



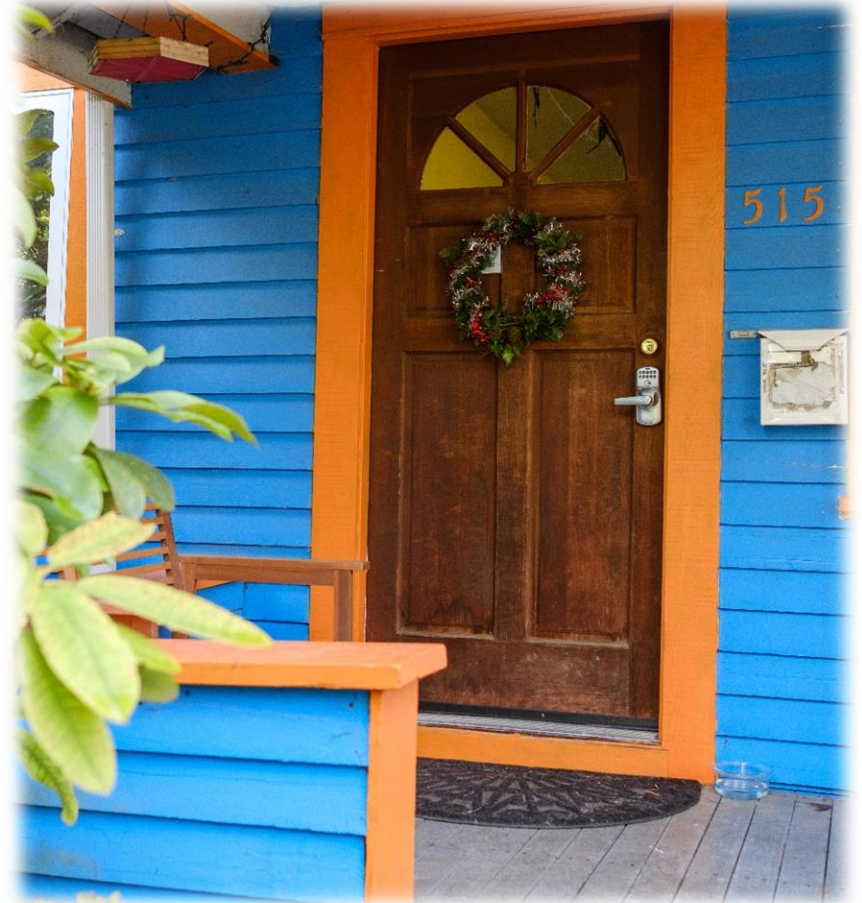
Housing Action Plan



Amy Buckler, Strategic Projects Manager
Community Planning & Development
Planning Commission, February 22, 2021

Outline

- Overview of project
- Review key findings of the Housing Needs Assessment
- Equity
- Overview 6 strategic focus areas
- Next steps



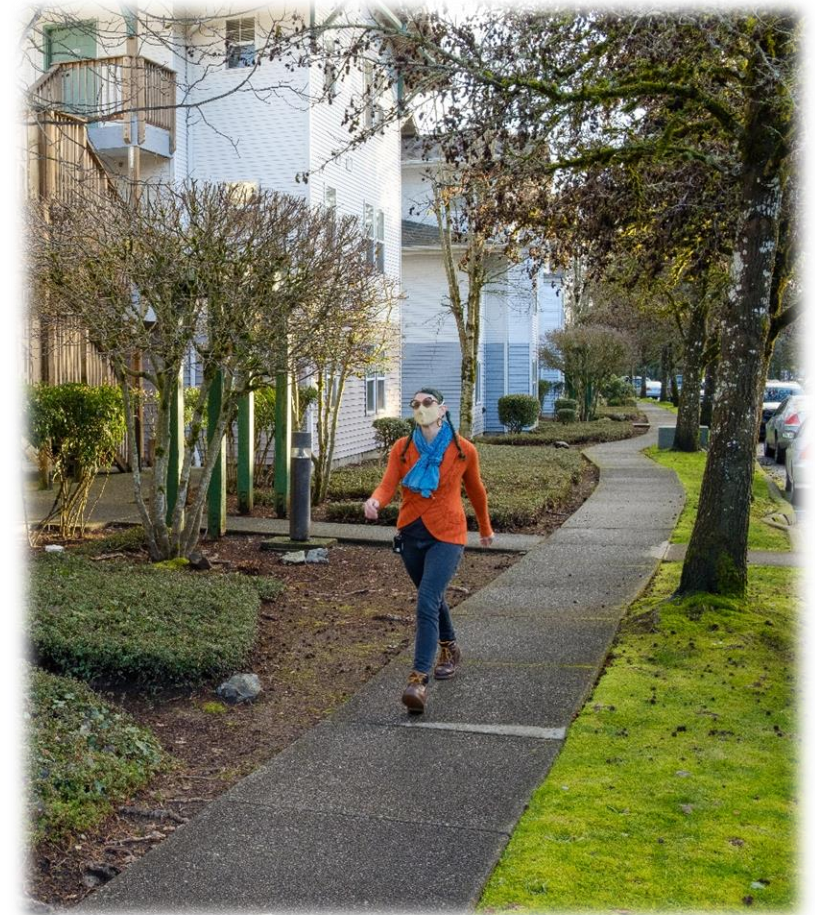
Project Overview

- Funded by a state grant (HBI923)
- Collaboration with Lacey, Tumwater and Thurston Regional Planning Council (TRPC)
- Focus on actions cities can take
- Goal: increase housing supply, affordability and diversity of housing types
- Long term planning (25 years)
- City does not control the housing market – can influence it through policy, regulation, investment and partnerships
- Extension of ongoing housing work



Project Overview

- TRPC Deliverables Completed:
 - Regional Housing Needs Assessment
 - Landlord Survey
 - Regional Housing Action Plan
- Each city:
 - Is conducting its own public review process to choose actions
 - Must adopt a city-specific housing action plan by June of 2021
- Data was assembled pre-pandemic, we are continuing to monitor impacts
- Focused on permanent housing - does not address temporary shelter or other aspects of homeless response



Growth Projection

Over the next 25 years:

- Thurston County's population will grow from 294,000 to 380,000 people
- 64% will live in Olympia, Lacey, Tumwater and their urban growth areas (UGA's)
- Project 34,000 new households within this urban area
- Just over 14,000 new households projected for Olympia and its UGA
 - 46% increase in our housing stock between 2020-2045

Changing Demographics

- Population is growing older
 - 25% will be over 65 in 2045, compared to 18% today
- Average household size is getting smaller
 - 2.2 people per household vs. 3.1 in 1960
- 54% of Olympia households are renters
- Only 37% of Olympia households are married couples with children. More:
 - non-family households
 - householders living alone
 - single parent households
 - households without children



Affordability

The cost of housing is rising faster than incomes

Median Household Income

+2.8%

Increase per Year
2010-2018

Median Home Sale Price

+4.0%

Increase per Year
2010-2018

Average Rent

+5.0%

Increase per Year
2010-2018

Affordability

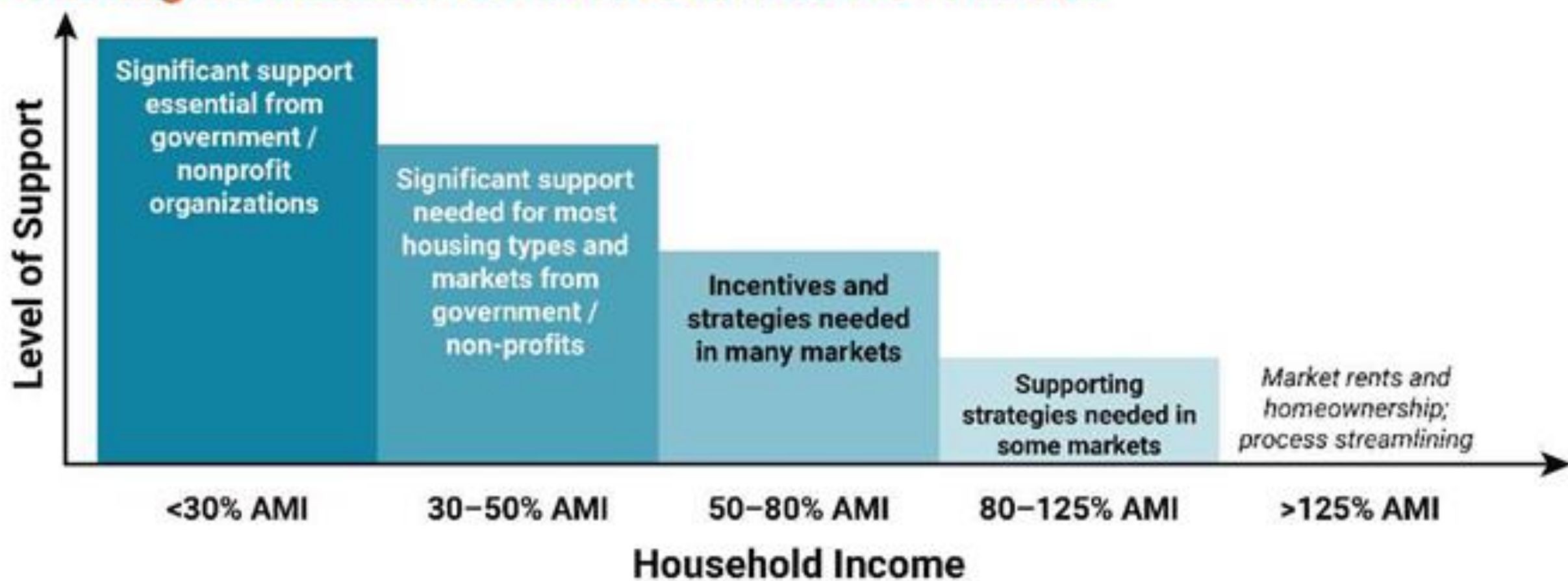
- Over 1/3 of Thurston County households (34,650 households) are housing cost burdened
 - Meaning they spend more than 30% of their income on housing
- Lower income households (those making less than 80% median income) are far more likely to be cost burdened



Income Projection

	Households with an Income of:			TOTAL HOUSEHOLDS
	<= 30% of area median (Extremely Low)	30% to 50% of area median (Very Low)	50% to 80% of area median (Low)	
2012-2016 Estimate				
Cities Combined	6,200	5,500	8,500	20,200
2045 Projection				
Cities Combined	9,300	9,900	14,800	34,000

Strategies needed for different income levels...



What the Data Tells us About Race/Ethnicity

- Data shows that in Thurston County people of color* generally:
 - Have more people in their household
 - Are less likely to own their own home
 - Have smaller household income
 - Are more likely to experience homelessness
- than people who are white, non-Hispanic



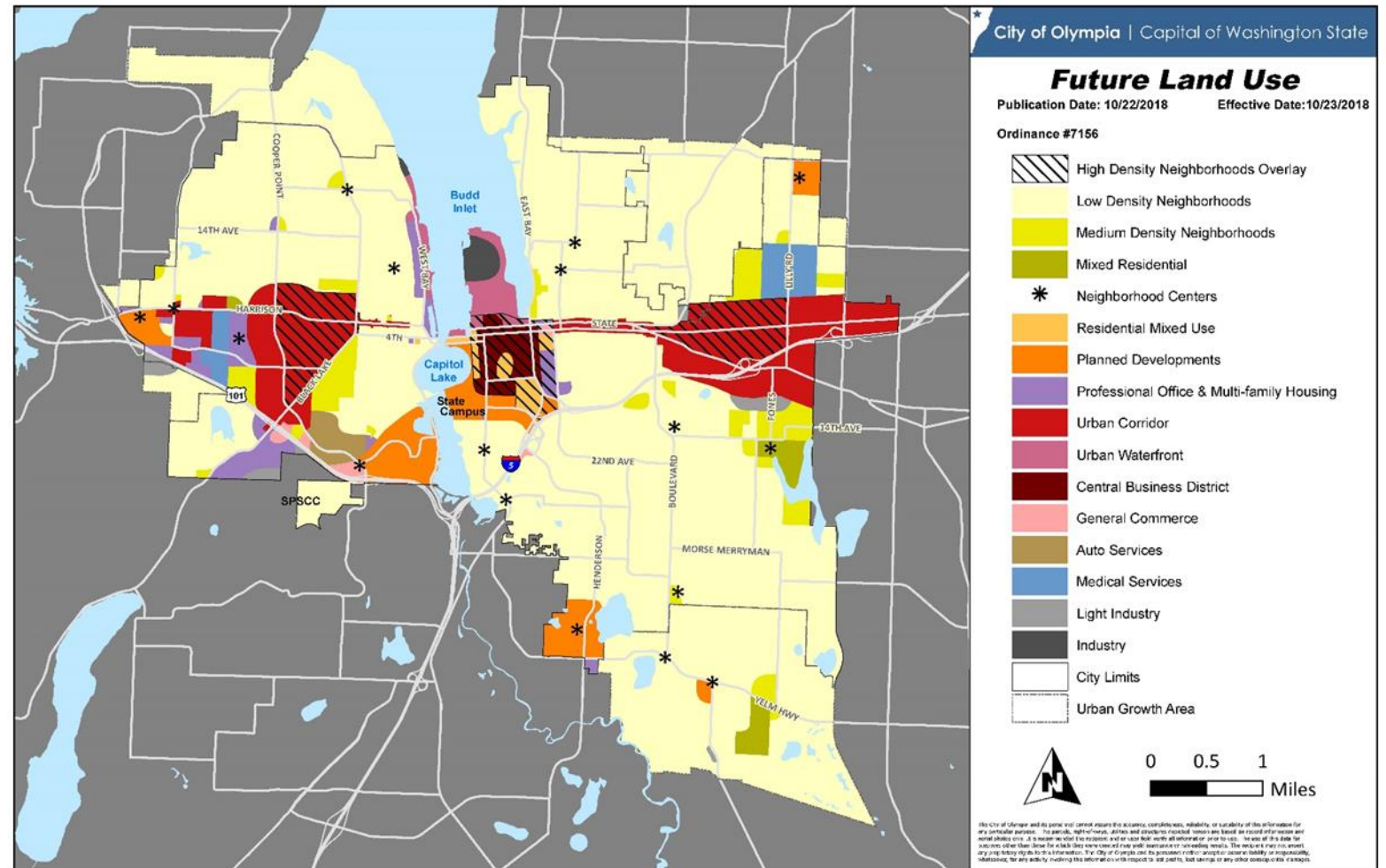
*Those who are Hispanic or Latino, Asian, Black, Native American, Native Hawaiian/Pacific Islander and multiracial. 1 in 4 Thurston County residents is a person of color.

Equity

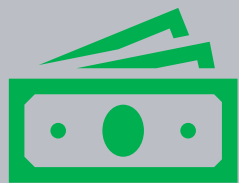
- Policies of government and private sector have led to the disparities we see illustrated in the data today
- People of color in our community are generally disadvantaged in terms of what they can afford/choose
- Increasing housing affordability is an equity issue
- What does equity mean in this context? Access and opportunity
- Understanding the data and acknowledging the issue is just the start – we have much more work to do
- Second Equity and Inclusion Coordinator will be hired in 2021
- Underway is formation of a Social Justice and Equity Commission
 - The Commission's perspective will be crucial to ongoing planning & implementation

Where Housing Goes Matters

- Approximately 50% of our current capacity for residential growth is in downtown and the urban corridor – where we have the best access to transit (can reduce combined housing/transportation costs)
- Another 38% of capacity is infill into low density neighborhoods



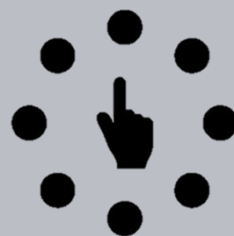
THE CHALLENGE – MEETING THE GREATEST NEED



Affordability.
Reduce the cost of housing for low-income and cost-burdened households



Supply. Increase the inventory of housing for all households.



Variety. Increase the variety of housing sizes and types.



Seniors. Increase the stock of housing options needed for aging seniors.

THE CHALLENGE – MEETING THE GREATEST NEED



Improvements. Maintain the existing housing stock, including improving energy efficiency and air quality.



Stability. Increase household wealth by providing safe, stable options for rental housing and pathways to homeownership.



Supportive Housing. Increase permanent housing options for people with disabilities and those at risk of or experiencing homelessness.

Six Strategies for Addressing Needs

1. Increase the supply of permanently affordable housing for households that make 80% or less of the area median.
2. Make it easier for households to access housing and stay housed.
3. Expand the overall housing supply by making it easier to build all types of housing projects.
4. Increase the variety of housing choices.
5. Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.
6. Establish a permanent source of funding for low-income housing.

Increase the supply of permanently affordable housing for households that make 80% or less of the area median

Actions that:

- Increase the supply of low-income housing
- Support low-income housing providers



Make it easier for households to access housing and stay housed

Actions that:

- Prevent eviction and displacement
- Build equity thru home ownership



Expand the overall housing supply by making it easier to build all types of housing projects

Actions that:

- Streamline development and construction of market-rate housing
- Incentivize desired housing types



Increase the variety of housing choices

Actions that:

- Increase allowed housing types, especially in low-density zones
- Expand options available



Continually build on resources, collaboration & public understanding to improve implementation of housing strategies

Actions that:

- Guide Olympia, Lacey and Tumwater to continually engage with community
- Establish strong partnerships with affordable housing providers to address housing affordability



Establish a permanent source of funding for low-income housing

Actions that:

- Increase funding for low-income housing
- Provide a regional strategy for distributing funds



Actions

- We are doing a lot already
- Stay the course with actions on this year's workplan
- Tracking several bills in legislature related to housing
- Likely more actions will be identified in the future
- More action needed across the whole industry



Next Steps

- Storymap and survey through Engage Olympia
 - By early March
- Public Open House (virtual)
 - March 31st at 5:00 pm
- April: Written comment period





Discussion

Amy Buckler
Strategic Projects Manager
abuckler@ci.olympia.wa.us