

Goal 1

Increase the supply and variety of housing for every income and age group.

What we heard:

Housing is a social issue – especially when it comes to maintenance. Add initiatives to support maintenance policies.

Policies that encourage partnerships/education

Add disability, protected classes, and veterans to H-1.1.

Add disability, developers, managers, and renters to H-1.1.2.

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.

Open opportunities to create communities, not just cookie cutter homes.

Goal 2

Expand the supply of permanent, income-restricted affordable housing.

What we heard:

Obtain land for asset limited homes.

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

Goal 3

Maintain and improve existing housing stock.

What we heard:

Incentivize non owner occupied, owner occupied, and condominiums.

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

Create financial assistance or initiatives as part of the goals and policies for transitioning to electrification.

Create a hub for information, resources, and rebates for energy score.

Connect with and help fund programs that do critical repairs so homeowners can stay in place.

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

Goal 4

Make it easier for households to access housing and stay housed.

What we heard:

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

Create clearer processes for lot splitting and condominium permitting and conversions.

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

Create processes for land trusts and explore manufactured home park resale restrictions.

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.

Support and encourage dorm housing or cohousing.

Create processes for room rentals that address protection and liability, especially if owner does not occupy.

Goal 5

Continually build on resources and collaboration to improve implementation of housing strategies.

What we heard:

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

Create a GIS/zoning map - housing database showing affordable housing and inventory.

Housing Stakeholder Meeting 2 Notes – November 6, 2024

Share property information and permitting history to allow people to use wetland and other reports previously submitted to lower costs for permitting/review, such as Thurston County records. Make earlier submittals public.

Waive impact fees for certain percentage of affordable housing units in a development.

Expand the multifamily tax exemption program to all zoning designations that allow multifamily housing.

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

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

Tumwater should start its own Home Fund.

Create programs and support services for mental health, job training, life skills training, and laundry services.

Shared housing- Olympia Senior center.