



**MEMBERS:**

- City of Lacey
- City of Olympia
- City of Rainier
- City of Tenino
- City of Tumwater
- City of Yelm
- Confederated Tribes of the Chehalis Reservation
- Nisqually Indian Tribe
- Town of Bucoda
- Thurston County
- North Thurston Public Schools
- Olympia School District
- Tumwater School District
- Intercity Transit
- LOTT Clean Water Alliance
- Port of Olympia
- PUD No. 1 of Thurston County

**ASSOCIATE MEMBERS:**

- Lacey Fire District #3
- Puget Sound Regional Council
- The Evergreen State College
- Thurston Conservation District
- Thurston Economic Development Council
- Timberland Regional Library



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Executive Director

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MEMORANDUM

**TO:** Thurston Regional Planning Council

**FROM:** Allison Osterberg, Planning Manager

**DATE:** November 15, 2023

**SUBJECT:** Recommended Housing Need Allocations to Support Comprehensive Plan Updates

In 2021, the Washington State Legislature passed HB 1220 which requires cities, towns, and counties to “plan for and accommodate” future housing affordable to a range of incomes and to document the projected housing need each jurisdiction is responsible for planning for in its comprehensive plan. As laid out in that legislation, the state Department of Commerce identified the countywide housing need by income range and recommended cities, towns, and counties work collaboratively to allocate the countywide housing need to individual jurisdictions.

In 2023, Thurston County and the cities of Lacey, Olympia, Tumwater, and Yelm contracted with Thurston Regional Planning Council (TRPC) to facilitate a process to reach regional agreement on the housing allocation method and housing allocations for the Thurston region. TRPC convened a workgroup consisting of planning directors and staff from these jurisdictions, and invited staff from the City of Rainier, City of Tenino, and Town of Bucoda to participate. This group met four times between August and October to review different methods and results and reached consensus on both a preferred allocation method and next steps for adopting allocations for use in Comprehensive Plan periodic updates due in 2025 and beyond. This analysis is documented in a technical memo (Attachment B).

The workgroup recommends that:

1. Thurston County jurisdictions use the preferred allocation method documented in the technical memo and the 2045 housing allocations by income generated by that method (Attachment A) to meet requirements for Comprehensive Plan updates due in 2025, including the number of housing units necessary for moderate, low, very low, and extremely low-income households, and emergency housing, emergency shelters, and permanent supportive housing.
2. TRPC adopt these allocations, as the agency charged in the County Wide Planning Policies to develop countywide and smaller area population projections.
3. The Urban Growth Management Subcommittee review the County Wide Planning Policies and recommend updates to the Board of County Commissioners that incorporate changes to state law that require planning for affordable housing and document the process for approving housing allocations for use in future years. This review should be initiated after the current round of periodic Comprehensive Plan updates is completed in 2025.

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**Attachments:**

- A: Thurston County Housing Allocations by Income, 2020-2045
- B: GMA Housing Need Allocation Methods Technical Memo

Attachment A  
*Thurston County Housing Allocations by Income, 2020-2045*

		Total	Income Level (Percent of Area Median Income)								Emergency Housing
			0-30%		30-50%	50-80%	80-100%	100-120%	120%+	Seasonal/ Migrant	
			PSH	Non-PSH							
		Housing Units									Emergency Housing
											Beds
Bucoda	Total	134	7	13	0	5	39	24	47	0	2
Lacey	City	5,154	335	849	1,053	210	0	466	2,241	0	89
	UGA	8,970	650	1,599	1,552	1,395	0	750	3,024	0	154
Olympia	City	12,644	818	2,011	2,777	264	973	1,087	4,714	0	218
	UGA	1,651	128	226	397	0	103	136	661	0	28
Rainier	City	571	41	100	0	79	22	107	222	0	10
	UGA	23	2	4	0	2	0	5	10	0	0
Tenino	City	519	32	62	0	0	115	102	208	0	9
	UGA	9	1	2	1	1	1	1	3	0	0
Tumwater	City	6,676	513	1,211	1,033	541	400	636	2,342	0	115
	UGA	2,516	181	439	364	439	190	199	704	0	43
Yelm	City	7,504	549	1,341	1,196	1,062	274	817	2,266	0	129
	UGA	144	8	19	25	0	0	34	58	0	2
Grand Mound	UGA	310	21	52	34	97	40	16	50	0	5
Rural Unincorporated		7,531	311	832	0	4,174	2,214	0	0	0	130
<b>Thurston County</b>		<b>54,356</b>	<b>3,594</b>	<b>8,758</b>	<b>8,431</b>	<b>8,270</b>	<b>4,373</b>	<b>4,381</b>	<b>16,549</b>	<b>0</b>	<b>936</b>

Note: Analysis based on jurisdiction boundaries as of September 1, 2023. Numbers may not add to totals due to rounding.