

HOUSING ELEMENT: PART 2 – TECHNICAL INFORMATION – APPENDIX E: POLICY EVALUATION MATRIX

City of Tumwater

Does the policy reduce displacement pressures or advance housing objectives?

Policy Evaluation Matrix

Yes - 2	Somewhat - 1	Neutral/None - 0	Negative Impact - (-1)
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		COMMERCE INDICATORS						TUMWATER-SPECIFIC CRITERIA				
Number/Ref.	Policy Recommendation	Racially Disparate Impacts: Does this policy prevent racially disparate impacts or work to repair past harm?	Displacement: Does this policy help prevent or mitigate economic displacement?	Displacement: Does this policy help prevent or mitigate physical displacement?	Displacement: Does this policy help prevent or mitigate cultural displacement?	Housing Exclusion: Does this policy prevent the exclusion of historically marginalized or other vulnerable populations from accessing safe and affordable housing appropriate for their needs?	Implementation Considerations: Does the city have staff and resources necessary to implement this policy effectively?	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?	Impact Score (out of 20)
New Policies												
	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	0	6
	Consider creative zoning overlays or land use policies to classify and protect manufactured home communities.	1	2	2	2	2	1	2	2	0	0	14
	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
	Encourage collaboration between local organizations working to provide affordable housing and prevent homelessness.	2	2	2	2	2	1	1	2	0	0	14
	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
	Encourage or support residents of mobile home communities in forming Community Land Trusts or other cooperatives so they can manage their properties independently and be prepared to exercise the right of first refusal.	2	2	2	2	2	0	2	2	1	0	15

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	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	1	0	0	14
	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	0	1	0	0	9
	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	0	6
	Increase staff capacity to process ADU and other housing applications in a timely manner.	0	1	1	2	0	2	1	1	2	2	12
	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	0	0	1	1	0	11
Housing Action Plan												
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	2	0	2	2	1	15
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	0	17

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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	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	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	13
2.d	Support down payment assistance programs for homeownership and programs that assist people entering the rental market.	2	2	2	1	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

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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	16
4.b	Strategically allow live/work units in nonresidential zones.	2	2	2	2	2	1	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	1	0	1	0	1	3
5.f	Track data on affordable housing at the regional level.	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	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	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	2	2	1	1	13

