

2025 Comprehensive Plan Update Housing Element

*Balancing Nature and Community:
Tumwater's Path to Sustainable Growth*



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Overview

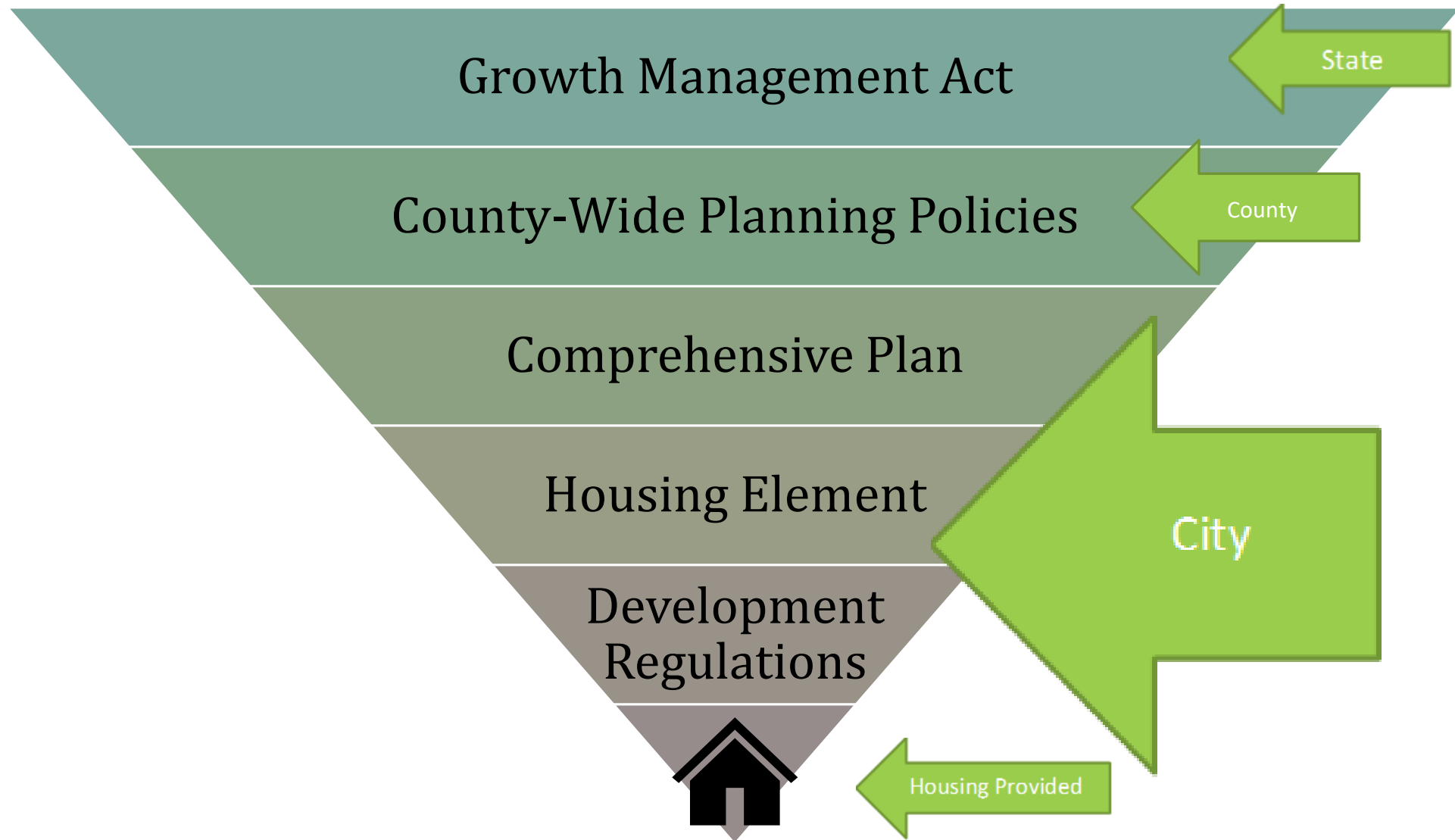
- State Requirements
- What we heard
- How we incorporated feedback
- Prioritization



GMA Housing Goal

Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.





State Requirements – Specific Topics

- Include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the State Department of Commerce, including:
 - Units for moderate, low, very low, and extremely low-income households; and
 - Emergency housing, emergency shelters, and permanent supportive housing



State Requirements – Specific Topics

- Include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes



State Requirements – Specific Topics

- Identify sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and consideration of duplexes, triplexes, and townhomes



State Requirements – Specific Topics

- Make adequate provisions for existing and projected needs of all economic segments of the community, including:
 - Incorporating consideration for low, very low, extremely low, and moderate-income households;
 - Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
 - Consideration of housing locations in relation to employment location; and
 - Consideration of the role of accessory dwelling units in meeting housing needs



State Requirements – RDI and Displacement

- Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing
- Identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
- Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
- Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities



Community-wide Engagement for Draft Housing Element



Themes	Topics and Priorities
Introduction/Background	Describe the Comprehensive Plan Update and how the Housing Element was established, the need for affordable housing, what affordable means, the importance of middle housing, and explain requirements of HB 1110 and EHB 1337. Introduce Middle Housing and start identifying established middle housing throughout the City.
Listening/Gather Feedback	Meet with stakeholders, ask questions, and listen to their experiences and needs regarding housing.
Data/Gap Analysis	Utilizing data from Commerce, Thurston Regional Planning Council gather and share data regarding how much housing is needed, at what AMI threshold, and the housing types that would support those income limits. Gather feedback on preferred middle housing types through surveys and in person visual preference boards
Equity and Displacement	Work regionally with a consultant to identify types of displacement and at risk communities, review housing action plans, comprehensive plans, and regulations that might have racially disparate impacts or cause displacement. Post surveys and hold meetings with stakeholder groups regionally to identify actions to address equity, racially disparate impacts, and displacement.
Policies	Share and review draft goals, policies, and implementation actions with stakeholders and community. Ensure feedback from previous engagement was incorporated and talk next steps.
Implementation	Post draft Housing Element for public review and comment, and draft development code and design review updates.

Community Engagement Events



Events	Date
Community Survey	February 2024
Stakeholder Engagement/Email	April 2024
Stakeholder meetings	April – May 2024
Tabling at the Tumwater Regional Library	May 17, 2024
Housing Open House In-Person and Virtual	May 29, 2024, in person event and virtual open house launch date – Fall of 2024
Tabling Event at the Juneteenth Event, Lacey, WA; Juneteenth is hosted by the Fred U Harris Masonic Lodge in collaboration with the cities of Tumwater and Lacey	June 15, 2024
Stakeholder engagement round 2, in person on draft goals and policies	November 6, 2024: Affordable Housing Conversations
Meeting with Western Plaza for Round 2 of stakeholder engagement	November 1, 2024
Displacement Community Outreach in person meetings	November – December 2024
Video Ask Online Survey for Displacement	December 2024 – January 2025
Public Comment Period on Draft Housing Element Part 1 Goals, Policies, and Actions Items and Part 2- Technical Information	June 4, 2025 – July 11, 2025

What We Heard – Stakeholder Workgroup

Plan for and require more density at time of build such as potential accessory dwelling units.

Waive impact fees for certain affordability percentages, such as area median income.

Ensure displacement analysis does not result in unnecessary barriers to housing productions.

Expand the City's multifamily tax exemption program to add options for renewing 12 year exemptions and a new 20 year option.

Increased tenant protections have increased liabilities and maintenance/repairs costs for developers and landlords.

Prioritize septic/well conversions for more housing capacity & density.

Identify the specific unique needs for housing in Tumwater, such as families and seniors.

Identify areas of high priority for affordable housing and have long range planning involved with permitting process. Reduce roadblocks and permit timelines



What We Heard – Stakeholder Workgroup

Identify areas of high priority for affordable housing and have long range planning involved with permitting process. Reduce roadblocks and permit timelines.

Have the City start a local housing stakeholder group or committee that meets at scheduled intervals to continue collaboration. Send emails with updates.

The City should try to waive development regulations for innovative housing projects and demonstration projects.

Tumwater should try to buy land to sell to non-profits and affordable housing developers.

Tumwater should start its own Home Fund.

Tumwater should create revolving funds for downpayments and programs to help risky rentals or renters with high-risk backgrounds.

Have counseling and education for people available before they are displaced



What We Heard – Planning Commission

Who are we planning for?
What are the needs and sizes
of households, and what
size/type of housing is
needed.

The element should tell a
story of the relationship
between jobs, childcare, and
housing affordability.

The element should explain
the housing data and what it
looks like or means for the
community outside of a
table.

Explore upstream causes of
the housing crisis.

Identify and explore the
causes of trends such as:
demographics (why the
population is older?), why
there are more
homeowners?

Update the Economic
Development Plan to help
inform housing
decisions/trends.

Different housing types are
needed for life cycle aging
and elderly care.

What We Heard – City Council

Create generational wealth by providing homeownership opportunities targeted to those with a lower AMI. Most affordable housing is apartments.

Create opportunities to expand the level of homeownership beyond traditional single-family homes.

Broaden housing types within the City- promote cottage housing and demonstration projects.

How do we prevent sprawl into the County for multifamily?

Address infrastructure such as sidewalks, sewer, and transportation and highlight particular areas of concern.

Incentivize and prioritize collaboration with local developers, private sector, non-profits, service/housing providers, and community to address housing.

Schedule an opportunity for Council to discuss perspectives and feedback on the draft housing element.

Comment Tracking

Incorporating comment and feedback into the Goals, Policies, and Draft Implementation Actions



Housing Element Goals, Policies, and Implementation Actions



Policies and Implementation Actions	Period	Effort to Achieve	Effect on Housing Supply	Needs Addressed	
H-1.1.1 Establish City programs to offset the displacement of community members by new housing development.	2026-28	M	L		<p>Commented [ES7]: Stakeholder feedback: Ensure displacement analysis does not result in unnecessary barriers to housing productions.</p> <p>Commented [BM8]: New implementation action.</p>
H-1.1.2 Develop programs to address racially disparate impacts and exclusion in housing caused by local policies, plans, and implementation actions.	2026-28	M	L		<p>Commented [BM9]: New implementation action.</p>
H-1.1.3 Evaluate the impact on housing affordability, especially for low-income households, as part of the Comprehensive Plan and development code amendment processes.	Term of the Plan	M	L		<p>Commented [BM10]: New implementation action based on Tumwater Housing Action Plan – Action 1.e.</p> <p>It is important to recognize that sometimes impacts are unavoidable when trying to balance multiple priorities, as implementation of the Thurston Climate Mitigation P Building Code updates, and the Housing Action Plan.</p>
H-1.1.4 Monitor the rental market in Tumwater and implement appropriate tenant protection programs that improve household stability.	Term of the Plan	H	M		<p>Commented [BM11]: New implementation action based on Tumwater Housing Action Plan – Action 2.e.</p>
H-1.2 In conjunction with the Land Use Element, provide sufficient land to meet projected future housing needs.	Term of the Plan	M	H		<p>The City has begun the work necessary to implement this action.</p> <p>Commented [ES12R11]: Stakeholder feedback: Add disability, developers, managers, and renters.</p>
H-1.2.1 Designate sufficient land for all types of housing to accommodate the future needs of every income group and make the most efficient use of infrastructure and services.	Term of the Plan	M	H		<p>Commented [ES13]: Stakeholder feedback: Identify areas of high priority for affordable housing and have long range planning involved with permitting process. Reduce roadblocks and permit timelines.</p> <p>Commented [BM14]: Update of 2016 goals as a policy.</p> <p>Commented [BM15]: Update of 2016 goals as a policy.</p>



Discussion & Questions