

# Planning for and Accommodating Housing Needs in Thurston County

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Implementing the Housing Affordability Requirements  
of HB 1220

# HB 1220

## New Requirements for Housing Elements

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Jurisdictions must “**plan for and accommodate housing** affordable to **all economic segments** of the population”

Identify sufficient capacity of land for housing all economic segments





## Not starting from scratch

All contain policies to promote housing for a **range of incomes** across **all jurisdictions**

# Who are we planning for?

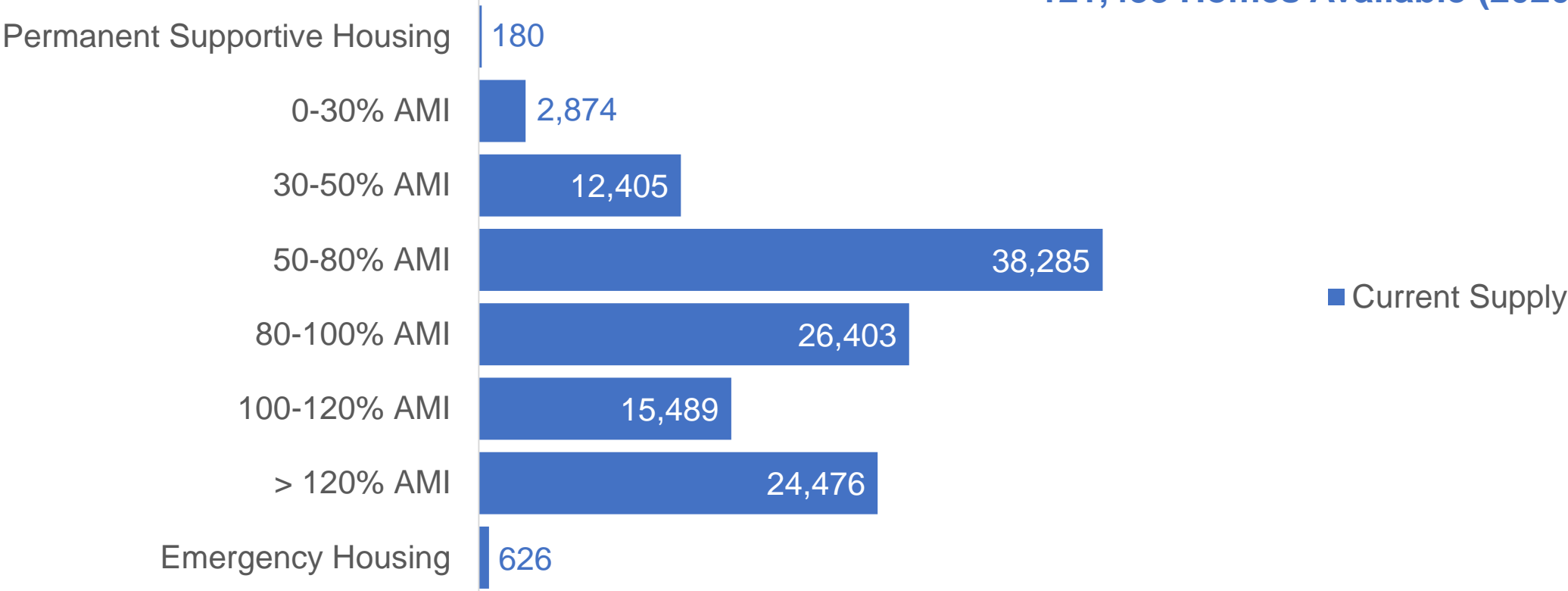
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Income Category	Percent of Area Median Income*	Equivalent Household Income*
Emergency Shelter	—	—
Emergency Housing	—	—
Permanent Supportive Housing Extremely Low-Income	0-30% AMI	Less than \$30,750
Very Low-Income	30-50% AMI	\$30,750 to \$51,250
Low-Income	50-80% AMI	\$51,250 to \$82,000
Moderate-Income	80-100% AMI	\$82,000 to \$102,500
	100-120% AMI	\$102,500 to \$123,000

\*2023 HUD estimate for a four-person household

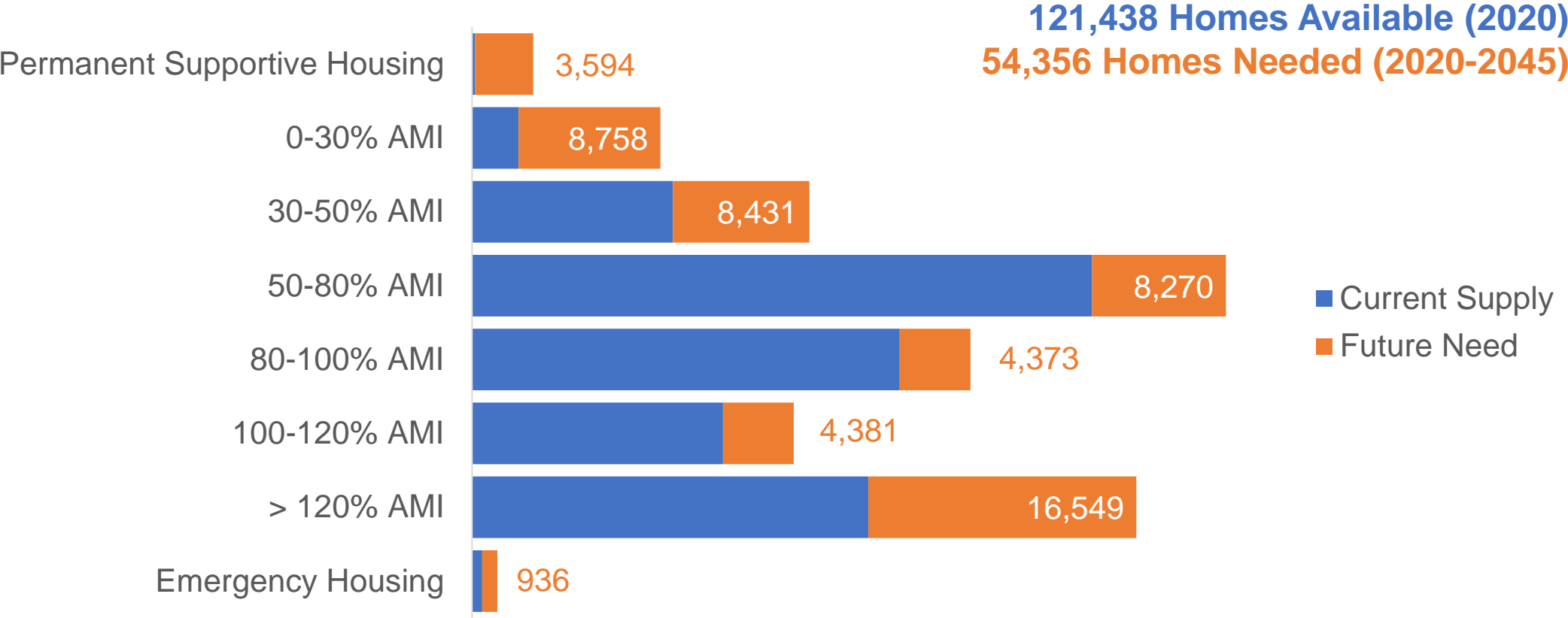
# Countywide Housing Need

121,438 Homes Available (2020)



AMI = Area Median Income (\$102,500 in 2023)  
Source: Dept. of Commerce

# Countywide Housing Need



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# HB 1220 Process

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Thurston County and the cities of Lacey, Olympia, Tenino, Tumwater, and Yelm contracted with TRPC to facilitate process and do data analysis

## Step 1

### **Identify housing need for each jurisdiction**

How many low-income units should each jurisdiction plan for?

## Step 2

### **Conduct land capacity analysis**

Is there sufficient land to accommodate the low-income housing need?

# Jurisdiction Housing Needs

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How many units in each income range should jurisdictions plan for?

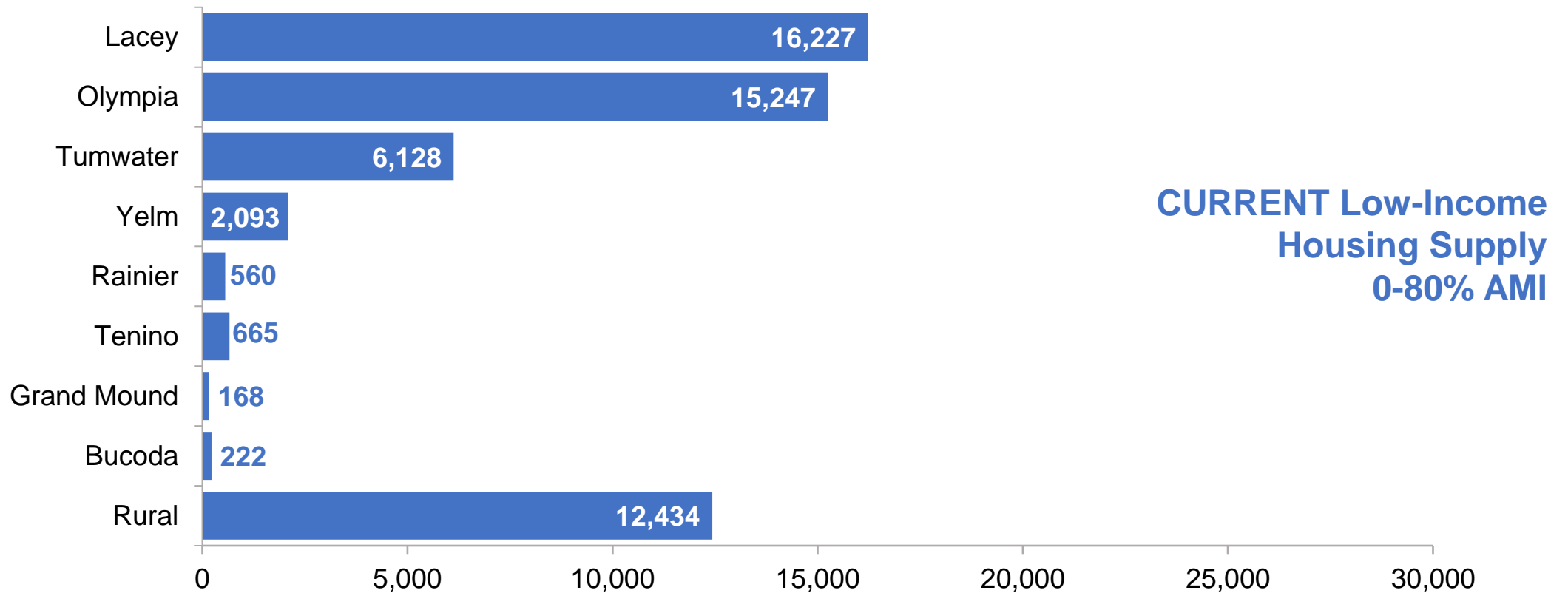
HB 1220 allows jurisdictions to determine the housing need they are planning for

- Process should be multijurisdictional/collaborative
- Jurisdiction need should sum up to the countywide need
- Project partners will ask TRPC to accept their recommended allocation

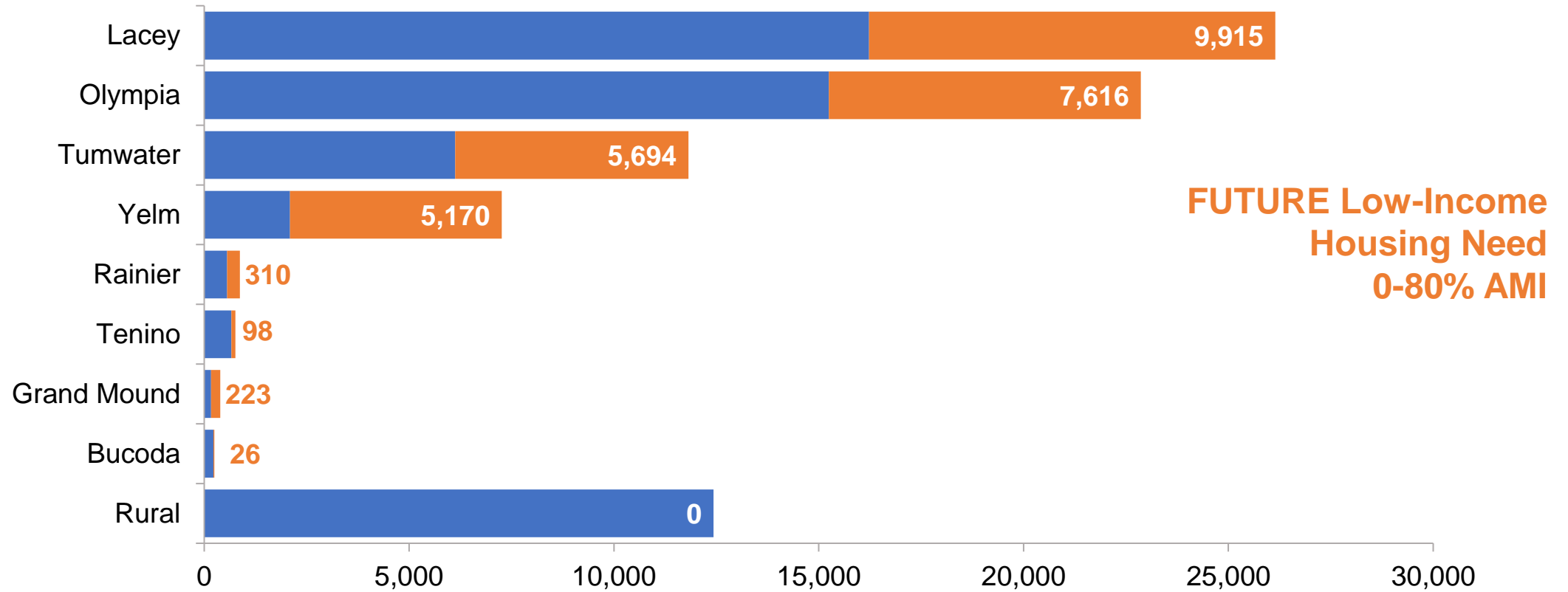


# Low-Income Housing Supply

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# Low-Income Housing Need



# Land Capacity Analysis

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## Buildable Lands Report

- Is there enough land for 20-years of population growth?

## HB 1220 Land Capacity Analysis

- Is there enough land to accommodate 20-year **low-income** housing need?
- Is land (zoning and development regulations) a barrier to low-income housing development?

# Findings

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- No deficits found in Lacey, Olympia, or Tumwater urban areas
- No deficits found in the rural unincorporated County
- **Deficits found** in Tenino, Yelm, and Grand Mound urban areas
  - These jurisdictions will need to include strategies to eliminate these deficits in their Comp Plan updates.

# Lacey (City and UGA)

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Income Level		Zone Categories Serving These Needs	Housing Need	Aggregate Need	Total Capacity	Surplus
Extremely Low-Income	0-30% PSH	<ul style="list-style-type: none"> <li>• Low-rise Multifamily</li> <li>• Mid-rise Multifamily</li> <li>• ADUs</li> </ul>	1,108	9,915	10,091	176
	0-30% Other		2,784			
Very Low-Income	30-50%		2,667			
Low-Income	50-80%		3,357			
Moderate Income	80-100%	<ul style="list-style-type: none"> <li>• Moderate Density</li> </ul>	0	1,261	8,256	6,995
	100-120%		1,261			

# Olympia (City and UGA)

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Income Level		Zone Categories Serving These Needs	Housing Need	Aggregate Need	Total Capacity	Surplus
Extremely Low-Income	0-30% PSH	<ul style="list-style-type: none"> <li>• Low-rise Multifamily</li> <li>• Mid-rise Multifamily</li> <li>• ADUs</li> </ul>	1,098	7,616	12,282	4,666
	0-30% Other		2,617			
Very Low-Income	30-50%		3,312			
Low-Income	50-80%		590			
Moderate Income	80-100%	<ul style="list-style-type: none"> <li>• Moderate Density</li> </ul>	2,328	3,623	5,404	1,781
	100-120%		1,296			

# Tenino (City and UGA)

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Income Level		Zone Categories Serving These Needs	Housing Need	Aggregate Need	Total Capacity	Surplus or Deficit
Extremely Low-Income	0-30% PSH	<ul style="list-style-type: none"> <li>• Low-rise Multifamily</li> <li>• Mid-rise Multifamily</li> <li>• ADUs</li> </ul>	33	98	58	-41 (Deficit)
	0-30% Other		65			
Very Low-Income	30-50%		0			
Low-Income	50-80%		0			
Moderate Income	80-100%	• Moderate Density	220	316	376	60
	100-120%		96			

# Tumwater (City and UGA)

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Income Level		Zone Categories Serving These Needs	Housing Need	Aggregate Need	Total Capacity	Surplus
Extremely Low-Income	0-30% PSH	<ul style="list-style-type: none"> <li>• Low-rise Multifamily</li> <li>• Mid-rise Multifamily</li> <li>• ADUs</li> </ul>	723	5,694	5,729	35
	0-30% Other		1,736			
Very Low-Income	30-50%		1,309			
Low-Income	50-80%		1,926			
Moderate Income	80-100%	<ul style="list-style-type: none"> <li>• Moderate Density</li> </ul>	1,140	1,937	3,692	1,755
	100-120%		798			



# Yelm (City and UGA)

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Income Level		Zone Categories Serving These Needs	Housing Need	Aggregate Need	Total Capacity	Surplus or Deficit
Extremely Low-Income	0-30% PSH	<ul style="list-style-type: none"> <li>• Low-rise Multifamily</li> <li>• Mid-rise Multifamily</li> <li>• ADUs</li> </ul>	567	5,170	3,025	-2,145 (Deficit)
	0-30% Other		1,398			
Very Low-Income	30-50%		1,120			
Low-Income	50-80%		2,085			
Moderate Income	80-100%	• Moderate Density	518	1,316	5,860	4,545
	100-120%		798			

# Grand Mound UGA

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Income Level		Zone Categories Serving These Needs	Housing Need	Aggregate Need	Total Capacity	Surplus or Deficit
Extremely Low-Income	0-30% PSH	<ul style="list-style-type: none"> <li>• Low-rise Multifamily</li> <li>• Mid-rise Multifamily</li> <li>• ADUs</li> </ul>	16	223	0	-223 (Deficit)
	0-30% Other		40			
Very Low-Income	30-50%		23			
Low-Income	50-80%		143			
Moderate Income	80-100%	<ul style="list-style-type: none"> <li>• Moderate Density</li> </ul>	57	68	406	338
	100-120%		11			

# Rural Unincorporated

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Income Level		Zone Categories Serving These Needs	Housing Need	Aggregate Need	Total Capacity	Surplus
Extremely Low-Income	0-30% PSH	<ul style="list-style-type: none"> <li>• Low-rise Multifamily</li> <li>• Mid-rise Multifamily</li> <li>• ADUs</li> </ul>	0	0	280	280
	0-30% Other		0			
Very Low-Income	30-50%		0			
Low-Income	50-80%		0			
Moderate Income	80-100%	<ul style="list-style-type: none"> <li>• Moderate Density</li> </ul>	0	0	0	0
	100-120%		0			

# Next Steps

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- Project partners will ask TRPC to approve revised housing need allocations (November/December)
- Jurisdictions will document housing need in Housing Elements of Comprehensive Plans
- Include policies in Housing Elements to promote housing affordability and address deficits (if necessary)
- Joint Planning: Within UGAs, cities and County can consider where low-income housing is most appropriate