

TO: Planning Commission
FROM: Erika Smith-Erickson, Housing and Land Use Planner
DATE: July 22, 2025
SUBJECT: 2025 Comprehensive Plan Periodic Update – Housing Displacement Analysis and Comprehensive Plan Recommendations

1) Recommended Action:

No action requested. This is an opportunity to discuss the Housing Displacement Analysis that was completed by Uncommon Bridges and BHC Consultants for the Cities of Olympia, Lacey, Yelm, and Tumwater.

2) Background:

On a ten-year cycle, the City must 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 December 31, 2025.

[2025 Comprehensive Plan Update | City of Tumwater, WA](#) has links to guidance material and information about the update.

The intent of this Planning Commission work session is to discuss the City's approach to meeting the state requirements to address racially disparate impacts and discuss the Housing Displacement Analysis and the findings for the City of Tumwater and what actions the consultants recommend for Tumwater to avoid or mitigate displacement.

Staff will explain why a displacement analysis was required, how the results were incorporated into the draft housing element, and how Tumwater can continue to address and mitigate displacement.

4) Alternatives:

☐ None.

6) Attachments:

- A. Uncommon Bridges Housing Displacement Analysis
- B. Final Report Technical Annex
- C. Final Policy Recommendation Evaluation Matrix
- D. Housing Displacement Analysis PowerPoint