



Meeting Agenda

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Thursday, June 21, 2018

5:30 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT

(Estimated Time: 0-15 Minutes)

During this portion of the meeting, citizens may address the Committee for up to three (3) minutes regarding the Committee's business meeting topics.

5. APPROVAL OF MINUTES

5.A [18-0601](#) Approval of May 17, 2018 Land Use & Environment Committee Meeting Minutes

Attachments: [Minutes](#)

6. COMMITTEE BUSINESS

6.A [18-0266](#) Regional Climate Mitigation Plan

Attachments: [Memo from Thurston Regional Planning Council](#)

6.B [18-0267](#) 2018 Engineering Design and Development Standards (EDDS) Update

Attachments: [Summary of Proposed Changes to EDDS](#)

6.C [18-0529](#) Parks and Open Space Zoning Discussion

Attachments: [Pros and Cons Summary](#)

6.D [18-0550](#) Vulnerable Renter Protections Discussion

Attachments: [Assessment of Fair Housing Report](#)

[City of Vancouver, Eviction Notice](#)

[City of Vancouver Rent Increase](#)

[Source of Income Protection HB2578](#)

[Human Rights Commission Renter Protections](#)

[Seattle Rental Inspection & Licensing Program](#)

7. REPORTS AND UPDATES**8. ADJOURNMENT**

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City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Land Use & Environment Committee
**Approval of May 17, 2018 Land Use &
Environment Committee Meeting Minutes**

Agenda Date: 6/21/2018
Agenda Item Number: 5.A
File Number: 18-0601

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of May 17, 2018 Land Use & Environment Committee Meeting Minutes



Meeting Minutes - Draft
Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Thursday, May 17, 2018

5:30 PM

Council Chambers

1. CALL TO ORDER

Chair Gilman called the meeting to order at 5:32 p.m.

2. ROLL CALL

Present: 3 - Chair Clark Gilman, Committee member Nathaniel Jones and Committee member Lisa Parshley

OTHERS PRESENT

City of Olympia Community Planning & Development Staff:

Director Keith Stahley

Deputy Director Leonard Bauer

Downtown Program and Planning Supervisor Amy Buckler

Assistant Planner Paula Smith

Community Planning Program Supervisor Tim Smith

Homeless Response Coordinator Colin DeForrest

Senior Planner Stacey Ray

Fire Marshal Rob Bradley

City Engineer Fran Eide

MAKERS Consultant John Owen

3. APPROVAL OF AGENDA

The agenda was approved.

4. PUBLIC COMMENT

The following people spoke: Denise Pantellis, Kim Allen, Nathan Allen and Jamie Joy.

5. APPROVAL OF MINUTES

- 5.A** [18-0494](#) Approval of April 18, 2018 Land Use and Environment Committee Meeting Minutes

The minutes were approved.

6. COMMITTEE BUSINESS

6.A [18-0449](#) Urban Design Regulation Update

Ms. Buckler introduced the item and Mr. Owen. Mr. Owen shared a detailed PowerPoint presentation. The Committee engaged in discussion and asked questions of Ms. Buckler and Mr. Owen.

The report was received.

6.B [18-0468](#) Short-term Rental Status Report

Ms. Ray introduced the topic of short-term rentals (30 days or less). She used a PowerPoint presentation to highlight major concepts that explained the project purpose to establish an equitable set of rules to address short-term rentals that are not currently regulated.

The discussion was completed.

6.C [18-0457](#) Small Cell Zoning Code Amendments

Mr. Smith and Ms. Smith presented an overview on the proposed amendments to wireless communication regulations. Ms. Eide responded to questions from the Committee.

The discussion was completed.

6.D [18-0460](#) Temporary Encampment Regulations

Mr. Stahley summarized the proposed amendments to Chapter 18.50 OMC regarding homeless encampments.

Mr. DeForrest explained Tacoma's experience in adopting an emergency declaration related to homelessness. The primary factor in the decision was a significant increase in homelessness and patterns of predatory criminal behaviors. Declaring an emergency allows the city authority to suspend certain regulations to quickly establish sites that are safe for homeless individuals to be safe and stabilized.

The Committee consensus was to forward the draft emergency ordinance to Council with the recommended changes.

The discussion was completed.

7. REPORTS AND UPDATES

The next meeting is on Monday June 21, 2018. Agenda items to be discussed will be vulnerable renter protections, parks open space zoning, engineer design and development standards.

8. ADJOURNMENT

The meeting adjourned at 8:50 p.m.



Land Use & Environment Committee

Regional Climate Mitigation Plan

Agenda Date: 6/21/2018
Agenda Item Number: 6.A
File Number: 18-0266

Type: recommendation **Version:** 1 **Status:** In Committee

Title

Regional Climate Mitigation Plan

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to recommend City Council adoption of revised community-wide greenhouse gas emissions reductions targets and baseline year.

Report

Issue:

Whether to recommend adoption of the revised community-wide greenhouse gas emissions reductions targets and baseline year. Adoption will provide common targets among local jurisdictions working collaboratively on a climate action plan.

Staff Contact:

Rich Hoey, P.E., Public Works Director, 360.753.8495
Danelle MacEwen, Performance Management Specialist, Administrative Services Department,
360.753.8211

Presenter(s):

Danelle MacEwen
Karen Parkhurst, Thurston Regional Planning Council

Background and Analysis:

In November 2015, the City formally committed to what is now known as the Global Covenant of Mayors for Climate and Energy. The Global Covenant is a coalition of cities committed to reducing greenhouse gas emissions at a local level. Currently, more than 7,400 cities worldwide participate. As a member of the Global Covenant of Mayors, the City committed to several actions, including the development of a climate action plan.

A climate action plan is typically comprised of two elements - a climate mitigation plan (reducing greenhouse gas emissions) and a climate adaptation plan (adapting to a changing climate).

Thurston Regional Planning Council (TRPC) recently completed a climate adaptation plan for Thurston County. In addition, the City is actively developing a Sea Level Rise Management Plan as another important adaptation effort. The focus of this discussion with the Land Use and Environment Committee is on regional climate mitigation planning.

In April 2018, Thurston County, Olympia, Lacey, Tumwater and TRPC signed an interlocal agreement to complete Phase 1 of a Regional Climate Mitigation Plan. Phase 1 is a ten-week effort and includes the following components:

- Assess each jurisdiction's existing climate policy with an emissions reductions goal;
- Recommend a common, community-wide emissions baseline and targets;
- Identify mitigation actions each jurisdiction has adopted and/or implemented;
- Develop a scope of work for Phase 2, which would include a public engagement strategy, assessment of actions necessary to reach the shared emissions reductions targets and implementation strategies, including collaborative strategies and those unique to each jurisdiction.

Currently, each jurisdiction has different adopted emissions reductions targets. Olympia's targets, contained in the Comprehensive Plan, are based on a 1990 baseline. Olympia's adopted targets are:

- 25% of 1990 levels by 2020
- 45% of 1990 levels by 2035
- 80% of 1990 levels by 2050

The participating jurisdictions desire to adopt common targets using the same baseline year. TRPC conducted an analysis of each jurisdiction's current emissions targets, as well as targets recommended by international climate scientists and those adopted by state and local governments. The project team, which is comprised of staff representatives from each jurisdiction, agreed to recommend the adoption of targets as follows:

- 45% below 2015 levels by 2030
- 85% below 2015 levels by 2050

Adoption of these revised targets would put all four jurisdictions on the same path to emissions reductions. These targets are also consistent with the Sustainable Thurston Plan, which Olympia accepted in 2014. TRPC's analysis of the proposed targets is attached. Essentially these proposed targets, using 2015 as the baseline, would get Olympia to the same place as the currently adopted targets by 2050. Revision of the targets, however, will require an amendment to the City's Comprehensive Plan.

TRPC and the regional staff team continues to work on the development of the scope of work for Phase 2 of the Regional Climate Mitigation Plan. Staff proposes bringing this work to the Land Use and Environment Committee (LUEC) in August. If supported by the LUEC, staff recommends taking the scope, including the revised emissions reduction targets, to the City Council in early September.

Neighborhood/Community Interests (if known):

There is strong community interest in local action on climate change. Thurston Climate Action Team,

a local non-profit organization, has expressed interest in engaging with the City in the development of a climate action plan. People for a Carbon Free Olympia and local students from Olympia High School have also expressed interest in the City's climate action work.

Options:

1. Recommend City Council adoption of revised community-wide greenhouse gas emissions reductions targets and baseline year. The targets of 45 percent below 2015 levels by 2030 and 85 percent below 2015 levels by 2050 will be the same for all jurisdictions participating in the Regional Climate Mitigation Plan.
2. Keep the current community-wide targets adopted in the City's Comprehensive Plan. This will potentially create confusion in the regional planning process.
3. Recommend different community-wide emissions reductions targets.

Financial Impact:

None at this time. \$80,000 in funding for the ongoing climate mitigation planning is included in the 2018 budget.

Attachments:

Memo from Thurston Regional Planning Council

MEMORANDUM

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 Economic
Development Council
Timberland Regional Library

TO: City of Olympia Land Use & Environment Committee

FROM: Karen Parkhurst, Programs & Policy Director
Michael Burnham, Senior Planner

DATE: June 21, 2018

SUBJECT: Regional Climate Mitigation Plan overview and recommended emissions baseline and targets

PURPOSE: The purpose of this memorandum and its accompanying presentation and resolution is two-fold:

- 1) Provide an overview of Phase 1 of the Regional Climate Mitigation Plan that Olympia, Lacey, Tumwater, and Thurston County began this spring;**
- 2) Recommend that Olympia and its partner jurisdictions adopt the following emissions-reduction targets to guide the plan's Phase 2: Reduce communitywide greenhouse gas emissions 45 percent below 2015 levels by 2030 and 85 percent below 2015 levels by 2050.**

Requested Action:

Olympia staff members request that the Olympia City Council adopt a resolution [*Attached*] that affirms the City will pursue the recommended emissions-reduction targets. Staff members intend to integrate the targets into a Phase 2 scope of work and present it, along with an interlocal agreement to continue work on the Regional Climate Mitigation Plan, to the Olympia City Council later this year.

Overview of Mitigation Plan:

In April 2018, Thurston County, Olympia, Lacey, Tumwater, and the Thurston Regional Planning Council (TRPC) signed an interlocal agreement to complete Phase 1 of a Regional Climate Mitigation Plan. Phase 1 — a 10 week effort — includes the following components:

- Assess each jurisdiction's existing climate policy with an emissions-reduction goal.
- Recommend a common, communitywide emissions baseline and targets for the 21st century.
- Identify mitigation actions each jurisdiction has adopted and/or implemented.
- Develop a draft interlocal agreement and scope of work for Phase 2, which would include a public-engagement strategy, assessment of actions sufficient to hit shared emissions targets, and implementation strategies.

The Regional Climate Mitigation Plan is a companion to the Thurston Climate Adaptation Plan that TRPC adopted in January 2018. The adaptation plan includes 91 actions to help the region prepare for and adjust to climate impacts. For information about the two planning efforts, visit www.trpc.org/climate.

Subsequent pages of this memo provide background about the recommended emissions-reduction targets.

Overview of Emissions Recommendation:

Per Task 2 of the Regional Climate Mitigation Plan's Phase 1 scope of work, TRPC: reviewed and summarized climate policies adopted by Thurston County, Olympia, Lacey and Tumwater; assessed the current state of emissions inventories within Thurston County; and, summarized — for the sake of comparison — emissions-reduction targets recommended by international climate scientists and adopted by state and local governments.

Based on this foundational work, a project team composed of staff members from each jurisdiction (Project Team) agreed to recommend that each policymaker body adopt common emissions-reduction targets of **45 percent below 2015 levels by 2030 and 85 percent below 2015 levels by 2050.**

This would put all four jurisdictions on the same pathway to hitting the emissions level associated with the regionally adopted Sustainable Thurston plan's science-based, mid-century target (about 400,000 metric tons of carbon dioxide equivalent), as well as ensure that the jurisdictions do their part to keep the global average temperature from rising more than 2° Celsius above pre-industrial levels by the century's end. This is what scientists conclude is needed to avoid the most severe climate impacts.

Comparison of Current State and Local Emissions Targets:

The Sustainable Thurston plan — adopted by TRPC's council in late 2013 and accepted by four jurisdictions in early 2014 — includes a priority goal to “move toward a carbon-neutral community.” This goal includes supporting emissions-reduction targets for the Thurston County region (i.e., all incorporated and unincorporated areas of Thurston County):

- **Achieve a 25% reduction of 1990 greenhouse gas levels by 2020;**
- **Achieve a 45% reduction of 1990 greenhouse gas levels by 2035; and**
- **Achieve an 80% reduction of 1990 greenhouse gas levels by 2050.**

The Sustainable Thurston targets are science-based. The Intergovernmental Panel on Climate Change's Fourth Assessment Report¹, published in 2007, concluded that the United States and other industrialized countries would need to reduce emissions in the range of 80-95 percent from 1990 levels by 2050 to stabilize atmospheric concentrations of carbon dioxide and other heat-trapping gases at 450 parts per million. IPCC scientists contend that hitting the stabilization target, expressed as 450 ppm CO₂eq, will “likely” keep the global average temperature from rising 2° Celsius (3.6° Fahrenheit) above pre-industrial levels (i.e., before 1870) by the end of this century.²

The United Nations Framework Convention on Climate Change's “Paris Agreement,” which the United States and other nations brokered in late 2015, includes the 2°C target but also stresses the importance of pursuing a more aggressive 1.5° C (2.7° F) target to mitigate the dangerous climate change risks.³

Since 1990, Thurston County, Olympia, Lacey, and Tumwater have adopted, by plan or resolution, greenhouse gas emissions-reduction goals and targets that vary widely.

¹ IPCC (2007). *Climate Change 2007: Mitigation. Contribution of Working Group III to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change* [B. Metz, O.R. Davidson, P.R. Bosch, R. Dave, L.A. Meyer (eds)], Cambridge University Press, Cambridge, United Kingdom and New York, NY, USA.

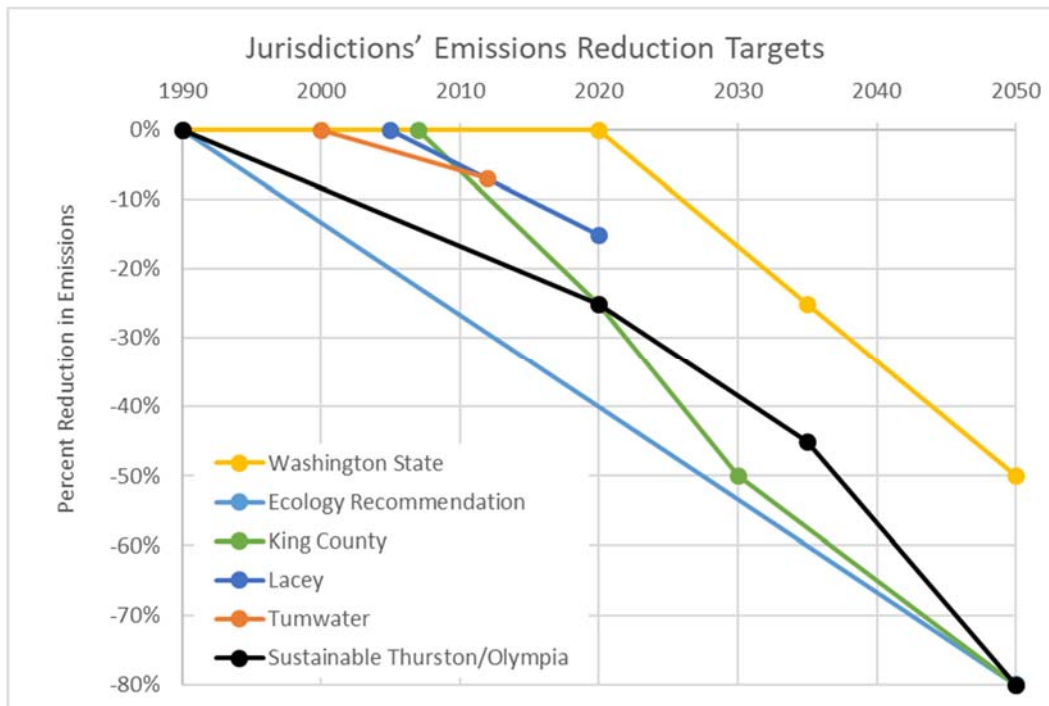
² IPCC (2014). *Summary for Policymakers. In: Climate Change 2014: Mitigation of Climate Change. Contribution of Working Group III to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change* [Edenhofer, O., R. Pichs-Madruga, Y. Sokona, E. Farahani, S. Kadner, K. Seyboth, A. Adler, I. Baum, S. Brunner, P. Eickemeier, B. Kriemann, J. Savolainen, S. Schlömer, C. von Stechow, T. Zwickel and J.C. Minx (eds.)]. Cambridge University Press, Cambridge, United Kingdom and New York, NY.

³ Figueres, C. (2015). Proceedings from the United Nations Framework Convention on Climate Change Conference: The Paris Agreement., *Article 2, Section 1.*

- **Thurston County:** Move toward zero emissions from Thurston County government operations by an unspecified date. [[Resolution No. 14395](#)]
- **Olympia:** Hit Sustainable Thurston’s regional emissions targets (communitywide), as adopted in the Olympia Comprehensive Plan [[Olympia Comprehensive Plan, Goal PN8.1](#)]
- **Lacey:** Reduce municipal and communitywide emissions to 15 percent below 2005 levels by 2020. [[Lacey Comprehensive Plan, Environmental Element](#)]
- **Tumwater:** Reduce municipal emissions to 7 percent below 2000 levels by 2012, and maintain that level beyond 2020. [[Tumwater Climate Action Plan](#)]

Washington’s 2050 emissions target, adopted in 2008, is 50 percent below 1990 levels, or 70 percent below the State’s emissions that year; the law also set interim targets for 2020 and 2035.⁴ In 2016, the state Department of Ecology recommended revising the targets (e.g., to 80 percent below 1990 levels by 2050) so they’re closer to what the IPCC suggested.⁵ Comparatively, King County has adopted the following targets to reduce emissions from a 2007 baseline: 25% by 2020; 50% by 2030; 80% by 2050.

Assessment of Local Emissions Inventory:



Thurston County’s (all incorporated and unincorporated areas) emissions total in 1990 was about 2.197 million metric tons of carbon dioxide equivalent (MMTCO₂e), according to an estimate by the Thurston Climate Action Team (TCAT)⁶. The nonprofit calculated the figure by using U.S. Census Bureau population data and a 2007 Washington Department of Ecology estimate of per capita emissions.⁷ Using

⁴ RCW 70.235.020(1)(a) <http://apps.leg.wa.gov/rcw/default.aspx?cite=70.235.020>

⁵ Rees, S. (2016). *Washington Greenhouse Gas Emissions Reduction Limits*. Washington Department of Ecology. Olympia, WA. <https://fortress.wa.gov/ecy/publications/SummaryPages/1601010.html>

⁶ Thurston Climate Action Team (2014). *Estimating Greenhouse Gas Emissions and Targets in Thurston County*. White paper retrieved on May 1, 2018, from Thurston Thrives website: http://www.co.thurston.wa.us/health/thrives/pdfs/EstimatedGreenhouseEmissions_021816.pdf

⁷ The per capita Thurston County emissions figure does not include emissions associated with producing jet fuel and smelting aluminum, industrial activities that occur in other parts of the state but not in Thurston County.

the 1990 baseline figure, Thurston County would need to reduce its emissions to 0.439 million MTCO_{2e} to hit the 2050 Sustainable Thurston target [80% reduction of 1990 levels].

TCAT's emissions inventories for the years 2010-2016 incorporate energy, waste, agricultural, and transportation data from Puget Sound Energy (PSE), TRPC, and other sources, so these recent inventories provide more accurate figures for the Thurston County region's annual greenhouse gas emissions than the 1990 estimate. For this reason, the Project Team agreed that the jurisdictions should use a recent baseline — either 2010 or 2015 — instead of a 1990 baseline, yet still aim for the emissions level associated with Sustainable Thurston's 2050 target. This required revising the percentage reduction targets for the 2030s and 2050 from a new baseline year, as well as eliminating the near-term 2020 target because of its infeasibility.

Assessment of Alternatives:

TRPC prepared two options — “A” and “B” — for the the Project Team's consideration. Both options are shown below and on the graph and table on the following page.

Option A:

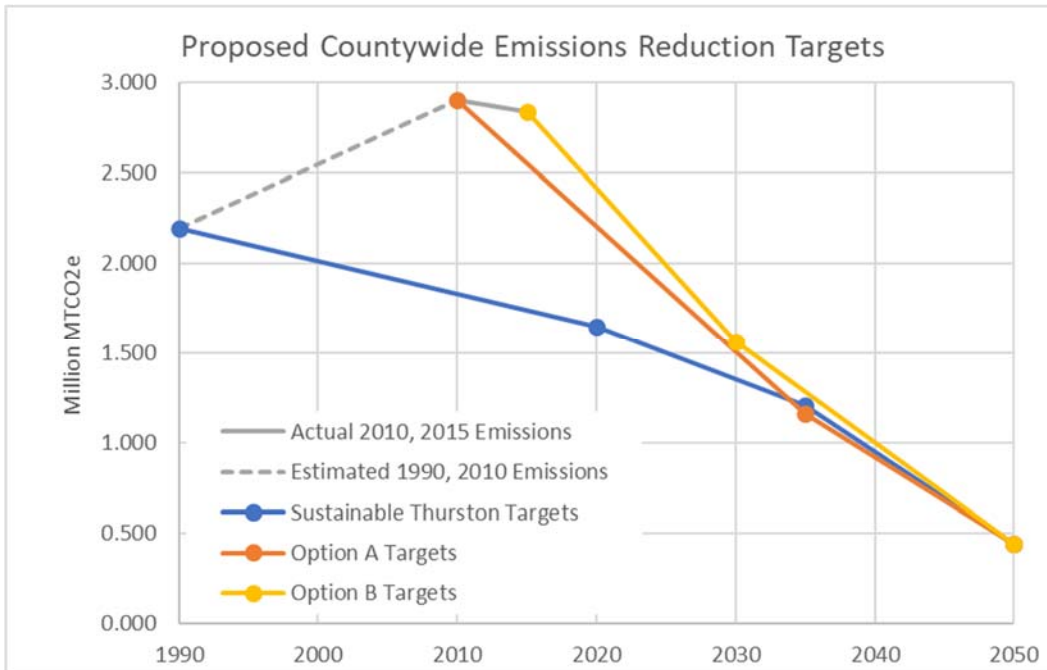
- **Achieve a 60% reduction of 2010 greenhouse gas levels by 2035**
- **Achieve an 85% reduction of 2010 greenhouse gas levels by 2050.**

Option B:

- **Achieve a 45% reduction of 2015 greenhouse gas levels by 2030**
- **Achieve an 85% reduction of 2015 greenhouse gas levels by 2050.**

Both options would have the jurisdictions aim for Sustainable Thurston's 2050 emissions target of roughly 400,000 MTCO_{2e}, as well as do their part to keep the global average temperature from rising more than 2°C by the century's end. The Project Team recommended Option B, however, because it incorporates the 2030 target year and 2015 baseline year that Olympia and TRPC included in “carbon wedge” analyses commissioned in 2017. Carbon wedge analyses could be used during Phase 2 to measure the cumulative impact of existing and proposed federal, state and local mitigation policies.

The following graph and table compare the two options with the Sustainable Thurston targets.



	Sustainable Thurston 1990 Baseline		Option "A" 2010 Baseline		Option "B" 2015 Baseline	
	Million MTCO ₂ e	% reduction from 1990	Million MTCO ₂ e	% reduction from 2010	Million MTCO ₂ e	% reduction from 2015
Baseline	2.197	0%	2.905	0%	2.840	0%
Target						
2020	1.647	-25%	-	-	-	-
2030	-	-	-	-	1.562	-45%
2035	1.208	-45%	1.162	-60%	-	-
2050	0.439	-80%	0.439	-85%	0.439	-85%

Notes: TRPC used TCAT's emissions data to calculate the table's figures and plot the graph. Percentages are rounded.



Land Use & Environment Committee

2018 Engineering Design and Development Standards (EDDS) Update

Agenda Date: 6/21/2018
Agenda Item Number: 6.B
File Number: 18-0267

Type: recommendation **Version:** 1 **Status:** In Committee

Title

2018 Engineering Design and Development Standards (EDDS) Update

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve staff's recommendations on the 2018 proposed topics to be addressed in the annual update of the Engineering Design and Development Standards and forward to the full Council for approval.

Report

Issue:

Whether to approve staff's recommendation on the proposed topics to be addressed in the 2018 update of the EDDS.

Staff Contact:

Stephen Sperr, P.E., Assistant City Engineer, Public Works Engineering, 360.753.8739

Presenter(s):

Stephen Sperr, P.E., Assistant City Engineer, Public Works Engineering

Background and Analysis:

The Engineering Design and Development Standards (EDDS) guide the design and construction of transportation, drinking water, reclaimed water, sewer, stormwater, and solid waste collection systems. They are also the technical interpretation of the City's Comprehensive Plan and various utility master plans. The City Engineer is responsible for approving and administering the EDDS.

The EDDS are updated annually to:

- Implement Goals and Policies established in the City's Comprehensive Plan and other Council -approved plans such as the Downtown Strategy,
- Reflect changes to the Olympia Municipal Code (OMC), particularly Titles 12-18,

- Help implement policies established in approved Utility Master Plans,
- Address changes in equipment and materials,
- Enable the use of improvements in technology, and
- Clarify information and requirements described in the text and shown on standard drawings.

This year's update includes changes that are consistent with the Downtown Strategy recommendations.

The attachment summarizes the proposed changes, including why they are needed. A short presentation will be made on the proposed 2018 topics. The presentation will highlight a few topics of particular interest, including our public involvement and communication strategy.

Neighborhood/Community Interests (if known):

The EDDS provide predictability and consistency in how the City's infrastructure is built. Making timely changes to the EDDS ensures that infrastructure installed meets the most current standards and builds the foundation for the City's vision.

Information related to the proposed changes is available on the City webpage dedicated to the EDDS. Stakeholders are engaged throughout the review and approval process.

Options:

1. Approve staff's recommendations on the 2018 proposed topics to be addressed in the annual update of the Engineering Design and Development Standards and forward to the full Council for approval. Important updates to the EDDS will continue through the annual review process.
2. Recommend additional topics to be addressed through the 2018 annual update process. Staff will engage stakeholders and develop specific text and drawing changes to include in the draft 2018 EDDS.

Financial Impact:

Most of the proposed changes should not result in notable increases to the costs of private development or public works projects. However, a few, such as pedestrian pathways and requiring curb ramp improvements on a more consistent basis, may cost more to developers and private utilities.

Attachment:

Summary of proposed changes to the EDDS (list of 2018 EDDS topics)

Draft 2018 EDDS Topics -6/9/18

EDDS #	Topic	Requested Change and Why	Location in EDDS, OMC, etc.	Submitted By	Notes/Stakeholder Comments
SUBSTANTIVE CHANGES					
1	Latecomer Agreements/Sewer Extensions	Update the requirements for Latecomer Agreements in Chapter 2, to address 2013 amendments to RCW 35.91.020. Require sewer stubouts to property line. Address requirement for sewer extensions.	Ch. 2, 3.110, 7C.020, 7E.020, 7F.020, OMC 13.080, Title 18, 16.040.020	Steve Sperr, Annaliese Harksen	
2	Downtown Strategy Recommendations	Implement recommendations from the DTS that impact Transportation-related requirements in the Downtown Area.	Ch. 4	Amy Buckler, Leonard Bauer	
3	Sidewalk Fee-in-lieu	Clarify process for reviewing sidewalk requirements for single family residential construction.	2.040	Sophie Stimson, Fran Eide	
OTHER CHANGES					
5	Gender Neutrality	Remove gender references (e.g. "He" and "him") in the EDDS and related OMCs.	Ch 1-10, Title 12 OMC	Nathaniel Jones	per request 12/13/17.
6	Urban Forestry Manual	Reference in Chapter 1, and address link to requirements in SWPPP and SVPAs. See also SVPA topic below.	Chapters 3 and 5	Jake Lund, Tiffani King	Carryover from 2017.
7	Submittals for Private Development Work	Consider requiring submittals for certain types of construction (e.g. pervious concrete sidewalk and driveways) and/or materials to be used, for work on public facilities and infrastructure constructed by private development.	Chapter 3	Fran Eide and Steve Sperr	Carryover from 2017.
8	Soil and Vegetation Protection Area (SVPA) Plans	Add requirements for what is to be in these plans, per Urban Forestry Manual. Need in Ch 3 if not in applicable OMC chapter.	3.045	Jake Lund, Stacey Ray	Carryover from 2017.
9	Electronic Submittal of Drawings	Clarify size and type of drawings to be submitted, to be consistent with CPD requirements.	3.030, 3.040, 3.045	Chuck Dower, Steve Sperr	
10	Record Drawings	Adjust standards to reflect current issues. Update OMC 17.44.030 to reflect current standards. Also address scanning requirements changes (to .pdf with ISO standard).	3.045, 3.065, OMC 17.44.030	Steve Sperr, Ladd Cluff	Carryover from 2016, plus new scanning requirements in 2017.
11	General Notes	Minor edits for clarifications of these notes in Standard Drawing 3-1.	Drawing 3-1	Diane Utter, Steve Sperr, Tom Swartout	
12	Table 1 Correction	Delete "Decatur Street Connection" from Table 1 (which labels it as a Future Major Collector), to be consistent with Comprehensive Plan.	Ch.4 Table 1	Dan Leahy, Transportation LOB	
13	Ditch Maintenance	Need to establish responsibility here in the EDDS, or in applicable OMC?	Ch4 and/or 5?	Jake Lund	Carryover from 2017.
14	Driveway Culverts	Establish standard for driveway approaches with culverts.	4B.140, Ch 5	Steve Sperr, Jake Lund	Carryover from 2017.
15	Gates and Bollards for Public Facilities	Establish clear standards; currently only fence standards in Lift Station section of Chapter 7.	Chapters 4, 7, other?	Jake Lund, Marcus Goodman	Carryover from 2017.
16	Grated Lids and other Slip Hazards	Add requirement for plan from private utilities to replace grated vault lids in sidewalks.	4C, OMC 11.04,06,10,12	Steve Sperr	
17	Small Cell Tower Installations on Street Lights	Establish standards for mounting small cell towers on street lights.	4F, OMC 11.04, 06, 10, 12	Fran Eide	
18	Illumination	Review mounting heights, spacing and other requirements for Street Lights. Confirm whether "City of Olympia Streetlight Installation Guidelines" is still being used.	4F	Steve Sperr	Carryover from 2017.
19	Street Trees	Update tree installation requirements and revise and add drawings.	4H.100, Drawings	Leonard Bauer, Shelly Bentley	
20	Access Points clarification	Clarify primary access versus connection to local access and other street types.	4I.080	Dave Smith	

EDDS #	Topic	Requested Change and Why	Location in EDDS, OMC, etc.	Submitted By	Notes/Stakeholder Comments
21	Transportation-Related Special Provisions	Update Appendix 5 of Chapter 4 to reflect changes made by Amendments to the 2016 WSDOT Standard Specifications.	Appendix 5 of Ch. 4	Rolland Ireland	An annual topic?
22	Hammerhead Detail	Review minimum dimensions and other requirement of the Temporary "T" (i.e."Hammerhead") elements of standard detail 4-5.	Drawing 4-5	Chuck Dower	Carryover from 2017.
23	Bedding and Backfill	Revise and/or clarify pipe zone bedding specification (see WSDOT 9-03.12(3)) and drawing 4-8, to decrease size of crushed rock that can be used. Need to clarify backfill spec as well?	Drawing 4-8; specs in various Chapters	Steve Sperr	Carryover from 2017.
24	Bulbout details	Revise dimensions of bulbouts	Drawings 4-13 and others	Dave Smith	
25	Utilities Location Schematic	Review Standard Drawing details, and consider adding additional pipe separation info. Add reference to this Drawing in other Chapters.	Drawing 4-44	Steve Sperr	Carryover from 2017.
26	Catch Basins	Add (1) requirement to install "Drains to..." markers during construction, (2) detail on CB drawings showing marker, (3) more detail about where non-vented grates and hooded frames are required, (4) acceptance of Nyloplast CBs.	Chapter 5 & Drawings	Jake Lund, Steve Sperr	Carryover from 2017.
27	Stomwater Pond Sign	Add a standard detail into Chapter 5 showing the required information to be included on the sign, as well as where and when it is required. OK to put sign on fence.	Chapter 5	Jeremy Graham, Tami Tonder	Carryover from 2016.
28	Wells	Consider adding specific language regarding abandoning individual wells and/or cross connection control when connecting to the City's water system.	Ch. 6	Tom Swartout	
29	Water Main Looping	Add more specific language for when "looping" of water mains is required as a result of development/redevelopment.	6.030F	Tom Swartout	
30	Concrete Hydrant Pads	Specify 3'x3'x8" pads for hydrants more than 18 inches from curb.	6.060, drawing 6-8	Tom Swartout	
31	Larger Meters	Add note to require ordering of meter.	6.075	Tom Swartout	
32	Fire Spinkler System Service Connections (FDCs)	Update specifications for fire sprinkler lines to clarify material and design requirements for portion in the ROW; who inspects.	6.106, 6.040	Steve Sperr, Tom Swartout	
33	Bend Markers	Consider adding bend markers for new developments.	6.112	Tom Swartout	
34	Water Service Connections	(1) Add steel sleeve (casing) pipe; and (2) consider requiring 1 1/2-inch service lines for connections on mains with less than ___ psi static water pressure.	6.120	Tom Swartout	Carryover from 2017.
35	Disinfecting Watermains	Consider revisions to the disinfection process, incorporating AWWA C651 standard and Water Utility Operations goals. Add sampling requirement for every 1200 feet and at each end of pipe.	6.190	Jeff Coleman, Tom Swartout	
36	Water Service Connection Drawings	Update drawings to reflect current material requirements	Drawings 6-1A-C, 6-2	Tom Swartout	
37	Water Meter Placement	Clarify location of water meters relative to property lines, ROW and sidewalks	Drawing 6-7	Fran Eide	
38	Water Meter Manifolds	Clarify pipe legnth for 3 and 4-inch meter manifolds.	Drawing 6-20A	Tom Swartout	
39	Location of Sewer Main in Street	Establish standards for location of new sewer main in existing streets that may allow other than center of road, and possible stubout requirements.	Ch 7	Diane Utter, Steve Sperr	Carryover from 2017, per Water Resources.
40	Hard surface runoff into sewer	Address "stormwater" catch basin connections to the sewer system for covered fueling stations (pump islands), solid waste compactors, and covered parking structures.	Ch7 - new section(s)?	Diane Utter, Jake Lund, Steve Sperr	See also topic Catch Basins for Solid Waste below.
41	Pipe Abandonment	Reference WSDOT Standard Specifications, or copy and paste Olympia Special Provisions requirements for abandoning a pipe in place.	7A	Diane Utter	

EDDS #	Topic	Requested Change and Why	Location in EDDS, OMC, etc.	Submitted By	Notes/Stakeholder Comments
42	Testing and Televising	(1) verify pressure & vacuum testing procedures & numbers, (2) require materials testing for new pipe, etc., (3) revise Table 1 to delete any MHs less than 48" diameter; also add larger diameter MHs., (4) add section for testing (including televising) of side sewers between the CO at the property line and the main, and (5) Clarify it is a contractor of the City's choosing who televises new pipe, not the City.	7A.070	Tom Swartout	
43	Gravity Sewer Main Alignment in Streets	Clarify location of sewer, with exceptions requiring stubout to be installed across street. Consistent with drawing 4-44.	7B.030	Diane Utter	
44	Connection to Existing System	Clarify this section is about connecting new sewer mains. Move items E and F to 7B.080.	7B.040	Diane Utter	
45	Saddle Manholes	Update section on saddle manholes, including bypass pumping, and add a standard drawing.	7B.050	Fran Eide	Carryover from 2017.
46	manhole pipe angles	Clarify whether angles between pipes must be over 45 degrees (per 7B.055) or 90 degrees (per 7B.050).	7B.050, 7B.055	Diane Utter	
47	Drop Manholes	(1) Clarify when inside drop manholes can be used, (2) clean up Standard Drawing 7-4A (e.g. note 4) and add updated ASTM reference, and (3) Drawings 7-4, 4A shows max of 20' between invert of pipe open to manhole and bottom of channel. This conflicts with 7B.030 which says manholes may not be more than 20 feet deep.	7B.050, 7B.030, Drawings 7-4, 4A	Fran Eide, Steve Sperr	Carryover from 2017.
48	Cleanouts	Clarify where service line cleanouts should be, consistent with 13.08, and detail location for these; maybe move this into following section on service lines?	7B.070	Steve Sperr, Diane Utter	
49	Connections to existing pipe	Specify shielded steel bands for couplers, as is required for repair bands.	7B.080	Diane Utter	
50	Sewer Connection for Duplexes	Allow single sewer service line for duplexes, cottages, and ADUs on the same parcel.	7B.080	Leonard Bauer	
51	Re-testing costs for Private Sewers	Add in 7B.090.E that testing costs will be borne by owner	7B.090.E	Diane Utter	
52	Sewer Force Main Shutdowns	Clarify what connections may be made to force mains (LS, STEP and grinder) and add notification requirement for force main shut downs for construction. Model after water connection notification.	7C.030	Tom Swartout	
53	Discharge Manhole Coating	The last paragraph in 7C.080 is redundant with section 7C.085.	7C.080, 7C.085	Diane Utter	
54	Lift Station Access	Revise to (1) require appropriate turning radius limits for vector truck, (2) paving requirements, and (3) water service.	7D	Tom Swartout	
55	Criteria For Sewage Works Design	Reference entire manual instead of just Chapter C1.	7D.020, 7E.020, 7F.020	Diane Utter	
56	STEP System Requirements	(1) Update list of pre-approved STEP tank manufacturers; (2) revise definition to be consistent with OMC 13.08; (3) clarify language re: easements / distance from STEP lids to be maintained; (4) clarify sections 7E.020 and 060; (5) reference Orenco wiring diagrams; and (6) update commercial STEP standards to reflect the specifications being developed for Chambers Creek Condo project.	7E	Diane Utter, Tom Swartout	
57	Commercial STEP Systems	Revise wording in 7E.095 - exact wording forthcoming from Operations.	7E.095	Tom Swartout	Carryover from 2017.
58	Grinder Pumps	(1) Add inspection at time of sale (7F.010 to OMC 13.08, (2) Remove owner responsibility wording in sections 7F.010, 030 as they are redundant to OMC 13.08, and (3) Review emergency storage volume of 70 gallons - too low?	&F	Diane Utter	
59	Controls of Commercial STEP Systems	Update programming, instrumentation, control and SCADA requirements for Commercial STEP systems.	Ch7, Appendices		
60	Lift Station Start-up documents	Add the Lift Station Inspection Checklist and S&L Product Start-Up Report forms as Appendices.	Ch7. Appendices	Tom Swartout	Carryover from 2016.
61	Catch Basins for Solid Waste	Add requirement, consistent with the Drainage Manual, for installation of catch basins for dumpster/compactor pads that are connected to the sewer system. Add similar requirement for covered parking lots and fuel islands in Ch 4 as well?	Ch. 8	Jeremy Graham	See also topic Hard Surface Runoff above.
62	Solid Waste clarifications	Revise wording and clarify some points in Chapter 8.	Ch.8	Ron Jones	
63	Compactors	Revise wording in 8.031.C.2 to correct type of compactor.	8.031.C.2	Ron Jones	Carryover from 2017.
64	Scrivener errors	Correct scrivener errors in various sections of the EDDS and Title 12 of the OMC	OMC 12.20.365(A)	Steve Sperr	

EDDS #	Topic	Requested Change and Why	Location in EDDS, OMC, etc.	Submitted By	Notes/Stakeholder Comments
HOLD FOR FUTURE CONSIDERATION					
1	Street Connectivity	Set up special Deviation Request requirements, consistent with Comprehensive Plan Goal GT5 and Policy PT5.2, that require the proponent to address specific issues identified in the Comp Plan related to connectivity. Also consider (1) alternative alignments in environmentally sensitive/critical areas, (2) new criteria for examining new street connections, and (3) identifying safety issues and funding solutions to such issues related to newly connected streets.	1.050		Comp Plan Policies PT5.1, 5.2 & 5.4
2	Streetside (Frontage) Improvements	Clarify when they are required, what is required, and intent to achieve sidewalk and planter strip widths on major streets. Clarify when "streetside" vs. utility extensions are required. Consider stronger language for when sidewalk and other ped-related improvements in urban corridors are required (Comp Plan Policy PT15.1).	2.040, 2.020, 2.070, 3.110		Comp Plan Policy PT15.1
3	Alleys	Revise Alley requirement in section 2.040B to be consistent with updated Comp Plan. Revise the current concrete strip standard for residential alleys, as it has not been installed in over 15 years.	2.040.B, Ch.4 Table 2, Drawings 4-4A,B		Deferred until decision is made to discuss when to require alleys for new construction. Comp Plan Policies PT3.4-3.6.
4	Private Utility Easements	Revise requirements for private utility easements, to address when they are required, allowing for adjustment of width based on zoning, etc.	2.050.E		Initiated in 2015; moved to Hold for Future Consideration in 2017 due to complicated regulations & need to address utility concerns.
5	Franchise (Private) Utilities (carryover from 2015)	Revise the Franchise Utilities section, as it is out of date and omits some requirements. Address as many of the Comp Plan Policies related to Private Utilities as practicable. Address pavement restoration.	2.060, 4B.175, 4B.195	Fran Eide & Safe Streets Campaign	A 2016 topic that was deferred to 2017. Comp Plan Policies PU 3.6, 15.1, 15.5, 16.1, 16.3, 16.4, 17.1.
6	Parking Lots (carryover from 2015)	(1) Clarify wording in paragraph 3 of the Parking Lot section 4H110. (2) Revise parking lot connection requirements to address connecting adjacent parking lots in 4I.090. (3) Clarify EDDS & Drainage Manual roles in parking lot design/layout, approval and inspection, vs. CP&D in OMC 18.38.	OMC 18.38.220, 4H.110, 4I.090 and Ch. 5		Comprehensive Plan Policy PT1.11
7	Planter Strips	Add standard for planter strip landscaping, addressing (1) number and type of plants, (2) species and diversity of trees, and (3) placement and replacement of trees.	4H		Issue is linked to volume of soil required for plants and trees. Comp Plan Policy PN3.5
8	Roof Drains to Street Gutters	Investigate and determine whether tightline discharge of building roof drains to street gutters should be allowed or regulated by the EDDS.	Chapters 4 and 5	Steve Sperr	Carryover from 2016.
9	Sump Pumps to Street Gutters	Investigate and determine whether tightline discharge of sump pumps in basement (and other low areas) to street gutters should be allowed or regulated by the EDDS.	Chapters 4 and 5	Steve Sperr	Carryover from 2016.
10	Traffic Calming	Consider adding some criteria for determining when/if/where to use, especially for RLI Collectors and Local Access Streets.	Ch. 4, Ch. 9		Also, "Install or allow traffic calming..." is stated in Comp Plan Policy PT2.6.
11	Electric Vehicle Charging Stations	Support the use of electric vehicles by developing standards for their placement in the ROW. Being addressed separately from EDDS Update.	Chapter 4	Nathaniel Jones	Comp Plan Policy PN8.5. Develop standards in 2018.
12	Underground Detention Systems	Consider pros and cons of allowing certain types of underground stormwater detention systems, depending on location (under parking lots, e.g.).	Chapter 5	Jake Lund	Carryover from 2016.
13	Fiber Optics Conduit	Establish standards for a City-owned fiber optics conduit system, once policies and regulations regarding such a system are established by City Council action.			Comp Plan Policy PU22
14	Modified Street Designs	Focus on a particular mode instead of "complete streets". Provides direction for master plans.			Comp Plan Policy PT1.13
15	Bike Boulevards/Corridors	Establish standards for bike corridors, using 2016 Bike Corridor pilot project as template.			Comp Plan Policy PT25.4
16	Protected Bike Lanes	Establish standards for protected bike lanes			
17	Pedestrian Crossing Islands	Make islands large enough for small groups cycling together.			Comp Plan Policy PT25.5
18	Private Streets	Clarify requirements for Private Streets, and when are they permissible.	2.040, 4B.070	Steve Sperr	
19	Infill Housing Incentives	On 2017 Draft Action Plan. May or may not involve changes to the EDDS.	TBD	Leonard Bauer	See 5/17/16 email from Leonard for more details.
20	Sidewalk Cafes	Establish standards for use of portions of sidewalks in the ROW, in front of restaurants, bars, etc.	TBD, OMC 9.16.180	Rich Hoey, Fran Eide	



Land Use & Environment Committee

Parks and Open Space Zoning Discussion

Agenda Date: 6/21/2018
Agenda Item Number: 6.C
File Number: 18-0529

Type: discussion **Version:** 1 **Status:** In Committee

Title

Parks and Open Space Zoning Discussion

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Discuss options for protecting Parks and Open Space lands from conversion to other uses.
Discussion only. No action requested.

Report

Issue:

Whether to discuss options for protecting Parks and Open Space lands from conversion to other uses.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

The City of Olympia purchased properties totaling approximately 150 acres in the proximity of LBA Park. The properties were purchased with the primary intention of providing more parks and open space, although a small portion of the land (ten acres) was set aside for future development and some right-of-way for a future street connection. One of the properties (approximately 75 acres) was zoned "Neighborhood Village" and was subject to an approved Master Plan. The other property and the existing LBA Park are located in the Residential 4-8 (R 4-8) zoning district.

In order to extinguish the approved Bentrige Village Master Plan, which is binding on any property owner including the City, a Comprehensive Plan Amendment and Rezone was required. The City proposed to rezone the majority of the site to R 4-8, like most of the adjacent properties. Several members of the public thought the rezone request was because the City intended to develop the land for residential purposes, when in fact the primary reason was so the City would not be bound to the

development plans in the approved Bentrige Village Master Plan. The other property purchased did not need to go through the same process because it was not subject to an approved master plan.

During this process several people were surprised to learn the City of Olympia does not have a specific zoning district for parks and open spaces. Instead, Olympia allows parks and open spaces in all of its zoning districts except Industrial. Staff indicated that consideration of a parks and open space zone was beyond the capacity of an annual comprehensive plan amendment and rezone but did provide a list identifying the preliminary “pros and cons” of such a district. Later in 2017 Councilmembers Gilman and Cooper submitted a City Council Referral Request to the Land Use and Environment Committee to evaluate whether there should be a specific zoning district for parks and open space lands.

If such a zone were adopted, it is important to note there would be follow up work that is required. For example, every time property is purchased for parks or open space purposes, the City would be required to go through a rezone process. These processes can be time consuming and would impact the work programs of the Parks & Recreation and Community Planning & Development Departments. Resources to cover public notices, the public hearing, and the Hearing Examiner fees should be considered as well.

Given that some parks are relatively small in nature, a rezone may appear to be “spot zoning” to the public or development community. In order to be approved, the case would need to be successfully made that, at a minimum, the rezone is in the public interest and the action is consistent with the Comprehensive Plan, which does not currently have a separate land use designation for park and open spaces..

Development and adoption of a zoning district for parks and open space is not the only method available to ensure property is protected from converting to other uses. For example, recording covenants that would apply to the properties would actually afford greater protection at a lower cost to the taxpayers. Consideration of how to treat multi-purpose City properties, and privately owned parks or open space would also be needed.

Neighborhood/Community Interests (if known):

A few residents suggested the City zone the “Bentrige Village” property for parks, and presumably other city parks and open spaces as well, during last year’s comprehensive plan amendment and rezone process. It is conceivable that open space lands, or property purchased for park purposes but that is not yet developed, is the primary concern. These individuals seek assurance that the property will be retained for parks and open space purposes, especially in the case of the Bentrige Village/LBA Woods property because it was purchased after considerable public involvement and requests for the city to buy the land.

Once property is developed for park purposes, such as LBA Park, Priest Point Park, or any other city parks, it is unclear whether or not the concern remains. Staff is not aware of any instance where municipal park land in the City of Olympia was converted to a different land use, although it is potentially possible.

Options:

1. Discuss options for protecting Parks and Open Space lands from conversion to other uses.
2. Discuss options for protecting Parks and Open Space lands from conversion to other uses,

and direct staff to include further research of one or more options as a future work program item.

3. Decide not to pursue research and development of a new zoning district for Parks and Open Space uses at this time.

Financial Impact:

Unknown.

Attachments:

Pros and Cons Summary

Open Space Zoning Districts

Pros and Cons

Pros

- Can be used to designate and zone land for park or open space uses
- Can be combined with other institutional or civic uses, such as schools, fire stations, hospitals, libraries, churches, private utility uses, etc.
- Can adopt standards for the zone that vary from that of surrounding uses (e.g. impervious surface coverage, building height, signs)
- Can adopt standards for the zone that are more specific than what may be needed for adjacent area (e.g. lighting (sports fields or trails), hours of use, access and parking, bicycle and pedestrian access, concessions, noise, sponsored activities/tournaments, outdoor storage)
- Most uses can be reviewed for land use approval administratively, rather than by Conditional Use Permit

Cons

- Would require a rezone when the City acquires land for parks/open space
- Would require a rezone to sell land if it were likely to be used for a different purpose (or selling the property would be more limited)
- May impact property values in the area (this could be pro or con)
- Prescriptive standards may prevent or discourage private parks (unless parks are still allowed in other zoning districts)
- Impact to staff in Parks and CP&D to process rezones. There is a cost impact of staff time and the need to reprioritize other work items.

Note

There has not been a problem for parks and open space lands with the way our code is currently written. There is not a specific problem that needs to be solved at this time.

Examples:

Lacey, WA ([LMC Chapter 16.48](#))

Tumwater, WA ([TMC Chapter 18.31](#))

Yelm, WA ([YMC Chapter 18.40](#))

Edgewood, WA ([EMC Section 18.80.110](#))

Port Townsend, WA [Public, Park and Open Space Zoning Districts](#) Chapter 17.24

Poulsbo, WA [Park Zoning District](#) Chapter 18.100

Portland, OR [Open Space Zone](#)

Oakland, CA [Open Space Zoning Regulations](#)



Land Use & Environment Committee

Vulnerable Renter Protections Discussion

Agenda Date: 6/21/2018
Agenda Item Number: 6.D
File Number: 18-0550

Type: discussion **Version:** 1 **Status:** In Committee

Title

Vulnerable Renter Protections Discussion

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Discuss potential vulnerable rental regulations and provide staff with feedback and direction.

Report

Issue:

Whether to discuss vulnerable renter regulations that would provide renters with more advance notice for rent increases and additional notice for no cause evictions.

Staff Contact:

Keith Stahley, Director Community Planning and Development Department 360.753.8227

Presenter(s):

Keith Stahley, Director Community Planning and Development Department
Anna Schlecht, Housing Program Manager

Background and Analysis:

Rental vacancy rates are at a historic low and rental rates continue to increase, putting ever greater pressure on vulnerable renters. According to the US Department of Housing and Urban Development's 2016 **Comprehensive Housing Market Analysis (HMA)**, "Rental market rental housing market conditions in the HMA currently are slightly tight, with an overall vacancy rate of 5.0 percent, down from 7.0 percent in April 2010. The apartment market is tight, with an apartment vacancy rate of 2.6 percent in September 2016 (Dupre+Scott Apartment Advisors). During the forecast period, demand is expected for 1,750 new rental units. The 610 units currently under construction will satisfy some of the forecast demand." There is no reason to believe that this situation has lessened over the past two years.

According to the Assessment of Fair Housing (AFH), the City of Olympia is now a majority renter community. People who rent are often our most vulnerable citizens and rent often consumes a

disproportionate amount of their household income. The AFH reports that 57 percent of survey respondents were paying more than 30 percent of their income for rent and are characterized as “rent burdened”.

While direct rent control is not allowed in the State of Washington per RCW 35.21.830, there are several steps that local governments can take to address to support vulnerable renters. These include:

1. Requiring additional time between notice and the effective date for rent increases
2. Requiring additional time between notice and eviction date for no cause rental evictions
3. Enacting rental licensing and inspection programs
4. Enacting source of income protections and enforcement

The State of Washington requires that landlords provide tenants 30 days notice for a rent increase and 20 days notice for no cause evictions when living without a lease or on a month to month basis. The City of Vancouver, Washington adopted regulations that increase that time to 45 days for rent increases and 60 days for no cause evictions. The City of Seattle requires a 30 day notice for any increase in rent less than 10 percent and 60 notice for any increase greater than 10 percent.

In the 2017/2018 legislative session, the State of Washington adopted **HB2578** that prohibits rental discrimination based on the source of income - including social security, veterans benefits or housing vouchers. This legislation also included a mitigation fund that is intended to further encourage landlords to rent to voucher holders.

Tenant claims of discrimination are a civil matter under the HB 2578. Complaints about Unfair Housing Practices are dealt with by the Washington State Human Rights Commission.

The City of Seattle has a Rental Registration and Inspection program. The purpose of the Rental Registration and Inspection Program is to ensure that all rental housing in the City of Seattle is safe and meets basic housing maintenance requirements. Beginning in 2014, all owners of residential housing in Seattle, with certain limited exceptions, must register their properties with the City. A registration is good for five years. No tenant can be evicted from a property if the property is not registered with the City. With a few exceptions, all properties must be inspected at least once every ten years. These inspections can be conducted by City-approved inspectors or by City housing/zoning inspectors.

Neighborhood/Community Interests:

Rental units are located throughout our community and this issue affects all neighborhoods. It is in the interest of all community members that rental units be well managed, maintained and be operated in a way to limit the impacts of changes in rates and to provide sufficient notice to no cause evictions.

Options:

1. Discuss potential vulnerable rental regulations and provide staff with feedback and direction.
2. Discuss potential vulnerable rental regulations and do not provide staff with feedback and direction.
3. Do not discuss potential vulnerable rental regulations.

Financial Impact:

There are no immediate costs anticipated with adoption of vulnerable rental regulations, however, a rental inspection program and enhanced enforcement of source of income discrimination could have associated costs for the City and property owners depending upon how the program was administered.

Attachments:

Draft Assessment of Fair Housing Report
City of Vancouver Eviction Regulations
City of Vancouver Rent Increase Regulations
State of Washington Source of Income Legislation - HB 2578
Human Rights Commission Brochure
Seattle Rental Licensing and Inspection Program

CITIZENS OVERVIEW: 2017 THURSTON COUNTY ASSESSMENT OF FAIR HOUSING REPORT



2017

DRAFT Data Summary and Key Findings from the 2017 Thurston County Assessment of Fair Housing Report

This **"Citizens Overview: 2017 Thurston County Assessing Fair Housing (AFH) Report"**, also referred to as the **Regional Fair Housing Plan**, presents an overview of Fair Housing Choice in Thurston County. As a companion piece to the shorter, **"Summary of Recommendations"**, this report give the background on complaint records, demographic maps of Thurston County and the results of two Fair Housing surveys. As required by federal regulation, the final report will guide the next Community Development Block Grant (CDBG) Consolidated Plan (2018 -2022) to ensure that Fair Housing issues are included in the strategic planning of the investment of federal CDBG and HOME Program funds. This AFH Report is the product of an inter-jurisdictional collaboration between Thurston County, the Housing Authority of Thurston County and the City of Olympia.

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Citizens Overview: 2017 Thurston County Assessment of Fair Housing Report

OVERVIEW

This “**Citizens Overview: 2017 Thurston County Assessment of Fair Housing Report**” provides an accessible format for Thurston County residents and other stakeholders to review the data and key findings from the 2017 Thurston County Assessment of Fair Housing Report (AFH). By working together regionally, this report mobilized a regional partnership between Thurston County, the Thurston County Housing Authority and the City of Olympia. The recommendations presented in this report will constitute the Thurston County plan to ***Affirmatively Further Fair Housing (AFFH)***.

Overview of the Assessment of Fair Housing

Regulatory Changes: Recent changes to HUD Regulations now require all recipients of federal Community Development Block Grant (CDBG) and HOME Program funds conduct an **Assessment of Fair Housing** with recommendations that will guide their multi-year strategic plans known as the “CDBG Annual Action Plan”. This AFH process replaces the previous approach titled the “Analysis of Impediments to Fair Housing” (AI) which was not directly linked to federally funded programs or schedules, nor did it require any performance metrics or responsible parties.

One of the key changes is a new requirement to analyze demographic maps that present US Census information about the geographic distribution of people based on race, culture, income and disability status. The AFH requires specific strategies to address areas of concentration. The regulations also call for an examination of ways that investment of federal housing dollars may have contributed to the concentration of low-income people of color and/or handicap status.

HUD’s newly developed Assessment of Fair Housing (AFH) process has four primary Fair Housing goals:

- 1) **Reduce segregation**, and build on the nation’s increasing racial, geographic and economic diversity.
- 2) **Eliminate racially and ethnically concentrated areas of poverty.**
- 3) **Reduce disparities in access to important community assets** such as quality schools, job centers, and transit.
- 4) **Narrow gaps that leave families with children, people with disabilities, and people of different races, colors, and national origins** with more severe housing problems, aka., disproportionate housing needs.

This report was developed in accordance with the federal “Affirmatively Furthering Fair Housing (AFFH) Rule Guidebook” (Version 1, December 2015) which calls for the following elements:

- **Review Existing Data:** Summaries of 1) US Census based maps of racial and ethnic distribution across Thurston County 2) Fair Housing Complaint records 3) Past Fair Housing

recommendations (*from the previously titled "Analysis of Impediments to Fair Housing:"*) and, 4) development of materials for review via a required Community Consultation process.

- **Community Consultation:** Seek information from the general public and key community leaders and organizations about the following: 1) knowledge and accessibility to complaint processes 2) personal experience or awareness of Fair Housing discrimination issues and, 3) related issues of access to affordable housing.
- **Analysis of Fair Housing Issues:** Review all information produced via the AFA process: 1) examination of all demographic maps and formal complaint data; 2) review of public commentary; 3) analysis of past recommendations and effectiveness; 4) consideration of documented disparities in access to Fair Housing Choice; and, 5) development of draft recommendations. Work to include preview by County and HATC officials along with key community leaders and organizations.
- **Development of County Fair Housing Goals:** Develop a final report to release for public review and submittal to HUD that includes: 1) specific recommendations by jurisdiction and the County as a whole; 2) best practices and innovative approaches; 3) implementation strategies; and, measurable performance benchmarks.

Data in this report is drawn from HUD provided GIS Maps and Tables; U.S Census data; Thurston Regional Planning Council; and other local sources. A complete source list is at the back of this report.

PROTECTED CLASSES

Fair Housing policy is based on the belief that Fair Housing Choice is a fundamental value in the United States. As part of the sweeping civil rights laws passed in the 1960's, the federal **Fair Housing Act** was enacted in 1968 to establish federal-level protections to address discrimination for households that rent, buy, or secure financing for any housing.

Federal Protected Classes The Fair Housing Act was created to prohibit discrimination against people based on certain characteristics or attributes they have. A group of people who share such an identified characteristic is collectively known as a "protected class." The seven protected classes, according to HUD, are:

1. Race
2. Color
3. Religion
4. National origin
5. Sex
6. Disability
7. Familial status (refers to the presence of at least one child under 18 years old, and also protects prospects and tenants who are pregnant or in the process of adopting a child)

At the state and local levels, other protected classes were added over the years to address other groups of people who experienced housing discrimination. Very recently, efforts to protect low income people utilizing state or federal housing subsidies have been added in some jurisdictions to

protect people on the basis of “source of income”.

This protected class – source of income - has been added to the protected classes in both Olympia and Tumwater in an effort to provide Fair Housing Choice for low income people. When rental subsidies are not accepted as a form of payment, our regional housing plan one of the primary tools for addressing homelessness and need for low cost housing. As reported in the Key Stakeholder Questionnaire, **over 100 households were turned away because their source of their income was public assistance.**

Protected Classes by Jurisdiction

	Washington*	Thurston County	Olympia	Lacey	Tumwater	Yelm	Tenino	Rainier**	Bucoda**
Race	✓	✓	✓	✓	✓	✓	✓		
Color	✓	✓	✓	✓	✓	✓	✓		
Religion/Creed	✓	✓	✓	✓	✓	✓	✓		
Sex/Gender	✓	✓	✓	✓	✓	✓	✓		
Gender Identity	✓		✓						
Disability/Handicap	✓	✓	✓	✓	✓		✓		
Use of Service Animal	✓	✓	✓	✓					
Families with Children/Familial Status	✓	✓	✓	✓	✓	✓			
National Origin/ Ancestry	✓	✓	✓	✓	✓	✓	✓		
Marital Status	✓	✓	✓	✓	✓	✓	✓		
Age	✓	✓							
Sexual Orientation	✓	✓	✓	✓	✓				
Honorably Discharged Veteran or Military Status	✓								
Retaliation	✓								
Section 8 Recipient/ Source of Income			✓		✓				

1. Age 62 and older

* Local ordinances may complement but not supersede the state law

** No municipal ordinance

2017 CONTRIBUTING FACTORS AND GOALS

Barriers to Fair Housing, or “contributing factors”, were identified after a review of HUD data, comments during public meetings, community survey data and local housing data. Representatives of the Housing Authority of Thurston County, the Thurston County Commissioners, and the City of Olympia reviewed results of surveys, community meetings and HUD provided data to identify the contributing factors listed below:

Contributing Factors (barriers) to Fair Housing Conditions listed in priority order include:

1. **Lack of Education and Outreach** on Fair Housing laws for both providers and consumers
2. **Private Rental Discrimination** affecting renters in privately-owned rental properties
3. **Lack of Affordable, and/or Accessible Housing** in a range of unit sizes.
4. **Source of Income Discrimination** “Source of Income” was the most cited basis for housing discrimination
5. **Restrictive Land Use & Zoning Policies** Land use and zoning laws limit the creation of affordable housing, which in turn limits the Fair Housing choice of protected classes.

Goals (recommendations) identified in this process are intended to address the 10 contributing factors to the current Fair Housing conditions in Thurston County. Stakeholders reviewed past Fair Housing efforts, clarified the contributing factors in the County and discussed the HUD provided census maps and data. After review of the available data and discussion of what data was not available, stakeholders agreed to the **following Fair Housing goals (recommendations) in priority order:**

1. **Education** Increase public education on Fair Housing laws, for providers and consumers.
2. **Enforcement & Advocacy** Coordinate Fair Housing law enforcement and advocacy efforts among regional partners.
(Better enforcement of Fair Housing laws).
3. **More Affordable & Accessible Housing** Increase affordable and accessible housing (including persons with disabilities and single parent familial status households (households with children under 18 yrs.
4. **“Source of Income” as Protected Class** Create regional protection against “source of income” discrimination
5. **Fair Housing & Land Use** Incorporate Fair Housing principles into land use planning

These AFH goals will become part of planning and performance reporting documents for the Housing Authority, Thurston County and City of Olympia during the next Five Year CDBG Consolidated Plan years (2018 through 2022). Each of the 10 goals are explored further in the **Goals and Recommendations** section in this Citizens Guide.

PAST IMPEDIMENTS AND RECOMMENDATIONS

Ten years ago, the County (2007) and the City (2006) each conducted what was known as an “**Analysis of Impediments to Fair Housing Choice**”, similar to the current Assessment of Fair Housing. The identified impediments to Fair Housing, or barriers, as well as the goals identified in 2007, helped shape the 2017 AFH and guide the analysis of current contributing factors and recommendations.

2007 IMPEDIMENTS: Fair Housing Choice Impediments identified in 2007:

- 1. Discrimination Based on Race & Disability** Persons of color, persons with disabilities and families with children have been directly impacted by discriminatory conduct in Thurston County’s housing markets.
- 2. Lending Discrimination** Data shows that lending institutions deny more loans to African Americans and Hispanics.
- 3. Lack of Education & Outreach** The public participation process indicates a high level of community interest in Fair Housing and an awareness of discrimination occurring in the housing market. However, even active stakeholders could benefit from further Fair Housing education and outreach initiatives.
- 4. Fair Housing Principles in Land Use & Housing Standards** Municipal actions to proscribe land use and enforce health and safety codes can have Fair Housing implications by failing to incorporate Fair Housing provisions, like reasonable accommodations, into land use practices.

2007 RECOMMENDATIONS: Thurston County Fair Housing Recommendations in 2007:

- 1. More Education** Expand current education and outreach efforts, especially related to persons with disabilities and families with children, and standardize and better integrate Fair Housing information into programs and on-line resources offered by HOME jurisdictions and sub-recipients.
- 2. More Enforcement** Continue ongoing enforcement activities and ensure local Fair Housing ordinances reflect state enforcement mechanisms.
- 3. Support Homeownership for Protected Classes** Target homeownership and lending marketing to African American and Hispanic households. Incorporate information on predatory lending in the Consortium’s homeownership initiatives. Establish mechanisms to evaluate how members of the protected classes benefit from HOME-funded activities.
- 4. Fair Housing Advocacy** Ensure implementation of current housing and human services strategies, including supporting the Thurston County Council on Cultural Diversity and Human Rights and explore options to revive the Fair Housing Partnership of Thurston County. Strengthen the partnerships between members of the HOME Consortium and the agencies with primary responsibility for providing Fair Housing enforcement and education services to Thurston County residents.
- 5. Fair Housing in Land Use Planning** Actively incorporate Fair Housing principles into land use planning by establishing reasonable accommodations mechanisms and policies

COMMUNITY CONSULTATION

Community engagement and consultation are a requirement of HUD for the completion of the Assessment of Fair Housing. The community consultation process is designed to engage the residents of the community and specifically the populations affected by housing and Fair Housing decisions and challenges.

Thurston County Assessment of Fair Housing Survey The Assessment of Fair Housing survey in English and Spanish was developed in June 2017 by Community Planning and Development (CPD) staff at the City of Olympia, with input from the Thurston County and Housing Authority of Thurston County. The Community AFH online survey was open for eight (8) weeks from July 30 to September 22, 2017.

This survey gathered 1,060 responses from across the entire county. Results include the following:

22.59%	Experienced or believe they experienced housing discrimination
23.23%	Know someone who experienced or think they experienced housing discrimination
95%	Did not report it
47.46	Of those who did not report, felt “it would not have made a difference”
54.57%	Cited “source of income” as basis for housing discrimination
34.52%	Cited Disability as basis for housing discrimination
34.52%	Cited race as basis for housing discrimination
57.21%	Felt “cost-burdened” by having to pay over 30% of their income for housing

The survey also asked respondents to identify their top three (3) recommendations to promote Fair Housing Choice, following is the rank order of those recommendations:

- 1) **Expanded Laws** Expand local Fair Housing laws (presumably to include “source of income” protections) across the region.
- 2) **Education** Increased Fair Housing education for housing providers and housing consumers
- 3) **Enforcement** Better enforcement of Fair Housing laws – federal, state and local laws

Key Stakeholder Questionnaire Additionally, a Key Stakeholder Questionnaire went out to 57 Thurston County Nonprofit organizations and social-service housing providers, faith-based organizations, Disability Rights organizations, City and County representatives, as well as for-profit rental companies and Realtor Associations. This questionnaire was targeted at the decision makers within these organizations to help capture instances of discrimination they and their organizations have encountered, as well as recommendations to further Fair Housing in Thurston County.

This survey gathered 29 responses from both profit and non-profit housing providers and community leaders. Results include the following:

58.62%	Directly witnessed or are aware of specific instances of housing discrimination
41.18%	Of those who witnessed discrimination know that it was not reported
88.24%	Of those who did not report, felt that it would not have made any difference
57.12%	Were not aware of how to file a housing discrimination report

- 88.24% Cited “source of income” as basis for housing discrimination
- 29.41% Cited use of a service animal as basis for housing discrimination
- 29.41% Cited race as basis for housing discrimination

The survey also asked respondents to identify their top three (3) recommendations to promote Fair Housing Choice, following is the rank order of those recommendations:

- 4) **Enforcement** Better enforcement of Fair Housing laws – federal, state and local laws
- 5) **Education** Increased Fair Housing education for housing providers and housing consumers
- 6) **Distribution** of Housing Better distribution of affordable housing in all neighborhoods

HUD MAP ANALYSIS

HUD now requires a presentation of maps of where people live by area and demographic, to ensure that persons are not denied equal opportunities in connection with housing because of their race, color, national origin, religion, disability, sex, or familial status. HUD has designed an Assessment Tool, based on the collection of demographic data from the US Census over the past 20 years, to assist in identifying several of the most common Fair Housing issues. These Fair Housing issues include integration and segregation patterns and trends based on race, color, religion, sex, familial status, national origin, and disability within the jurisdiction and region, specifically:

- Racially or ethnically concentrated areas of poverty (R/ECAPs) within the jurisdiction and region;
- Significant disparities in access to opportunity for any protected class within the jurisdiction and region; and
- Disproportionate housing needs for any protected class within the jurisdiction and region

This assessment allows us to understand what the reality of Fair Housing Choice is now in Thurston County. **Four topics of analysis are required by HUD:**

- **Levels of segregation** in the jurisdiction and region, including changes over time.
- **Identification of areas with high segregation** by race/ethnicity, national origin, or Limited English Proficiency (LEP) group, including trends over time.
- **Location of owner occupied housing** in relation to patterns of segregation.
- Discussion of **trends, policies, or practices** that could lead to higher levels of segregation.

While we do not have HUD defined racially or ethnically concentrated areas of poverty (R/ECAPs), we do have areas of high concentrations of minority groups, which are explored further in the following sections. Thurston County is made up of six cities, 1 town, and five census-designated places.

Demographic Overview

RACE AND ETHNICITY

Thurston County 2015
Population: 262,724

- 82.6% White
....78.9% white, non-Hispanic
- 2.8% African American
- 1.5% American Indian or Alaskan Native
- 5.8% Asian
- 0.9% Native Hawaiian or Pacific Islander
- 5.1% Two or more races
- 8.1% Hispanic or Latino (any race)

*Source: American Community Survey
"One Race" data (2011 – 2015)*

The Thurston Region is becoming more racially and ethnically diverse. Its minority population grew from about 14% in 2000 to 25% in 2010, according to decennial census data [Table 1].

- The fastest-growing population group during the decade was **Hispanic/Latino** of any race, which grew by 6.6% annually, from 9,392 people in 2000 to 17,787 people in 2010.
- **Native Hawaiian/Pacific Islander** was the second-fastest-growing population group during the 2000-2010 period (6.2% annually), but this group was still just 0.8% of the population in 2010.
- **Asians** — the second-largest minority group overall — grew by 3.6% annually, from 9,145 people in 2000 to 13,037 people in 2010.
- The county’s **African American** population, the third-largest minority group, grew 3.3% annually, from 4,881 in 2000 to 6,752 in 2010.

Table 1: Race and Ethnicity Growth in Thurston County

Race/Ethnicity	2000		2010			
	#	%	#	%		
White	184,578	89.0%	207,856	82.4%	1.2%	-6.6%
... Non-Hispanic	178,325	86.0%	189,198	75.0%	0.6%	-11.0%
African American	4,881	2.4%	6,752	2.7%	3.3%	0.3%
American Indian/Alaskan Native	3,143	1.5%	3,515	1.4%	1.1%	-0.1%
Asian	9,145	4.4%	13,037	5.2%	3.6%	0.8%
Native Hawaiian/Pacific Islander	1,078	0.5%	1,961	0.8%	6.2%	0.3%
Other Race	3,506	1.7%	5,648	2.2%	4.9%	0.5%
Two or More Races	7,985	3.9%	13,495	5.3%	5.4%	1.4%
Hispanic/Latino (of any race)	9,392	4.5%	17,787	7.1%	6.6%	2.6%
Total Minority	29,030	14.0%	65,066	25.8%	8.4%	11.8%
Total	207,355		252,264		2.0%	

Source: TRPC: U. S. Census Bureau, 2000 and 2010 SF1.

Note: In the AFH report, HUD utilizes “Not Hispanic or Latino” for all demographic information. In this table, TRPC utilized “One Race”, creating slight margin of error between the two data sets.

The table below compares the demographic composition of each jurisdiction (6 cities and 1 town) in Thurston County, according to the 2015 American Community Survey

Thurston County Demographic Composition by Community

2015 Thurston County Jurisdiction Demographics	Thurston County	Olympia	Lacey	Tumwater	Yelm	Rainier	Tenino	Bucoda
	262,723	48,941	44,825	18,478	7,701	2,219	1,915	622
White	82.6%	85.3%	74.4%	82.5%	82.5%	90.3%	92.5%	97.6%
.... White, non-Hispanic	76.8%	79.3%	66.8%	79.3%	72.7%	83.1%	86.9	92.6%
Black or African American	2.8%	1.8%	5.3%	3.5%	2.6%	6.3%	0.2%	0.0%
American Indian or Alaska Native	1.5%	0.9%	1.5%	1.4%	2.2%	1.0%	1.3%	2.4%
Asian	5.8%	6.6%	10.2%	4.6%	4.3%	0.8%	0.7%	0.0%
Native Hawaiian or Other Pacific Islander	0.9%	0.3%	1.8%	0.2%	0.7%	0.0%	0.0%	0.0%
Other race	1.2%	1.3%	1.4%	0.4%	3.7%	0.5%	0.5%	0.0%
Two or more races	5.1%	3.8%	5.3%	7.5%	4.0%	1.1%	4.8%	0.0%
Hispanic or Latino	8.1%	7.9%	10.4%	4.2%	14.7%	7.7%	7.8%	7.4%

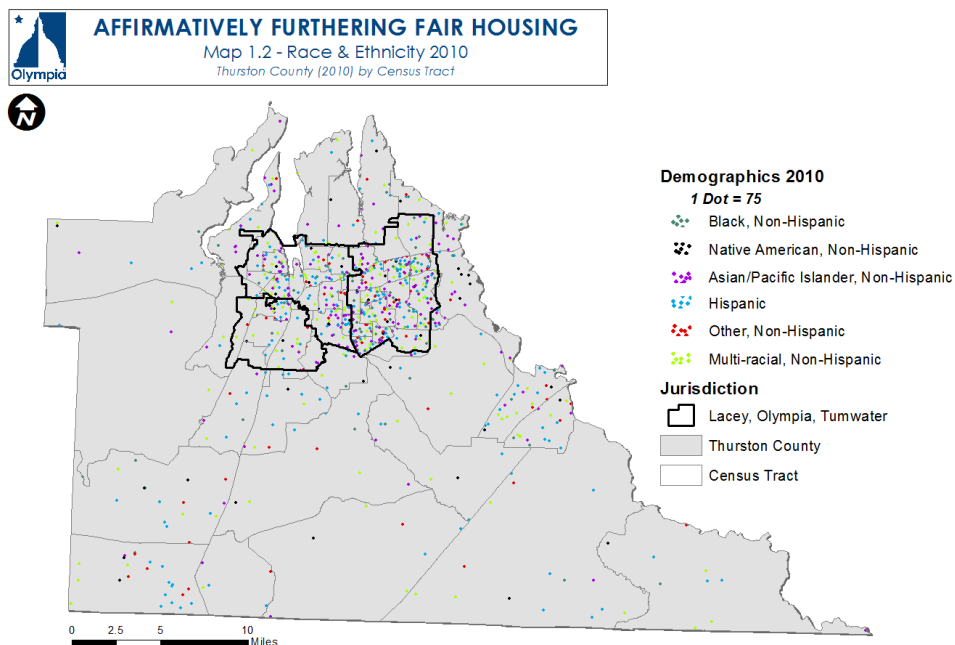
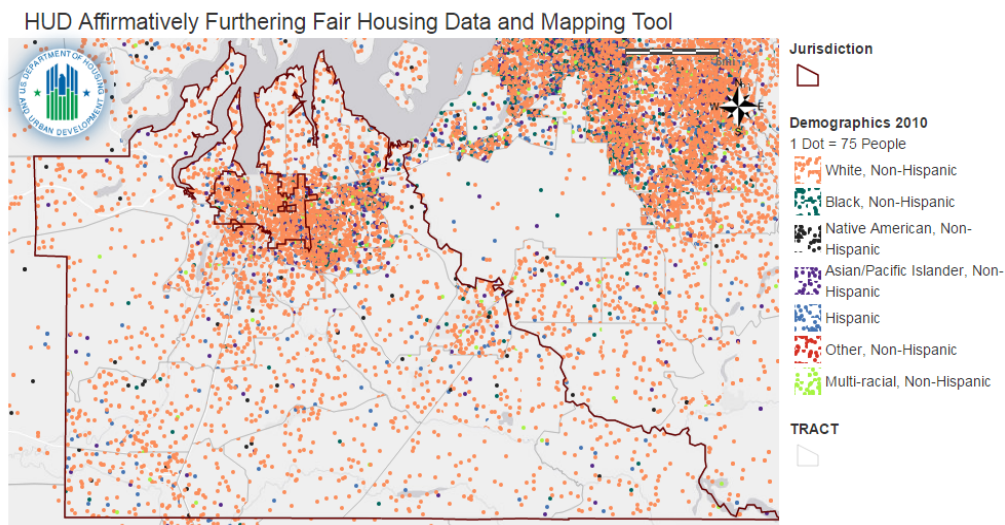
Source: 2011-2015 American Community Survey 5-year Estimates "one race" category



HUD Map 1: Race & Ethnicity 2010

The maps below show the current race/ethnicity dot density for the Thurston County Jurisdiction. While we do not have HUD defined R/ECAPs (racially/ethnically concentrated areas of poverty) we do have areas of racial and ethnic concentrations, specifically in the urban hub.

The first map shows the overall concentration of people throughout the county, while the second shows the same areas with minority populations only. This allows us to see where people of racial or ethnic backgrounds live within the county. The urban hubs have a higher density of population, with Lacey showing higher concentrations of ethnic and racial minorities.



THURSTON COUNTY CITIES AND SCHOOL DISTRICTS

The changing demographic composition of the student population reflects broader shifts in the general population, especially when considering the average family size by race and ethnicity as seen below. The racial and ethnic distribution of students by district illustrates how minority students are dispersed across the county, and can be used to predict trends in the growing minority populations in the county as a whole. For example, the region’s Hispanic/Latino women have the highest birth rate — 79.5 per 1,000—and in 2011, natural increase was the primary driver of population change.

Average Family Size by Race and Ethnicity in the Thurston Region

Race and Ethnicity	Persons per Family
Native Hawaiian/Pacific Islander	4.00
Hispanic/Latino (of any race)	3.45
Asian	3.40
Two or More Races	3.26
African American	3.22
American Indian/Alaska Native	3.20
White alone	2.88
All residents	2.95

Source: TRPC: U. S. Census Bureau, Census 2010

The subsequent City Profiles compare the demographic composition of the cities and the school districts. Although not all school districts conform to the city boundaries, it still provides a basis of comparison to see the changing demographics of Thurston County. The city data is provided by the 2011-2015 5-year American Community Survey (ACS) and OSPI. Demographic information from the ACS utilizes the “one race” population category, so some city demographics may equal more than 100% as “Hispanic or Latino” is counted separately in the ACS. School District Data is provided by OSPI.

The map below shows the school district boundaries within Thurston County. There are a total of eight school districts serving Thurston County residents: Griffin, Olympia, North Thurston, Tumwater, Rochester, Tenino, Rainier, and Yelm.



CITY OF LACEY

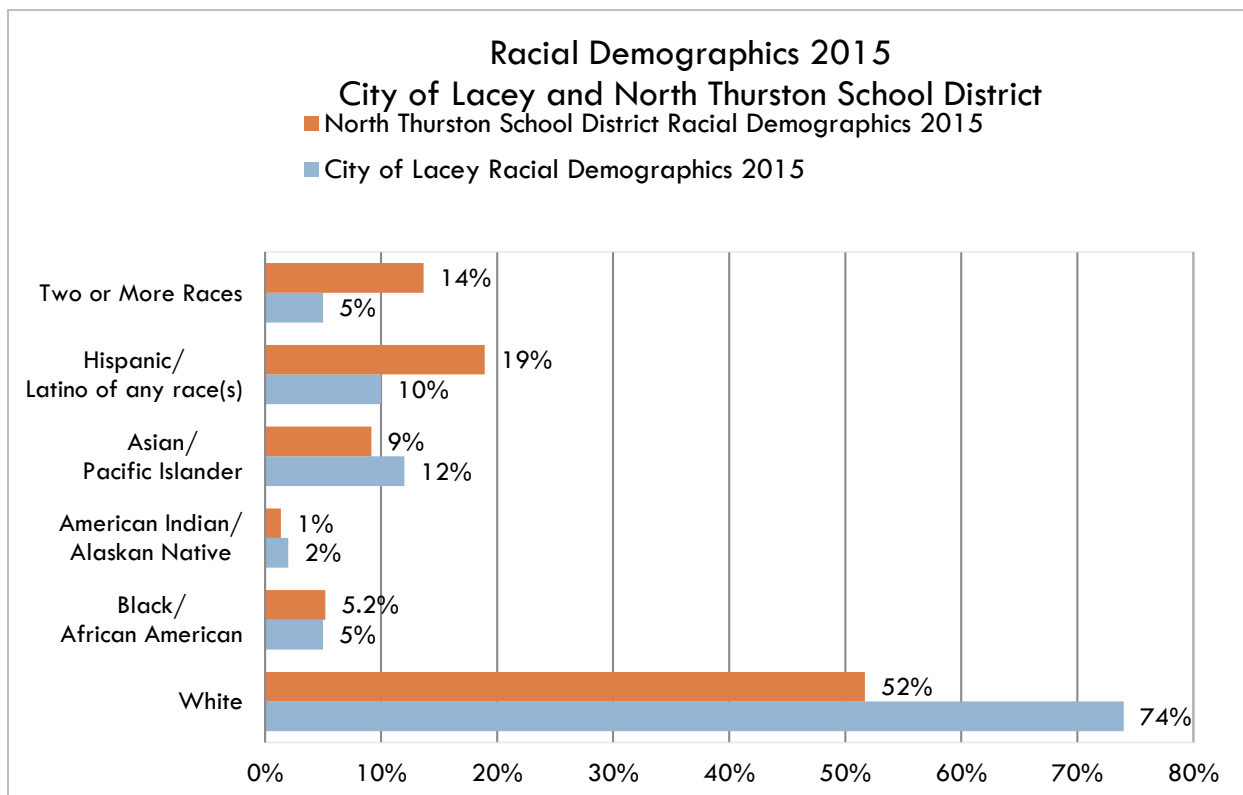
2015 City Population: 44,825

2015 School District Population: 14,869

The city data is provided by the 2011-2015 5-year American Community Survey (ACS) and OSPI. Demographic information from the ACS utilizes the “one race” population category, so some city demographics may equal more than 100% as “Hispanic or Latino” is counted separately in the ACS. School District Data is provided by OSPI.

The graph below compares the racial demographics of students to the population at large. While North Thurston School District does extend beyond Lacey City boundaries, it represents the most significant change in demographics in Thurston County. The City of Lacey was 74% white in 2015, while the School District was 52% in the same year.

2015 Demographics	City of Lacey	North Thurston S.D
White	74%	52%
Black	5%	5%
Native American	2%	1%
Asian or Pacific Islander	12%	9%
Hispanic	10%	19%
Two or More Races	5%	14%



CITY OF OLYMPIA

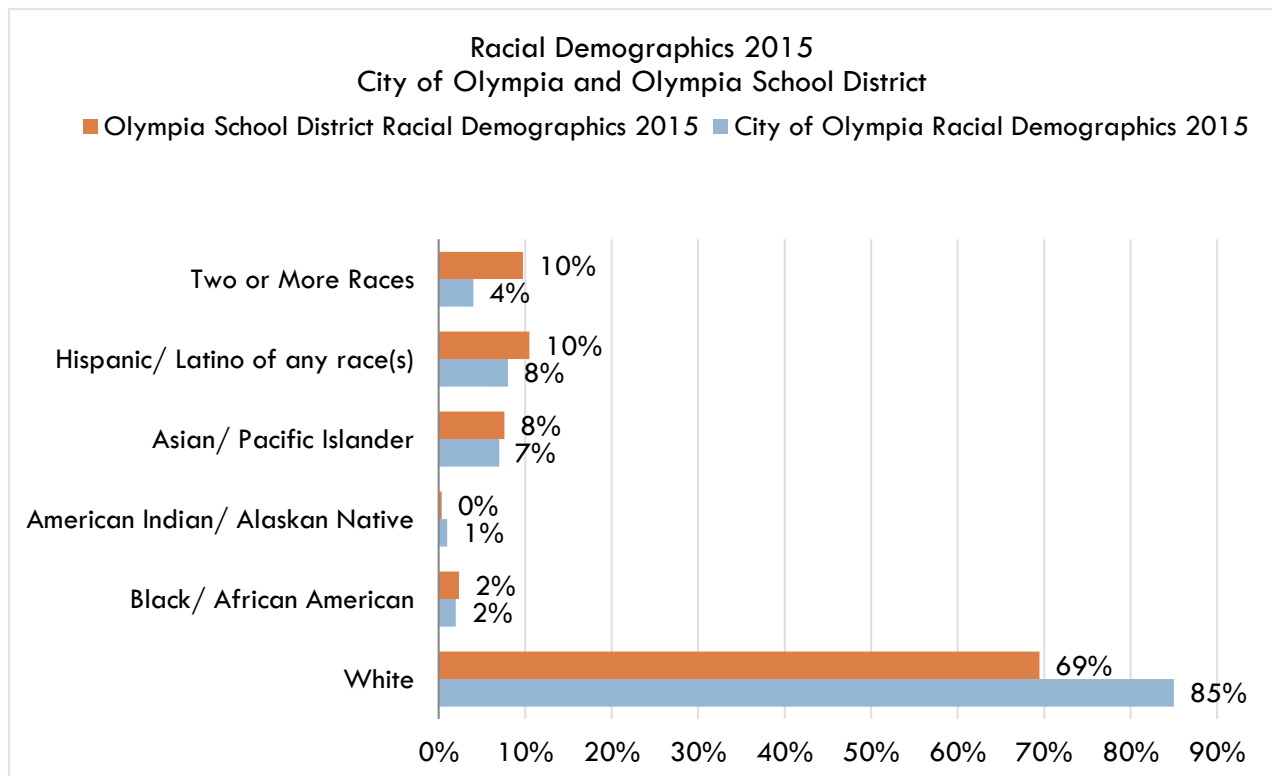
2015 City Population: 48,941

2015 School District Population: 9,971

Olympia shows a similar trend as Lacey, with 85% of the general population white but with only 69% of students. As the city and school boundaries do not line up exactly, this is not an exact comparison. Griffin School District is within the City of Olympia for example, and extends out to Steamboat Island and unincorporated Olympia, and is not included in this comparison.

The city data is provided by the 2011-2015 5-year American Community Survey (ACS) and OSPI. Demographic information from the ACS utilizes the “one race” population category, so some city demographics may equal more than 100% as “Hispanic or Latino” is counted separately in the ACS. School District Data is provided by OSPI.

2015 Demographics	City of Olympia	Olympia S.D
White	85%	69%
Black	2%	2%
Native American	1%	0%
Asian or Pacific Islander	7%	8%
Hispanic	8%	10%
Two or More Races	4%	10%



CITY OF TUMWATER

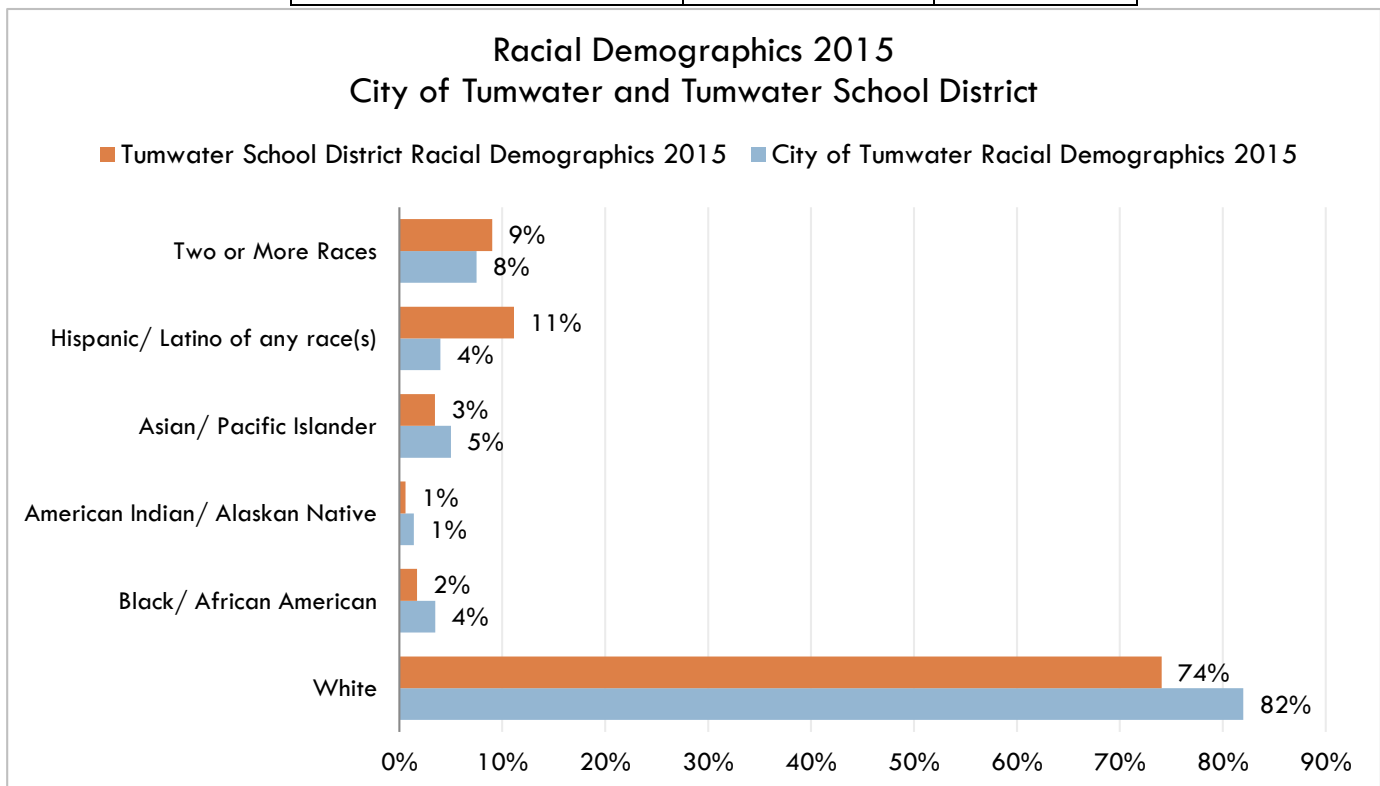
2015 City Population: 18,478

2015 School District Population: 6,398

The city data is provided by the 2011-2015 5-year American Community Survey (ACS) and OSPI. Demographic information from the ACS utilizes the “one race” population category, so some city demographics may equal more than 100% as “Hispanic or Latino” is counted separately in the ACS. School District Data is provided by OSPI.

The same trends can be seen throughout almost every school district—minority populations are a greater percentage of the student population and within school districts than they are within the city themselves.

2015 Demographics	City of Tumwater	Tumwater S.D
White	82%	74%
Black	4%	2%
Native American	1%	1%
Asian or Pacific Islander	5%	3%
Hispanic	4%	11%
Two or More Races	8%	9%



CITY OF YELM

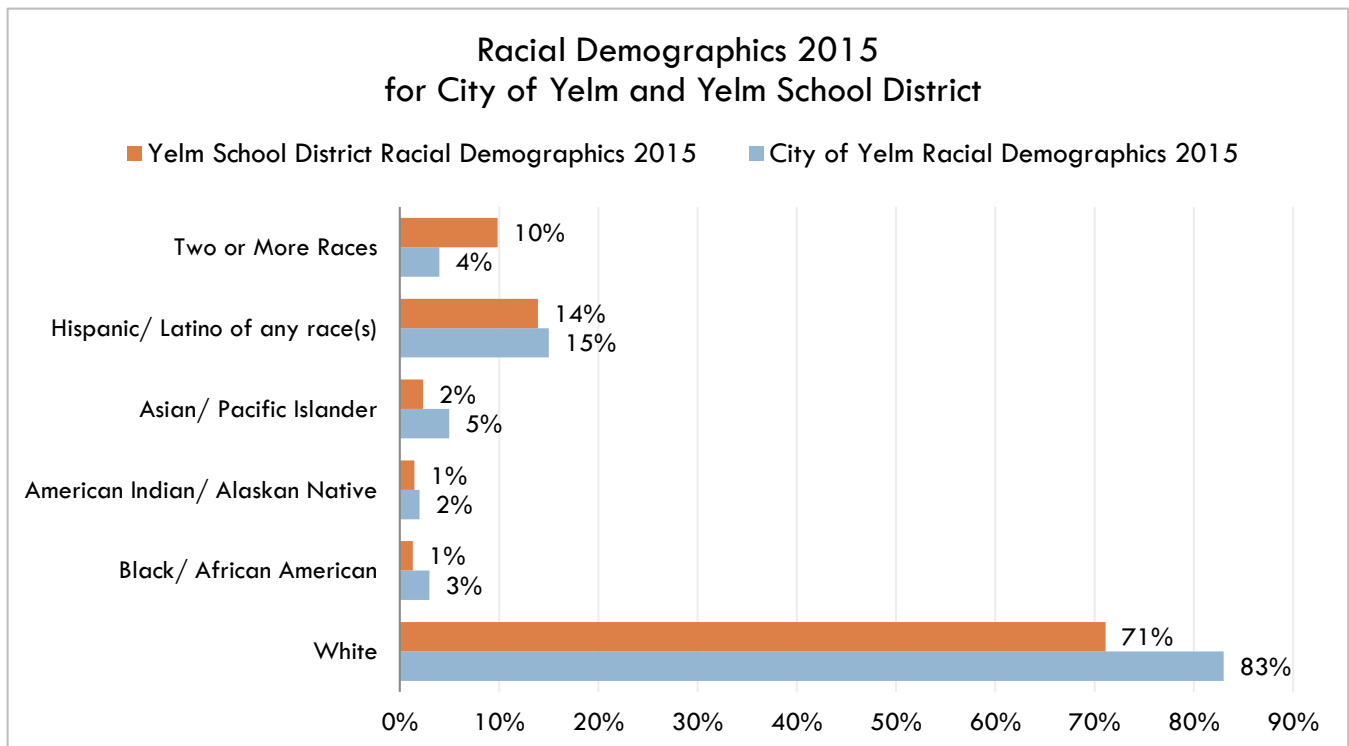
2015 City Population: 7,701

2015 School District Population: 5,708

The city data is provided by the 2011-2015 5-year American Community Survey (ACS) and OSPI. Demographic information from the ACS utilizes the “one race” population category, so some city demographics may equal more than 100% as “Hispanic or Latino” is counted separately in the ACS. School District Data is provided by OSPI.

The “two or more races” is a relevant comparison at Yelm, as 10% of the student body identifies as more than one race, whereas the City shows only 4%.

2015 Demographics	City of Yelm	Yelm S.D
White	83%	71%
Black	3%	1%
Native American	2%	1%
Asian or Pacific Islander	5%	2%
Hispanic	15%	14%
Two or More Races	4%	10%



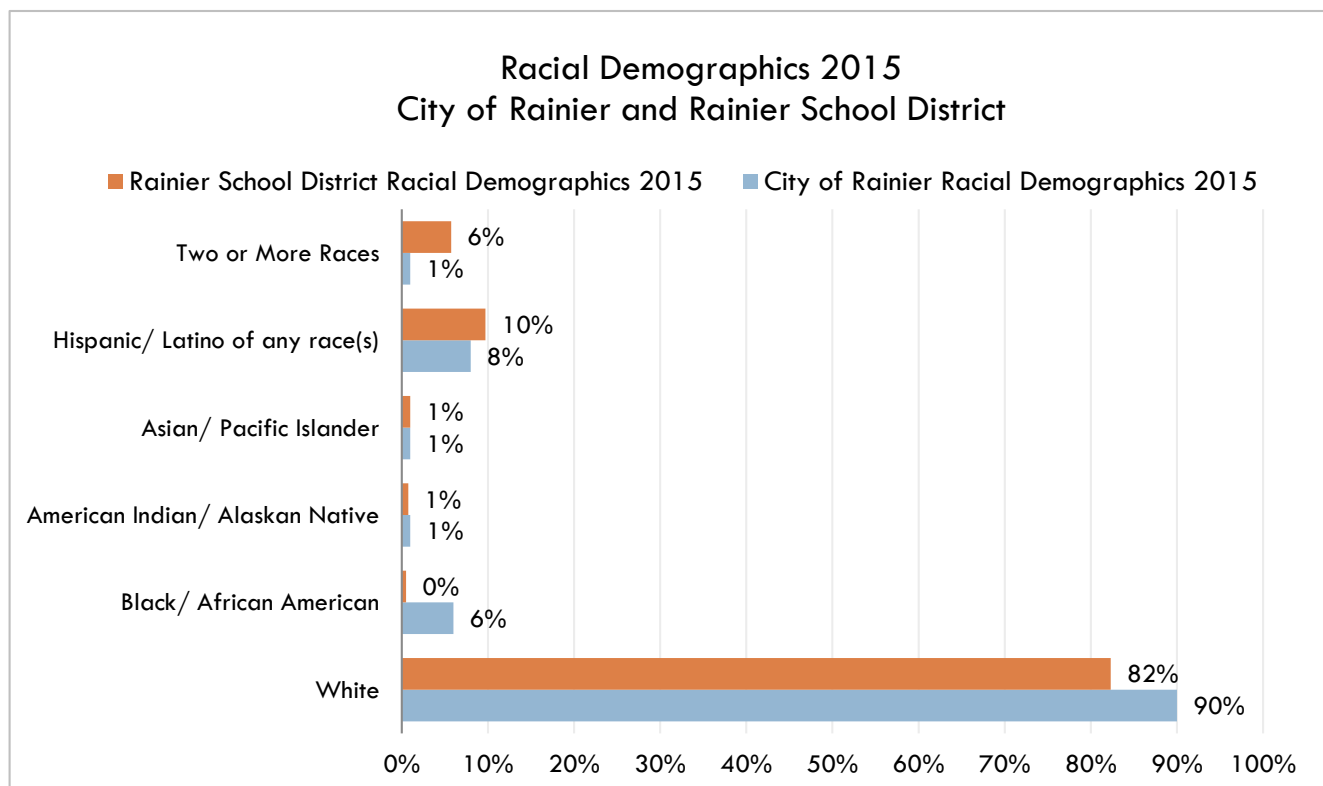
CITY OF RAINIER

2015 City Population: 2,219

2015 School District Population: 803

The city data is provided by the 2011-2015 5-year American Community Survey (ACS) and OSPI. Demographic information from the ACS utilizes the “one race” population category, so some city demographics may equal more than 100% as “Hispanic or Latino” is counted separately in the ACS. School District Data is provided by OSPI. In the rural school districts, Rainier shows a trend slightly different than the other schools. While 6% of the population is African American, less than 1% of the students are Black. Instead, six% of the students identify as two or more races, compared to 1% of the greater population.

2015 Demographics	City of Rainier	Rainier S.D
White	90%	82%
Black	6%	0%
Native American	1%	1%
Asian or Pacific Islander	1%	1%
Hispanic	8%	10%
Two or More Races	1%	6%



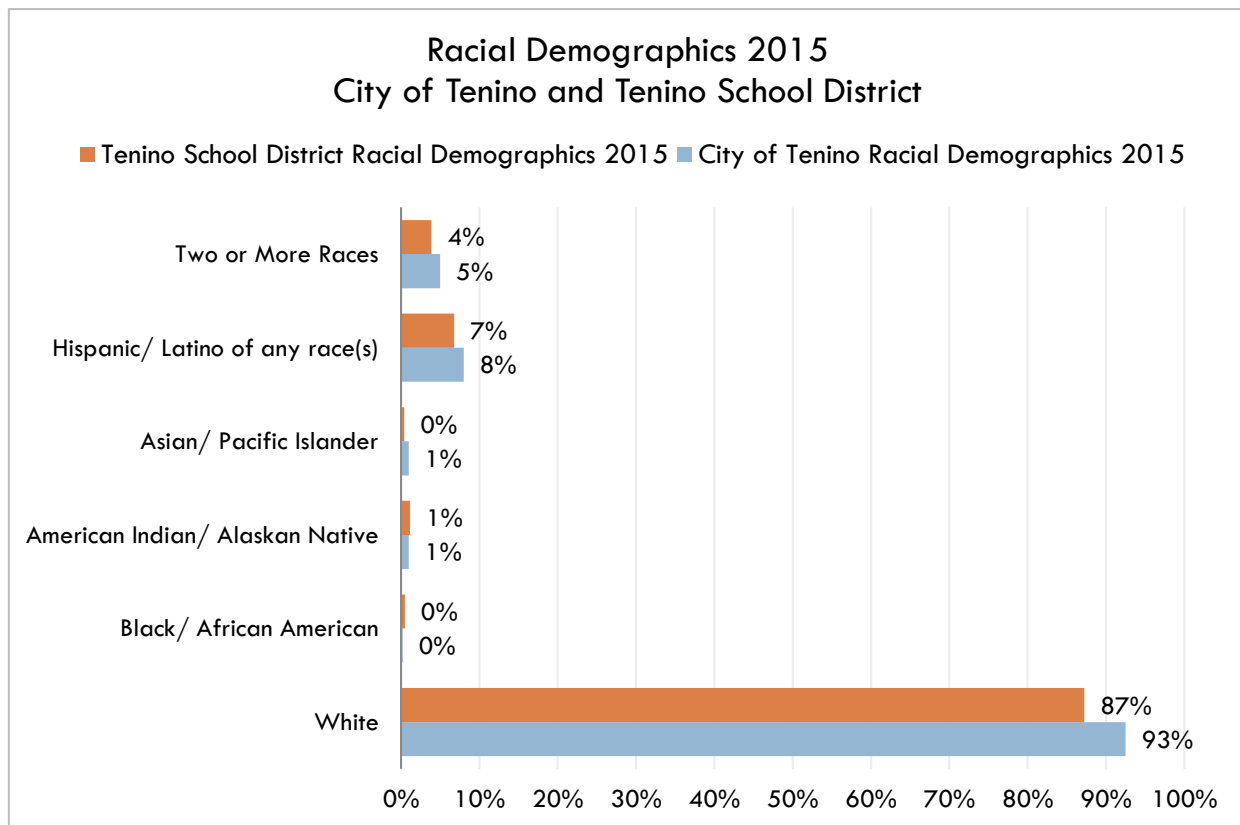
CITY OF TENINO

2015 City Population: 1,915

2015 School District Population: 1,206

The city data is provided by the 2011-2015 5-year American Community Survey (ACS) and OSPI. Demographic information from the ACS utilizes the “one race” population category, so some city demographics may equal more than 100% as “Hispanic or Latino” is counted separately in the ACS. School District Data is provided by OSPI.

2015 Demographics	City of Tenino	Tenino S.D
White	93%	87%
Black	0%	0%
Native American	1%	1%
Asian or Pacific Islander	1%	0%
Hispanic	8%	7%
Two or More Races	5%	4%



CITY OF ROCHESTER

2015 Rochester Population: 2,249

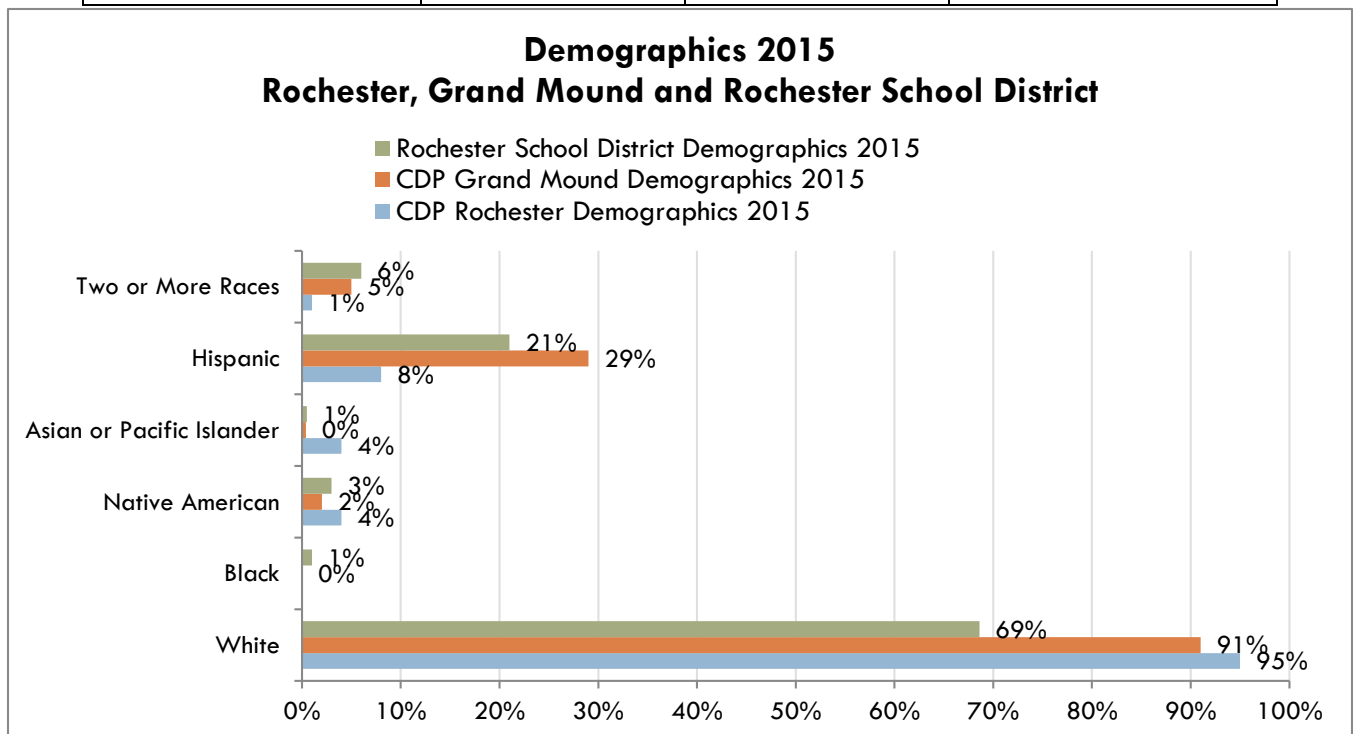
2015 Grand Mound Population: 3,329

2015 School District Population: 2,199

The city data is provided by the 2011-2015 5-year American Community Survey (ACS) and OSPI. Demographic information from the ACS utilizes the “one race” population category, so some city demographics may equal more than 100% as “Hispanic or Latino” is counted separately in the ACS. School District Data is provided by OSPI.

While Rochester is formally incorporated city in Thurston County, it is a “census designated place”. Because of its size and the size of the school district, it is included as a “city profile”, especially as the disparity between the city demographics and those of the school district are some of the starkest in the County. It is important to note however that the Rochester School District serves students from Grand Mound as well.

2015 Demographics	CDP Rochester Demographics 2015	CDP Grand Mound Demographics 2015	Rochester School District Demographics 2015
White	95%	91%	69%
Black		0%	1%
Native American	4%	2%	3%
Asian or Pacific Islander	4%	0%	1%
Hispanic	8%	29%	21%
Two or More Races	1%	5%	6%

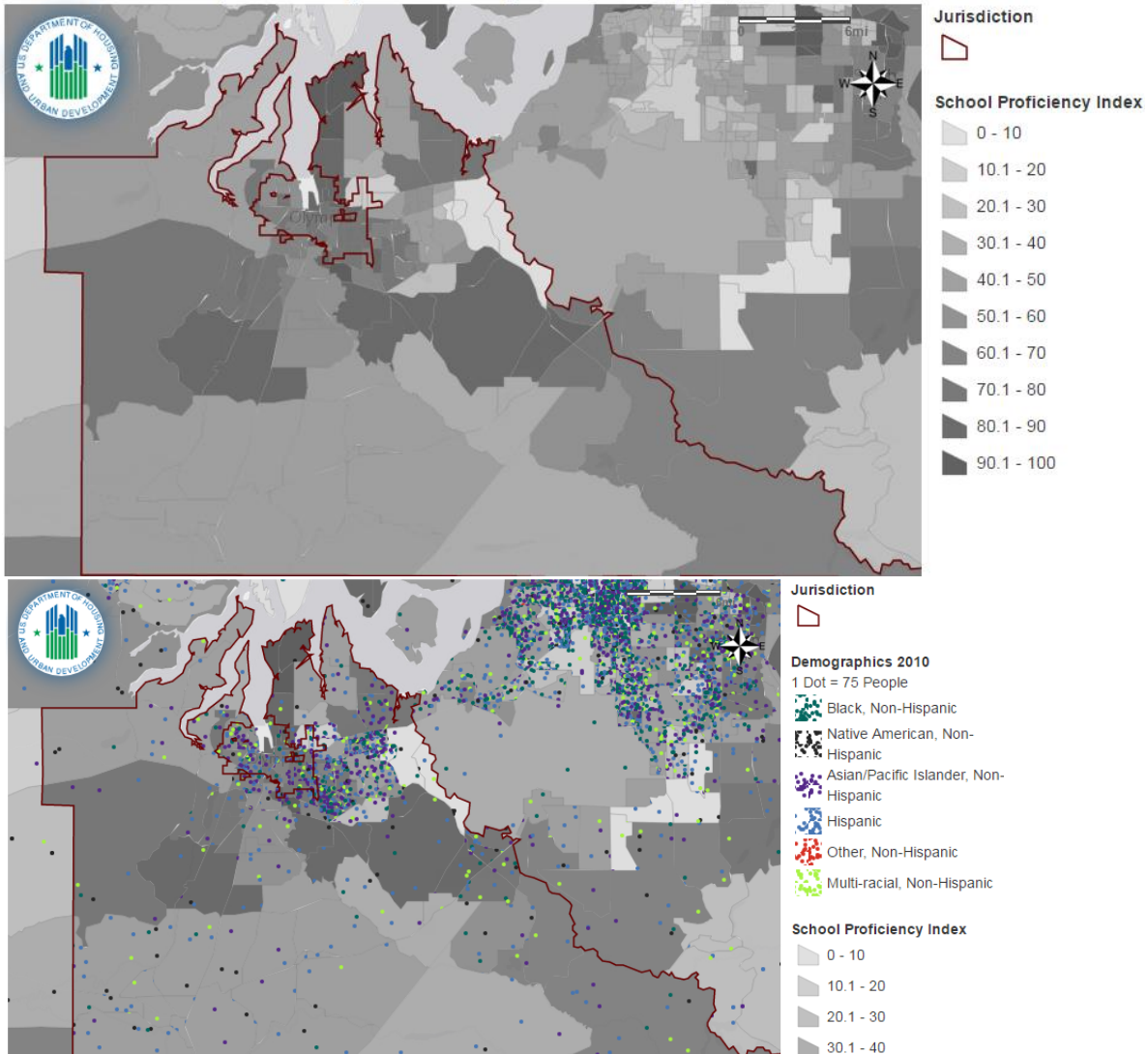


HUD Map 7: Disparities in School Proficiency and Access

This index uses school-level data on the performance of 4th grade students on state exams to describe neighborhoods with high-performing elementary schools nearby and which are near lower performing schools. The index is a function of the percentage of 4th grade students proficient in reading and math on state test scores for up to three schools within 1.5 miles of the Census Block Group. Values are percentile ranked, and range from 0 to 100. Higher scores indicate neighborhoods with higher school system quality. The thematic map shows darker areas which include more proficient and lighter tracts with less proficient schools.

Some of the lowest proficiency schools are in East side of Lacey, also where the highest concentrations of racial and ethnic diversity. Part of census tract 012310, east of Marvin Road, has a population of 1,507 people, 52% of which are white. Asian/Pacific Islander make up 17%, and Hispanic 12%. The School Proficiency Index is 4.

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



POVERTY ESTIMATES

Nationally, members of protected classes — particularly people of color, people with disabilities, and single mothers — are more likely to be renters and earn less money than the general population. **All communities of color in the region**, except for the Native Hawaiian/Other Pacific Islander population, **have a poverty rate that exceeds the county average of 10%.** These ethnic and racial minorities, on average, have lower incomes than their white counterparts' income — a factor that would appear to affect available housing choices.

Race/Ethnicity living below the poverty line (2006-2010 trend)

- 24% of the American Indian population
- 14% of the African American population
- 12% of the Asian population
- 18% of the Hispanic/Latino population

Estimated Poverty Rate for Thurston Region Protected Classes

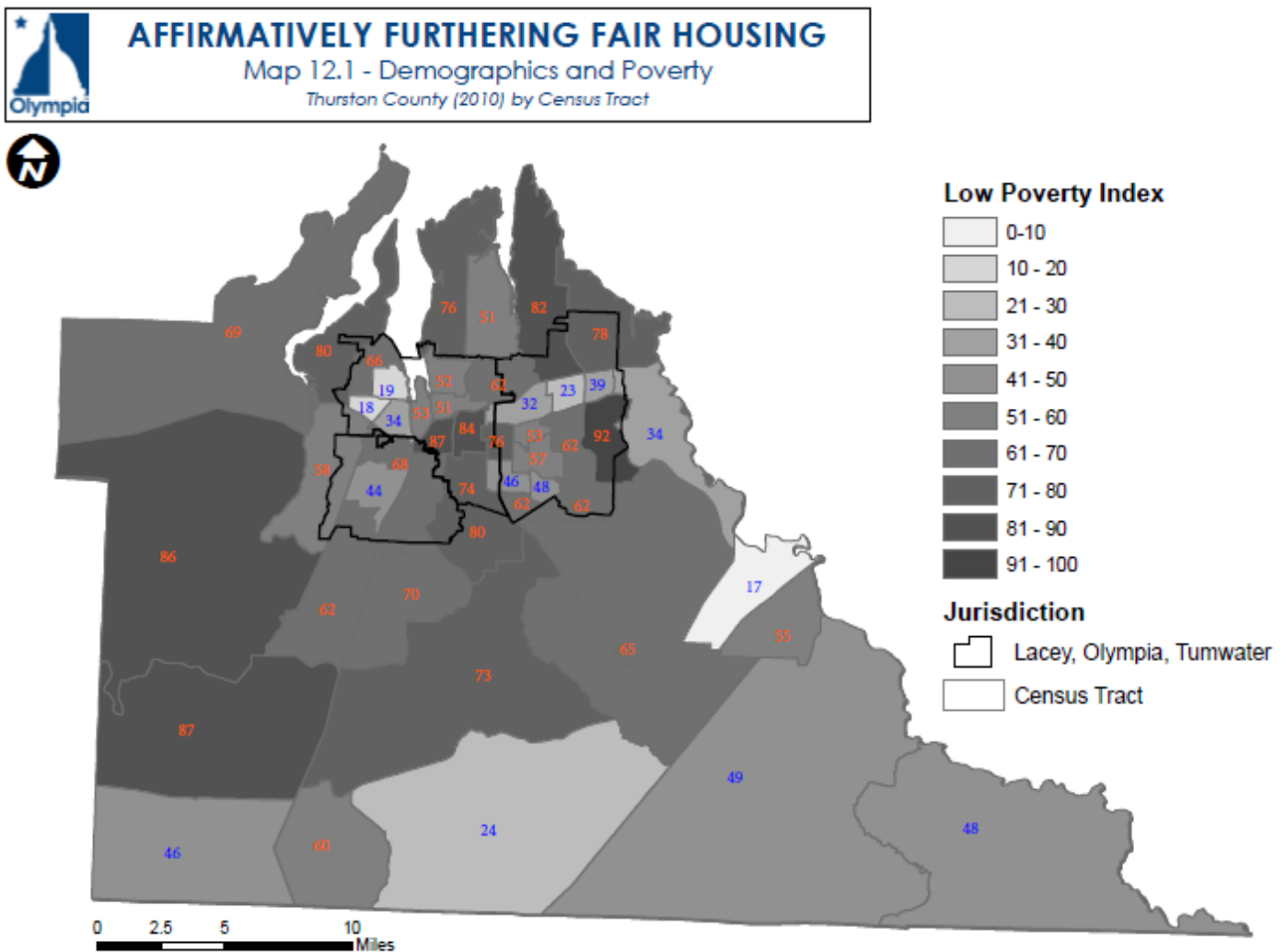
	<u>Number in Poverty</u>	<u>Poverty Rate</u>	<u>Median Household Income</u>
	<u>Estimate</u>	<u>Estimate</u>	<u>Estimate</u>
Race/Ethnicity			
White	19,523	9.7%	\$ 60,634
... Non-Hispanic	17,821	9.3%	\$60,834
African American	887	13.9%	\$66,480
American Indian/Native Alaskan	769	23.6%	\$61,167
Asian	1,560	12.1%	\$65,341
Native Hawaiian/Pacific Islander	82	5.0%	\$99,875
Other Race	832	17.2%	\$60,089
Two or More Races	1,129	10.8%	\$52,005
Hispanic/Latino (of any race)	2,920	18.4%	\$55,326
Family Type			
Married Couples with Children	20,881	2.7%	\$86,886
Single Mother with Children	8,361	34.3%	\$27,979
Disability Status			
Without a Disability	5,452	9.6%	-
With a Disability	20,205	17.5%	-
Sex/Gender			
Male	10,338	8.9%	-
Female	14,444	11.7%	-
Total Population	24,782	10.3%	-
Total Families	65,272	7.1%	-

Source: TRPC: U. S. Census Bureau, 2006-2010 American Community Surveys (2008-2010 for Disability)

HUD Map 12 Demographics and Poverty

The Low Poverty Index captures the depth and intensity of poverty in a given neighborhood. The index uses both family poverty rates and public assistance receipt, in the form of cash-welfare, such as Temporary Assistance for Needy Families (TANF). The lighter the shaded color and lower the score, the more poverty that area is experiencing. The numbers on the map correspond to the poverty index in that census tract. The numbers in Blue are those in the 50th percentile or below.

Some of the lowest areas of concentrated poverty in our county are along the I5 corridor, heading from West Olympia to Hawks Prairie. This is also where the highest densities of racial and ethnic minorities live (see HUD Map 1). North Yelm however is the lowest poverty area in the County.



Although the census tracts do not necessarily align within the city boundaries, the table below looks at the low poverty index of each census tract in relation to the main urban and rural communities. Again, the **lower the poverty index, the**

more poverty that area is experiencing, and the numbers in BLUE represent those areas in the 50th percentile or below (greatest poverty). The identified places on the table serve as a landmark to geographically place the census tract, not necessarily the boundary of the tract.

**Low Poverty Index
By Census Tract in Thurston County**

Each of the poverty index scores corresponds to a census tract. As such, they may not align perfectly within the city boundaries.

Downtown Olympia	Census Tract	Poverty Index
	101	53
	102	52
	103	51
	104	87
	107	84
West Olympia	Census Tract	Poverty Index
Yauger Park	105.1	18
Decatur Woods Park	105.2	34
Capital High School	106	19
	111	66
	120	80
	121	76
	122.11	51
	122.12	62
Olympia	Census Tract	Poverty Index
	117.1	74
	117.2	80
	119	69
Tumwater	Census Tract	Poverty Index
	108	64
	109.1	68
Trosper and Littlerock Rd	109.2	44
	110	58
	118.1	86
	118.21	70
	118.22	62
	126.1	73

Lacey	Census Tract	Poverty Index
Saint Martins University	112	32
	113	76
	114.1	53
	114.2	57
Thompson Place	115	23
	116.1	62
Avonlea Park	116.21	46
Pattison Lake	116.22	48
	116.23	62
	116.24	62
	122.21	82
	122.22	78
	123.1	92
East of Marvin Rd NE	123.3	39
Nisqually Reservation	Census Tract	Poverty Index
	123.2	34
Rural Thurston County	Census Tract	Poverty Index
North Yelm	124.11	17
	124.12	55
JBLM/Yelm/Rainier/ Lacey	124.2	64
Yelm	125.1	48
Bald Hills	125.2	49
Rainier	125.3	65
Tenino & Bucoda	126.2	24
Grand Mound	127.1	60
Rochester/Chehalis Reservation	127.2	46
Rochester/Littlerock	127.3	87

Source: HUD Map 12

Note: Numbers in BLUE have a poverty index in the 50th percentile or below.

The identified locations serve as a landmark, not necessarily the boundary of the census tract.

DISABILITIES

The Fair Housing Act’s reasonable accommodations provisions guarantee that persons with disabilities may request changes in policies, practices, and services so they can better “use and enjoy” their homes. According to the 2011-2015 American Community Survey data, approximately **32,000 people in Thurston County — about 12.5% of the total population — had a disability**. Of these disabled individuals, 41% were 65 years of age or older and 16% had incomes that were below the poverty level, 4% higher than individuals without a disability.

The 2017 Out of Reach report shows that for those citizens living on Supplemental Security Income, the monthly average stipend is \$781, making them able to afford a maximum rent of \$234. Supplemental Security Income (SSI) is a United States government program that provides stipends to low-income people who are either aged 65 or older, blind, or disabled.

The available data from HUD is presented below in two breakouts: one for Thurston County Jurisdiction (excluding the urban region), and one for the entire county, labeled “Olympia-Tumwater Region”. As people may have more than one time of disability, the total number ‘by type’ exceeds the total number of individuals with a disability.

HUD Table 13	(Thurston County, CDBG) Jurisdiction		(Olympia-Tumwater,) Region	
Disability Type	#	%	#	%
Hearing difficulty	9,022	4.7%	10,696	4.6%
Vision difficulty	4,319	2.3%	4,989	2.1%
Cognitive difficulty	8,690	4.6%	10,961	4.7%
Ambulatory difficulty	13,301	7.0%	16,019	6.8%
Self-care difficulty	5,036	2.6%	5,928	2.5%
Independent living difficulty	8,068	4.2%	9,924	4.2%
TOTAL	48,436	25.4%	58,517	25.0%

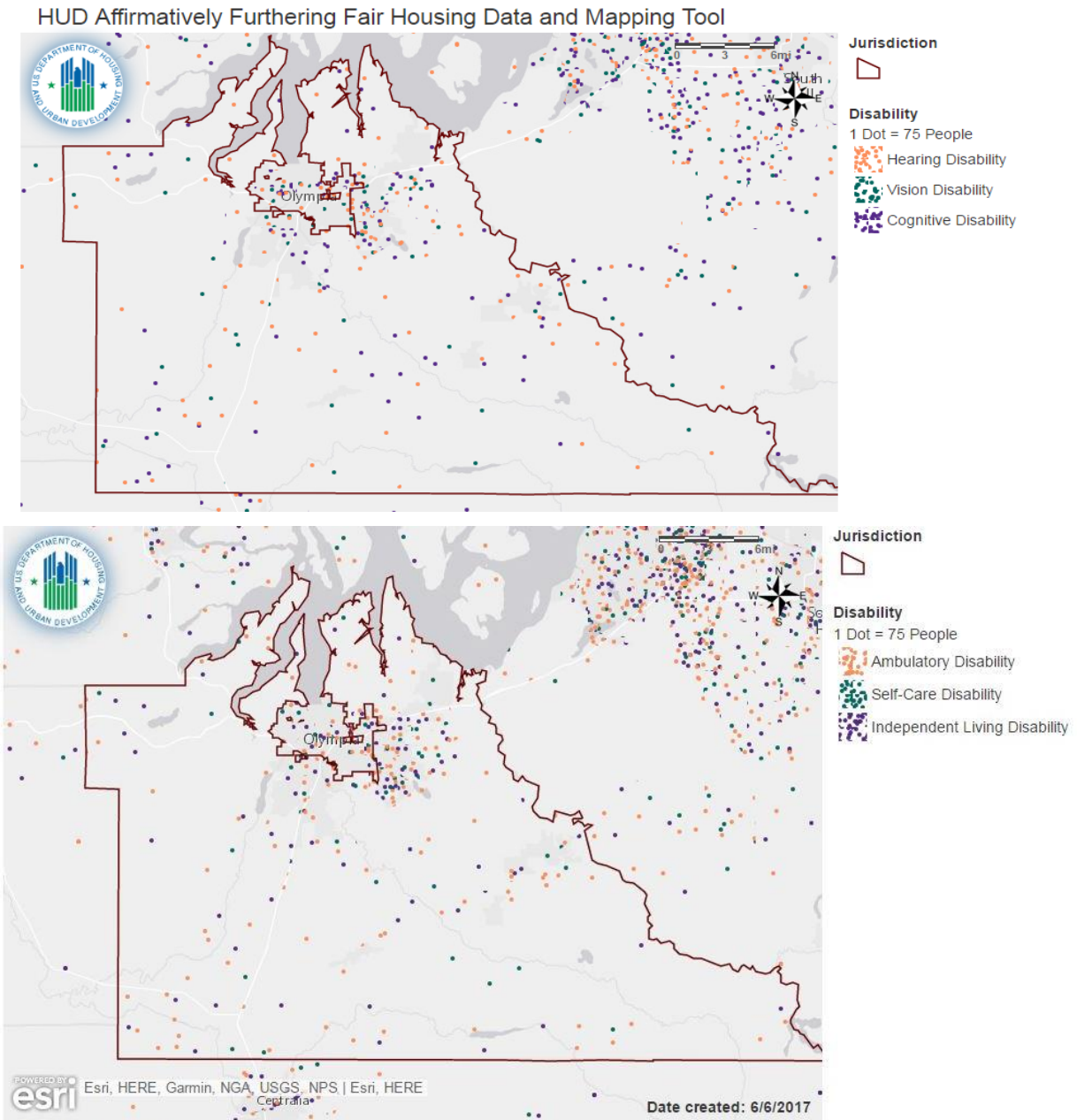
Note 1: All % represent a share of the total population within the jurisdiction or region.

Disability in Thurston County	2010-2015 AVERAGE	
	WITH a Disability	WITHOUT a Disability
Below Poverty Level	5,100	26,978
At or Above Poverty Level	26,919	196,086
Total	32,019	223,064
Unemployed	1,295	8,230
Employed or in the Armed Forces	5,628	101,005
Total	6,923	109,235
Age 65 or Greater	13,332	24,190
Age 0 to 64	18,816	200,222
Total	32,148	224,412

Source: TRPC: U.S Bureau of the Census, reference tables C18131, B23024, B18101

HUD Map 14 Disability by Type

The maps below show the geographic location of people with disabilities. The first map shows the geographic location of people with hearing, vision and cognitive disabilities; the second, ambulatory, self-care and independent living disabilities. Map 16 by disability type reveals that persons with disabilities live throughout the jurisdiction with the same particular concentration areas that are reflective of the general population.



Name: Map 14 - Disability by Type

Description: Dot density map of the population of persons with disabilities by persons with vision, hearing, cognitive, ambulatory, self-care, and independent living difficulties with R/ECAPs for Jurisdiction and Region

Jurisdiction: Thurston County (CDBG)

DISABILITIES BY AGE

The 2015 Washington State Analysis of Impediments to Fair Housing data indicates that one-third of seniors statewide reported having one or more disability. By the time seniors reached the age of 85, that number grew to 70%, with nearly half experiencing physical limitations and many having a great deal of difficulty leaving their residence. As the number of people in this age range grows, the number of seniors that need disability services will also increase.

The available data from HUD is presented below in two breakouts: one for Thurston County Jurisdiction (excluding the urban region), and one for the entire county, labeled “Olympia-Tumwater Region”.

HUD Table 14: Disability by Age Group, as Percentage of Total Population

HUD Table 14	(Thurston County, CDBG) Jurisdiction		(Olympia-Tumwater,) Region	
Age of People with Disabilities	#	%	#	%
Age 5-17	1,582	0.83%	1,786	0.76%
Age 18-64	14,040	7.35%	16,941	7.23%
Age 65+	10,208	5.35%	12,412	5.30%

Source: HUD Data

Note 1: All % represent a share of the total population within the jurisdiction or region.

HUD Table 15: Disability by Publicly Supported Housing Program Category

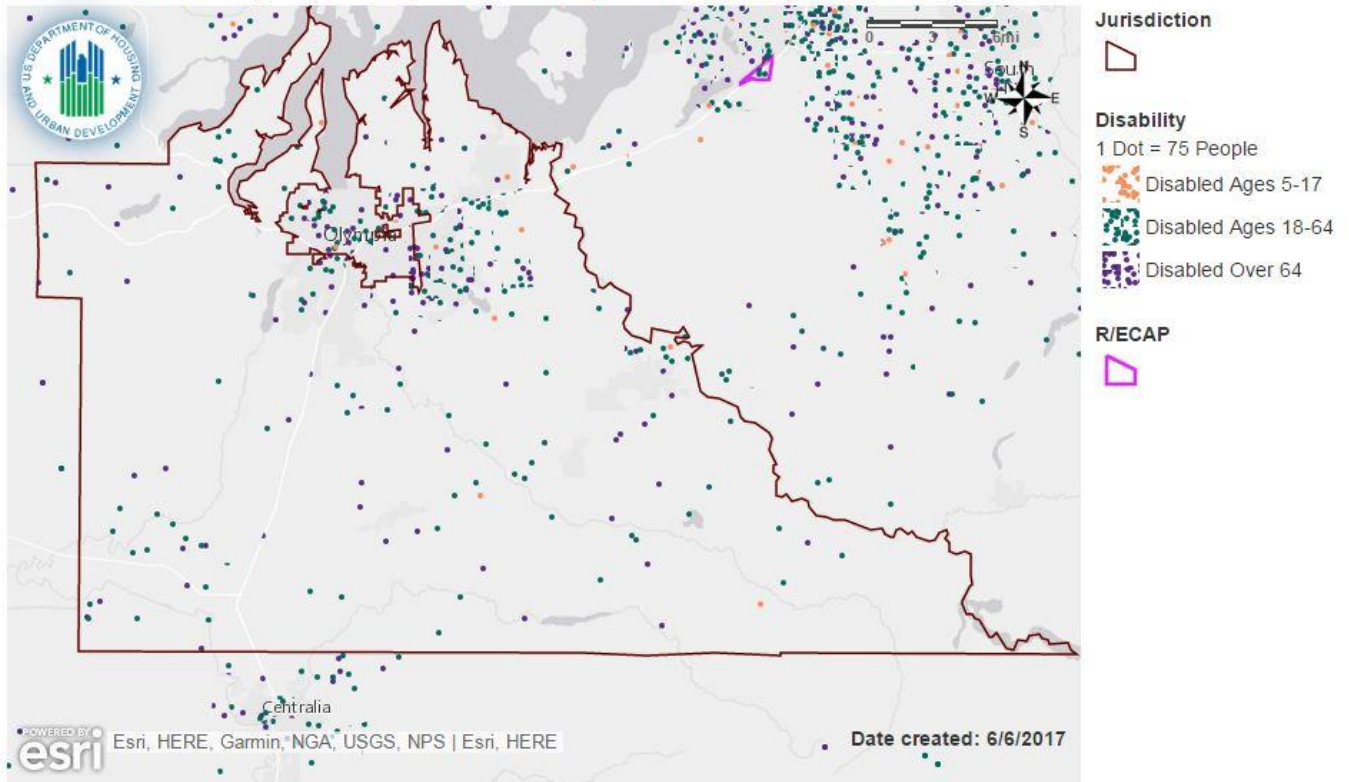
(Thurston County, CDBG) Jurisdiction	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	29	17.26%
Other Multifamily	N/a	N/a
HCV Program	355	32.87%
(Olympia-Tumwater,) Region		
	#	%
Public Housing	94	69.12%
Project-Based Section 8	190	24.05%
Other Multifamily	2	1.67%
HCV Program	754	36.69%

Source: HUD Data

HUD Map 15 Disability by Age

The geographic spread and concentration of disabled persons is more or less the same for each disability type for both the jurisdiction and region, as well as by age. The urban core of Olympia and Lacey show higher concentrations of disabled individuals ages 18-64, which reflects them being the majority age group of both the population at large, and those with disabilities.

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 15 - Disability by Age Group

Description: All persons with disabilities by age range (5-17)(18-64)(65+) with R/ECAPs

Jurisdiction: Thurston County (CDBG)

Region: Olympia-Tumwater, WA

NATIONAL ORIGIN AND LIMITED ENGLISH

Limited English: According to the 2011 to 2015 American Community Survey, approximately 14,000 Thurston County households (13.6%) speak a language other than English at home. In 2,300 of households (2.2%), no one age 14 or older speaks only English or speaks English “very well.” The U.S. Census Bureau considers these households to be “linguistically isolated.”

Language Spoken at Home	2008-12 Average	2009-13 Average	2010-14 Average	2011-2015 Average
English only	87,572	87,312	87,690	88,676
Spanish	4,889	4,904	5,237	5,213
- Linguistically isolated	578	684	655	859
- Not linguistically isolated	4,311	4,220	4,582	4,354
Other Indo-European languages	2,842	2,856	2,679	2,972
- Linguistically isolated	120	105	81	73
- Not linguistically isolated	2,722	2,751	2,598	2,899
Asian and Pacific Island languages	5,004	5,183	5,374	5,359
- Linguistically isolated	1,128	1,163	1,310	1,246
- Not linguistically isolated	3,876	4,020	4,064	4,113
Other languages	459	546	550	411
- Linguistically isolated	58	60	78	77
- Not linguistically isolated	401	486	472	334
Total Households	100,766	100,801	101,530	102,631
Percent Linguistically Isolated	1.9%	2.0%	2.1%	2.2%

Source: U.S. Bureau of the Census, American Community Survey (ACS). Table Reference number B16002

The HUD data provided below represents the top **10 National Origins** and the top **10 Limited English Proficiency (LEP)** Languages in the Olympia-Tumwater Region, which represents the County as a whole. A person with **Limited English Proficiency** is someone who, as a result of national origin, does not speak English as their primary language and who has a limited ability to speak, read, write, or understand.

National Origin Top 10: Population 14,649

1. Mexico (3,248)
2. Vietnam (2,520)
3. Korea (1,884)
4. Philippines (1,598)
5. Germany (1,319)
6. Canada (1,260)
7. India (806)
8. Cambodia (773)
9. China excl Hong Kong & Taiwan (737)
10. Japan (504)

Limited English LEP Top 10:

Population 9,084

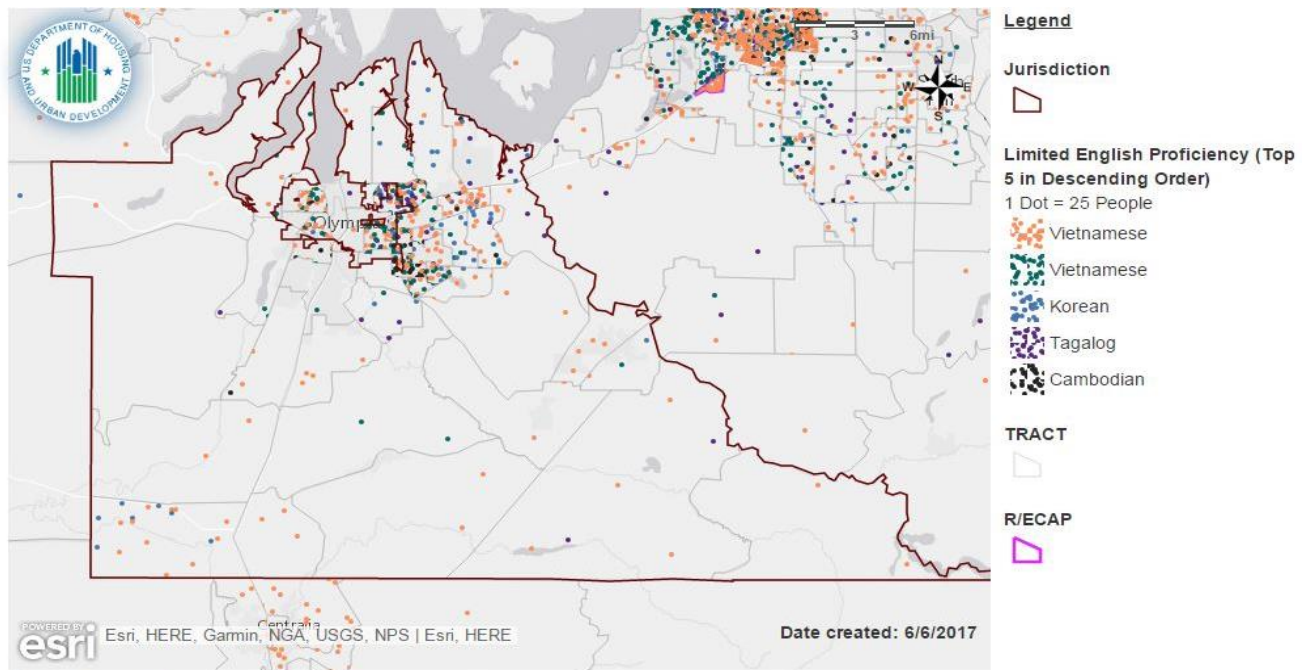
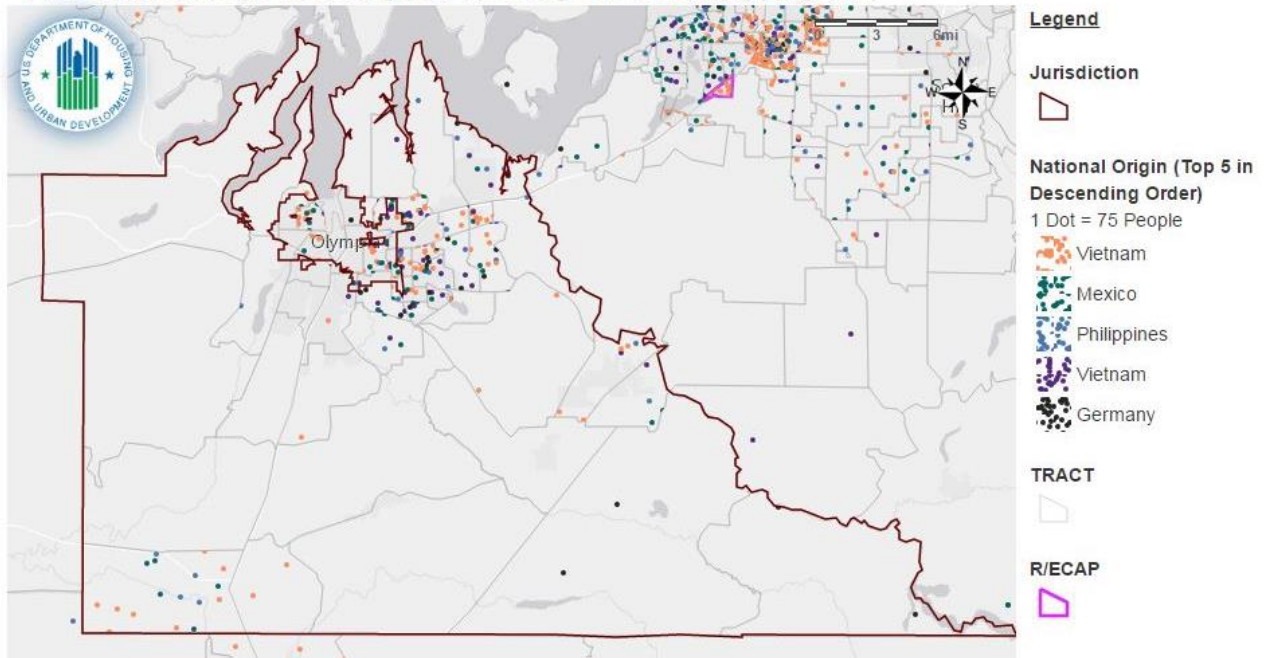
1. Spanish (3,070)
2. Vietnamese (2,206)
3. Korean (1,077)
4. Tagalog (803)
5. Cambodian (553)
6. Chinese (393)
7. Other Pacific Island language (258)
8. Japanese (246)
9. German (241)
10. Arabic (237)

Source: HUD Table 1- Demographics “Olympia-Tumwater Region”

HUD Map 3 and 4 National Origin and Limited English Proficiency

Both maps below, showing the geographic location of people with a foreign national origin and Limited English Proficiency, reflect concentrations within the East Olympia and Lacey city boundaries.

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 4 - LEP

Description: LEP persons (5 most commonly used languages) for Jurisdiction and Region with R/ECAPs

Jurisdiction: Thurston County (CDBG)

Access to Opportunity

OPPORTUNITY INDICATORS

HUD Table 12 below compares access to opportunities, based on race or ethnicity, in both the Jurisdiction and Region. “Opportunities” are services and resources that enhance social, economic, and environmental outcomes for residents. **The higher the score, the more access to opportunity.**

The poverty measure includes the percentage of families receiving public assistance; a lower ranking means greater poverty and public assistance. The school proficiency measure uses math and reading scores to rank the quality of the school. The labor market engagement measure accounts for the unemployment rate, labor force participation rate, and the percentage with a bachelor’s degree. Job access measures job and worker counts within a census tract, origin-destination flows, and distance to jobs. Transit access identifies the distance to transit stops and the accessibility of the stops.

Access to opportunity is fairly equitable across most groups and is not solely dependent on race or ethnicity. Asian or Pacific Islander residents are less likely to be exposed to poverty than white individuals, and have easier access to jobs and lower transportation costs than white populations.

Table 12 - Opportunity Indicators, by Race/Ethnicity

(Thurston County, CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	60.79	59.43	52.09	50.48	45.32	45.36	47.28
Black, Non-Hispanic	59.85	57.11	51.35	56.77	49.88	45.43	30.14
Hispanic	57.13	57.74	48.86	53.91	48.07	47.39	33.18
Asian or Pacific Islander, Non-Hispanic	61.89	57.01	54.93	56.77	50.50	48.61	35.79
Native American, Non-Hispanic	54.10	50.43	45.17	48.57	45.29	47.78	45.74
Population below federal poverty line							
White, Non-Hispanic	55.91	61.43	49.35	53.43	48.11	47.58	44.46
Black, Non-Hispanic	61.59	60.04	46.35	59.10	55.11	45.80	33.00
Hispanic	60.09	58.59	48.21	52.47	46.39	49.20	44.76
Asian or Pacific Islander, Non-Hispanic	50.66	58.82	48.14	54.82	51.32	56.87	30.88
Native American, Non-Hispanic	52.08	59.66	47.57	43.30	43.67	51.32	47.16
(Olympia-Tumwater) Region							
Total Population							
White, Non-Hispanic	59.42	61.77	55.26	54.13	49.11	47.79	43.17
Black, Non-Hispanic	58.33	58.52	53.01	58.74	52.40	48.39	30.70
Hispanic	56.05	59.99	51.72	56.65	51.20	49.92	32.82
Asian or Pacific Islander, Non-Hispanic	59.87	59.44	56.83	59.52	53.51	50.03	35.90
Native American, Non-Hispanic	53.73	53.27	48.09	51.56	48.24	49.91	43.26
Population below federal poverty line							
White, Non-Hispanic	52.07	62.94	53.19	58.18	54.12	53.32	40.75
Black, Non-Hispanic	56.33	60.75	48.47	64.36	61.13	52.23	33.01
Hispanic	54.42	63.40	54.53	59.70	55.45	56.63	37.13
Asian or Pacific Islander, Non-Hispanic	48.49	56.20	51.69	62.99	60.02	60.93	31.74
Native American, Non-Hispanic	50.79	61.51	51.01	47.70	47.94	54.82	42.65

AFFORDABILITY GAP AND COST BURDEN

Affordability Gap

Traditionally, a home is considered “affordable” if its costs no more than 30% of a household’s income. Countywide, there are not enough subsidized units to support the need, and according to the Affordable Housing Advisory Board, the gap is forecasted to increase for families making up to 30% of the Median Family Income (MFI). For this particular study by the Department of Commerce, the MFI for Thurston County, for a family of four, was \$75,000 in 2015.

Cost Burden

According to the American Community Survey (2014-15) the median gross income for households in Thurston County is \$62,286 a year, or \$5,191 a month. The median rent for the county is \$1,056 a month.

Households who pay more than 30% of their gross income are considered to be Rent Overburdened. In Thurston County, a household making less than \$3,520 a month would be considered overburdened when renting an apartment at or above the median rent: **46% of renter households are overburdened in Thurston County, according to the Affordable Housing Advisory Board.**

HUD’s Comprehensive Housing Market Analysis (HMA) for the Olympia-Tumwater HMA reports that as of September 2016, the average apartment rent in the HMA increased 10% from September 2015, to \$1,022, with average rents of \$900, \$1,175, and \$1,264 for one-, two-, and three-bedroom apartments, respectively. These rents exceed levels attainable for low income households (\$668 or less for a one person household). Rents are likely to continue to increase during the forecast period as new construction lags behind market demand.

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	6,590	2,449	100.0%	37
30% - 50%	5,105	2,060	84.1%	40
50% - 80%	7,575	82	3.3%	1
80% - 100%	3,480	0	0.0%	0

* Income eligibility was not available for all units in the inventory

DISPARITIES IN ACCESS TO OPPORTUNITY

As the previous “Opportunity Indicator” shows, access to opportunities are not necessarily predicated on race or ethnicity. However, it is important to show the geographic locations experiencing barriers to opportunity in order to ensure that future R/ECAPS (racially or ethnically concentrated areas of poverty) are not created through the concentration of limited access to opportunity.

Disproportionate Housing Needs: The Table below examines housing cost burdens, overcrowding and substandard housing conditions for racial and ethnic minorities, people living with disabilities, and other protected classes. **Cost burdened is when households pay more than 30 % of their income for housing**, and may have difficulty affording necessities such as food, clothing, transportation and medical care.

The **four housing** problems are:

1. Incomplete kitchen facilities
2. Incomplete plumbing facilities
3. More than 1 person per room
4. Cost burden greater than 30%

The **four severe housing problems** are the same as above, plus **cost burden greater than 50%**.

The table below shows that within the Thurston County Region, 42% of Hispanic individuals experience disproportionate housing needs, the highest of racial/ethnic groups in the county. However, 46% of families with 5 or more people have the most disproportionate housing need.

HUD Table 9 Disproportionate Housing Needs Thurston County Region

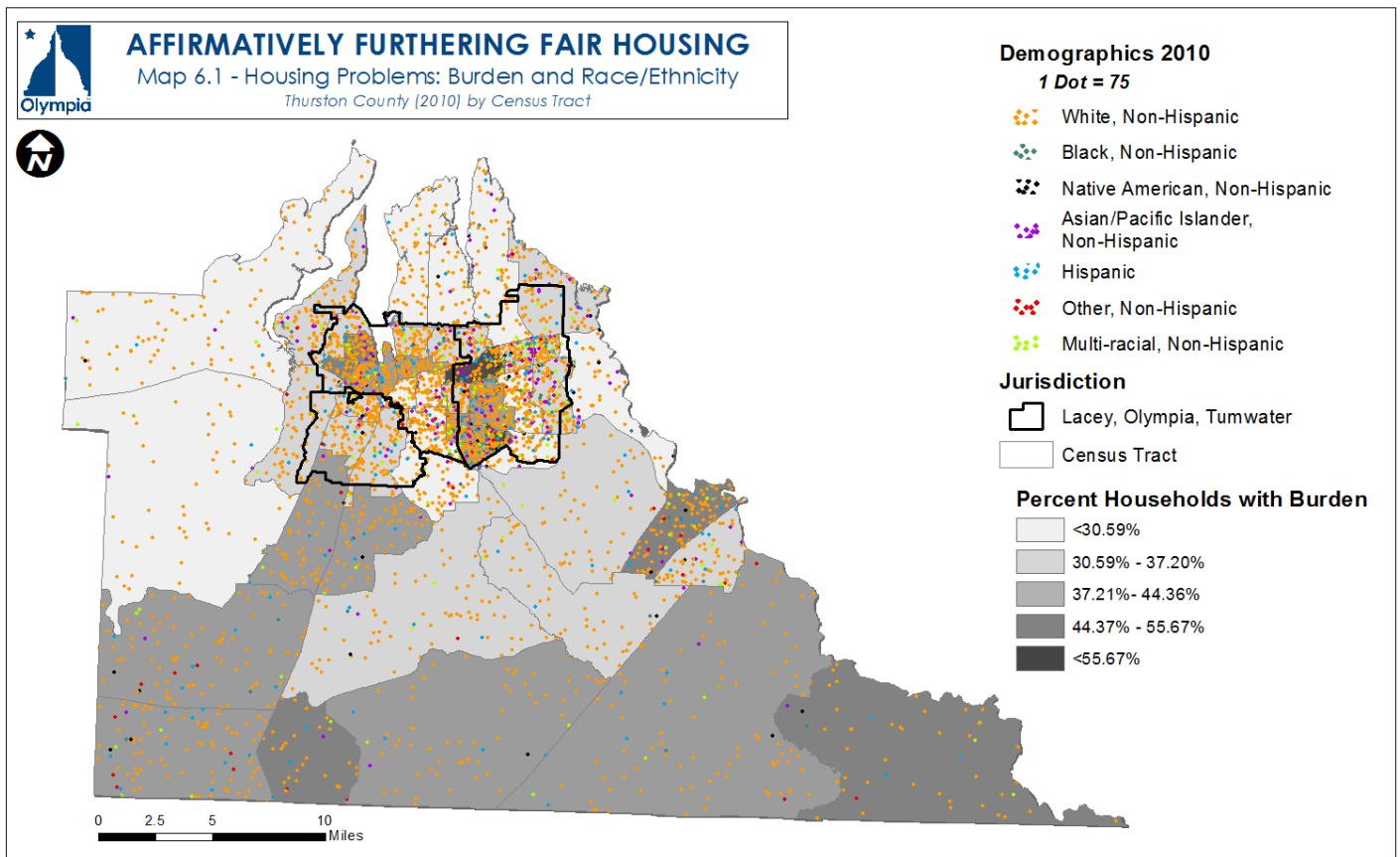
Experiencing any of 4 housing problems:	# with problems	# households	% with problems
White, Non-Hispanic	29,985	84,595	35.45%
Black, Non-Hispanic	865	2,570	33.66%
Hispanic	2,135	5,080	42.03%
Asian or Pacific Islander, Non-Hispanic	1,715	4,845	35.40%
Native American, Non-Hispanic	419	1,272	32.94%
Other, Non-Hispanic	1,140	2,445	46.63%
Total	36,260	100,800	35.97%
Family households, <5 people	17,595	59,290	29.68%
Family households, 5+ people	3,485	7,500	46.47%
Non-family households	15,180	34,000	44.65%
Severe Housing Cost Burden: Race/Ethnicity	# severe cost burden	# households	% severe cost burden
White, Non-Hispanic	12,105	84,595	14.31%
Black, Non-Hispanic	375	2,570	14.59%
Hispanic	910	5,080	17.91%
Asian or Pacific Islander, Non-Hispanic	450	4,845	9.29%
Native American, Non-Hispanic	130	1,272	10.22%
Other, Non-Hispanic	500	2,445	20.45%
Total	14,470	100,800	14.36%
Family households, <5 people	6,420	59,290	10.83%
Family households, 5+ people	914	7,500	12.19%
Non-family households	7,130	34,000	20.97%

Note: All % represent a share of the total population, except household type and size, which is out of total households.

HUD Map 6 Housing Problems: Burden and Race/Ethnicity

The two maps below show households experiencing one or more housing problems within the County. The darker gray areas are those with greater housing problems and the lighter areas have less housing problems.

The largest areas with the ‘greatest housing burden’ are in the rural areas of Thurston County, specifically Yelm and Rainier area, where approximately 47% of the households experience burden. However, census tract 010510, adjacent to **Yauger Park**, has the highest percentage of households with “housing problems or burden” in the county, at **62%**.

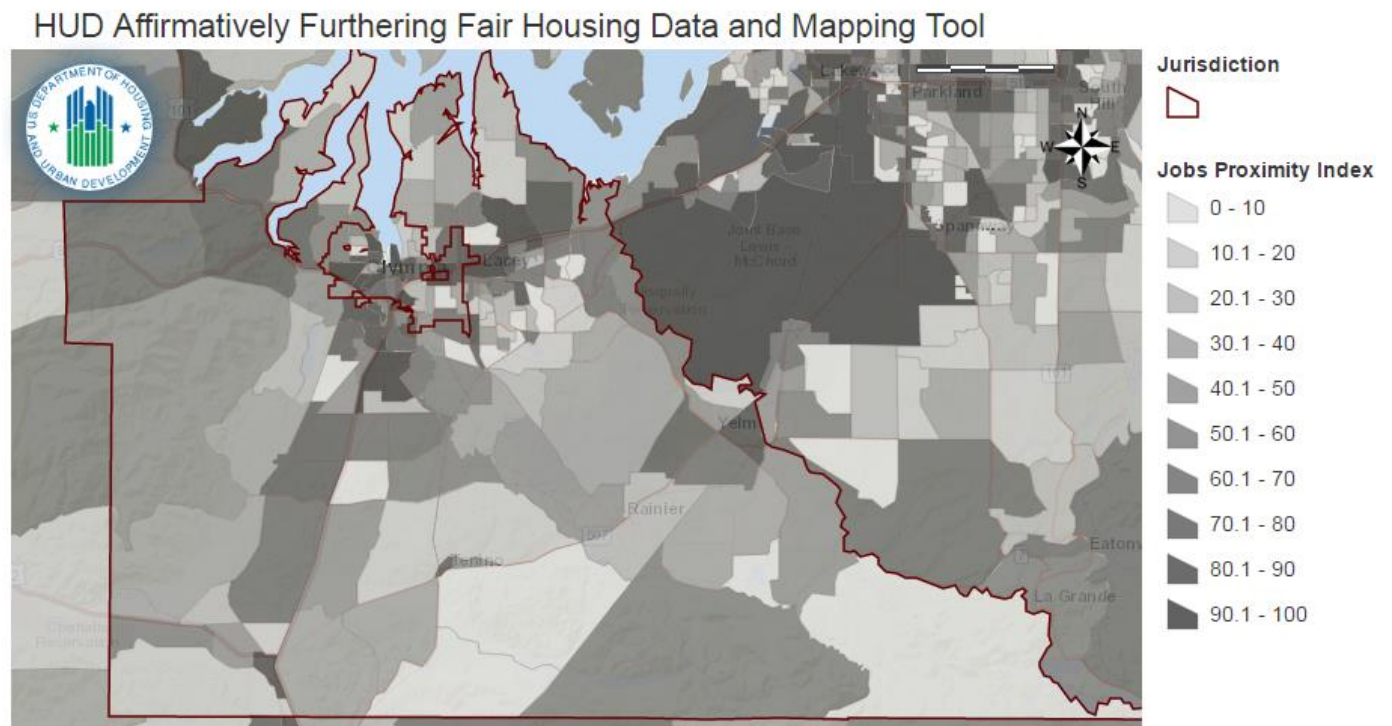


HUD Map 8: Disparities in Job Proximity and Demographics

The job proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations. The higher the index value (the darker the shaded areas in the map below), the better the access to employment opportunities.

Predictably, large areas of rural Thurston County score very low, with Bucoda scoring the one of the lowest in the County with a proximity index of 2. Pockets of disparity in access are also found throughout the urban core as well, with a 4 on the West Side of Olympia, North of Harrison Ave, as well as in Lacey, East of Lilly Road with a 4 as well. Low job proximity is tied to low access to opportunity, especially for low income families relying on alternative means of transportation.

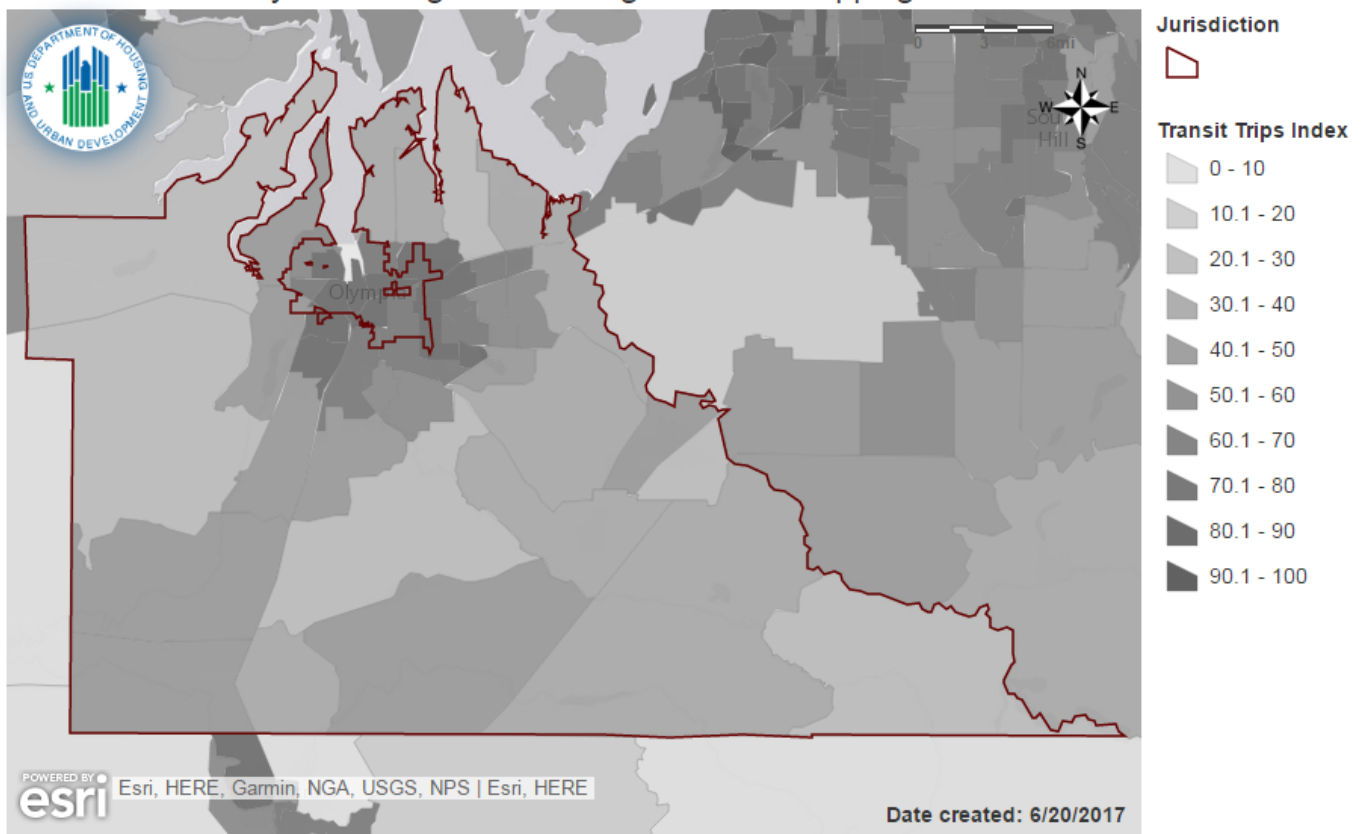
The lowest score in the County is in census tract 011622, adjacent to Pattison Lake in Lacey, with a 1. This area has 1,292 residents, and is 65% white, 7% African American, 12% Asian/Pacific Islander, and 11% Hispanic. Additionally, 51% of residents have housing problems and is a 48 on the low poverty index.



HUD Map 10: Transit Trips

This index is based on estimates of transit trips taken by a three-person, single-parent family with income at 50% of the median income for renters of the region. Values are percentile ranked nationally, and range 0 to 100. **Higher index values (darker shaded areas) indicate that residents in a neighborhood are more likely to use public transportation.** As transit and alternative means of transportation are limited in areas of Rural Thurston County, the Urban Hub is the most accessible for people utilizing public transit.

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 10 - Demographics and Transit Trips

POVERTY AND FAMILIES

According to HUD, families with children make up 44% of Thurston County's population:

- **14% of families with children** under the age of 18 are estimated to be living in poverty.
- That number jumps to **22% when there are multiple children**, with at least one under the age of 5 and another between 5 and 17.

Female Householders: Single mothers, as a group, have the region's highest poverty rate. Census Bureau data show that 28% of female-headed households with no husband are below the federal poverty line. This number increases 37% for female-headed households with children. Comparatively, 6% of married-couple families with children live below the federal poverty line.

The 2016 U.S Census Quickfacts shows that:

- Currently: 12% of the Thurston County population is living in poverty, with the per capita income (for 2011-2015) being \$29,741.
- Trends: The number of Thurston County residents who are low income or living in poverty increased from an estimated 57,467 in 2007 to 72,535 in 2011. **This equates to a 26% increase** in the number of county residents who are low income or living in poverty (for the 2007-2011 time period).

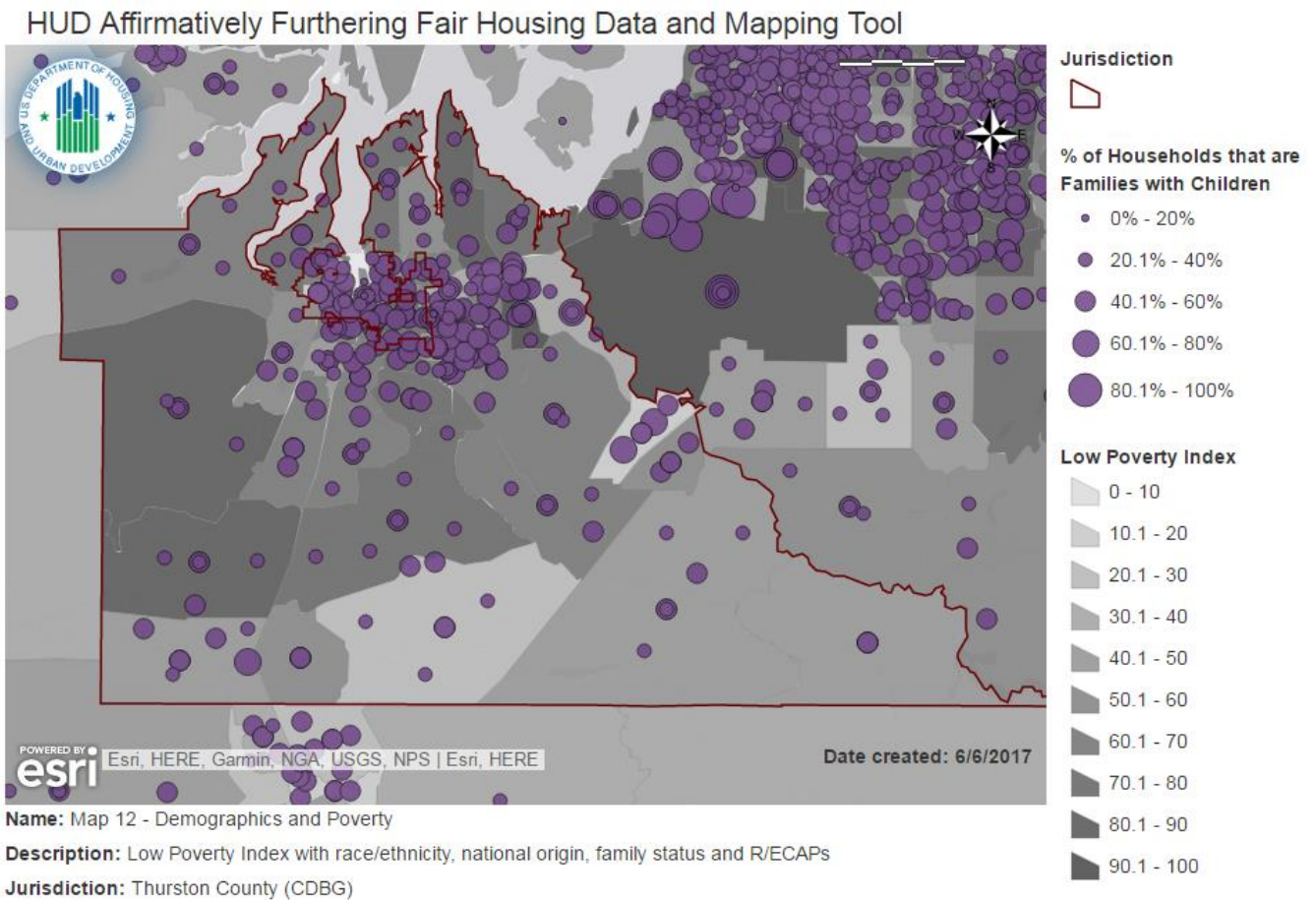
Impact on Renting: Nationally, a family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States. While Washington State's minimum wage is one of the highest in the Country at \$11/hour, a person earning minimum wage would have to work 69 hours a week to afford a 1-bedroom rent, and 86 hours per week for a 2-bedroom at Fair Market Rent.

The annual income needed to afford a fair market, 2-bedroom apartment in Thurston County is \$49,177. The per capita income for Thurston County (for 2011-2015) was \$29,741.

HUD 2017 Annual Income Levels for Thurston County (50% AMI)
1-Person Household - \$26,750
2-Person Household - \$30,550
3-Person Household - \$34,350
4-Person Household - \$38,150

HUD Map 12 Demographics and Poverty: Families with Children

This map compares the percentage of households that are families with children, to areas of poverty within the county. The lighter the shaded color and lower the score, the more poverty that area is experiencing. For example, North Yelm has a low poverty index of 17, and is made up of 53% families with children. In West Olympia, North of Harrison Ave and East of Cooper Point Road, the poverty index is 19 and 55% of households are families with children.



Housing

THURSTON COUNTY OCCUPANCY

According to the American Community Survey, between 2011 and 2015 there were a total of **110,904 units of housing in Thurston County**, and 92.5% were occupied—65% owner occupied and 35% renter-occupied.

Based on 2011-2015 Residential Properties:

- 68.4% (75,847) of the residential properties in Thurston County are **1 unit detached structures**
- 4% (4,702) of residential properties are **single unit attached structures**
- 6% (6,607) are in **2-4 unit structures**
- 7.3% (8,148) are in **5-19 unit structures**
- 4.8% (5,296) of residential properties are in **developments of 20 or more units**
- 9.1% (10,039) are **Mobile homes**
- Boats, Recreational Vehicles and Vans are 0.2% (265)

Apartment Rentals: According the HUD Comprehensive Housing Market Analysis (HMA), the apartment market, which makes up approximately one-half of renter-occupied units in Thurston County, is tight, **with an average vacancy rate of 2.6% during September 2016**, down from 3.4% a year earlier and down from 6% during March 2010.

2010 HOME OCCUPANCY STATUS: THURSTON COUNTY

OCCUPANCY TYPE (%)

	Total Housing Units	Total Occupied Housing Units	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
Bucoda	243	222	161	61	72.5%	27.5%
Lacey	18,493	16,949	9,716	7,233	57.3%	42.7%
Olympia	22,086	20,761	10,280	10,481	49.5%	50.5%
Rainier	717	656	514	142	78.4%	21.6%
Tenino	740	691	474	217	68.6%	31.4%
Tumwater	8,064	7,566	4,097	3,469	54.2%	45.8%
Yelm	2,523	2,299	1,459	840	63.5%	36.5%
Unincorporated County	55,316	51,506	40,368	11,138	78.4%	21.6%
Thurston County	108,182	100,650	67,069	33,581	66.6%	33.4%
Tribal Jurisdictions						
Chehalis Reservation	247	213	119	94	55.9%	44.1%
Nisqually Reservation	190	182	148	34	81.3%	18.7%
Tribal Jurisdictions	437	395	267	128	61%	29%

Source: TRPC 2010

HOMEOWNERSHIP AND RENTAL RATES

In 1970, about 30% of the households in Thurston County lived in rental housing. That number grew to 33% of the households in 2010, with metropolitan jurisdictions having an even higher proportion of rentals. **In 2010, Olympia had nearly a fifty-fifty split between owner-occupied and renter-occupied housing units, and Tumwater had only a slightly lower ratio (54% owner-occupied and 46% renter-occupied). Housing in Lacey was 43% renter-occupied.** (TRPC) Homeownership is a cornerstone of economic mobility, and without a stable group of homeowners, neighborhoods can be left vulnerable to blight and disrepair.

The available data from HUD is presented below in two breakouts: one for Thurston County Jurisdiction (excluding the urban region), and one for the entire county, labeled “Olympia-Tumwater Region”. The percentages of renters to homeowners is based on the population as a whole, *and by the number of households*. White households are the only demographic to have more homeowners than renters, as a percentage of the total population, in our county.

HUD Table 16 Homeownership and Rental Rates	(Thurston County, CDBG) Jurisdiction				(Olympia-Tumwater,) Region			
	Homeowners		Renters		Homeowners		Renters	
	#	%*	#	%*	#	%*	#	%*
HOUSEHOLDS								
Race/Ethnicity								
White, Non-Hispanic	49,650	87.06%	17,489	74.90%	58,655	87.07%	25,925	77.54%
Black, Non-Hispanic	982	1.72%	1,329	5.69%	1,020	1.51%	1,555	4.65%
Hispanic	2,294	4.02%	1,722	7.37%	2,745	4.07%	2,335	6.98%
Asian or Pacific Islander, Non-Hispanic	2,388	4.19%	1,588	6.80%	2,985	4.43%	1,865	5.58%
Native American, Non-Hispanic	590	1.03%	460	1.97%	680	1.01%	595	1.78%
Other, Non-Hispanic	1,125	1.97%	753	3.22%	1,275	1.89%	1,165	3.48%
Total Household Units	57,030	100%	23,350	100%	67,365	100%	33,435	100%

Note 1: Data presented are numbers of households, not individuals.

* All percentage added down by column, not across by row

The table below compares the total number of households by race/ethnicity, to their percentage of total homeowner households county-wide. More specifically, there are 2,570 Black households in Thurston County, which represents 3% of the total number of households in county (100,807 total households). **However, only 1,020 of those Black households are homeowners, meaning that only 40% of the Black households in Thurston County are homeowners. Comparatively, 69%, or 58,655 of white households in the county are homeowners.**

Thurston County Total Population: Household comparison by Race/Ethnicity	Total number of Households	% of Total Population	Total # of Homeowner Households	% of Homeowners Households	% of Race/Ethnicity households who are Homeowners*
White, Non-Hispanic	84,595	84%	58,655	87%	69%
Black, Non-Hispanic	2,570	3%	1,020	2%	40%
Hispanic	5,080	5%	2,745	4%	54%
Asian or Pacific Islander, Non-Hispanic	4,845	5%	2,985	4%	62%
Native American, Non-Hispanic	1,272	1%	680	1%	53%
Other, Non-Hispanic	2,445	2%	1,275	2%	52%
TOTAL	100,807	100%	67,360	100%	n/a

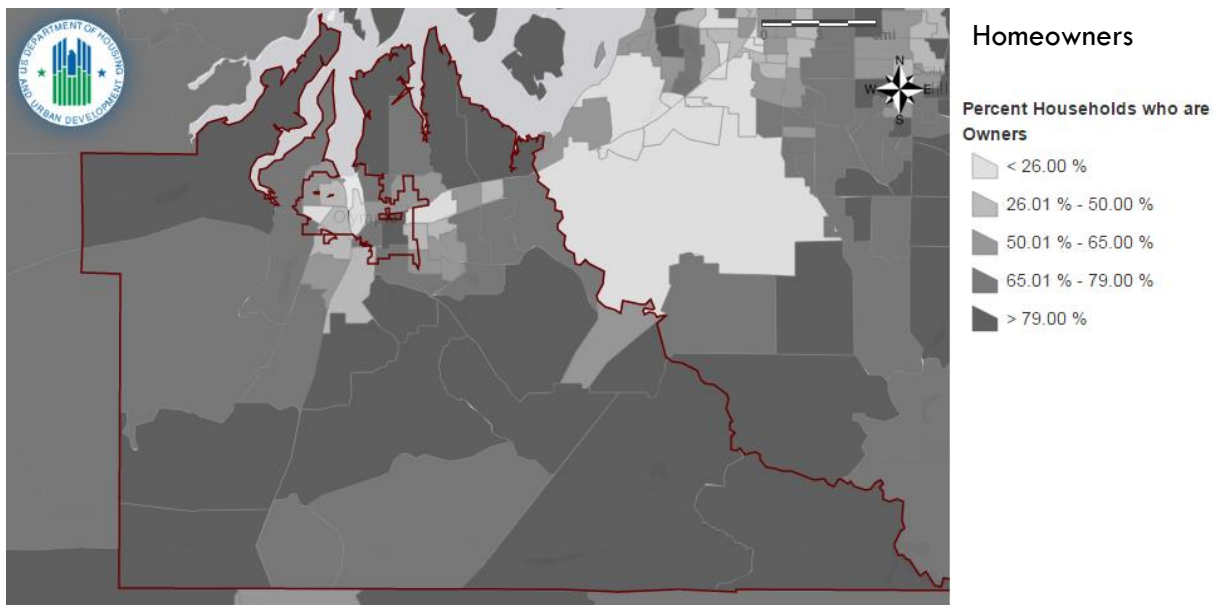
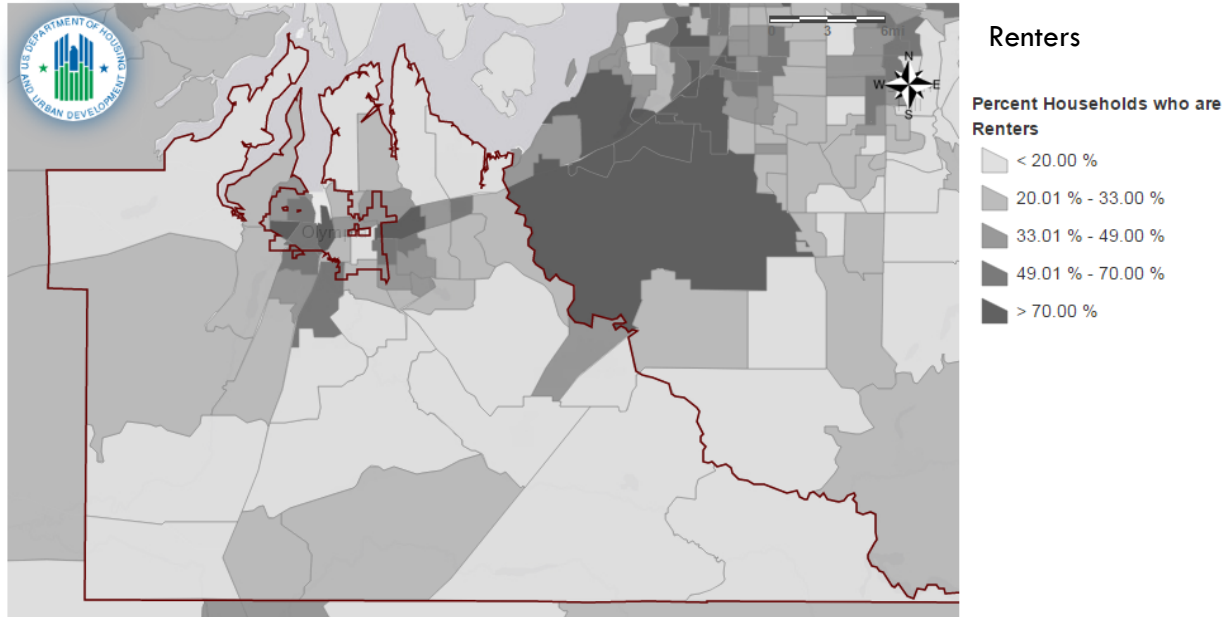
*Percent is out of the total households by race/ethnicity

Source: HUD AFH data tables 16 and 9

HUD Map 16 Housing by Renters and Home Owners

The majority of renters in Thurston County reside within the urban core, along the I5 corridor from West Olympia to Hawks Prairie. Specifically, the area south of Harrison Ave, adjacent to Yaeger Park and the Capital Mall is 82% renters; Downtown Olympia is 77%; and Lacey around Saint Martins University is 74%. The highest percentage of renters in rural Thurston County is in the North Yelm area, at 43%. **(PLEASE NOTE: Future maps will feature *only* Thurston County)**

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



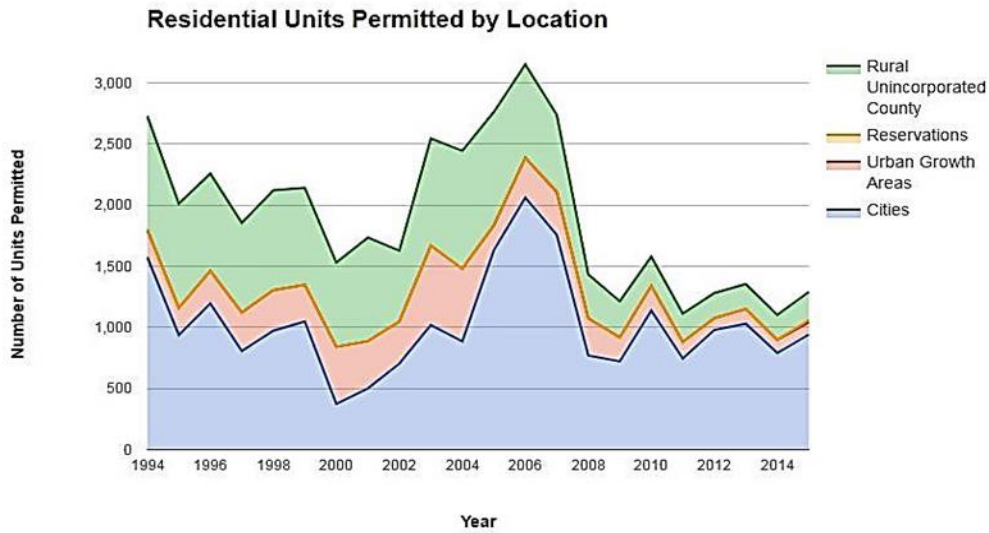
PERMITS AND NEW DEVELOPMENT

New housing starts

In Thurston County permits declined from 3,137 in 2006 to 1,074 in 2011, and most of the development occurred in urban areas with greater access to transit, jobs, and other opportunities. During the same period, no more than 24% of the annual housing starts were located in the county’s rural areas; **just 17% of new housing starts in 2011 were located in rural Thurston County**, according to TRPC data. There is also a home sales vacancy rate of 1.5%, down from 2.4% in April 2010. During the 12 months ending July 2016, existing home sales totaled 4,725, up 12% compared with sales during the 12 months ending July 2015, and the average sales price increased 6%, to \$252,700.

Building Permits

A review of the single and multi-family housing building permits from 1995 to 2015 (from TRPC) reveals that 42,010 permits were issued County-wide: 54% (22,575) issued in the Cities, 15% (6,251) in the Urban Growth Areas (UGA), 31% (13,153) in Rural Unincorporated County and 31 in Reservations.



Total Residential permit by City, from 1995 to 2015, including their UGA

<ul style="list-style-type: none"> - Lacey (13,186) - Olympia (8,218) - Tumwater (3,988) - Yelm (2,600) - Rainier (317) 	<ul style="list-style-type: none"> - Tenino (216) - Bucoda (54) - Grand Mound UGA (246) - Nisqually Reservation (12) - Chehalis Reservation (1)
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Fair Housing Complaint data

WASHINGTON STATE: BASIS FOR COMPLAINTS

The most recent comprehensive complaint data was collected in 2015, for the Washington State Analysis of Impediments to Fair Housing Choice. To assist in the identification of impediments to Fair Housing choice, the 2015 analysis considered Fair Housing complaints filed with HUD in Washington between January 1, 2007 and December 31, 2013.

The majority of Fair Housing complaints filed with HUD for this reporting period **relate to discrimination due to a person's disability, race, or national origin**. This trend resembles that of the prior reporting period, during which **over 70% of the complaints were composed of allegations regarding disability or race**. During this seven-year period, 1,833 complaints, or an average of 262 complaints per year state wide, were filed with HUD and investigated by HUD, the WSHRC, or the FHAP agencies: **over 44% of complaints included disability as a basis, followed by race at 20% and national origin at just under 10%**.

The dominance of Fair Housing complaints related to disability and race could be caused by many factors, including more prevalent discrimination in these arenas, and more access to services and ability to file complaints. Conversely, fewer complaints regarding religion, gender, and familial status or other protected classes does not mean there is an absence of Fair Housing discrimination towards these and other protected classes. Instead, it could mean less access to services, fear of filing complaints, and other factors.

Complaints Related to Disability: Statewide comparison

There may be several reasons that disability complaints make up the greatest percentage of all complaints (44% statewide). Nearly three-quarters (74%) of statewide complaints including disability as one of the bases were related to attempting to rent a house or apartment. Fair housing studies have found that many apartment owners make direct comments refusing to make reasonable accommodations or modifications for people with disabilities, so discrimination is easier to detect.

THURSTON COUNTY: BASIS FOR COMPLAINTS

Between 1991 and 2016, HUD received **192 total complaints related to Fair Housing. Of those**

- **42% were related to a disability (81),**
- **26% for family status (50), and**
- **19% because of race (37).**

It is important to note that in the table below, the total number of “instances of basis in complaints” (208) is more than the total number of complaints (192), as some records cited multiple reasons for discrimination.

Thurston County: Instances of Basis in Complaints, 1991-2016

Protected Classes	Basis of Complaint & Discrimination	Percent of Basis of Complaint & Discrimination
Disability	88	39%
Race	37	18%
National origin	15	7%
Familial status	50	24%
Retaliation	12	6%
Sex	9	4%
Religion	5	2%
Total instances of basis in complaints	208	100%

Source: Department of Housing and Urban Development, WA Analysis of Impediments 2015

Note: Number of instances of basis in complaints is more than the total number of complaints, as some cited multiple reasons for discrimination

Retaliation	205	8.7%
Sex	139	5.9%
Religion	58	2.4%
Color	15	0.6%
Total instances of basis in complaints	2,369	100%

Source: Department of Housing and Urban Development, WA Analysis of Impediments 2015

Fair Housing Testing

In order to determine if race or national origin discrimination played a part in the applicant's rejection or in the treatment the individual received, an advocacy group will send a comparable white or non-Hispanic person to inquire about renting a unit at the same complex. Testers are usually individuals from the local community who have been specifically trained to conduct Fair Housing tests. Being "comparable" means that the testers are, to the extent possible, matched with the complainant on their background, employment, rental and even educational characteristics, differing only in their racial or ethnic background. Lying is legally permissible.

Audits of Fair Housing testing reveal that minority races, foreign-born residents, and disabled people seeking housing **had a 60-percent chance of being treated differently when looking for housing.** Though it is not a protected class in most jurisdictions, discrimination due to source of income (Section 8) may have restricted housing for many of the region's most vulnerable people.

Testing in Western Washington State (Puget Sound and Thurston County Area), 2006-2014

Year	Type	Protected Class	Number of Tests
Washington State Human Rights Commission			
2013	Rental	National Origin, Race, Disability in Puget Sound Regional Council area along transit lines.	90
Fair Housing Center of Washington			
2008-2009	Rental	Disability, Race (Black), National Origin Thurston and Mason Counties	30

Source: Washington State Analysis of Impediments to Fair Housing Choice 2015, Table 19

Fair Housing Complaints by Transaction: Statewide

Approximately 88% of the alleged discrimination took place when tenants were attempting to rent housing. This represented an increase from the prior reporting period, in which 84% of the complaints were in regards to a rental transaction. Just 4% of Washington State complaints involved trying to purchase a home, representing a significant decrease from prior years, in which 10% related to buying a home. This decrease may be due in part to lower overall rates of home buying during this timeframe.

WA: Complaint by Type of Real Estate Transaction

Transaction	Number of Complaints In which Transaction was Identified 2007-2013	Percent of Complaints (2007-2013)	Percent of Complaints (2001-2006)
Rental	1,377	88%	84%
Purchase	66	4%	10%
Other	129	8%	6%

Source: Department of Housing and Urban Development and WA State 2015 Analysis of Impediments

WASHINGTON STATE: HOME MORTGAGE LENDING

In Washington State, Black and Hispanic borrowers are much more likely to use nonconventional, or government subsidized loans than conventional, or un-subsidized loans compared with other racial and ethnic groups.

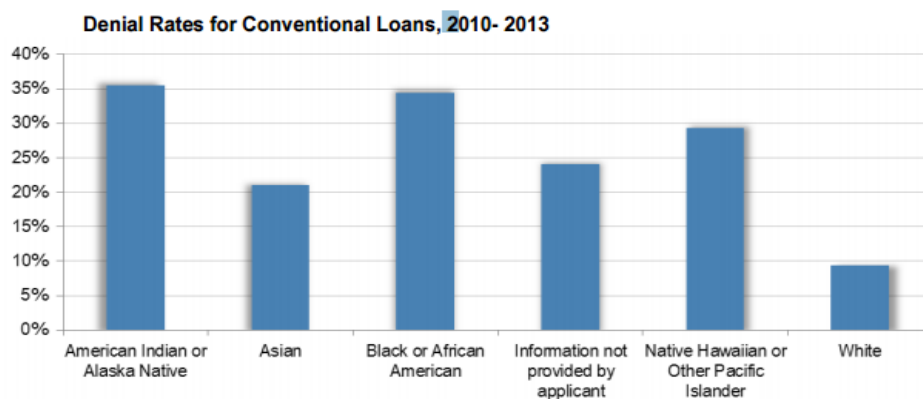
Conventional mortgages are those products not directly backed by the federal government. For instance, mortgages owned by Fannie Mae and Freddie Mac, two large mortgage purchasers, are loans that feature generally "conventional" or standard lending terms. In contrast, most mortgages backed by the federal government feature a variety of non-conventional lending term. These "**nonconventional loans**" can allow lower down payments, and lower credit score requirements. However, many sellers and real estate agents will prioritize purchase offers from 'conventional' loans, leaving many people with nonconventional loans to seek substandard or less desirable houses and locations.

In Washington State, Black and Hispanic borrowers are much more likely to use nonconventional loans than conventional loans compared with other racial and ethnic groups. In 2013, almost 71% of black home-purchase borrowers and 63% of Hispanic borrowers took out a nonconventional loan, compared with about 35% of white home-purchase borrowers and just 16% of Asian borrowers, according to Washington State's 2015 Analysis of Impediments.

Further, nearly half of borrowers in low-income census tracts used nonconventional loans, compared with about one-fourth of high-income borrowers and 28% of borrowers in high-income neighborhoods, according to data from the Federal Reserve.

Greater reliance on nonconventional loans may reflect the relatively low down-payment requirements of the FHA and VA lending programs, which serve the needs of borrowers who have few assets to meet down-payment and closing-cost requirements. But it may also be true that lenders encourage certain borrowers, and not others, toward government-backed loans.

As in past years, black, Hispanic, and "other minority" borrowers had higher denial rates in 2013 than whites and Asian borrowers in Washington. The denial rates for conventional home-purchase loans were nearly 50% for Blacks, 22% for Hispanic, 23% for other minorities, 14% for Asians, and 11% for non-Hispanic whites.



Affordable Housing Barriers

INCOME AND HOUSING TYPE AND CITY

Neighborhoods with the Thurston Region’s highest poverty rates are concentrated amid the urban core — where some of the best affordable housing, transit, employment, and social-service opportunities exist. According to the TRPC, restrictive zoning and building codes, coupled with market forces and opposition from existing residents, stand as the greatest barriers to expanding and integrating the stock of affordable housing amid high-opportunity areas — especially for the poorest residents who earn less than 30% of the area median income.

The table below illustrates the relationship between income, and housing type within the region’s seven incorporated cities and towns, as well as notable unincorporated areas, known as census-designated places.

Housing Affordability in the Thurston County Region 2010

TRPC: 2006-2010	Poverty Rate	Median Household Income	% Multi-family Units ¹	Median Gross Rent	Median Home Value	Median Year Built
City/Town						
Bucoda	25%	\$ 34,286	9%	\$ 784	\$ 145,600	1959
Lacey	11%	\$ 57,304	39%	\$ 966	\$ 238,400	1988
Olympia	16%	\$ 49,461	44%	\$ 841	\$ 262,000	1976
Rainier	12%	\$ 57,000	24%	\$ 877	\$ 203,900	1992
Tenino	9%	\$ 45,898	27%	\$ 781	\$ 170,000	1975
Tumwater	11%	\$ 60,585	49%	\$ 970	\$ 260,400	1984
Yelm	13%	\$ 55,227	21%	\$ 1,178	\$ 223,800	2000
Unincorporated Communities / Census-Designated Places						
Chehalis Reservation	22%	\$ 38,000	17%	\$ 541	\$ 122,500	1978
Grand Mound	13%	\$ 41,750	44%	\$ 771	\$ 184,800	1990
Nisqually Reservation	18%	\$ 57,917	8%	\$ 423	\$ 196,400	1979
North Yelm	13%	\$ 50,361	51%	\$ 1,110	\$ 159,100	1991
Rochester	13%	\$ 63,365	36%	\$ 909	\$ 250,000	1991
Tanglewilde-Thompson Place	10%	\$ 60,076	38%	\$ 875	\$ 225,800	1974
Thurston County	10%	\$ 60,930	41%	\$ 928	\$ 257,800	1984

1. Includes Mobile Homes

2. Data for Chehalis Reservation as a whole, including portions in Grays Harbor County.

Note: The Nisqually Indian Reservation, Bucoda, and Chehalis Reservation have comparatively small populations from which to sample, so census figures for these communities have a large margin of error. For Bucoda, the Poverty Rate and Median Household income are based on the 1999 U.S Census Selected Economic Characteristics table.

Source: U.S Census Bureau 2006-2010 American Community Survey and TRPC

INCOME AND HOUSING TYPE AND CITY

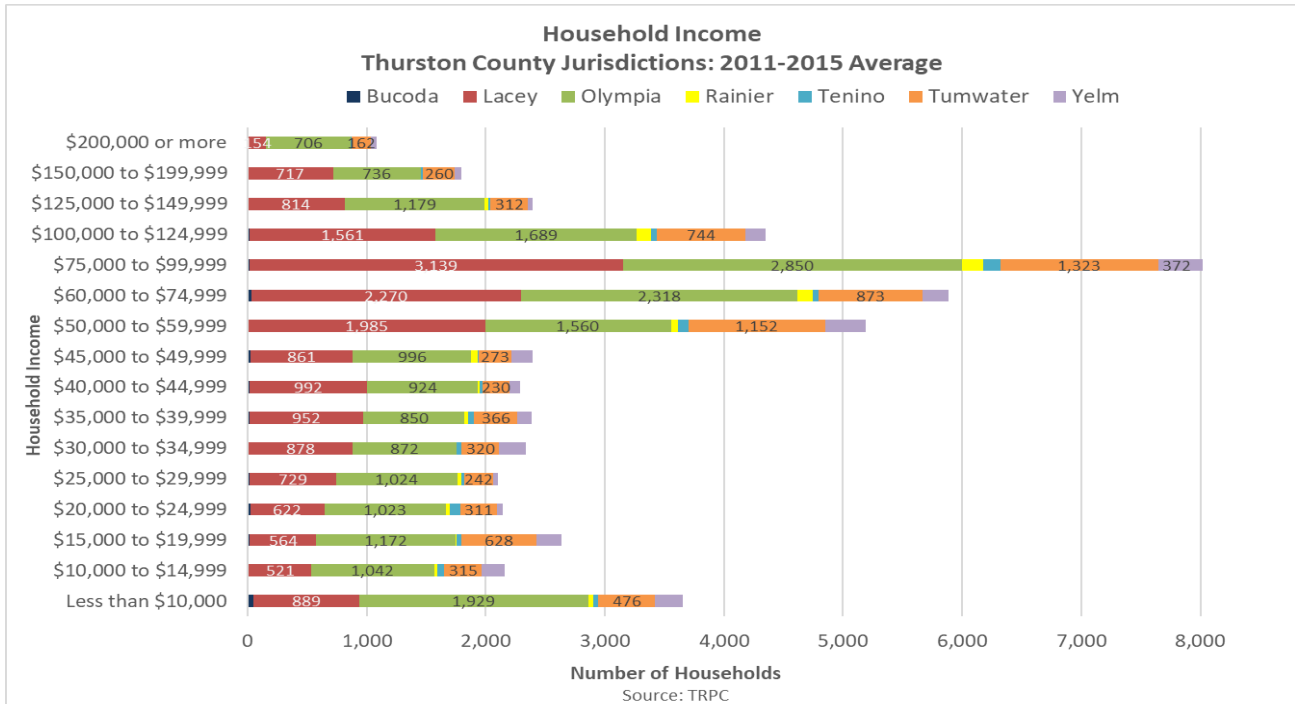
In 2016, Thurston County's median household income was \$63,286, according to estimates by the Washington State Office of Financial Management. Thurston County was estimated to have the fifth-highest median household income of all counties in Washington in 2016, behind King, Snohomish, Clark, and Kitsap Counties. According to 2011-2015 American Community Survey data, the community with the highest median household income was Rainier (\$69,000), followed by Lacey (\$59,000). Bucoda had the lowest median household income among Thurston County communities (\$39,000), with a 46% poverty rate according to the U.S Census Bureau.

Household Income (In 2015 Dollars)

Thurston County Jurisdictions: 2011-2015 Average

Household Income	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater	Yelm	Thurston County	Chehalis Reservation	Nisqually Reservation
Less than \$10,000	46	889	1,929	38	42	476	233	6,357	37	25
\$10,000 to \$14,999	10	521	1,042	21	55	315	198	3,921	23	5
\$15,000 to \$19,999	13	564	1,172	9	38	628	215	3,966	19	7
\$20,000 to \$24,999	23	622	1,023	31	87	311	43	3,645	7	6
\$25,000 to \$29,999	13	729	1,024	32	22	242	43	3,899	8	6
\$30,000 to \$34,999	3	878	872	5	36	320	219	4,515	15	3
\$35,000 to \$39,999	17	952	850	32	49	366	117	4,473	20	10
\$40,000 to \$44,999	15	992	924	16	26	230	83	4,436	13	7
\$45,000 to \$49,999	21	861	996	52	9	273	183	4,353	21	11
\$50,000 to \$59,999	9	1,985	1,560	58	91	1,152	339	10,175	18	19
\$60,000 to \$74,999	29	2,270	2,318	129	50	873	220	12,007	12	25
\$75,000 to \$99,999	13	3,139	2,850	176	144	1,323	372	16,235	21	21
\$100,000 to \$124,999	16	1,561	1,689	122	47	744	173	9,822	7	12
\$125,000 to \$149,999	0	814	1,179	29	18	312	39	6,317	16	15
\$150,000 to \$199,999	0	717	736	6	16	260	64	5,019	8	5
\$200,000 or more	3	154	706	5	3	162	54	3,491	2	2
Total Households	231	17,648	20,870	761	733	7,987	2,595	102,631	247	179
Median Income	\$38,603	\$59,407	\$53,617	\$68,942	\$50,184	\$56,512	\$49,029	\$61,677	\$38,625	\$53,438

Source: (TRPC)U.S. Bureau of the Census, American Community Survey (ACS): table numbers B19001, B19013



NUMBER OF AFFORDABLE UNITS PER CITY

The table below estimates how many rental housing units are affordable and available within the region for households that earn 0-30%, 30-50%, or 50-80% of the Area Median Income (AMI) — about \$60,900. The table also identifies whether a municipality or census-designated place has its “fair share” of such housing.

Olympia, Lacey, and Tumwater have more people and housing than their neighboring communities in Thurston County, and have more than their fair share of rental housing units that are affordable and available for residents earning up to 80% of the area median income.

Conversely, **the three cities have less than their fair share of rental housing that is affordable and available for the county’s poorest residents** — those who earn up to 30% of the area median income — compared with the south county cities of Yelm (51%) and Tenino (106%). This finding is notable because Olympia and Lacey include neighborhoods with the county’s highest percentage of people living below the federal poverty level. As this data is from 2011, the Fair Share of affordable units may have changed.

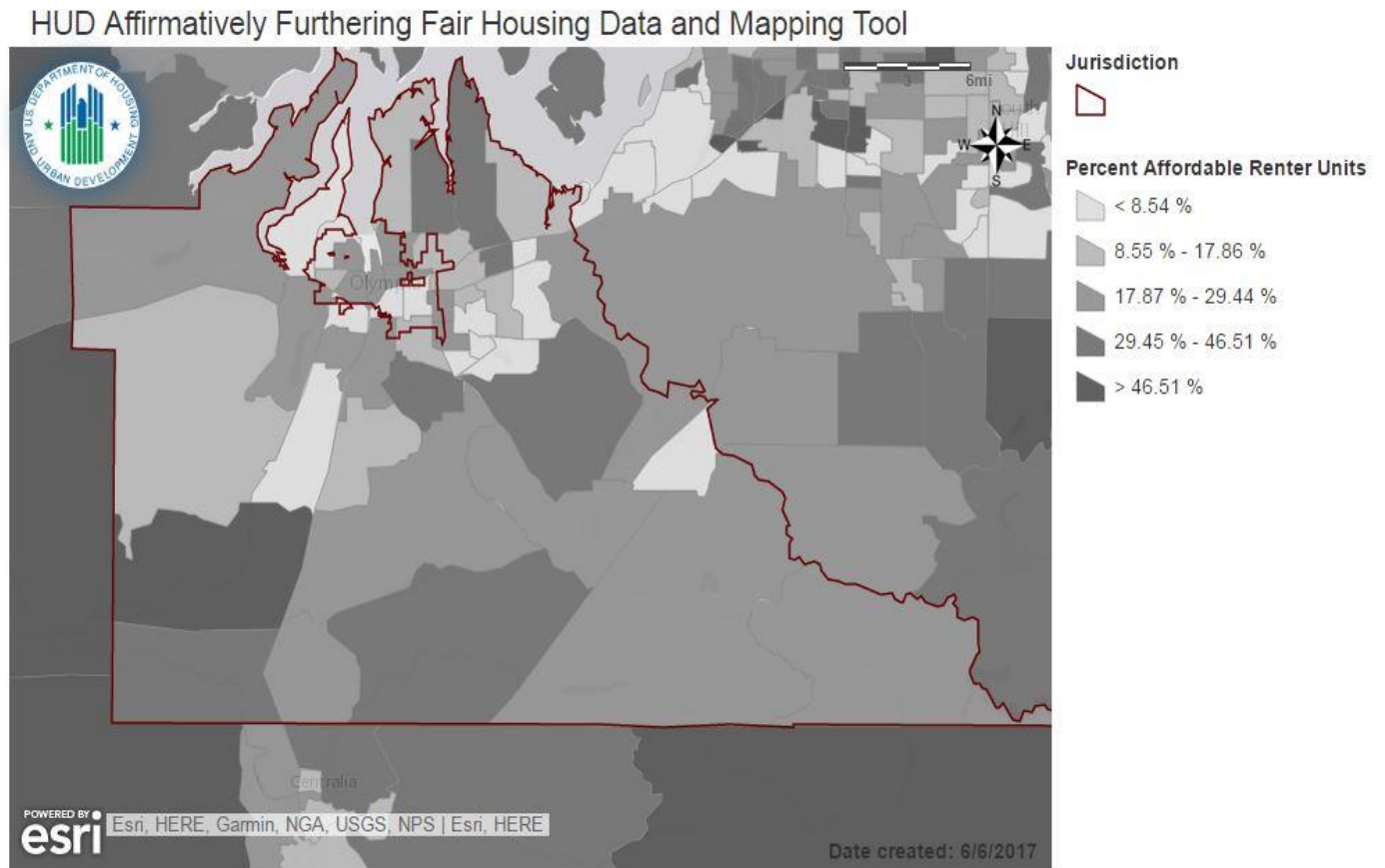
HUD Estimate of Affordable Rental Housing Share by Jurisdiction

City/Town	Rental Units Affordable & Available at ... % AMI			Fair Share of Affordable Units at ... % AMI			Fair Share as % of Available Stock at ... % AMI		
	30%	50%	80%	30%	50%	80%	30%	50%	80%
	Bucoda	0	4	24	14	28	43	0%	14%
Lacey	129	1,139	3,059	1,053	2,070	3,241	12%	55%	94%
Olympia	620	2,375	5,354	1,344	2,643	4,138	46%	90%	129%
Rainier	4	4	64	51	100	156	8%	4%	41%
Tenino	55	74	119	52	102	159	106%	73%	75%
Tumwater	100	254	1,397	451	887	1,389	22%	29%	101%
Yelm	65	95	320	127	249	390	51%	38%	82%
Unincorporated Communities / Census Designated Places									
Chehalis Reservation	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Grand Mound	0	30	70	50	99	155	0%	30%	45%
Nisqually Reservation	29	39	39	15	30	47	193%	130%	83%
North Yelm	0	60	165	77	152	238	0%	39%	69%
Rochester	0	90	140	49	95	149	0%	95%	94%
Tanglewilde- Thompson Place	0	285	585	150	295	462	0%	97%	127%
Remainder of County	280	1,365	3,735	3,060	6,019	9,423	9%	23%	40%
Thurston County	1,282	5,814	15,071	6,493	12,769	19,990	20%	46%	75%

Source: U. S. Dept. of Housing and Urban Development, 2011 and TRPC

HUD Map 17 Location and Percentage of Affordable Rental Housing

The map below details the percentage of affordable rental units in a census tract, as defined as renting at or less than 30% of a household's income, for households earning 50% AMI. According to this map, the area with the highest number of affordable units is South of Tumwater and West of Tenino, following Littlerock Road. This area has 175 affordable units, which is 56% of the available units.



Name: Map 17 - Location of Affordable Rental Housing (% Rental Units Affordable to 50% AMI)

Description: Map of percent of rental units affordable, defined as units renting at or less than 30% of household income for a household with income at 50% of AMI.

Jurisdiction: Thurston County (CDBG)

Region: Olympia-Tumwater, WA

SUBSIDIZED HOUSING

From 1987 to 2007, 23 low-income apartment communities containing 1,809 rental apartments have been constructed and made affordable to low income persons in Thurston County by the Low Income Housing Tax Credit Program.

Some low-income people are able to qualify for a federal housing voucher program called Section 8. In the Thurston Region, 2,050 people receive these vouchers; the number for people on the waitlist is 1,840, for a total of 3,890 people who qualify. (TRPC)

Below is a summary of the publicly supported households in Thurston County, in 2010, by Race and Ethnicity. The available data from HUD is presented in two breakouts: one for Thurston County Jurisdiction (excluding the urban region), and one for the entire county, labeled “Olympia-Tumwater Region”.

HUD Table 6 - 2010 Publicly Supported Households by Race/Ethnicity

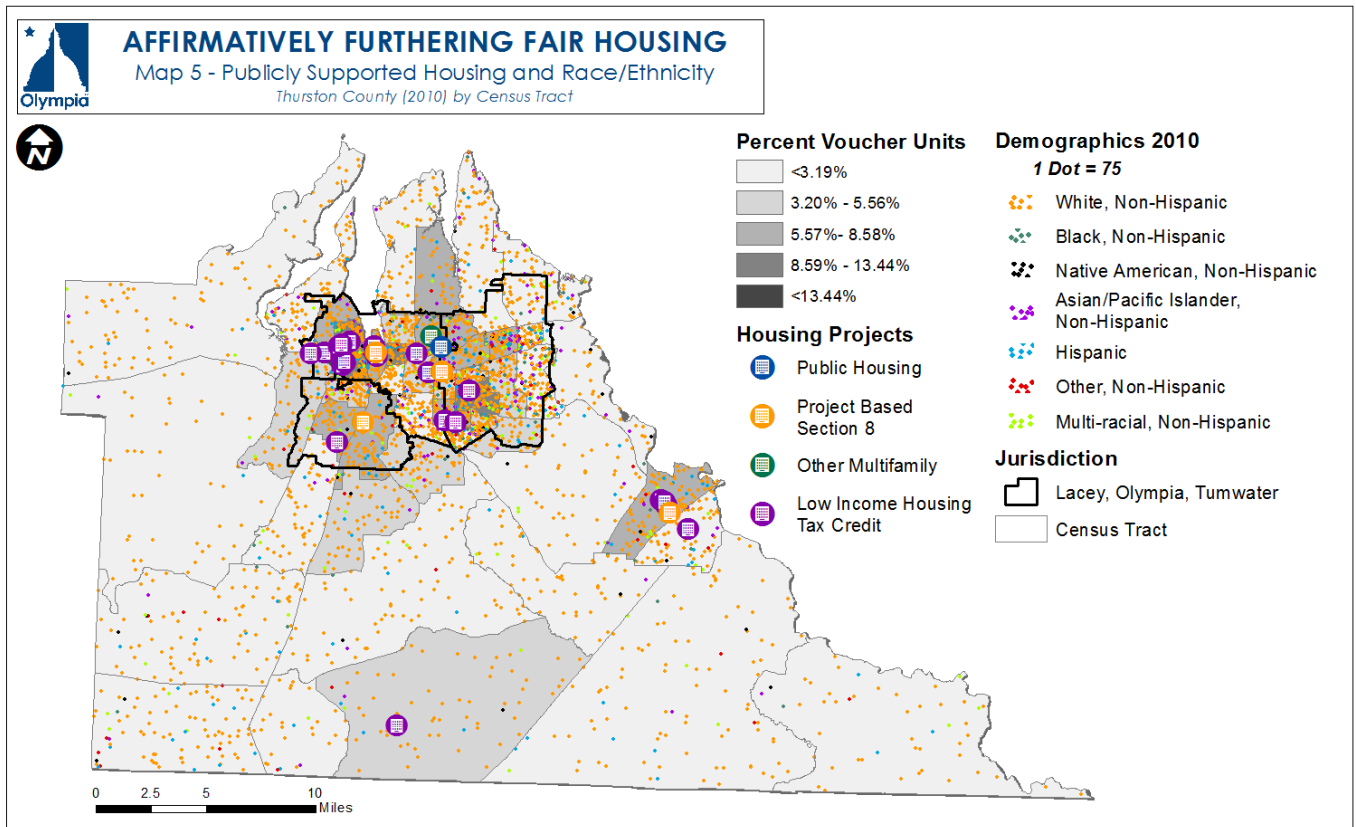
(Thurston County, CDBG) Jurisdiction		White		Black		Hispanic		Asian or Pacific Islander	
Housing Type	#	%	#	%	#	%	#	%	
Project-Based Section 8	123	75.46%	5	3.07%	3	1.84%	28	17.18%	
HCV Program	798	77.93%	71	6.93%	82	8.01%	49	4.79%	
Total Households	67,135	83.52%	2,299	2.86%	4,019	5.00%	3,983	4.96%	
0-30% of AMI	5,713	76.69%	209	2.81%	725	9.73%	307	4.12%	
0-50% of AMI	9,086	66.52%	334	2.45%	1,018	7.45%	692	5.07%	
0-80% of AMI	18,311	73.03%	594	2.37%	1,696	6.76%	1,401	5.59%	
(Olympia-Tumwater, WA) Region		White		Black		Hispanic		Asian or Pacific Islander	
Housing Type	#	%	#	%	#	%	#	%	
Public Housing	114	85.07%	8	5.97%	0	0.00%	8	5.97%	
Project-Based Section 8	504	65.28%	30	3.89%	34	4.40%	186	24.09%	
Other Multifamily	68	58.62%	2	1.72%	0	0.00%	44	37.93%	
HCV Program	1,528	76.59%	152	7.62%	163	8.17%	104	5.21%	
Total Households	84,595	83.92%	2,570	2.55%	5,080	5.04%	4,845	4.81%	
0-30% of AMI	8,090	77.23%	265	2.53%	925	8.83%	495	4.73%	
0-50% of AMI	13,220	69.60%	430	2.26%	1,285	6.76%	995	5.24%	
0-80% of AMI	24,940	74.74%	715	2.14%	2,205	6.61%	1,745	5.23%	

Note 1: Data Sources: HUD Table 6, Decennial Census; APSH; CHAS

Note 2: #s presented are numbers of households not individuals.

HUD Map 5 Publicly Supported Housing and Race/Ethnicity

The maps below show the relationship between Public Housing, Project-Based Section 8, Other Multifamily, and Low-Income Housing Tax Credit locations, mapped with race/ethnicity dot density map, distinguishing categories of publicly supported housing by race and ethnicity. Predictably, the areas with the highest poverty, as well as the largest density of racial and ethnic minorities, also have the highest concentration of affordable housing projects.



SELF-SUFFICIENCY STANDARD

The **Self-Sufficiency Standard** for Washington State, developed by the University Of Washington School Of Social Work and the Workforce Development Council of Seattle-King County, measures the amount of income required by individuals and families to adequately meet basic needs. This is based on 2014 data.

The analysis compares the minimum wage with the costs of housing, childcare, food, transportation, health care, taxes, and miscellaneous expenses. The report defines wage adequacy as the degree to which a given wage is adequate to meet basic needs, taking into account the availability of various work supports (or lack thereof).

The Federal Poverty Level for three-person families (\$19,790 annually) was 38% of the Standard for one adult, one preschooler, and one school-age child in Thurston County (\$24.72 per hour and \$52,208 annually). **This means a full-time worker earning the state minimum wage and living in Thurston County (in 2014) would be able to cover only 49% of her family’s basic needs** (with her take-home pay after accounting for taxes) if she had one preschooler and one school-age child.

The Self-Sufficiency Standard for Select Washington Counties and Family Types, 2014

	ONE ADULT	ONE ADULT ONE PRESCHOOLER	ONE ADULT ONE PRESCHOOLER ONE SCHOOL-AGE	TWO ADULTS ONE PRESCHOOLER ONE SCHOOL-AGE
BENTON (KENNEWICK-RICHLAND)	\$19,779	\$38,014	\$47,983	\$54,747
CLARK	\$22,223	\$42,657	\$53,525	\$60,901
KING (CITY OF SEATTLE)	\$25,440	\$52,443	\$64,667	\$69,704
KING (EAST)	\$33,135	\$61,839	\$74,616	\$79,411
LEWIS	\$17,700	\$34,413	\$45,945	\$53,050
PEND ORIELLE	\$16,798	\$27,945	\$35,062	\$43,105
PIERCE (WEST CITIES)	\$23,360	\$44,806	\$54,946	\$62,607
SNOHOMISH (WEST CITIES)	\$31,096	\$55,336	\$66,941	\$74,503
SPOKANE	\$17,923	\$36,023	\$46,573	\$53,532
THURSTON	\$22,553	\$42,919	\$52,208	\$59,212
YAKIMA	\$18,366	\$32,210	\$41,085	\$48,973

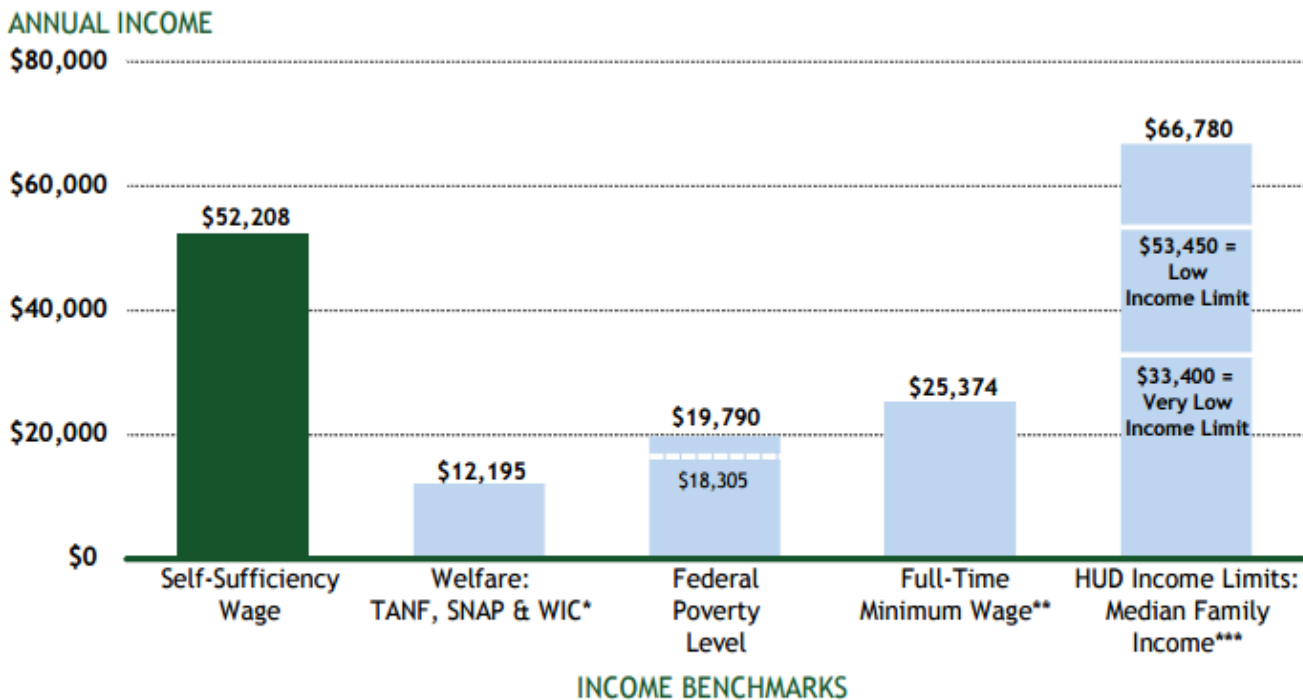
SELF-SUFFICIENCY STANDARD

As a measure of income adequacy, how does the Standard compare to other commonly used measures? Figure 7 compares the Thurston County Self-Sufficiency Standard for one adult, one preschooler, and one school-age child, to the following income benchmarks for three-person families:

- Temporary Assistance for Needy Families (TANF), Supplemental Nutrition Assistance Program (SNAP, formerly the Food Stamp Program), and WIC (Women, Infants and Children);
- The Federal Poverty Level (FPL) for a family of three;
- The Washington minimum wage of \$9.32 per hour (2014)
- The HUD median family income limits for a family of three in Thurston County

This comparison is intended to indicate how the Standard compares to other indicators of poverty or minimum income adequacy

Figure 7. The Self-Sufficiency Standard Compared to Other Benchmarks, 2014
One Adult, One Preschooler, and One School-Age Child
 Thurston County, WA 2014



* For FY 2014, the TANF benefit amount is \$5,736 annually, the SNAP benefit amount is \$5,964 annually, and the WIC benefit amount is \$495 annually for a family of three in Washington.

**The 2014 Washington minimum wage is \$9.32 per hour. This amounts to \$19,684 per year; however, assuming this family pays federal, state, and city taxes and receives tax credits, the net yearly income would be a larger amount, \$25,374 as shown. The dashed line shows the annual income received after accounting for taxes (\$18,305) but without the addition of tax credits, which are received as a yearly lump sum after filing taxes the following year.

*** The U.S. Department of Housing and Urban Development (HUD) uses area median family income as a standard to assess families' needs for housing assistance. The HUD median family income limits are for 2014.

CONCENTRATIONS OF RESIDENTS & AFFORDABLE HOUSING

The urban hub of Olympia, Lacey, and Tumwater have a highest concentration of people and housing than the more rural communities in Thurston County. The three cities have more than their fair share of rental housing units that are affordable and available for **moderate income residents** who earn up to 80% of the area median income, according to the HUD analysis (Table 6).

However, the three cities in the urban hub have less than their fair share of rental housing that is affordable and available for the county's **lowest income residents** who earn up to 30% of the area median income — compared with the south county cities of Yelm (51%) and Tenino (106%).

This finding is notable because Olympia and Lacey include neighborhoods with the county's highest percentage of people living below the federal poverty level. In Thurston County, the average household income for an individual living at the poverty level is about \$23,500 (+/- \$4,000), according to the U.S. Census Bureau.

Neighborhoods with the county's highest poverty rates follow a busy corridor that stretches from Harrison Avenue in West Olympia to the Martin Way-Interstate 5 interchange in Lacey [TRPC Map 2.2]. These major arterials, which connect with 4th Avenue in downtown Olympia, feature the most frequent transit (buses every 15 minutes or less) and good access to parks, good schools, social services, and affordable multifamily housing. (TRPC)

Table 2.2: HUD Estimate of Affordable Rental Housing Share by Jurisdiction

City/Town	Rental Units Affordable & Available at ... % AMI			Fair Share of Affordable Units at ... % AMI			Fair Share as % of Available Stock at ... % AMI		
	30%	50%	80%	30%	50%	80%	30%	50%	80%
Bucoda	0	4	24	14	28	43	0%	14%	56%
Lacey	129	1,139	3,059	1,053	2,070	3,241	12%	55%	94%
Olympia	620	2,375	5,354	1,344	2,643	4,138	46%	90%	129%
Rainier	4	4	64	51	100	156	8%	4%	41%
Tenino	55	74	119	52	102	159	106%	73%	75%
Tumwater	100	254	1,397	451	887	1,389	22%	29%	101%
Yelm	65	95	320	127	249	390	51%	38%	82%
Unincorporated Communities / Census Designated Places									
Chehalis Reservation	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Grand Mound	0	30	70	50	99	155	0%	30%	45%
Nisqually Reservation	29	39	39	15	30	47	193%	130%	83%
North Yelm	0	60	165	77	152	238	0%	39%	69%
Rochester	0	90	140	49	95	149	0%	95%	94%
Tanglewilde-Thompson Place	0	285	585	150	295	462	0%	97%	127%
Remainder of County	280	1,365	3,735	3,060	6,019	9,423	9%	23%	40%
Thurston County	1,282	5,814	15,071	6,493	12,769	19,990	20%	46%	75%

Source: U. S. Dept. of Housing and Urban Development, 2011

TRPC CITY PROFILE: LACEY

Urban census block groups with the highest percentage of all minority groups combined — including American Indians, Asians, and African Americans — are amid east Lacey and its unincorporated urban growth area. The minority population is higher here than in other parts of the county, but still fairly evenly dispersed.

The “Meadows” area — composed of three block groups between Pacific Avenue on the south, Marvin Road on the west, Steilacoom Road on the north, and Lacey’s urban growth border on the east — **had a total minority population of 46% in 2010.**

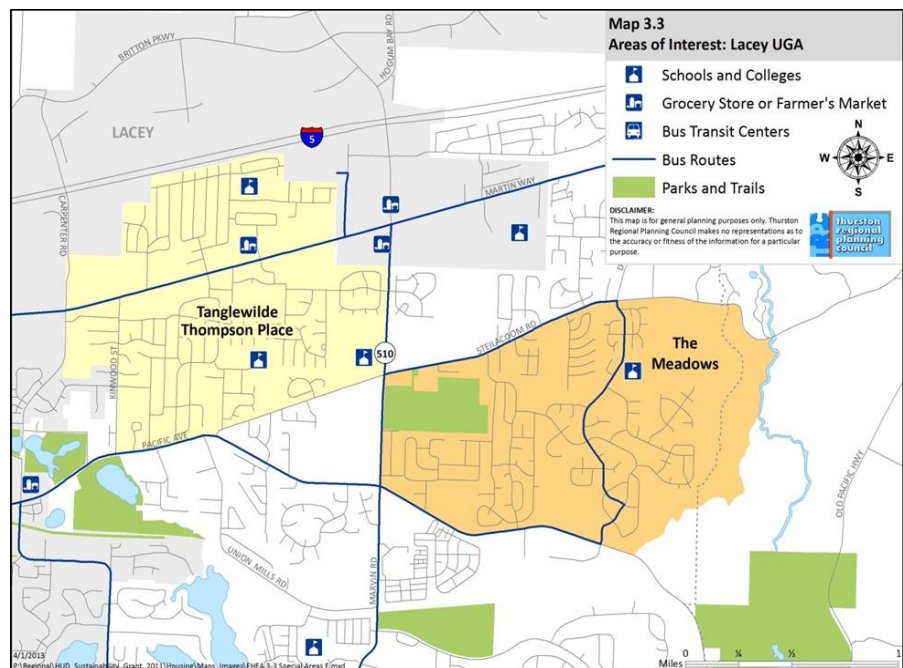
12% of the area’s 5,096 residents were African American; 13% were Hispanic or of Latino origin; and, 18% were Asian. This is up from approximately 40% minority in 2000.

Despite the large minority population in The Meadows, the neighborhood had a **poverty rate that is just 2% in 2010**, according to census data. From west to east, median household income for the three block groups that compose The Meadows was: \$67,983; \$52,259; and \$78,025. Housing developments in this area include Steilacoom Heights, Pinecrest, Evergreen Terrace, Madrona Park, and The Ridge.

The Tanglewilde/Thompson Place area, which includes the Woodglen, Bicentennial and Georgetowne Estates housing developments, south of I-5 and north of Steilacoom Road SE, has a minority **population of 39% in 2010.** 11% of the area’s 5,892 residents were Asian, and 15% were of Latino origin or Hispanic. African Americans constituted 9% of the population. **A decade earlier, the block group had a minority population of 32%.**

As with The Meadows, no correlation exists between minority population and poverty amid the Tanglewilde/Thompson place area.

The median household income in the Tanglewilde/Thompson area is \$60,076, which is nearly commensurate with the county’s median income (\$60,930). The poverty rate in both the county and census-designated area is 10%.



Select City Profile from TRPC

TRPC CITY PROFILE: WEST OLYMPIA

West Olympia provides a case study of the unintentional effect zoning has on concentrating low-income and minority residents. There are two block groups in West Olympia **with a minority population of greater than 30%**. These areas also have some of the city's highest housing densities and poverty rates.

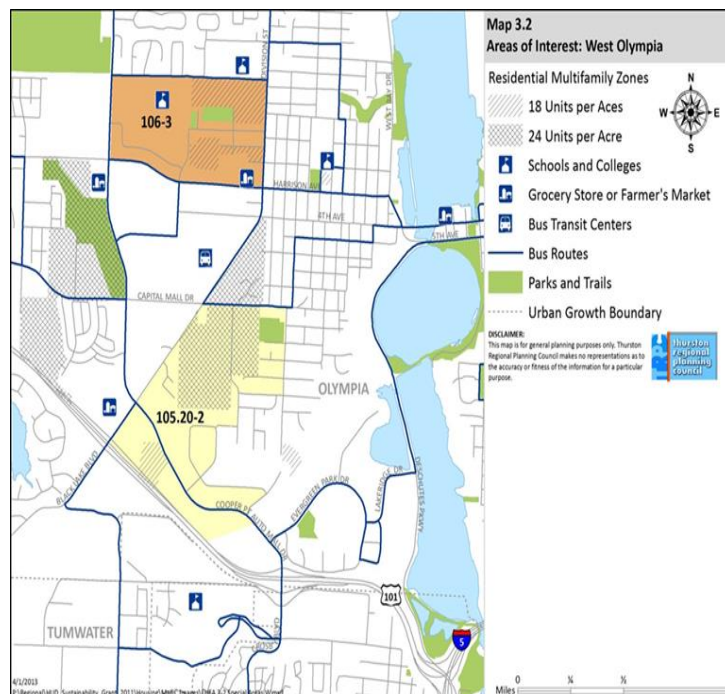
Census Tract 105.2, Block Group 2, overlays parts of the South Westside and Cooper Point neighborhoods. Land to the north and west of the auto mall is zoned for residential multifamily housing of 24 and 18 units per acre, respectively. The dominant housing type here is garden-style apartment complexes, and multistory apartment buildings, such as Fern Ridge.

More than 300 of the block group's apartment units — including Fern Ridge's 99 units — are subsidized by government sources (TRPC). **The block group had a minority population of about 33% in 2010**, according to census data. 13% of the area's 1,872 residents were Asian; 10% were Hispanic or of Latino origin; and, 8% were African American.

Less than a half-mile to the north of **Census Tract 105.2, Block Group 2** described above is **Census Tract 106, Block Group 3**. **Harrison Avenue** marks the block group's southern border, with Division Street on the east, Conger Avenue on the north and Cooper Point Road on the west. Zoning in the block group is Two-Family Residential (6-12 units per acre) and Residential Multifamily (18 units per acre).

In 2010, the block group had a minority population of about 34%, according to census data; 17% of the area's 1,660 residents were Asian; 8% were Hispanic or of Latino origin; and, 7% were African American. The median household income was \$18,381, and **the poverty rate was 46 %** in the block group, compared with a median income of \$46,265 and poverty rate of 24% in the broader census tract.

The two West Olympia neighborhoods detailed above illustrate that restricting density to specific blocks can have the unintended impact of concentrating minority and low-income populations. Such clustering of rental apartments can result in higher turnover among residents and lower investment in neighborhood homes.



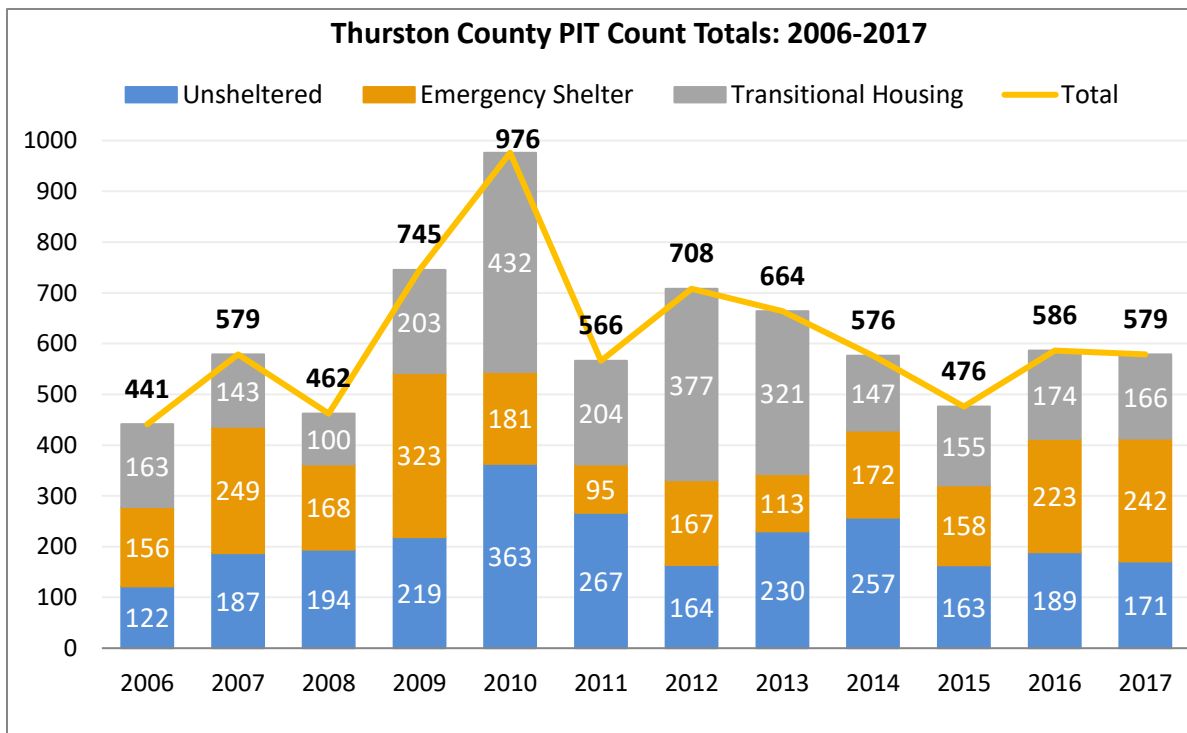
Select City Profile from TRPC

Homelessness

HOMELESS CENSUS: POINT IN TIME

According to the National Law Center’s 2015 Fact Sheet on homelessness and poverty, the leading causes of homelessness are “insufficient income and lack of affordable housing”. Given that these two issues are also significant Fair Housing challenges, this report includes the following excerpted information from the 2016 Point in Time (PIT) Count of Homeless People in Thurston County, more commonly known as the PIT Homeless Count. All data represented here comes from the 2016 PIT Homeless Count Report.

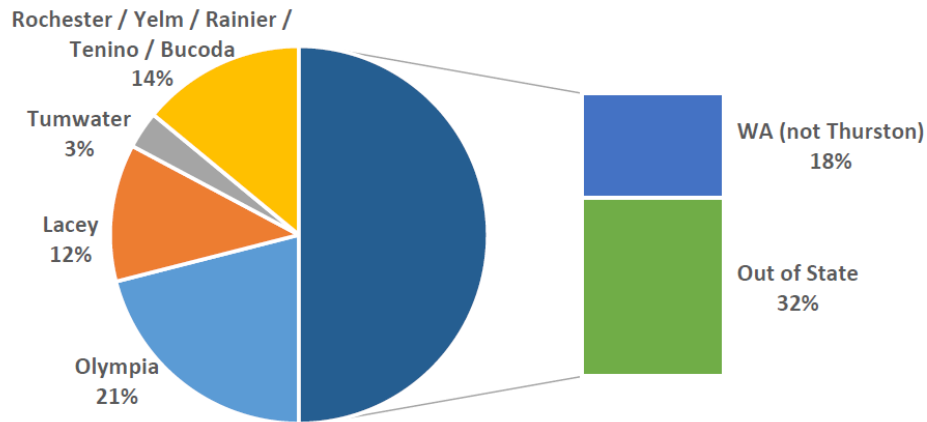
In January 2017, the annual PIT Homeless Count revealed 579 people are experiencing homelessness in Thurston County—166 in transitional housing, 242 in emergency shelter, and 171 people living unsheltered, according to the Thurston County.



Where are they from?

The chart on the next page shows the origins of homeless people found during the last PIT Homeless Count in January 2016. Nearly half of all homeless individuals are from our local communities, with 21% that are originally from Olympia, 12% from Lacey and 14% from Rural Thurston County. Additionally, 18% are from Washington State. The remaining 32% are from out of state.

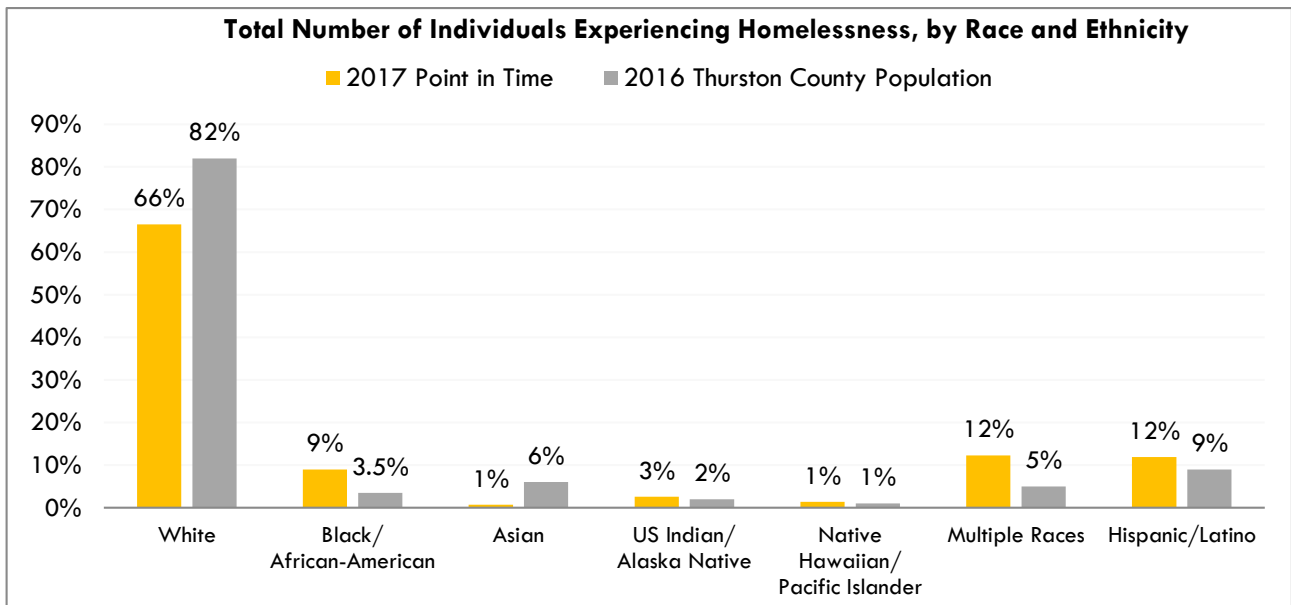
2017 PIT Count
Last Address of Those Currently Homeless in Thurston County
 Answers from 314 Survey Question Responders



Who are they? Of the 579 people experiencing homelessness in Thurston County, 53% are male, 46% female, 28% under the age of 18, and 44% are homeless families with children.

The table below shows the total number of people counted in 2017, by race and ethnicity. The data shows that people of color were homeless at a significantly higher than the county’s general population by race.

- **9% Black/African-American**, compared to 3.5% of the county population.
- **12% Hispanic/Latino**, compared to 9% of the county
- **3% American Indian or Alaskan Native**, compared to 2% of the county
- **12% multi-racial**, more than double the 5% of the county



Causes of Homelessness

According to the 2017 Thurston County Point in Time Report, since 2014, “Economic”, “Job Loss”, and “Family Crisis” continue to be the 3 most cited reasons for the occurrence of homelessness in Thurston County. This year, with the addition of the option to choose “Eviction”, we saw the most survey participants cite this as a cause of becoming homeless.

2017 PIT Count
 Top Reasons Cited as Cause of Homelessness
 (Participants could select more than one reason)

	Number of Responses
1. Eviction	83
2. Job Loss	76
3. Family Crisis	73
4. Economic	69
5. Domestic Violence	62
6. Mental Illness	48
7. Physical / Mental Disability	47
8. Lost Temporary Living Situation	48
9. Kicked Out / Left Home	42
10. Illness / Health Related	38
11. Alcohol / Substance Use	33
12. Personal Choice	26

Of those with a disability, 20% have a permanent physical disability and 11% have a developmental disability.

Causal Factors and Barriers to Housing Stability: Direct correlation to homelessness

Affordability

According to the conventional definition, a housing unit is affordable if it costs no more than 30% of the renter's income. In 2011, the average contract rent (lease only, no utility costs) in the region was \$726 per month for a one-bedroom apartment, \$806 for a two-bedroom apartment, and \$873 for all housing types (i.e., studio apartments to single-family homes). The minimum wage was \$8.67 per hour.

The gap between average-wage earners and lower-income workers in Washington State also is widening. Public assistance, or welfare, recipients in Washington State have not received a monthly increase since 1990. In fact, TANF grants were cut 15% in February 2011. Meanwhile, the median income in Thurston County increased from \$30,976 per year in 1990 to \$57,988 per year in 2010.

In addition to the lack of housing that is affordable to households with low incomes, people become homeless and have difficulty accessing stable housing due to crisis, poor credit, income and employment instability, and behavioral issues.

Economic Crisis

As demonstrated in the top five reasons for becoming homeless, experiencing a crisis often causes a loss of housing. It also can be one of the biggest barriers to finding stable housing again.

Economic crises such as losing a job, getting hours cut, missing work because of an illness, or losing an income source such as child support often immediately threaten a household's ability to pay rent. A sustained loss in income can cause an eviction from housing. An eviction combined with insufficient income creates tremendous barriers to finding stable housing again.

Family Breakup

Family breakups not only cause homelessness, they also create significant barriers to getting back into stable housing. Single parents with children and noncustodial parents are equally at risk when households are separated; indeed, there is a higher incidence of single mothers in poverty than two-parent households. Single parents with children can lose the primary wage-earner in the family and not have the income to afford housing on their own. Child-support payment is often an unreliable source of income in the eyes of a landlord, as well as for the family in reality. Noncustodial parents struggle with housing costs as well, especially if their income has been reduced but their child-support obligation has not.

Family breakups also include youth who are exiting foster care, youth who have left abusive or neglectful homes, or youth who have left homes out of rebellion or disenfranchisement with their parent(s) or caregiver(s). The challenges to stabilizing housing for youth are often the same as with adults, but youth have the added complication of being emotionally, socially, and developmentally immature.

Mental Illness and Substance Abuse

People with mental illness and drug/alcohol problems are very likely to be homeless or to cycle in and out of homelessness. Service providers have a difficult time convincing homeless people to address mental-illness and substance-abuse problems when their top concern is to meet basic needs for shelter, food, and warmth. Paradoxically, people with mental-illness or substance-abuse problems who finally find housing often lose it because their behavior offends landlords and neighbors. A delicate balance of housing and services is required for this population.

Domestic Violence

Domestic violence may cause a sudden and traumatic separation from a job, a community, an income, a school, and a home. Building a family and a home out of the rubble of a domestic violence crisis is challenging. Quite often, victims depended on the abuser for financial support and housing, so it can take months and even years to achieve self-sufficiency.

HOMELESS CHILDREN: PUBLIC SCHOOL STUDENTS, K-12

All public school districts are required to report the total number of students living in unstable housing circumstances through the Washington Office of the Superintendent of Public Instruction (OSPI). OSPI uses a broader definition of “homeless” than the PIT Homeless Census, and the data below includes students who are living “doubled up.” While the PIT count may connect with some of these individuals, the number reported through OSPI has historically been much larger than the PIT Homeless Census counts.

Please note: nationally, 51% of homeless children are too young for school and therefore are not included. This indicates the numbers below would be higher if younger siblings of students currently enrolled in Thurston County public schools were included in the OSPI Count.

HOMELESS STUDENTS BY SCHOOL DISTRICT: School Year

School District	2007-08	2008	2009	2010	2011	2012	2013-14	2014-15	2015-16
Griffin	5	2	1	0	3	6	9	9	9
North Thurston	219	285	260	344	276	508	624	754	798
Olympia	239	548	457	442	440	422	472	444	227
Rainier	15	38	48	41	71	71	72	52	49
Rochester	93	127	186	121	108	218	156	168	139
Tenino	18	37	34	15	44	57	37	21	43
Tumwater	201	210	125	98	133	253	246	257	185
Yelm	16	22	47	65	48	49	60	71	71
TOTAL	806	1,269	1,158	1,126	1,123	1,584	1,676	1,776	1,521

Source: Office of Superintendent of Public Instruction

DATA ON INCOME, COST-BURDENED HOUSEHOLDS & RENT RATES

Change in Median Family Income: 2010 to 2015

Since 2010, household income has been in a slow decline, reduced by \$3,603 or 5%. This decrease in income contrasted by rental rate increases shown on page 71.

Thurston County Household Income – by Year	2010	2011	2012	2013	2014	2015
Median Household Income	\$65,740	\$63,165	\$60,111	\$60,897	\$61,825	\$62,137
50% Median Household Income	\$32,870	\$31,575	\$30,056	\$30,449	\$30,913	\$31,069

Source: Employment Security, Thurston County Profile – County Data Tables

Percentage of Households in Poverty

The following chart presents the change in households living in poverty from 2010 to 2015

Poverty Rate: Total Households Living in Poverty							
	1999	2010	2011	2012	2013	2014	2015
Thurston	8.8%	10.1%	13.0%	12.6%	12.8%	12.0%	12.7%
Poverty Rate: Children Living in Poverty (<18 years old)							
	1999	2010	2011	2012	2013	2014	2015
Thurston	10.3%	12.3%	17.7%	18.8%	16.8%	16.1%	16.3%

Source: WA Department of Employment Security, Thurston County Profile – County Data Table

Poverty and Renter Households

Below is a brief statistical overview of the income trends in Thurston County, including poverty rates and rent as a percentage of household income.

Rent as a Percentage of Household Income

	1999 (2000 Census)	2015 American Communities Survey (ACS)
	Thurston County	Thurston County
Less than 20%	31.2%	20.4%
From 20.0 to 24.9%	15.4%	12.6%
From 25.0 to 29.9%	11.3%	17.6%
From 30.0 to 49.9%	23.0%	24.9%
50.0% or more	19.1%	24.4%
30.0 % or more	42.0%	49.4%

Source: WA Office of Financial Management, Thurston County Data Tables 2016.

Thurston County Cost-Burdened and Severely Cost-Burdened Rental Households

This chart presents the number and percentage of households that are cost-burdened, meaning they pay more than 30% of their income for housing costs.

	1999	2010	2011	2012	2013	2014	2015
Cost-Burdened (30% or More of Income Going to Rental Costs)	25,912	32,227	33,645	32,142	33,512	38,843	35,043
Percent of all rental households	42.0%	45.1%	46.1%	55.8%	50.7%	47.8%	49.4%
Severely Cost-Burdened (50% or More of Income Going to Rental Costs)	4,939	6,983	7,850	8,397	8,110	9,291	8,557
Percent of all rental households	19.1%	21.7%	23.3%	26.1%	24.2%	23.9%	24.4%

Source: WA Office of Financial Management (OFM): Thurston County Profile 2016

2017 Thurston County Income & Affordable Rent Rates

Chart on Very Low-Income (50% of the average median income) and affordable rents by family size

1-Person Household		2-Person Household		4-Person Household	
Annual Income	Max. Affordable Rent	Annual Income	Max. Affordable Rent	Annual Income	Max. Affordable Rent
\$26,750.00	\$668.75	\$30,550.00	\$763.75	\$38,150.00	\$953.75

Source: Thurston County and City of Olympia Housing Programs

Thurston County Rental Market

The following chart presents information on Thurston County rental rates between 200 -2015

AVERAGE APARTMENT RENT THURSTON COUNTY from TRPC

Year	Implicit Price Deflator	Nominal Average Rent	Real Average Rent (2017 \$\$\$'s)
2001	0.751	\$590	\$786
2002	0.761	\$615	\$808
2003	0.776	\$662	\$853
2004	0.795	\$674	\$848
2005	0.818	\$700	\$856
2006	0.840	\$719	\$856
2007	0.861	\$737	\$856
2008	0.888	\$786	\$885
2009	0.887	\$826	\$931
2010	0.902	\$805	\$892
2011	0.925	\$834	\$902
2012	0.942	\$845	\$897
2013	0.954	\$854	\$895
2014	0.969	\$878	\$906
2015	0.973	\$910	\$935
2016	0.983	\$958	\$975
2017	1.000	\$1,036	\$1,036

Source: Thurston Regional Planning Council – The Profile

Data and Source List

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CITIZENS OVERVIEW: 2017 THURSTON COUNTY ASSESSMENT OF FAIR HOUSING REPORT

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Chapter 8.47
EVICTIION NOTICE

Sections:

- 8.47.010** **Definitions**
- 8.47.020** **Applicability**
- 8.47.030** **Additional Affirmative Defense Created**

Section 8.47.010 **Definitions**

“Dwelling unit” means any building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and sanitation, including not more than one kitchen for not more than one family which is made available for rent.

“Tenant” means a person occupying or holding possession of a building or premises pursuant to a rental agreement, including an expired rental agreement.

(M-4134, Added, 09/21/2015, Sec 2-Effective 10/21/2015)

Section 8.47.020 **Applicability**

Section 8.47.030 (A)(1) applies only to owners of real property, made available for rent, owning a total of five (5) or more dwelling units, all of which are made available for rent, regardless of whether the rental dwelling units are all in the same location/complex or not.

(M-4134, Added, 09/21/2015, Sec 3-Effective 10/21/2015)

Section 8.47.030 **Additional Affirmative Defense Created**

A. Pursuant to provisions of the state Residential Landlord-Tenant Act (Chapter 59.18 RCW) owners may not evict residential tenants without a court order, which can be issued by a court only after the tenant has an opportunity in a show cause hearing to contest the eviction (RCW 59.18.380).

1. In addition to any other legal defense a tenant may have, it is an additional affirmative defense to an unlawful detainer action that a landlord failed to give a 60 day “no cause” notice to a monthly or periodic tenant, with service conforming with RCW 59.12.040, prior to the end of such month or period unless a different for cause notice period is specifically authorized by law. Examples of for cause notice that are exempt from this Section include, but are not limited to, 3 day notice to pay or vacate, 3 day notice for waste or nuisance, and 10 day notice to comply with the terms of the rental agreement or vacate.

B. Any rental agreement provision which waives or purports to waive any right, benefit or entitlement created by this Section shall be deemed void and of no lawful force or effect.

(M-4134, Added, 09/21/2015, Sec 4-Effective 10/21/2015)

Chapter 8.46

NOTICE OF RENT INCREASE

Sections:

- 8.46.010** **Definitions**
- 8.46.020** **Rental agreement requirements**
- 8.46.030** **Provisions in violation of restrictions null and void**
- 8.46.040** **Rental agreement that waives tenant's remedies prohibited - Exception.**

Section 8.46.010 **Definitions**

As used in this chapter:

"Landlord" means a "landlord" as defined in and within the scope of RCW 59.18.030 and RCW 59.18.040 of the Residential Landlord Tenant Act of 1973 ("RLTA") in effect at the time the rental agreement is executed. At the time of passage of the ordinance codified in this chapter, RLTA defined "landlord" as "the owner, lessor, or sublessor of the dwelling unit or the property of which it is a part," and included "any person designated as representative of the landlord."

"Housing costs" means the compensation or fees paid or charged, usually periodically, for the use of any property, land, buildings, or equipment. For purposes of this chapter, housing costs include the basic rent charge and any periodic or monthly fees for other services paid to the landlord by the tenant, but do not include utility charges that are based on usage and that the tenant has agreed in the rental agreement to pay, unless the obligation to pay those charges is itself a change in the terms of the rental agreement.

"Rental agreement" means a "rental agreement" as defined in and within the scope of RCW 59.18.030 and RCW 59.18.040 of the RLTA in effect at the time the rental agreement is executed. At the time of the passage of the ordinance codified in this chapter, the RLTA defined "rental agreement" as "all agreements which establish or modify the terms, conditions, rules, regulations, or any other provisions concerning the use and occupancy of a dwelling unit."

"Tenant" means a "tenant" as defined in and within the scope of RCW 59.18.030 and RCW 59.18.040 of the RLTA in effect at the time the rental agreement is executed. At the time of passage of the ordinance codified in this chapter, the RLTA defined "tenant" as "any person who is entitled to occupy a dwelling unit primarily for living or dwelling purposes under a rental agreement."

(M-4135, Added, 09/21/2015, Sec 2-Effective 10/21/2015)

Section 8.46.020 **Rental agreement requirements**

Any rental agreement or renewal of a rental agreement for a residential rental unit in the City of Vancouver entered into after the effective date of the ordinance shall include or shall be deemed to include a provision requiring a minimum of forty-five (45) days prior written notice whenever the periodic or monthly housing costs to be charged a tenant is to increase by ten (10) percent or more over the periodic or monthly rental rate charged the same tenant for the same housing unit and same services for any period or month during the preceding twelve (12) month period.

(M-4135, Added, 09/21/2015, Sec 3-Effective 10/21/2015)

Section 8.46.030 Provisions in violation of restrictions null and void

Any provisions in violation of Section 8.46.020 of this Chapter in a rental agreement are null and void and of no lawful force and effect.

(M-4135, Added, 09/21/2015, Sec 4-Effective 10/21/2015)

Section 8.46.040 Rental agreement that waives tenant's remedies prohibited - Exception.

A. No rental agreement, whether oral or written, may provide that the tenant waives or foregoes rights or remedies under this chapter, except as provided by subsection B below.

B. A landlord and tenant may agree, in writing, to waive specific requirements of this chapter if all of the following conditions have been met:

1. The agreement to waive specific provisions is in writing and identifies the specific provisions to be waived; and
2. The agreement may not appear in a standard form written lease or rental agreement; and
3. There is no substantial inequality in the bargaining position of the two (2) parties; and
4. The attorney for the tenant has approved in writing the agreement as complying with subsections (B) (1), (B) (2) and (B) (3) of this section.

(M-4135, Added, 09/21/2015, Sec 5-Effective 10/21/2015)

CERTIFICATION OF ENROLLMENT
ENGROSSED SECOND SUBSTITUTE HOUSE BILL 2578

65th Legislature
2018 Regular Session

Passed by the House March 6, 2018
Yeas 67 Nays 31

Speaker of the House of Representatives

Passed by the Senate March 1, 2018
Yeas 36 Nays 13

President of the Senate

Approved

Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SECOND SUBSTITUTE HOUSE BILL 2578** as passed by House of Representatives and the Senate on the dates hereon set forth.

Chief Clerk

FILED

**Secretary of State
State of Washington**

ENGROSSED SECOND SUBSTITUTE HOUSE BILL 2578

AS AMENDED BY THE SENATE

Passed Legislature - 2018 Regular Session

State of Washington 65th Legislature 2018 Regular Session

By House Appropriations (originally sponsored by Representatives Riccelli, Kirby, Macri, Peterson, Appleton, McBride, Frame, Doglio, Stanford, Goodman, Senn, Gregerson, Wylie, Sawyer, Kloba, Santos, Ormsby, Robinson, and Bergquist)

READ FIRST TIME 02/06/18.

1 AN ACT Relating to ensuring housing options; amending RCW
2 36.22.178; amending 2017 3rd sp.s. c 4 s 1028 (uncodified); adding a
3 new section to chapter 59.18 RCW; adding new sections to chapter
4 43.31 RCW; prescribing penalties; and providing an effective date.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 59.18
7 RCW to read as follows:

8 (1) A landlord may not, based on the source of income of an
9 otherwise eligible prospective tenant or current tenant:

10 (a) Refuse to lease or rent any real property to a prospective
11 tenant or current tenant, unless the: (i) Prospective tenant's or
12 current tenant's source of income is conditioned on the real property
13 passing inspection; (ii) written estimate of the cost of improvements
14 necessary to pass inspection is more than one thousand five hundred
15 dollars; and (iii) landlord has not received moneys from the landlord
16 mitigation program account to make the improvements;

17 (b) Expel a prospective tenant or current tenant from any real
18 property;

19 (c) Make any distinction, discrimination, or restriction against
20 a prospective tenant or current tenant in the price, terms,
21 conditions, fees, or privileges relating to the rental, lease, or

1 occupancy of real property or in the furnishing of any facilities or
2 services in connection with the rental, lease, or occupancy of real
3 property;

4 (d) Attempt to discourage the rental or lease of any real
5 property to a prospective tenant or current tenant;

6 (e) Assist, induce, incite, or coerce another person to commit an
7 act or engage in a practice that violates this section;

8 (f) Coerce, intimidate, threaten, or interfere with any person in
9 the exercise or enjoyment of, or on account of the person having
10 exercised or enjoyed or having aided or encouraged any other person
11 in the exercise or enjoyment of, any right granted or protected under
12 this section;

13 (g) Represent to a person that a dwelling unit is not available
14 for inspection or rental when the dwelling unit in fact is available
15 for inspection or rental; or

16 (h) Otherwise make unavailable or deny a dwelling unit to a
17 prospective tenant or current tenant that, but for his or her source
18 of income, would be eligible to rent real property.

19 (2) A landlord may not publish, circulate, issue, or display, or
20 cause to be published, circulated, issued, or displayed, any
21 communication, notice, advertisement, or sign of any kind relating to
22 the rental or lease of real property that indicates a preference,
23 limitation, or requirement based on any source of income.

24 (3) If a landlord requires that a prospective tenant or current
25 tenant have a certain threshold level of income, any source of income
26 in the form of a rent voucher or subsidy must be subtracted from the
27 total of the monthly rent prior to calculating if the income criteria
28 have been met.

29 (4) A person in violation of this section shall be held liable in
30 a civil action up to four and one-half times the monthly rent of the
31 real property at issue, as well as court costs and reasonable
32 attorneys' fees.

33 (5) As used in this section, "source of income" includes benefits
34 or subsidy programs including housing assistance, public assistance,
35 emergency rental assistance, veterans benefits, social security,
36 supplemental security income or other retirement programs, and other
37 programs administered by any federal, state, local, or nonprofit
38 entity. "Source of income" does not include income derived in an
39 illegal manner.

1 NEW SECTION. **Sec. 2.** A new section is added to chapter 43.31
2 RCW to read as follows:

3 (1) Subject to the availability of funds for this purpose, the
4 landlord mitigation program is created and administered by the
5 department. The department shall have such rule-making authority as
6 the department deems necessary to administer the program. The
7 following types of claims related to landlord mitigation for renting
8 private market rental units to low-income tenants using a housing
9 subsidy program are eligible for reimbursement from the landlord
10 mitigation program account:

11 (a) Up to one thousand dollars for improvements identified in
12 section 1(1)(a) of this act. In order to be eligible for
13 reimbursement under this subsection (1)(a), the landlord must pay for
14 the first five hundred dollars for improvements, and rent to the
15 tenant whose housing subsidy program was conditioned on the real
16 property passing inspection. Reimbursement under this subsection
17 (1)(a) may also include up to fourteen days of lost rental income
18 from the date of offer of housing to the applicant whose housing
19 subsidy program was conditioned on the real property passing
20 inspection until move in by that applicant;

21 (b) Reimbursement for damages as reflected in a judgment obtained
22 against the tenant through either an unlawful detainer proceeding, or
23 through a civil action in a court of competent jurisdiction after a
24 hearing;

25 (c) Reimbursement for damages established pursuant to subsection
26 (2) of this section; and

27 (d) Reimbursement for unpaid rent and unpaid utilities, provided
28 that the landlord can evidence it to the department's satisfaction.

29 (2) In order for a claim under subsection (1)(c) of this section
30 to be eligible for reimbursement from the landlord mitigation program
31 account, a landlord must:

32 (a) Have ensured that the rental property was inspected at the
33 commencement of the tenancy by both the tenant and the landlord or
34 landlord's agent and that a detailed written move-in property
35 inspection report, as required in RCW 59.18.260, was prepared and
36 signed by both the tenant and the landlord or landlord's agent;

37 (b) Make repairs and then apply for reimbursement to the
38 department;

39 (c) Submit a claim on a form to be determined by the department,
40 signed under penalty of perjury; and

1 (d) Submit to the department copies of the move-in property
2 inspection report specified in (a) of this subsection and supporting
3 materials including, but not limited to, before repair and after
4 repair photographs, videos, copies of repair receipts for labor and
5 materials, and such other documentation or information as the
6 department may request.

7 (3) The department shall make reasonable efforts to review a
8 claim within ten business days from the date it received properly
9 submitted and complete claims to the satisfaction of the department.
10 In reviewing a claim, and determining eligibility for reimbursement,
11 the department must receive documentation, acceptable to the
12 department in its sole discretion, that the claim involves a private
13 market rental unit rented to a low-income tenant who is using a
14 housing subsidy program.

15 (4) Claims related to a tenancy must total at least five hundred
16 dollars in order for a claim to be eligible for reimbursement from
17 the program. While claims or damages may exceed five thousand
18 dollars, total reimbursement from the program may not exceed five
19 thousand dollars per tenancy.

20 (5) Damages, beyond wear and tear, that are eligible for
21 reimbursement include, but are not limited to: Interior wall gouges
22 and holes; damage to doors and cabinets, including hardware; carpet
23 stains or burns; cracked tiles or hard surfaces; broken windows;
24 damage to household fixtures such as disposal, toilet, sink, sink
25 handle, ceiling fan, and lighting. Other property damages beyond
26 normal wear and tear may also be eligible for reimbursement at the
27 department's discretion.

28 (6) All reimbursements for eligible claims shall be made on a
29 first-come, first-served basis, to the extent of available funds. The
30 department shall use best efforts to notify the tenant of the amount
31 and the reasons for any reimbursements made.

32 (7) The department, in its sole discretion, may inspect the
33 property and the landlord's records related to a claim, including the
34 use of a third-party inspector as needed to investigate fraud, to
35 assist in making its claim review and determination of eligibility.

36 (8) A landlord in receipt of reimbursement from the program is
37 prohibited from:

38 (a) Taking legal action against the tenant for damages
39 attributable to the same tenancy; or

1 (b) Pursuing collection, or authorizing another entity to pursue
2 collection on the landlord's behalf, of a judgment against the tenant
3 for damages attributable to the same tenancy.

4 (9) A landlord denied reimbursement under subsection (1)(c) of
5 this section may seek to obtain a judgment from a court of competent
6 jurisdiction and, if successful, may resubmit a claim for damages
7 supported by the judgment, along with a certified copy of the
8 judgment. The department may reimburse the landlord for that portion
9 of such judgment that is based on damages reimbursable under the
10 landlord mitigation program, subject to the limitations set forth in
11 this section.

12 (10) Determinations regarding reimbursements shall be made by the
13 department in its sole discretion.

14 (11) The department must establish a web site that advertises the
15 landlord mitigation program, the availability of reimbursement from
16 the landlord mitigation program account, and maintains or links to
17 the agency rules and policies established pursuant to this section.

18 (12) Neither the state, the department, or persons acting on
19 behalf of the department, while acting within the scope of their
20 employment or agency, is liable to any person for any loss, damage,
21 harm, or other consequence resulting directly or indirectly from the
22 department's administration of the landlord mitigation program or
23 determinations under this section.

24 (13)(a) A report to the appropriate committees of the legislature
25 on the effectiveness of the program and recommended modifications
26 shall be submitted to the governor and the appropriate committees of
27 the legislature by January 1, 2021. In preparing the report, the
28 department shall convene and solicit input from a group of
29 stakeholders to include representatives of large multifamily housing
30 property owners or managers, small rental housing owners in both
31 rural and urban markets, a representative of tenant advocates, and a
32 representative of the housing authorities.

33 (b) The report shall include discussion of the effectiveness of
34 the program as well as the department's recommendations to improve
35 the program, and shall include the following:

36 (i) The number of total claims and total amount reimbursed to
37 landlords by the fund;

38 (ii) Any indices of fraud identified by the department;

39 (iii) Any reports by the department regarding inspections
40 authorized by and conducted on behalf of the department;

1 (iv) An outline of the process to obtain reimbursement for
2 improvements and for damages from the fund;

3 (v) An outline of the process to obtain reimbursement for lost
4 rent due to the rental inspection and tenant screening process,
5 together with the total amount reimbursed for such damages;

6 (vi) An evaluation of the feasibility for expanding the use of
7 the mitigation fund to provide up to ninety-day no interest loans to
8 landlords who have not received timely rental payments from a housing
9 authority that is administering section 8 rental assistance;

10 (vii) Any other modifications and recommendations made by
11 stakeholders to improve the effectiveness and applicability of the
12 program.

13 (14) As used in this section:

14 (a) "Housing subsidy program" means a housing voucher as
15 established under 42 U.S.C. Sec. 1437 as of January 1, 2018, or other
16 housing subsidy program including, but not limited to, valid short-
17 term or long-term federal, state, or local government, private
18 nonprofit, or other assistance program in which the tenant's rent is
19 paid either partially by the program and partially by the tenant, or
20 completely by the program directly to the landlord;

21 (b) "Low-income" means income that does not exceed eighty percent
22 of the median income for the standard metropolitan statistical area
23 in which the private market rental unit is located; and

24 (c) "Private market rental unit" means any unit available for
25 rent that is owned by an individual, corporation, limited liability
26 company, nonprofit housing provider, or other entity structure, but
27 does not include housing acquired, or constructed by a public housing
28 agency under 42 U.S.C. Sec. 1437 as it existed on January 1, 2018.

29 NEW SECTION. **Sec. 3.** A new section is added to chapter 43.31
30 RCW to read as follows:

31 (1) The landlord mitigation program account is created in the
32 custody of the state treasury. All transfers and appropriations by
33 the legislature, repayments, private contributions, and all other
34 sources must be deposited into the account. Expenditures from the
35 account may only be used for the landlord mitigation program under
36 this chapter to reimburse landlords for eligible claims related to
37 private market rental units during the time of their rental to low-
38 income tenants using housing subsidy programs as defined in section 2
39 of this act and for the administrative costs identified in subsection

1 (2) of this section. Only the director or the director's designee may
2 authorize expenditures from the account. The account is subject to
3 allotment procedures under chapter 43.88 RCW, but an appropriation is
4 not required for expenditures.

5 (2) Administrative costs associated with application,
6 distribution, and other program activities of the department may not
7 exceed ten percent of the annual funds available for the landlord
8 mitigation program. Reappropriations must not be included in the
9 calculation of the annual funds available for determining the
10 administrative costs.

11 **Sec. 4.** 2017 3rd sp.s. c 4 s 1028 (uncodified) is amended to
12 read as follows:

13 **FOR THE DEPARTMENT OF COMMERCE**

14 Rapid Housing Improvement Program (30000863)

15 The reappropriation in this section is subject to the following
16 conditions and limitations:

17 (1) Except as provided in subsection (2) of this section, the
18 reappropriation is subject to the provisions of section 1010, chapter
19 35, Laws of 2016 sp. sess.

20 (2) The department may use the reappropriation to implement this
21 act.

22 Reappropriation:

23	Washington Housing Trust Account—State.	\$194,000
24	Prior Biennia (Expenditures).	\$31,000
25	Future Biennia (Projected Costs).	\$0
26	TOTAL.	\$225,000

27 **Sec. 5.** RCW 36.22.178 and 2011 c 110 s 1 are each amended to
28 read as follows:

29 The surcharge provided for in this section shall be named the
30 affordable housing for all surcharge.

31 (1) Except as provided in subsection (3) of this section, a
32 surcharge of (~~ten~~) thirteen dollars per instrument shall be charged
33 by the county auditor for each document recorded, which will be in
34 addition to any other charge authorized by law. The county may retain
35 up to five percent of these funds collected solely for the
36 collection, administration, and local distribution of these funds. Of
37 the remaining funds, forty percent of the revenue generated through

1 this surcharge will be transmitted monthly to the state treasurer who
2 will deposit: (a) The portion of the funds attributable to ten
3 dollars of the surcharge into the affordable housing for all account
4 created in RCW 43.185C.190. The department of commerce must use these
5 funds to provide housing and shelter for extremely low-income
6 households, including but not limited to housing for victims of human
7 trafficking and their families and grants for building operation and
8 maintenance costs of housing projects or units within housing
9 projects that are affordable to extremely low-income households with
10 incomes at or below thirty percent of the area median income, and
11 that require a supplement to rent income to cover ongoing operating
12 expenses; and (b) the portion of the funds attributable to three
13 dollars of the surcharge into the landlord mitigation program account
14 created in section 3 of this act.

15 (2) All of the remaining funds generated by this surcharge will
16 be retained by the county and be deposited into a fund that must be
17 used by the county and its cities and towns for eligible housing
18 activities as described in this subsection that serve very low-income
19 households with incomes at or below fifty percent of the area median
20 income. The portion of the surcharge retained by a county shall be
21 allocated to eligible housing activities that serve extremely low and
22 very low-income households in the county and the cities within a
23 county according to an interlocal agreement between the county and
24 the cities within the county consistent with countywide and local
25 housing needs and policies. A priority must be given to eligible
26 housing activities that serve extremely low-income households with
27 incomes at or below thirty percent of the area median income.
28 Eligible housing activities to be funded by these county funds are
29 limited to:

30 (a) Acquisition, construction, or rehabilitation of housing
31 projects or units within housing projects that are affordable to very
32 low-income households with incomes at or below fifty percent of the
33 area median income, including units for homeownership, rental units,
34 seasonal and permanent farmworker housing units, units reserved for
35 victims of human trafficking and their families, and single room
36 occupancy units;

37 (b) Supporting building operation and maintenance costs of
38 housing projects or units within housing projects eligible to receive
39 housing trust funds, that are affordable to very low-income
40 households with incomes at or below fifty percent of the area median

1 income, and that require a supplement to rent income to cover ongoing
2 operating expenses;

3 (c) Rental assistance vouchers for housing units that are
4 affordable to very low-income households with incomes at or below
5 fifty percent of the area median income, including rental housing
6 vouchers for victims of human trafficking and their families, to be
7 administered by a local public housing authority or other local
8 organization that has an existing rental assistance voucher program,
9 consistent with or similar to the United States department of housing
10 and urban development's section 8 rental assistance voucher program
11 standards; and

12 (d) Operating costs for emergency shelters and licensed overnight
13 youth shelters.

14 (3) The surcharge imposed in this section does not apply to
15 assignments or substitutions of previously recorded deeds of trust.

16 NEW SECTION. **Sec. 6.** Section 1 of this act takes effect
17 September 30, 2018.

--- END ---

COMPLAINT PROCESS

Everyone has an obligation to comply with the law and a right to seek redress for alleged violations. Housing complaints must be filed within one year of the date of the alleged harm. Investigations are conducted to determine whether there is reasonable cause to believe that a violation of the law has occurred and to take action to correct discriminatory practices or policies. To obtain additional information about the complaint process, visit our website or contact our office.

WASHINGTON STATE HUMAN RIGHTS COMMISSION

OLYMPIA HEADQUARTERS

711 South Capitol Way, Suite 402
P.O. Box 42490
Olympia, Washington 98504-2490
360-753-6770

SPOKANE

Rock Pointe Plaza III
1330 North Washington Street, Suite 2460
Spokane, Washington 99201
509-568-3196

EVERETT

729 100th Street SE
Everett, WA 98208

VANCOUVER

312 SE Stonemill Dr., Bldg 120
Vancouver, WA 98684

YAKIMA

15 West Yakima Ave., Ste 100
Yakima, WA 98902

EAST WENATCHEE

519 Grant Rd
East Wenatchee, WA 98802

WEBSITE: www.hum.wa.gov

TOLL FREE: 1-800-233-3247

TTY: 1-800-300-7525

Please let us know if you need an interpreter or reasonable accommodation.

Funding for the translation of this brochure was provided by the U.S. Department of Housing and Urban Development

HOUSING DISCRIMINATION



WASHINGTON STATE HUMAN RIGHTS COMMISSION

Established in 1949 by the Washington State Legislature, the Washington State Human Rights Commission administers and enforces the Washington State Law Against Discrimination, Chapter 49.60 RCW

The Mission of the Washington State Human Rights Commission is to prevent and eliminate discrimination through the fair application of the law, the efficient use of resources, and the establishment of productive partnerships in the community.

Established in 1949 by the Washington State Legislature, the Washington State Human Rights Commission is responsible for administering and enforcing the Washington Law Against Discrimination (WLAD), Chapter 49.60 of the Revised Code of Washington (RCW).



The agency works to prevent and eliminate discrimination through complaint investigation, alternative dispute resolution, and education, training and outreach activities.

Discriminatory practices on the basis of protected class are unlawful in Housing / Real Estate Transactions

Protected Classes in Housing include:

- Race
- Color
- National Origin
- Creed
- Sex
- Sexual Orientation/Gender Identity
- Veteran/Military Status
- Disability
- Marital Status
- Familial Status (families with children under the age of 18, or who are expecting a child)

It is also **unlawful to retaliate** against any individual who files or participates in a housing discrimination complaint.



WHAT IS HOUSING DISCRIMINATION?

The **Washington Law Against Discrimination** protects people from negative housing actions that occur because of their protected class.

In the Sale and Rental of Housing: No one may take any of the following actions based on a protected class:

- Refuse to engage in a real estate transaction

- Refuse to negotiate for housing
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- Make housing unavailable or otherwise deny a dwelling
- For profit, persuade owners to sell or rent
- Advertise or make any statement that indicates a limitation or preference based on a protected class
- Deny anyone access to or membership in a facility or service related to the sale or rental of housing
- Set different terms, conditions or privileges in the course of negotiating, executing, or financing a real estate transaction

If you or someone living with you is disabled, there are additional protections. Your housing provider may not:

- Refuse to allow reasonable modifications to a dwelling or common area, at your expense, if necessary for the person with the disability to use the housing. In the case of a rental, the landlord may, where it is reasonable to do so, condition permission for a modification on the renter agreeing to restore the interior of the dwelling to the condition that existed before the modification.
- Refuse to make reasonable accommodation in rules, policies, practices, or services when such accommodations may be necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling

In addition, it is unlawful to coerce, intimidate, threaten, or interfere with anyone exercising a fair housing right or assisting others who exercise that right.



FAIR APPLICATION OF THE LAW

The Washington State Human Rights Commission is a neutral, fact-finding law enforcement agency; it does not act as an advocate for any party during an investigation, but advocates for the law in the interest of preventing and eliminating discrimination.

Chapter 22.214 - RENTAL REGISTRATION AND INSPECTION ORDINANCE

Sections:

22.214.010 - Declaration of purpose

The City Council finds that establishing a Rental Registration and Inspection Ordinance is necessary to protect the health, safety, and welfare of the public; and prevent deterioration and blight conditions that adversely impact the quality of life in the city. This shall be accomplished by requiring rental housing be registered and properly maintained, and that substandard housing conditions be identified and corrected.

(Ord. 124312, § 2, 2013; Ord. 124011, § 2, 2012.)

22.214.020 - Definitions

For purposes of this Chapter 22.214, the following words or phrases have the meaning prescribed below:

1. "Accessory dwelling unit" or "ADU" means an "Accessory dwelling unit" or a "Detached accessory dwelling unit" or "DADU" as defined under "Residential use" in Section 23.84A.032.
2. "Certificate of Compliance" means the document issued by a qualified rental housing inspector and submitted to the Department by a property owner or agent that certifies the rental housing units that were inspected by the qualified rental housing inspector comply with the requirements of this Chapter 22.214.
3. "Common areas" mean areas on a property that are accessible by all tenants of the property including but not limited to: hallways; lobbies; laundry rooms; and common kitchens, parking areas, or recreation areas.
4. "Department" means the Seattle Department of Construction and Inspections or successor Department.
5. "Director" means the Director of the Seattle Department of Construction and Inspections or the Director's designee.
6. "Housing Code" means the Housing and Building Maintenance Code in Chapters 22.200 through 22.208.
7. "Mobile Home" means a "Mobile Home" or a "Manufactured Home" as defined in RCW 59.20.
8. "Owner" has the meaning as defined in RCW 59.18.030(11).
9. "Qualified Rental Housing Inspector" means:
 - a. A City Housing and Zoning Inspector; or
 - b. A private inspector who is registered with the City as a qualified rental housing inspector under section 22.214.060 and currently maintains and possesses at least one of the following credentials:
 - 1) American Association of Code Enforcement Property Maintenance and Housing Inspector certification;
 - 2) International Code Council Property Maintenance and Housing Inspector certification;
 - 3) International Code Council Residential Building Inspector certification ;
 - 4) Washington State home inspector under RCW 18.280, or
 - 5) Other individuals with credentials acceptable to the Director as established by rule.

10. "Rental housing unit" means a housing unit that is or may be available for rent, or is occupied or rented by a tenant or subtenant in exchange for any form of consideration.
11. "Housing Unit" means any structure or part of a structure that is used or may be used by one or more persons as a home, residence, dwelling, or sleeping place; including but not limited to single-family residences, duplexes, triplexes, and four-plexes; multi-family units, apartment units, condominium units, rooming-house units, micro dwelling units, housekeeping units, single-room-occupancy units, and accessory-dwelling units; and any other structure having similar living accommodations.
12. "Rental Housing Registration" means a registration issued under this Chapter 22.214.
13. "Rooming house" means, for the purposes of this Chapter 22.214, a building arranged or used for housing and that may or may not have sanitation or kitchen facilities in each room that is used for sleeping purposes.
14. "Shelter" means a facility with overnight sleeping accommodations, owned, operated, or managed by a nonprofit organization or governmental entity, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.
15. "Single-room occupancy unit (S.R.O.) has the meaning in section 22.204.200.B.
16. "Tenant" has the meaning given in section 22.204.210.A.
17. "Transitional housing" means housing units owned, operated or managed by a nonprofit organization or governmental entity in which supportive services are provided to individuals and families that were formerly homeless, with the intent to stabilize them and move them to permanent housing within a period of not more than 24 months.
18. "Unit unavailable for rent" means a housing unit that is not offered or available for rent as a rental unit, and where prior to offering or making the unit available as a rental housing unit, the owner is required to obtain a rental housing registration for the property where the rental housing unit is located and comply with all rules adopted under this Chapter 22.214.

(Ord. [124919](#), § 81, 2015; Ord. 124312, § 3, 2013; Ord. 124011, § 3, 2012.)

22.214.030 - Applicability

- A. The registration provisions of this Chapter 22.214 shall apply to all rental housing units with the exception of:
 1. Housing units lawfully used as short-term rentals, if the housing unit is the primary residence of the short-term rental operator as defined in Section 23.84A.030;
 2. Housing units rented for not more than 12 consecutive months as a result of the property owner, who previously occupied the unit as a primary residence, taking a work-related leave of absence or assignment such as an academic sabbatical or temporary transfer;
 3. Housing units that are a unit unavailable for rent;
 4. Housing units in hotels, motels, inns, bed and breakfasts, or similar accommodations that provide lodging for transient guests, but not including short-term rentals as defined in Section 23.84A.024 unless the short-term rental qualifies for an exemption under subsection 23.214.030.A.1;
 5. Housing units in facilities licensed or required to be licensed under chapter 18.20, 70.128, or 72.36 RCW, or subject to another exemption under this Chapter 22.214;
 6. Housing units in any state licensed hospital, hospice, community-care facility, intermediate-care facility, or nursing home;

7. Housing units in any convent, monastery, or other facility occupied exclusively by members of a religious order or congregation;
 8. Emergency or temporary shelter or transitional housing accommodations;
 9. Housing units owned, operated, or managed by a major educational or medical institution or by a third party for the institution; and
 10. Housing units that a government entity or housing authority owns, operates, or manages; or units exempted from municipal regulation by federal, state, or local law.
- B. The inspection provisions of this Chapter 22.214 shall apply to rental housing units that are included in this Rental Registration and Inspection Ordinance, with the exception of:
1. Rental housing units that receive funding or subsidies from federal, state, or local government when the rental housing units are inspected by a federal, state, or local governmental entity at least once every five years as a funding or subsidy requirement; and the rental housing unit owner or agent submits information to the Department within 60 days of being notified that an inspection is required that demonstrates the periodic federal, state, or local government inspection is substantially equivalent to the inspection required by this Chapter; and
 2. Rental housing units that receive conventional funding from private or government insured lenders when the rental housing unit is inspected by the lender or lender's agent at least once every five years as a requirement of the loan; and the lender or lender's agent submits information to the Department within 60 days of being notified that an inspection is required that demonstrates the periodic lender inspection is substantially equivalent to the inspection required by this Chapter; and
 3. Accessory dwelling units and detached accessory dwelling units, provided the owner lives in one of the housing units on the property and an "immediate family" member as identified section 22.206.160.C.1.e lives in the other housing unit on the same property.

(Ord. [125483](#), § 1, 2017; Ord. 124312, § 4, 2013; Ord. 124011, § 4, 2012.)

22.214.040 - Rental housing registration, compliance declaration, and renewals.

- A. With the exception of rental housing units identified in subsection 22.214.030.A, all properties containing rental housing units shall be registered with the Department according to the registration deadlines in this section 22.214.040.A. After the applicable registration deadline, no one shall rent, subrent, lease, sublease, let, or sublet to any person or entity a rental housing unit without first obtaining and holding a current rental housing registration for the property where the rental housing unit is located. The registration shall identify all rental housing units on the property and shall be the only registration required for the rental housing units on the property. For condominiums and cooperatives, the property required to be registered shall be the individual housing unit being rented and not the entire condominium building, cooperative building, or development. If a property owner owns more than one housing unit in a condominium or cooperative building, the owner may submit a single registration application for the units owned in the building. Properties with rental housing units shall be registered according to the following schedule:
1. By July 1, 2014 all properties with ten or more rental housing units, and any property that has been subject to two or more notices of violation or one or more emergency orders of the Director for violating the standards in Chapters 22.200 through 22.208 of the Seattle Municipal Code where enforced compliance was achieved by the Department or the violation upheld in a final court decision;
 2. By January 1, 2015 all properties with five to nine rental housing units; and
 3. Between January 1, 2015 and December 31, 2016, all properties with one to four rental housing units shall be registered according to a schedule established by Director's rule. The schedule shall include quarterly registration deadlines; and shall be based on dividing the city into

registration areas that are, to the degree practicable, balanced geographically and by rough numbers of properties to be registered in each area.

- B. All properties with rental housing units constructed or occupied after January 1, 2014 shall be registered prior to occupancy or according to the registration schedule established in subsection 22.214.040.A, whichever is later.
- C. A rental housing registration shall be valid for five years from the date the Department issues the registration.
- D. The rental housing registration shall be issued to the property owner identified on the registration application filed with the Department.
- E. The fees for rental housing registration, renewal, reinstatement, or for other Rental Registration and Inspection Ordinance program purposes shall be adopted by amending Chapter 22.900.
- F. The new owner of a registered property shall, within 60 days after the sale is closed on a registered property, update the current registration information and post or deliver the updated registration according to subsection 22.214.040.I. When property is held in common with multiple owners, the registration shall be updated when more than 50 percent of the ownership changes.
- G. An application for a rental housing registration shall be made to the Department on forms provided by the Director. The application shall include, but is not limited to:
 - 1. The address of the property;
 - 2. The name, address, and telephone number of the property owners;
 - 3. The name, address, and telephone number of the registration applicant if different from the property owners;
 - 4. The name, address, and telephone number of the person or entity the tenant is to contact when requesting repairs be made to their rental housing unit, and the contact person's business relationship to the owner;
 - 5. A list of all rental housing units on the property, identified by a means unique to each unit, that are or may be available for rent at any time;
 - 6. A declaration of compliance from the owner or owner's agent, declaring that all housing units that are or may be available for rent are listed in the registration application and meet or will meet the standards in this Chapter 22.214 before the units are rented; and
 - 7. A statement identifying whether the conditions of the housing units available for rent and listed on the application were established by declaration of the owner or owner's agent, or by physical inspection by a qualified rental housing inspector.
- H. A rental housing registration must be renewed according to the following procedures:
 - 1. A registration renewal application and the renewal fee shall be submitted at least 30 days before the current registration expires;
 - 2. All information required by subsection 22.214.040.G shall be updated as needed; and,
 - 3. A new declaration as required by subsection 22.214.040.G.6 shall be submitted.
- I. Within 30 days after the Department issues a rental housing registration, a copy of the current registration shall be delivered by the property owner or owner's agent to the tenants in each rental housing unit or shall be posted by the property owner or owner's agent and remain posted in one or more places readily visible to all tenants. A copy of the current registration shall be provided by the property owner or owner's agent to all new tenants at or before the time they take possession of the rental housing unit.
- J. If any of the information required by section 22.214.040.G changes during the term of a registration, the owner shall update the information within 60 days of the information changing, on a form provided by the Director.

(Ord. 124312, § 5, 2013; Ord. 124011, § 5, 2012.)

22.214.045 - Registration denial or revocation

- A. A rental housing registration may be denied or revoked by the Department as follows:
1. A registration or renewal registration application may be denied for:
 - a. Submitting an incomplete application; or
 - b. Submitting a declaration of compliance the owner knows or should have known is false; and
 2. A rental housing registration may be revoked for:
 - a. Failing to comply with the minimum standards as required in this Chapter 22.214;
 - b. Submitting a declaration of compliance or certificate of compliance the owner knows or should have known is false;
 - c. Failing to use a qualified rental housing inspector;
 - d. Failing to update and deliver or post registration information as required by subsection 22.214.040.F; or
 - e. Failing to deliver or post the registration as required by subsection 22.214.040.I.
- B. If the Department denies or revokes a rental housing registration it shall notify the owner in writing by mailing the denial or revocation notice by first-class mail to all owner and agent addresses identified in the registration application. The owner may appeal the denial or revocation by filing an appeal with the Office of the Hearing Examiner within 30 days of the revocation notice being mailed to the owner. Filing a timely appeal shall stay the revocation during the time the appeal is pending before the Hearing Examiner or a court. A decision of the Hearing Examiner shall be subject to review under Chapter 36.70C RCW.
- C. If a rental housing registration or renewal is denied or revoked, the registration or renewal shall not be considered by the Director until all application or housing deficiencies that were the basis for the denial or revocation are corrected.

(Ord. 124312, § 6, 2013; Ord. 124011, § 6, 2012.)

22.214.050 - Inspection and certificate of compliance required

- A. The Department shall periodically select, from registered properties containing rental housing units, the properties that shall be inspected by a qualified rental housing inspector for certification of compliance. The property selection process shall be based on a random methodology adopted by rule, and shall include at least ten percent of all registered rental properties per year. Newly constructed or substantially altered properties that receive final inspections or a first certificate of occupancy and register after January 1, 2014, shall be included in the random property selection process after the date the property registration is required to be renewed for the first time. After a property is selected for inspection, the Department shall provide at least 60 days' advance written notice to the owner or owner's agent to notify them that an inspection of the property is required. If a rental property owner chooses to hire a private qualified rental housing inspector, the property owner or owner's agent shall notify the Department a minimum of five and a maximum of ten calendar days prior to the scheduled inspection, at which time the Department shall inform the property owner or owner's agent of the units selected for inspection. If the rental property owner chooses to hire a Department inspector, the Department shall inform the property owner or owner's agent of the units selected for inspection no earlier than ten calendar days prior to the inspection.

- B. The Department shall ensure that all properties registered under this Chapter 22.214 shall be inspected at least once every ten years, or as otherwise allowed or required by any federal, state, or city code. In addition, at least ten percent of properties whose prior inspections are more than five years old shall be reinspected each year. The Director shall by rule determine the method of selecting properties for reinspection.
- C. If the Department receives a complaint regarding a rental housing unit regulated under this program, the Department shall request that an interior inspection of the rental housing unit identified in the complaint be conducted by a Department inspector using the general authority, process, and standards of the full Housing and Building Maintenance Code, Chapters 22.200 through 22.208 of the Seattle Municipal Code. If, after inspecting the rental housing unit the Department received the complaint on, the Department determines the rental housing unit violates the standards in subsection 22.214.050.M and causes the rental housing unit to fail inspection under this Chapter 22.214, the Director may require that any other rental housing units covered under the same registration on the property be inspected following the procedures of this Section 22.214.050 for inspection timing, giving notice to tenants, and submitting a certificate of compliance. The inspection of any other rental housing units may be conducted by a private qualified rental housing inspector.
- D. If a property subject to this Chapter 22.214 has within two years preceding the adoption of this Chapter 22.214 been subject to two or more notices of violation or one or more emergency orders of the Director for violating the standards in Chapters 22.200 through 22.208 of the Seattle Municipal Code where enforced compliance was achieved by the Department or the violation upheld in a final court decision, the rental property shall be selected for inspection during 2015 or within the first year of required inspections, consistent with the provisions of subsections 22.214.050.E through 22.214.050.M.
- E. A certificate of compliance shall be issued by a qualified rental housing inspector, based upon the inspector's physical inspection of the interior and exterior of the rental housing units, and the inspection shall be conducted not more than 60 days prior to the certificate of compliance date.
- F. The certificate of compliance, which shall be submitted by the property owner or owner's agent within 60 days of receiving notice of a required inspection under this Section 22.214.050, shall:
 - 1. Certify compliance with the standards as required by this Chapter 22.214 for each rental housing unit that was inspected;
 - 2. State the date of the inspection and the name, address, and telephone number of the qualified rental housing inspector who performed the inspection;
 - 3. State the name, address, and telephone number of the property owner or owner's agent; and
 - 4. Contain a statement that the qualified rental housing inspector personally inspected all rental housing units listed on the certificate of compliance.
- G. Inspection of rental housing units for a certificate of compliance according to subsections 22.214.050.A and 22.214.050.B shall be accomplished as follows:
 - 1. In buildings that contain more than one rental housing unit, a property owner may choose to have only a sample of the rental housing units inspected. If the applicant chooses to have a sample of the rental housing units inspected, 20 percent of the rental housing units, rounded up to the nearest whole number, are required to be inspected, up to a maximum of 50 rental housing units in each building.
 - 2. The Department shall select the rental housing units to be inspected under this Section 22.214.050 using a methodology adopted by rule.
 - 3. If a rental housing unit selected by the Department fails the inspection, the Department may require that up to 100 percent of the rental housing units in the building where the unit that failed inspection is located be inspected for a certificate of compliance according to this Section 22.214.050. The Department shall use the following criteria to determine when additional units shall be inspected:

- a. If two or more rental housing units selected for inspection, or twenty percent or more of the inspected units, whichever is greater, fail the inspection due to not meeting the same checklist item(s) required by subsection 22.214.050.L, an additional 20 percent of the units on the property, rounded up to the nearest whole number, shall be inspected. If any of the additional rental housing units selected for inspection fail the inspection due to the same condition(s), 100 percent of the units in the building shall be inspected.
- b. If any single rental housing unit selected for inspection has five or more failures of different checklist items required by subsection 22.214.050.L, an additional 20 percent of units on the property, rounded up to the nearest whole number, shall be inspected. If any of the additional rental housing units selected for inspection also contain five or more failures, 100 percent of the units in the building shall be inspected.
- c. If the Director determines that an inspection failure in any rental housing unit selected for inspection indicates potential maintenance or safety issues in other units in the building, the Director may require that up to 100 percent of units be inspected. The Director may by rule determine additional criteria and methods for selecting additional units for inspection.

H. Notice of inspection to tenants

1. After the Department selects the rental housing units to be inspected, and the Department has provided written notice to the owner or owner's agent of the units to be inspected, the owner or owner's agent shall, prior to any scheduled inspection, provide at least two days' advance written notice to all tenants residing in all rental housing units on the property advising the tenants that:
 - a. Some, or all, of the rental housing units will be inspected. If only a sample of the units will be inspected, the notice shall identify the rental housing units to be inspected;
 - b. A qualified rental housing inspector will enter the rental housing unit for purposes of performing an inspection according to this Chapter 22.214;
 - c. The inspection will occur on a specifically identified date and at an approximate time, and the name of the company and person performing the inspection;
 - d. A tenant shall not unreasonably withhold consent for the owner or owner's agent to enter the property as provided in RCW 59.18.150;
 - e. The tenant has the right to see the inspector's identification before the inspector enters the rental housing unit;
 - f. At any time a tenant may request, in writing to the owner or owner's agent, that repairs or maintenance actions be undertaken in his or her unit; and
 - g. If the owner or owner's agent fails to adequately respond to the request for repairs or maintenance at any time, the tenant may contact the Department about the rental housing unit's conditions without fear of retaliation or reprisal.
 2. The contact information for the Department as well as the right of a tenant to request repairs and maintenance shall be prominently displayed on the notice of inspections provided under this subsection 22.214.050.H.
 3. The owner or owner's agent shall provide a copy of the notice of inspection to the qualified rental housing inspector on or before the day of the inspection.
- I. A rental housing property shall not be selected for inspection under subsection 22.214.050.A within five years of completing the inspection requirement and obtaining a certificate of compliance, unless the Department determines that the certificate is no longer valid because one or more of the rental units listed in the certificate of compliance no longer meets the standards as required in this Chapter 22.214. When the Department determines a certificate of compliance is no longer valid, the owner may be required to have all rental housing units on the property inspected by a qualified rental housing inspector, obtain a new certificate of compliance, and pay a new registration fee.

- J. If a rental property owner chooses to hire a private qualified rental housing inspector and a selected unit of the rental property fails the initial inspection, both the results of the initial inspection and any certificate of compliance must be provided to the Department. The Department shall audit inspection results and certificates of compliance prepared by private qualified rental housing inspectors. Based on audit results, the Department may select additional units for inspection in accordance with subsection 22.214.050.G.3. If the Department determines that a violation of this Chapter 22.214 exists, the owner and qualified rental housing inspector shall be subject to all enforcement and remedial provisions provided for in this Chapter 22.214.
- K. Nothing in this Section 22.214.050 precludes additional inspections conducted at the request or consent of a tenant, under the authority of a warrant, or as allowed by a tenant remedy provided for in chapter 59.18 RCW, as provided for under this Title 22 of the Seattle Municipal Code, or as allowed by any other City code provision.
- L. A checklist based on the standards identified in subsection 22.214.050.M shall be adopted by rule and used to determine whether a rental housing unit will pass or fail inspection.
- M. The following requirements of the Housing and Building Maintenance Code shall be included in the checklist required by subsection 22.214.050.L and used by a qualified rental housing inspector to determine whether a rental housing unit will pass or fail inspection:
1. The minimum floor area standards for a habitable room contained in Section 22.206.020. Subsection 22.206.020.A shall not apply to single room occupancy units;
 2. The minimum sanitation standards contained in the following sections:
 - a. Subsection 22.206.050.A. Subsection 22.206.050.A shall only apply to a single room occupancy unit if the unit has a bathroom as part of the unit;
 - b. Subsection 22.206.050.D. Subsection 22.206.050.D shall only apply to a single room occupancy unit if the unit has a kitchen;
 - c. Subsection 22.206.050.E;
 - d. Subsection 22.206.050.F;
 - e. Subsection 22.206.050.G; and
 - f. If a housing unit shares a kitchen or bathroom, the shared kitchen or bathroom shall be inspected as part of the unit inspection.
 3. The minimum structural standards contained in Section 22.206.060;
 4. The minimum sheltering standards contained in Section 22.206.070;
 5. The minimum maintenance standards contained in the following subsections:
 - a. Subsection 22.206.080.A;
 - b. Subsection 22.206.080.B;
 - c. Subsection 22.206.080.C;
 - d. Subsection 22.206.080.D.
 6. The minimum heating standards contained in Section 22.206.090;
 7. The minimum ventilation standards contained in Section 22.206.100;
 8. The minimum electrical standards contained in Section 22.206.110;
 9. The minimum standards for mechanical equipment contained in Section 22.206.120;
 10. The minimum standards for fire and safety contained in Section 22.206.130;
 11. The minimum standards for security contained in Section 22.206.140;

12. The requirements for garbage, rubbish, and debris removal contained in subsection 22.206.160.A.1;
13. The requirements for extermination contained in subsection 22.206.160.A.3;
14. The requirement to provide the required keys and locks contained in subsection 22.206.160.A.11;
15. The requirement to provide and test smoke detectors contained in subsection 22.206.160.B.4; and
16. The requirement to provide carbon monoxide alarms contained in subsection 22.206.160.B.5.

(Ord. [125343](#), § 13, 2017; Ord. 124312, § 7, 2013; Ord. 124011, § 7, 2012.)

22.214.060 - Private qualified rental housing inspector registration

- A. To register as a private qualified rental housing inspector, each registration applicant shall:
 1. Pay to the Director the registration fee as specified in Chapter 22.900;
 2. Successfully complete a rental housing inspector training program on the Seattle Housing and Building Maintenance Code, the Rental Registration and Inspection Ordinance, and program inspection protocols administered by the Director. Each applicant for the training program shall pay to the Director a training fee set by the Director that funds the cost of carrying out the training program; and
 3. Provide evidence to the Department that the applicant possesses a current City business license issued according to Chapter 6.208, and possesses current credentials as defined in subsection 22.214.020.9.b.
- B. All rental housing inspector registrations automatically expire two years after the registration was issued and must be renewed according to section 22.214.060.C.
- C. In order to renew a registration, the qualified rental housing inspector shall:
 1. Pay the renewal fee specified in Chapter 22.900; and
 2. Provide proof of compliance with sections 22.214.060.A.2. and 22.214.060.A.3.
- D. A qualified rental housing inspector who fails to renew their registration is prohibited from inspecting and certifying rental housing under this Chapter 22.214 until the inspector registers or renews a registration according to Section 22.214.060.
- E. The Department is authorized to revoke a qualified rental housing inspector's registration if it is determined that the inspector:
 1. Knows or should have known that information on a Certificate of Compliance issued under this Chapter 22.214 is false; or
 2. Is convicted of criminal activity that occurs during inspection of a property regulated under this Chapter 22.214.
- F. The Director shall consider requests to reinstate a qualified rental housing inspector registration. The Director's determination following a request to reinstate a revoked registration shall be the Department's final decision.
- G. The Director shall adopt rules to govern the administration of the qualified rental housing inspector provisions of this Chapter 22.214.

(Ord. [124963](#), § 13, 2015; Ord. 124312, § 8, 2013; Ord. 124011, § 8, 2012.)

22.214.070 - Enforcement authority and rules

- A. The Director is the City Official designated to exercise all powers including the enforcement powers established in this Chapter 22.214.
- B. The Director is authorized to adopt rules as necessary to carry out this Chapter 22.214 including the duties of the Director under this Chapter 22.214.

(Ord. 124011, § 9, 2012.)

22.214.075 - Violations and enforcement

- A. Failure to comply with any provision of this Chapter 22.214, or rule adopted according to this Chapter 22.214, is a violation of this Chapter 22.214 and subject to enforcement as provided for in this Chapter 22.214. In addition, and as further provided by subsection 22.206.160.C, owners may not evict residential tenants from rental housing units if the units are not registered with the Seattle Department of Construction and Inspections as required by Section 22.214.040.
- B. Upon presentation of proper credentials, the Director or duly authorized representative of the Director may, with the consent of the owner or occupant of a rental housing unit, or according to a lawfully-issued inspection warrant, enter at reasonable times any rental housing unit subject to the consent or warrant to perform activities authorized by this Chapter 22.214.
- C. This Chapter 22.214 shall be enforced for the benefit of the health, safety, and welfare of the general public, and not for the benefit of any particular person or class of persons.
- D. It is the intent of this Chapter 22.214 to place the obligation of complying with its requirements upon the owners of the property and the rental housing units subject to this Chapter 22.214.
- E. No provision of or term used in this Chapter 22.214 is intended to impose any duty upon the City or any of its officers or employees that would subject them to damages in a civil action.

(Ord. [124919](#), § 82, 2015; Ord. [124738](#), § 2, 2015; Ord. 124011, § 10, 2012.)

22.214.080 - Investigation and notice of violation

- A. If after an investigation the Director determines that the standards or requirements of this Chapter 22.214 have been violated, the Director may issue a notice of violation to the owners. The notice of violation shall state separately each standard or requirement violated; shall state what corrective action, if any, is necessary to comply with the standards or requirements; and shall set a reasonable time for compliance that shall generally not be longer than 30 days. The compliance period shall not be extended without a showing that the owner is working in good faith and making substantial progress towards compliance.
- B. When enforcing provisions of this Chapter 22.214, the Director may issue warnings prior to issuing notices of violation.
- C. The notice of violation shall be served upon the owner by personal service, or by first class mail to the owner's last known address. If the address of the owner is unknown and cannot be found after a reasonable search, the notice may be served by posting a copy of the notice at a conspicuous place on the property.
- D. A copy of the notice of violation may be filed with the King County Department of Records and Elections when the owner fails to correct the violation or the Director requests the City Attorney take appropriate enforcement action.

- E. Nothing in this Section 22.214.080 shall be deemed to limit or preclude any action or proceeding to enforce this Chapter 22.214 nor does anything in this Section 22.214.080 obligate the Director to issue a notice of violation prior to initiating a civil enforcement action.

(Ord. 124312, § 9, 2013; Ord. 124011, § 11, 2012.)

22.214.085 - Civil enforcement

In addition to any other remedy authorized by law or equity, civil actions to enforce this Chapter 22.214 shall be brought exclusively in Seattle Municipal Court except as otherwise required by law or court rule. The Director shall request in writing that the City Attorney take enforcement action. The City Attorney shall, with the assistance of the Director, take appropriate action to enforce this Chapter 22.214. In any civil action filed according to this Chapter 22.214, the City has the burden of proving by a preponderance of the evidence that a violation exists or existed. The issuance of the notice of violation is not itself evidence that a violation exists.

(Ord. 124312, § 10, 2013; Ord. 124011, § 12, 2012.)

22.214.086 - Penalties

- A. In addition to the remedies available according to Sections 22.214.080 and 22.214.085, and any other remedy available at law or in equity, the following penalties shall be imposed for violating this Chapter 22.214:
1. Any person or entity violating or failing to comply with any requirement of this Chapter 22.214 or rule adopted under this Chapter 22.214 shall be subject to a cumulative civil penalty of \$150 per day for the first ten days the violation or failure to comply exists and \$500 per day for each day thereafter. A separate violation exists for each day there is a violation of or failure to comply with any requirement of this Chapter 22.214 or rule adopted under this Chapter 22.214.
 2. Any person or entity that knowingly submits or assists in submitting a falsified certificate of compliance, or knowingly submits falsified information upon which a certificate of compliance is issued, shall be subject to a penalty of \$5,000 in addition to the penalties provided for in subsection 22.214.086.A.1.
- B. When the Director has issued a notice of violation according to Section 22.214.080, a property owner may appeal to the Director the notice of violation or the penalty imposed. The appeal shall be made in writing within ten days after service of the notice of violation. When the last day of the period so computed is a Saturday, Sunday, or federal or City holiday, the period shall run until 5 p.m. of the next business day.
- C. After receiving an appeal, the Director shall review applicable rental registration information in the Department's records, any additional information received from the property owner, and if needed request clarifying information from the property owner or gather additional information. After completing the review the Director may:
1. Sustain the notice of violation and penalty amount;
 2. Withdraw the notice of violation;
 3. Continue the review to a date certain for action or receipt of additional information;
 4. Modify or amend the notice of violation; or
 5. Reduce the penalty amount.
- D. Reductions in the penalty amount may be granted by the Director when compliance with the provisions of this Chapter 22.214 has been achieved and a property owner can show good cause or factors that mitigate the violation. Factors that may be considered in reducing the penalty include but

are not limited to whether the violation was caused by the act or neglect of another; or whether correction of the violation was commenced promptly prior to citation but that full compliance was prevented by a condition or circumstance beyond the control of the person cited.

- E. Penalties collected as a result of a notice of violation, civil action, or through any other remedy available at law or in equity shall be directed into the Rental Registration and Inspection Ordinance Enforcement Account.

(Ord. [125343](#), § 14, 2017; Ord. 124312, § 11, 2013)

22.214.087 - Rental Registration and Inspection Ordinance Enforcement Accounting Unit

A restricted accounting unit designated as the "Rental Registration and Inspection Ordinance Enforcement Account" is established in the Construction and Inspections Fund from which account the Director is authorized to pay or reimburse the costs and expenses incurred for notices of violation and civil actions initiated according to Sections 22.214.080 and 22.214.085. Money from the following sources shall be paid into the Rental Registration and Inspection Ordinance Enforcement Account:

- A. Penalties collected according to Section 22.214.086 for enforcing this Chapter 22.214 according to the notice of violation process described in Section 22.214.080;
- B. Penalties collected according to Section 22.214.086 for enforcing this Chapter 22.214 when a civil action has been initiated according to Section 22.214.085;
- C. Other sums that may by ordinance be appropriated to or designated as revenue the account; and
- D. Other sums that may by gift, bequest, or grant be deposited in the account.

(Ord. [125492](#), § 92, 2017; Ord. [124919](#), § 83, 2015; Ord. 124312, § 12, 2013)

22.214.090 - Appeal to superior court

Final decisions of the Seattle Municipal Court on enforcement actions authorized by this Chapter 22.214 may be appealed according to the Rules for Appeal of Decisions of Courts of Limited Jurisdiction.

(Ord. 124011, § 14, 2012.)