



Emergency, Transitional, and Permanent Supportive Housing Feasibility Study

General Government Committee, February 11, 2026

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Council Direction on Study Focus and Framing Questions

Council direction is requested on:

1. Scope and focus of a feasibility study
2. Priority Questions the study should answer

This is not:

- selection of a site
- facility planning
- funding commitment



Adopted Housing Policy

How Much Housing is Needed?

- 184 emergency housing beds and
- 723 permanent supportive housing units

Why is Implementation Planning Needed Now?

- Comprehensive Plan established policy direction
- Provider capacity is limited
- State and federal funding is uncertain
- Smaller cities face increasing competition for resources



Purpose of the Feasibility Study

The study would provide decision-ready information to:

- Translate adopted policies into implementable actions
- Identify participation models appropriate to Tumwater
- Evaluate feasibility under current conditions
- Identify actions achievable in the next 3–5 years



Expected Study Outcomes

The study would produce:

- A limited set of feasible implementation scenarios
- Cost / risk / benefit comparisons
- Identified prerequisites and decision points
- A sequence of near-term action options



Potential Consultant Tasks

- Regional system overview
- Comparable jurisdiction models
- Near-term implementation scenarios
- Facility scale ranges
- Funding pathway evaluation
- Implementation roadmap



Which Questions Should Guide the Study?

The questions are organized into five focus areas:



Near-Term Actions



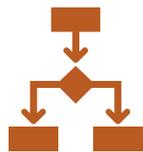
Implementation Readiness



Facilities and Siting



Funding and Risk



Decision Framework

Near Term Actions

- What actions could Tumwater realistically pursue in 3–5 years?
- Which actions best support identified housing needs?

Implementation Readiness

- What prerequisites must exist before moving forward?
- What staffing or governance capacity would be required?
- What partnerships would be needed?





Facilities and Siting

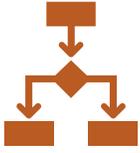
- What facility types and scale ranges are realistic?
- What siting criteria should guide future decisions?
- What zoning or incentives could support projects?
- What infrastructure or regulatory constraints affect feasibility?



Funding and Risk

- What funding pathways are realistically available in the near term?
- How could multiple funding sources be combined to support projects?
- What level of ongoing financial commitment would be required?
- What risks would the City assume under various scenarios?
- What equity considerations should be evaluated when siting facilities?





Decision Framework

- What decision points should be established before implementation?
- What conditions would trigger adjustments or pause points?
- What performance measures should be used?



Next Steps

Early Spring 2026

Prepare and Issue
Request for
Proposal

**Spring-Summer
2026**

Conduct feasibility
study

Fall 2026

Return to Council
with findings and
recommendations



Thank you!

Comments and questions:

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