

Planning for and Accommodating Housing Needs in Thurston County

Implementing the Housing Affordability Requirements
of HB 1220

HB 1220

New Requirements for Housing Elements

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

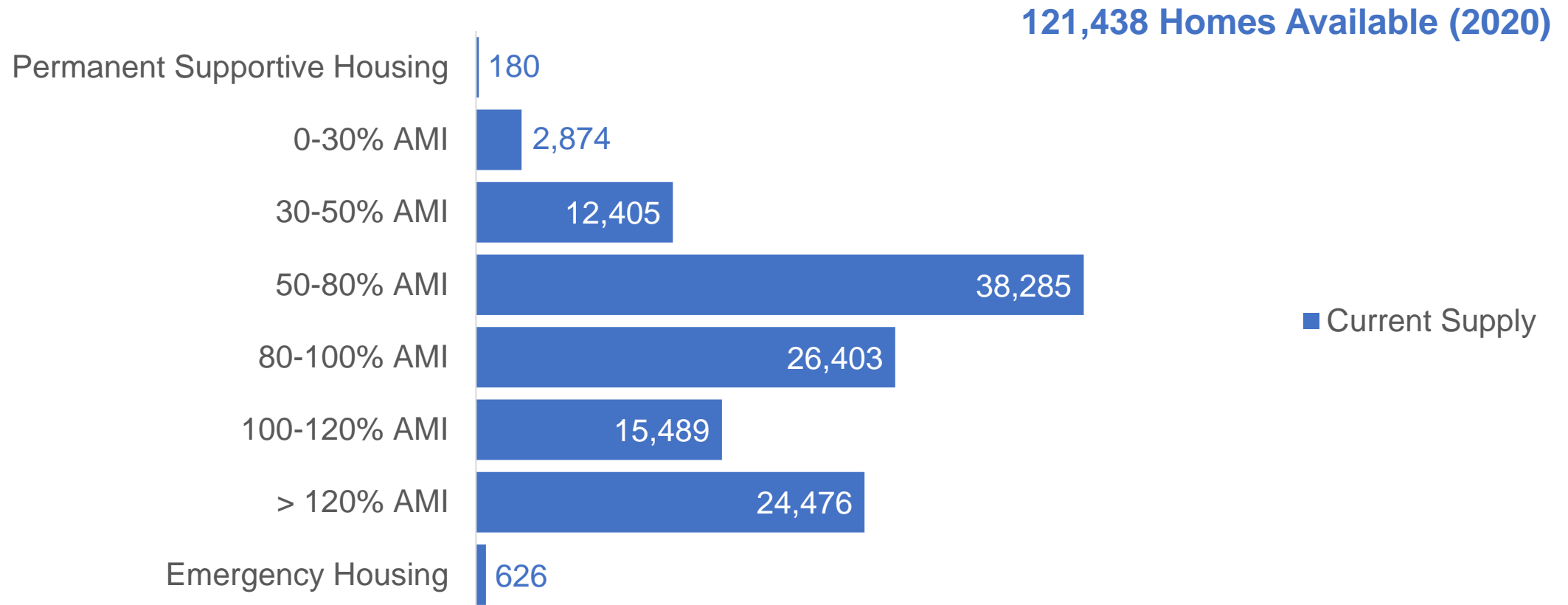
All contain policies to promote housing for a **range of incomes** across **all jurisdictions**

Who are we planning for?

Income Category	Percent of Area Median Income*	Equivalent Household Income*
Emergency Shelter	—	—
Emergency Housing	—	—
Permanent Supportive Housing	0-30% AMI	Less than \$30,750
Extremely Low-Income		
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

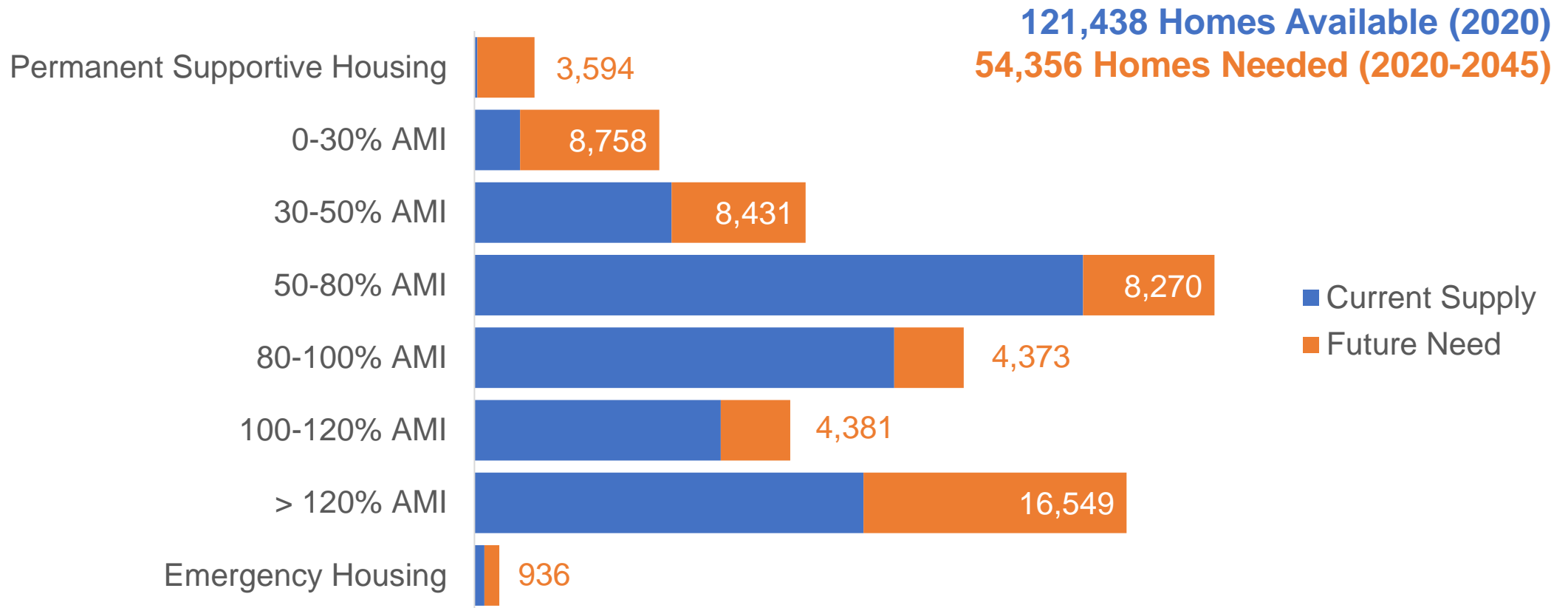
Countywide Housing Need



AMI = Area Median Income (\$102,500 in 2023)

Source: Dept. of Commerce

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HB 1220 Process

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?

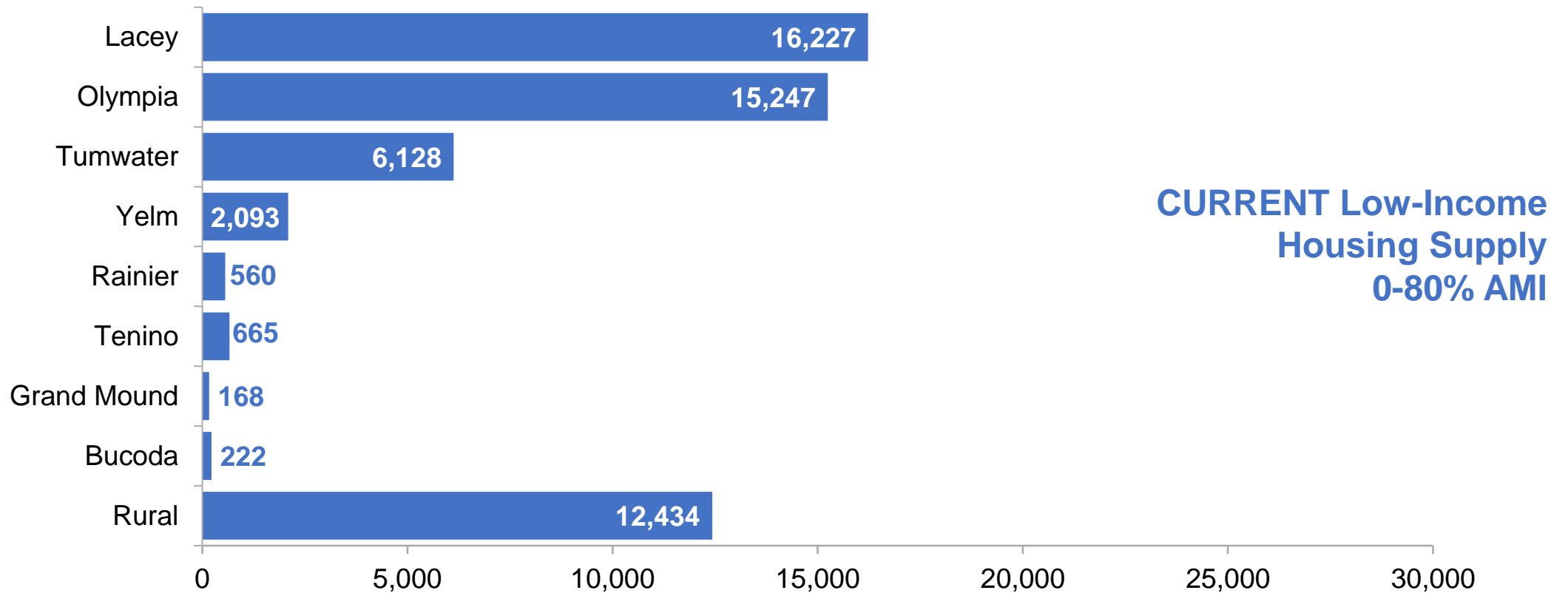
Jurisdiction Housing Needs

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

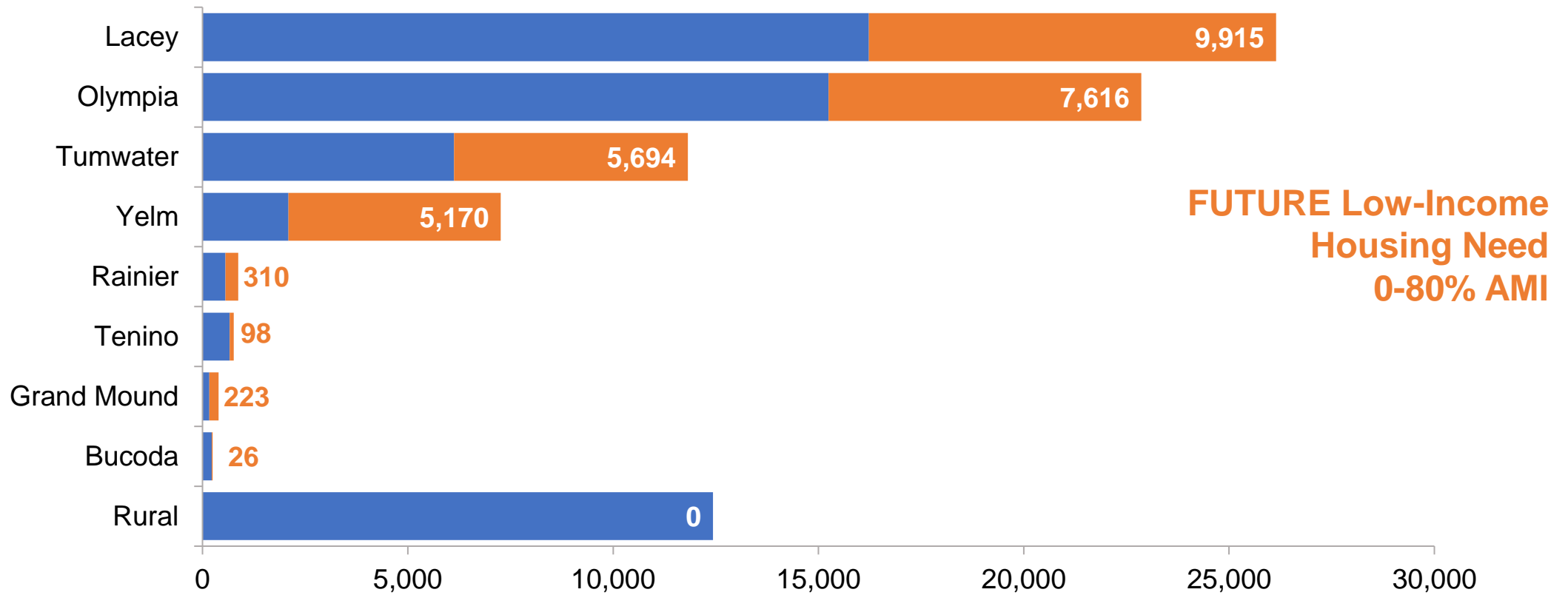
HB 1220 allows jurisdictions to determine the housing need they are planning for

- 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



Low-Income Housing Need



Land Capacity Analysis

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

- 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)

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"> • Low-rise Multifamily • Mid-rise Multifamily • ADUs 	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%	• Moderate Density	0	1,261	8,256	6,995
	100-120%		1,261			

Olympia (City and UGA)

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"> • Low-rise Multifamily • Mid-rise Multifamily • ADUs 	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%	• Moderate Density	2,328	3,623	5,404	1,781
	100-120%		1,296			

Tenino (City and UGA)

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"> • Low-rise Multifamily • Mid-rise Multifamily • ADUs 	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)

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"> • Low-rise Multifamily • Mid-rise Multifamily • ADUs 	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%	• Moderate Density	1,140	1,937	3,692	1,755
	100-120%		798			

Yelm (City and UGA)

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"> • Low-rise Multifamily • Mid-rise Multifamily • ADUs 	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

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"> • Low-rise Multifamily • Mid-rise Multifamily • ADUs 	16	223	0	-223 (Deficit)
	0-30% Other		40			
Very Low-Income	30-50%		23			
Low-Income	50-80%		143			
Moderate Income	80-100%	• Moderate Density	57	68	406	338
	100-120%		11			

Rural Unincorporated

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"> • Low-rise Multifamily • Mid-rise Multifamily • ADUs 	0	0	280	280
	0-30% Other		0			
Very Low-Income	30-50%		0			
Low-Income	50-80%		0			
Moderate Income	80-100%	• Moderate Density	0	0	0	0
	100-120%		0			

Next Steps

- 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