		1	2					11	This policy would help support many housing goals, like anti-displacement efforts, reducing racially disparate impacts and housing exclusion, preserving existing affordable housing units, and may help reduce housing costs and increase the overall housing supply.	
Housing Action Plan															
Tumwater's Housing Action Plan policies that have not been completed yet are evaluated below to evaluate how these contribute to or detract from anti-displacement goals, in order to help Tumwater prioritize future implementation actions of their HAP. The															
1.a.	Donate or lease surplus or underutilized jurisdiction-owned land to developers that provide low-income housing and establish a process for accepting or coordinating the acceptance of land donations from others this action.	2	2	1		1		2		0	2	2	1	15	Scoring explanations are not included for Lacey's Housing Action Plan policies as these have already been adopted. However, the scores may be useful to help the City prioritize future work.
1.b.	Where a Planned Unit Development is used for residential development, consider requiring a portion of the housing be low- residential development	2	2	0		1		2	2	0	1	0	1	11	
1.c.	Adopt a "Notice of Intent to Sell" ordinance for multifamily developments.	2	2		2	2	2	2	2	1	2	2	0	17	
1.d.	Provide funding for the Housing Authority of Thurston County and other non-profit organizations to buy income-restricted units proposed to be converted to market rate housing.	2	2		2	2	2	1	2	2	2	2	0	17	
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.	1	1		1	1	1	2		0	0	0	0	7	
1.f.	Provide funding for low-income and special needs residents to purchase housing through community land trusts.	2	2		2	2	2	1	2	2		1	0	16	
1.h.	Encourage low-income housing units as part of new developments.	2	2		1	1	2	2		0	2	0	2	14	
1.j.	Establish a program to preserve and maintain healthy and viable manufactured home parks.	2	2		2	2	2	1	2	2	2	0	2	17	
1.m.	Extend public water and sewer to unserved areas to allow infill development in underdeveloped areas.	1	2		1	1	2	1		0	1	2	1	12	
2.a.	Have developers provide tenants displaced by redevelopment with relocation assistance.	1	2		2	2	1	1		0	0	0	0	9	
2.b.	Partner with local trade schools to provide renovation and retrofit services for low-income households as part of on-the- job-training.	2	0		2		0	1	1	2	0	2	0	10	
2.c.	Adopt short-term rental regulations to minimize impacts on long-term housing availability.	2	2		2	2	1	2	1	1	0	0	0	13	
2.d.	Support down payment assistance programs for homeownership and programs that assist people entering the rental market.	2	2		2	1	2	2	1	0	1	0	0	11	
2.f.	Develop a technical assistance or education program for small landlords.	0	0		0	0	0	1		0	0	0	0	1	
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.	2	2		2	2	2	1	2	2		0	2	17	
2.h.	Fund an energy assistance program for rental housing/make landlords do upgrades when the unit is sold.	2	1		1	1	2	1	2		0	2	0	12	
3.d.	Continue to look for place- making opportunities along urban corridors.	0	0		0	2	0	2		0	0	0	0	4	
3.e.	Mix market rate and low- income housing to avoid creating areas of concentrated low-income housing.	2	2		2	2	2	2	1		1	1	2	17	
4.a.	Adopt a form-based code for mixed-use zones to allow more housing types and protect the integrity of existing residential neighborhoods.	2	1		1	2	2	1	2	1	2	2	2	16	
4.b.	Strategically allow live/work units in nonresidential zones.	2	2		2	2	2	2		0	0	2	2	15	
5.a.	Conduct education and outreach around city programs that support affordable housing.	1	2		2	2	2	1		0	1	0	1	12	
5.b.	Fund Housing Navigators to assist households, renters, homeowners, and landlords with housing issues.	2		0	1	1	2	1		0	1	0	0	8	
5.e.	Partner with a public or private developer to build a townhouse or row house demonstration project.	0	0		0	0	0	0	1	0	1	0	1	3	
5.f.	Track data on affordable housing at the regional level.	0	0		0	0	0	0	2	0	0	0	0	2	
6.b.	Establish an affordable housing property tax levy to finance affordable housing for very low-income households.	2	2		1	1	2	2		0	2	1	2	15	
6.c.	Establish an affordable housing sales tax.	1	2		1	1	1	2	2	0	2	0	1	11	
6.d.	Capture the value of city investments (utilities, roads, etc.) that increase private investments in neighborhoods, especially in areas with planned or existing transit.	0	-1		0	0	0	0	1	0	0	1	1	2	
6.e.	Encourage the Housing Authority of Thurston County to take greater advantage of State and Federal housing grants and tax incentives.	1	2		1	1	1	1	1	2	2	1	1	13	