

LANDLORD SURVEY SUMMARY

Lacey, Olympia, and Tumwater Urban Growth Areas

January 2021

Thurston Regional Planning Council



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Project Overview

In 2019, the Washington State Legislature passed HB 1923 encouraging cities planning under the state Growth Management Act to take actions to increase residential building capacity. These actions include developing a housing action plan “...to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market” (RCW 36.70A.600).

In recognition of the cross-jurisdiction need for affordable housing, the cities of Lacey, Olympia, and Tumwater chose to collaborate with Thurston Regional Planning Council to develop a regional Housing Action Plan. Funding was provided by the Department of Commerce. The project includes four components:

- A regional housing needs assessment
- A household income forecast to identify future housing needs
- A survey of landlords and rental property owners to better understand housing costs
- A regional Housing Action Plan – to be adopted by the cities – identifying a menu of options for the cities to implement to encourage development of a housing stock adequate and affordable for current and future residents

This summary represents the result of the landlord survey and is intended to provide valuable context about the rental market in the urban growth area for Lacey, Olympia, and Tumwater. This information will be used by the cities to better understand the local rental housing market and how taking action to address affordable housing may impact it.

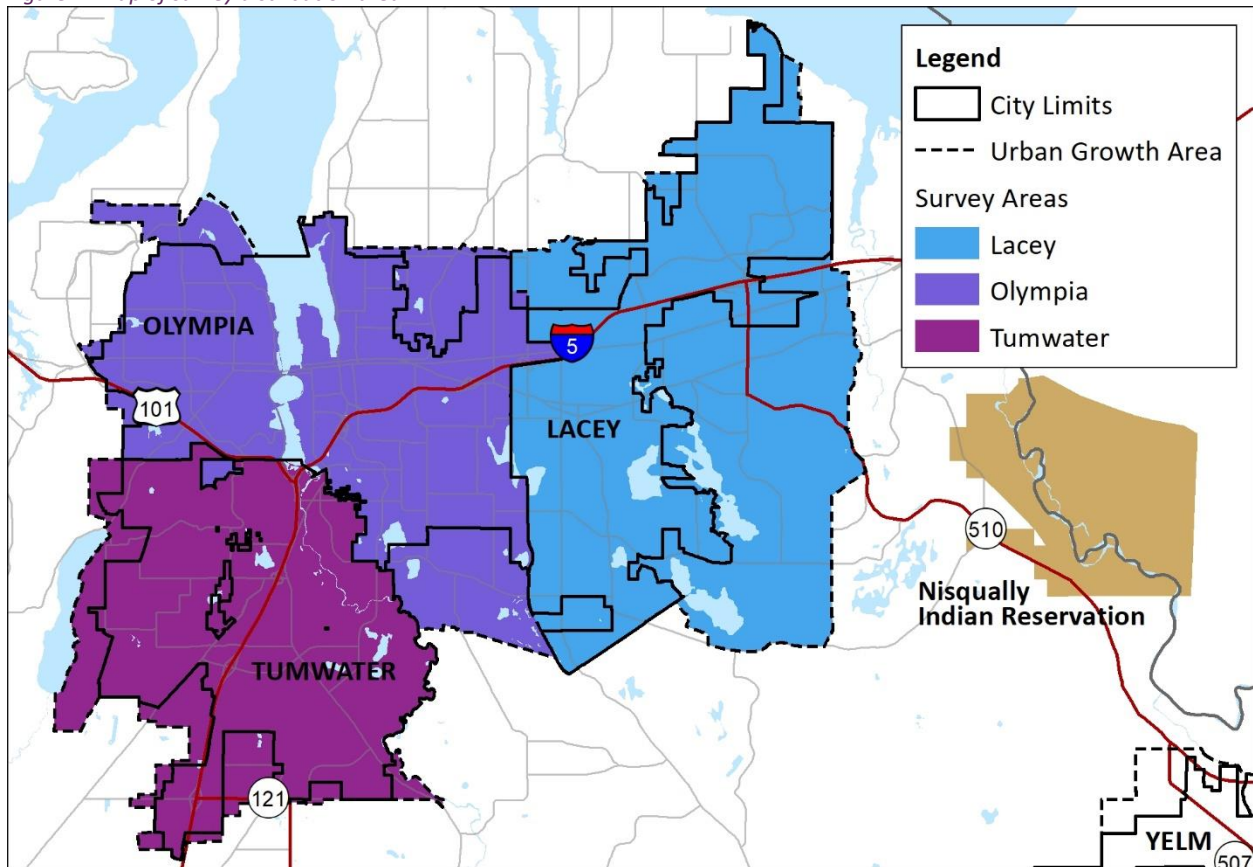
COVID-19 Pandemic and the Landlord Survey

In response to the outbreak of the COVID-19 pandemic, Governor Inslee issued a series of proclamations and declarations aimed at reducing the spread of the virus in Washington State, including requiring all non-essential workers to stay home and stay healthy and extending a moratorium on evictions to protect renters. The City of Olympia also extended an eviction moratorium. The state and federal governments also extended various forms of rental assistance to some households. As a result, significant changes in the Lacey, Olympia, and Tumwater area occurred, affecting landlords and renters alike.

This survey was conducted when the moratoriums on evictions were in place and some of the state and federal aid had been distributed to renters and landlords.

The cities of Lacey, Olympia, and Tumwater will continue to monitor the impact of the pandemic on housing, rents, and evictions in the coming months.

Figure 1. Map of survey distribution area



Survey Distribution and Response

In October 2020, the landlord survey was mailed to a total of 9,834 addresses in the urban growth areas for Lacey, Olympia, and Tumwater. Urban growth areas include the incorporated cities and unincorporated portions of Thurston County designated for future annexation by the cities. Property owners were given until the end of November 2020 to respond to the survey. The survey mailing list was created from the Thurston County Assessor's property list. Addresses were included if they met one or more of the following criteria:

- The owner mailing address and the site address were different, including properties where the owner address was a PO Box
- Owners of manufactured homes, including those in manufactured/mobile home parks meeting the above criteria
- Owners of duplexes, triplexes, fourplexes, and apartments

Three separate surveys asking the same questions were sent out to ensure information could be collected and analyzed separately for the Lacey, Olympia, and Tumwater urban growth areas. See Appendix A for copies of the surveys mailed to property owners.

Table 1. Survey response rate.

Urban Growth Area	Surveys Sent	Surveys Returned	Response Rate
Lacey	4,730	516	11%
Olympia	3,493	551	16%
Tumwater	1,611	197	12%
TOTAL	9,834	1,264	13%

Over 1,200 surveys were returned, including 151 surveys indicating they did not own or manage rental properties in the Lacey, Olympia, and Tumwater urban growth area. This resulted in a response rate of about 13% and represented at least 5,430 dwelling units (Table 1).

Assumptions

In analyzing the survey responses, we made the following assumptions:

1. For surveys returned with no questions answered, we assumed the respondent was not a landlord.
2. For respondents who did not indicate whether they owned or managed rental properties (Question 2) but answered other questions about rentals in the survey, we assumed the respondent was a landlord.
3. For respondents who did not indicate the number of rental units they had but did provide other information about rentals (such as how much they charge for rent), we assumed one rental unit existed.

Except for Question 1, responses were analyzed only for respondents who own or manage one or more rental properties.

Landlords

Question 1 asked whether the respondent owned or managed one or more rental properties in the Lacey, Olympia, and Tumwater urban growth area. Overall, 1,113 respondents (88%) indicated they had at least one rental unit (Table 2).

Table 2. Number of landlords participating in survey

Urban Growth Area	Response		Total
	Yes*	No	
Lacey	454	62	516
Olympia	488	63	551
Tumwater	171	26	197
TOTAL	1,113	151	1,264
<i>*Includes respondents who did not answer this question but did provide other information about their rentals.</i>			

Unit Size and Building Types

Questions 2 and 3 asked how many occupied and vacant units the respondent rented in the Lacey, Olympia, and Tumwater urban growth area based on the number of bedrooms in the unit (Table 3). Three percent of the units are studios and 18 percent are one-bedroom units (Figure 2). Another seven percent have four or more bedrooms. Two- and three-bedroom units were more evenly split with 38 and 34 percent respectively. Approximately 5.6 percent of the units included in the survey responses were vacant.

Table 3. Rental units by number of bedrooms

Urban Growth Area	Number of Bedrooms					TOTAL Units
	Studio	1	2	3	4+	
Occupied Units						
Lacey	11	341	723	861	185	2,121
Olympia	155	482	972	604	125	2,338
Tumwater	5	87	327	217	30	666
TOTAL	171	910	2,022	1,682	340	5,125
Vacant Units						
Lacey	8	12	20	138	5	183
Olympia	7	30	35	21	11	104
Tumwater	6	2	7	3	0	18
TOTAL	21	44	62	162	16	305
Total Units	192	954	2,084	1,844	356	5,430
Vacancy Rate	10.9%	4.6%	3.0%	8.8%	4.5%	5.6%

Figure 2. Rental units in Lacey, Olympia, and Tumwater by number of bedrooms

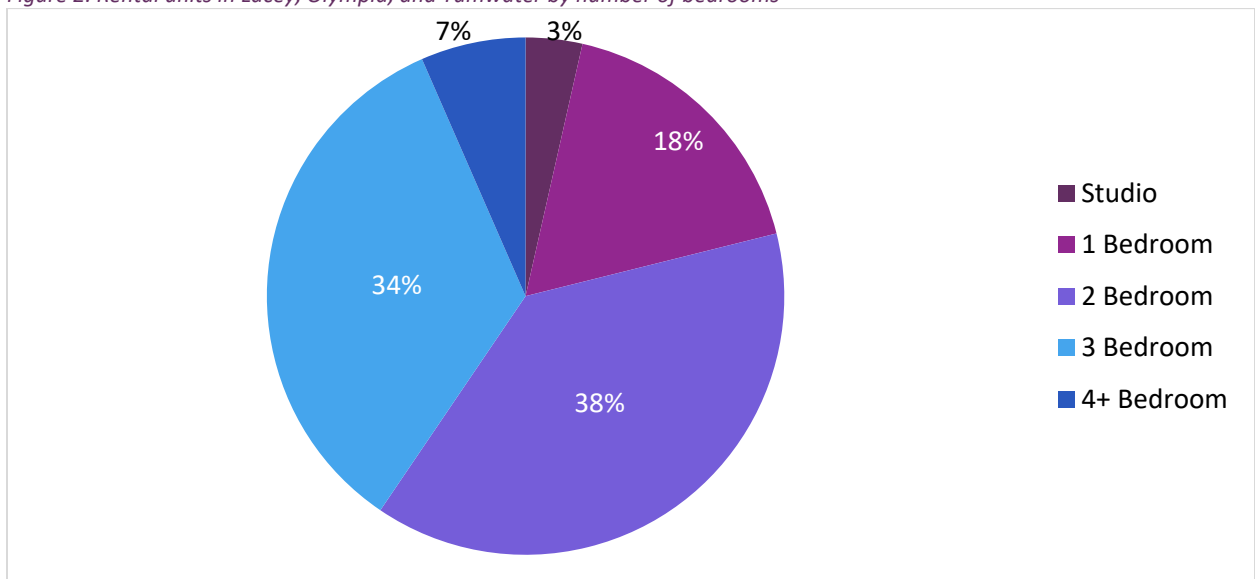


Table 4 looks at the number of bedrooms in a rental unit and compares survey returns to the American Community Survey (ACS). In general, the survey returns align well with the most recent American Community Survey, indicating the survey sample is representative of the rental stock in the Lacey, Olympia, and Tumwater area. However, the ACS data excludes the unincorporated urban growth areas for Lacey, Olympia, and Tumwater, so a direct comparison is not possible.

Table 4. Comparison of survey returns to 2015-2019 American Community Survey

Source	Number of Bedrooms				
	Studio	1	2	3	4+
2020 Rental Housing Survey	3.3%	17.8%	39.5%	32.8%	6.6%
2015-2019 American Community Survey	4.5%	22.5%	41.1%	24.6%	7.2%
Difference	-1.2%	-4.8%	-1.7%	8.2%	-0.6%

Note: ACS data exclude Lacey, Olympia, and Tumwater’s unincorporated urban growth areas, so a direct comparison is not possible.

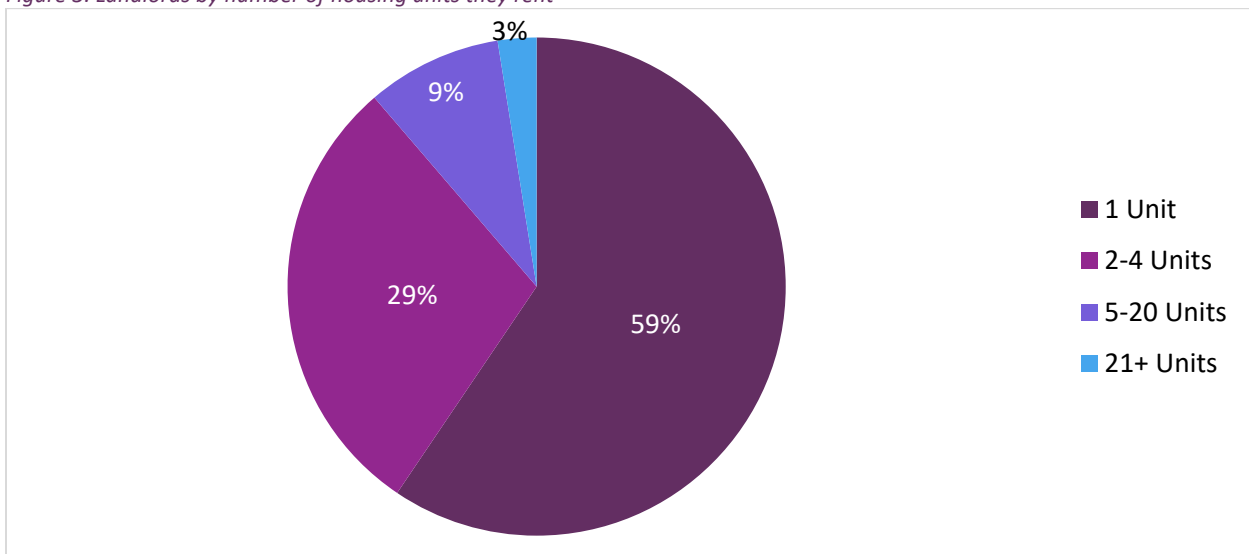
Source: US Census Bureau American Community Survey, Table B25042

For the 1,036 people who responded to both questions 2 and 3 concerning the number of occupied and vacant rental units they had, 59 percent of respondents rented only one dwelling unit (Table 5 and Figure 3).

Table 5. Landlords by number of housing units they rent

Urban Growth Area	1 Unit	2-4 Units	5-20 Units	21+ Units	TOTAL Respondents
Lacey	254	117	34	12	417
Olympia	277	127	47	10	461
Tumwater	85	59	10	4	158
TOTAL	616	303	91	26	1,036

Figure 3. Landlords by number of housing units they rent



Question 4 asked about the types of buildings respondents' rental units occupy, and respondents could choose more than one answer. Nearly three out of four respondents (74 percent) offer for rent single-family dwellings; 27 percent rent out duplexes, triplexes, fourplexes, and townhomes (Table 6). Less than five percent of respondents had rental units in other types of buildings, and 11 percent of respondents had rental units in more than one type of building.

Table 6. Types of buildings rental units occupy

Building Type	Lacey Urban Area	Olympia Urban Area	Tumwater Urban Area	Combined Urban Area	
				Count	Percent of Total
Single-family home	329	367	106	802	74%
Duplex, triplex, fourplex, or townhome	106	129	58	293	27%
Condominium	10	16	12	38	4%
Manufactured/mobile home	10	10	4	24	3%
Accessory dwelling/mother-in-law unit	11	11	6	28	3%
5+ unit apartment	5	26	6	37	2%
More than one building type	28	69	19	116	11%
Total Respondents				1,085	—

Note: Respondents could choose more than one answer.

Managing Rentals

Question 5 asked respondents to identify who manages their rental(s), and respondents could choose more than one answer. Seven out of ten respondents indicated their rental units are exclusively self-managed and 22 percent exclusively utilize a property management company (Table 7).

Table 7. Who manages rental units

Management Type	Respondents	Percent of Total Respondents
Exclusively:		
Self-managed	769	71%
On-site property manager	4	<1%
Property management company	242	22%
Another person	23	2%
More than one management type	44	4%
Total Respondents	1,082	100%

Note: Respondents could choose more than one answer.

Tenants

Question 6 asked about the types of tenants landlords have, and respondents could choose more than one answer. One hundred twenty landlords indicated that at least one of their units is designated for

special populations: people with disabilities, low-income persons, adults 55 or over and seniors, veterans, and people experiencing homelessness (Table 8). Of the 120 respondents, only 13 percent indicated they had units designated for people experiencing homelessness. Forty-three percent indicated they rented units designated for 55+ adults and seniors.

Table 8. Rental units designated for special populations

Tenants	Respondents	Percent of Total Respondents
Low-Income Persons	54	45%
55+ Adults or Seniors	52	43%
Persons with Disabilities	39	33%
Veterans	30	25%
People Experiencing Homelessness	15	13%
Two or more of the above	38	32%
Total Respondents	120	

Note: Respondents could choose more than one answer.

Questions 7 and 8 asked how many units were rented to households receiving government rental subsidies or were income-restricted units. About 12 percent of the units surveyed were occupied by households receiving rental subsidies while 22 percent were income-restricted (Tables 9 and 10).

Table 9. Rentals occupied by households receiving government rental subsidies

UGA	Government Subsidized Units	Total Units (rented and vacant)	Percent Subsidized Units
Lacey	344	2,304	15%
Olympia	184	2,442	8%
Tumwater	140	684	20%
TOTAL	668	5,430	12%

The intent of these questions was to identify the extent to which rental units are occupied by households receiving government subsidies (i.e., housing vouchers issued by the Housing Authority of Thurston County) and how many rental units are restricted to low-income households (such units may or may not also receive a government subsidy). The high number of income-restricted units reported indicates possible issues with the survey:

- Respondents may have interpreted “income-restricted” to mean the landlord requires the tenant to have a minimum income to rent a unit rather than the intended meaning of a maximum income to rent a unit.
- Landlords may intentionally rent to a tenant for less than market rate (a friend, family member, or someone else they are giving a break to) even though it is not truly “income-restricted.”

- Landlords who have income-restricted units or who rent to households receiving government subsidies may have been more likely to respond to the survey, suggesting market-rate units are underrepresented in the survey results.

Refining this question is recommended if surveying rental units occurs in the future.

Table 10. Income-restricted rental units

UGA	Income-Restricted Units	Total Units (rented and vacant)	Percent Income-Restricted Units
Lacey	230	2,304	10%
Olympia	688	2,442	28%
Tumwater	247	684	36%
TOTAL	1,165	5,430	21%

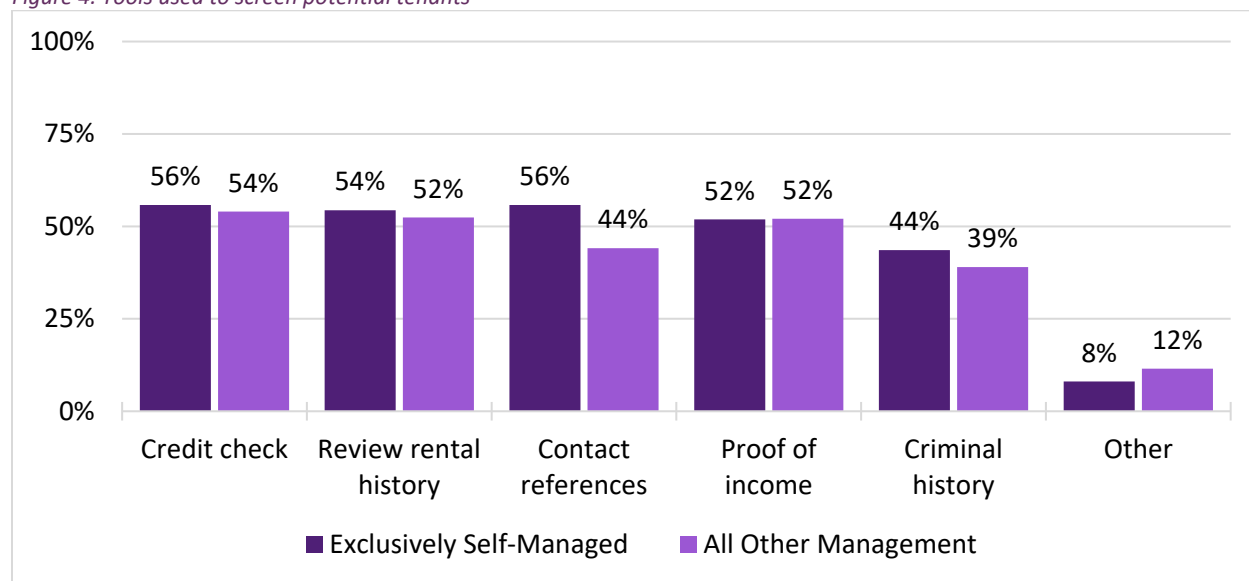
Question 13 asked about the tools landlords use to screen potential tenants, and respondents could choose more than one answer. The majority of landlords perform credit checks, review rental history, contact references, and require proof of income (Table 11 and Figure 4). Checking an applicant's criminal history is also common, though to a lesser extent. Overall, there was minimal difference between landlords who exclusively self-manage their units and landlords who use another or combination of management types. However, landlords who self-manage their rental are more likely to contact references (56 percent) compared to landlords who use another or combination of management types (44 percent).

Table 11. Tools used to screen potential tenants

Financial Requirement	Exclusively Self-Managed		All Other Management Types	
	Count	Percent	Count	Percent
Credit check	429	56%	169	54%
Review rental history	418	54%	164	52%
Contact references	429	56%	138	44%
Proof of income	399	52%	163	52%
Criminal history	335	44%	122	39%
Other	62	8%	36	12%
Total Respondents	769		313	

Note: Respondents could choose more than one answer.

Figure 4. Tools used to screen potential tenants



Financial Requirements

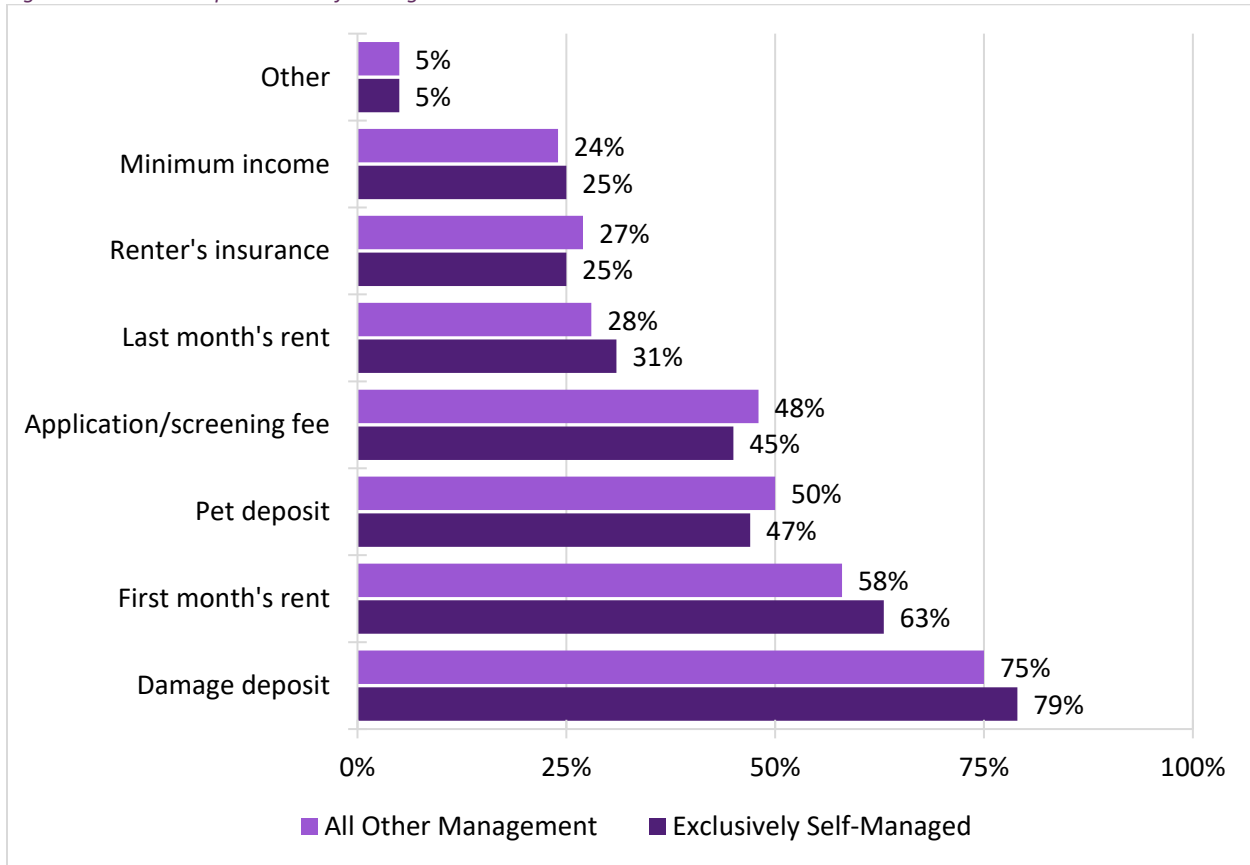
Question 12 asked about the financial requirements to be a tenant, and respondents could choose more than one answer. The most common financial requirements were a damage deposit and first month's rent (Table 12 and Figure 5). Many landlords also require a pet deposit and an application or screening fee. Last month's rent, renter's insurance, and a minimum income were all required to a lesser extent, and some landlords require other obligations such as a cleaning deposit. Overall, landlords that exclusively manage their rentals themselves had similar responses to landlords that utilize other management services or a combination of the two.

Table 12. Financial requirements of renting

Financial Requirement	Exclusively Self-Managed		All Other Management Types	
	Count	Percent	Count	Percent
Damage deposit	605	79%	236	75%
First month's rent	486	63%	181	58%
Pet deposit	365	47%	155	50%
Application/screening fee	349	45%	151	48%
Last month's rent	236	31%	87	28%
Renter's insurance	191	25%	85	27%
Minimum income	195	25%	76	24%
Other	40	5%	16	5%
Total Respondents	769		313	

Note: Respondents could choose more than one answer.

Figure 5. Financial requirements of renting



Rent and Utilities

Questions 9 and 10 asked about the average rent landlords charge for occupied and vacant units. Occupied one, two, three, and four-bedroom units on average rent at a lower rate than what landlords ask for vacant units (Table 13 and Figure 6). In contrast, the rent asked for occupied studio units was slightly higher than for vacant studios, although this may be due to the small sample size. With the exception of two-bedroom units, the average rent charged for occupied and vacant units was within \$100.

Table 13. Average rents charged for occupied and vacant rental units in the Lacey, Olympia, and Tumwater urban growth area

Bedrooms	Occupied	Vacant
Studio	\$922	\$908*
One	\$957	\$1,074
Two	\$1,108	\$1,245
Three	\$1,509	\$1,530
Four+	\$1,886	\$1,938
All Units	\$1,247	\$1,375

*Indicates average rent calculated for fewer than 50 dwelling units.

Note: Average rent does not include those units with an average rent of \$0. For those who listed an average rent but did not list the number of units, the number of units was assumed to be 1. Average rents are rounded to the nearest dollar.

Figure 6. Average rent charged for occupied and vacant rental units in the Lacey, Olympia, and Tumwater urban growth area

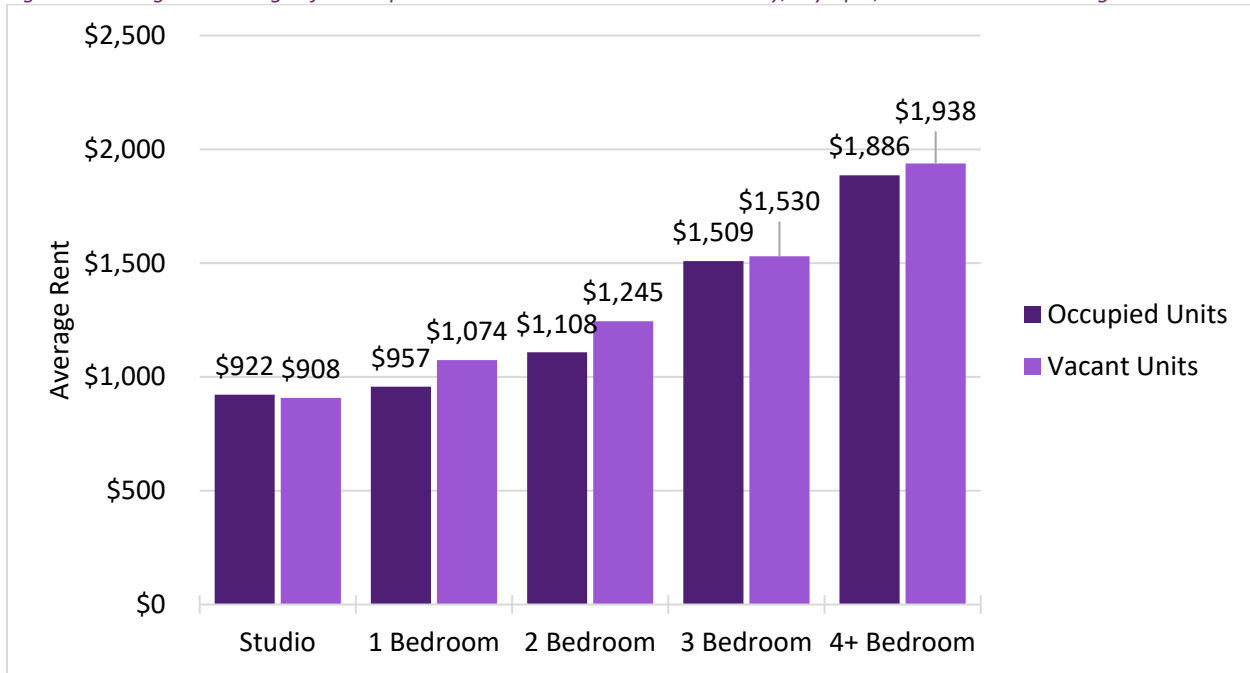


Table 14 and Figure 7 compare the rents charged for occupied rental units in the Lacey, Olympia, and Tumwater urban growth areas. The average rent for studios, one-bedroom units, and units with four or more bedrooms varied significantly between the three urban areas. Two-bedroom units had comparable rents between the three urban areas while three bedroom units in Tumwater were significantly less expensive than those in Lacey and Olympia.

Table 14. Average rents charged for occupied rental units by number of bedrooms in the Lacey, Olympia, and Tumwater Urban Growth Areas

Bedrooms	Lacey Urban Area	Olympia Urban Area	Tumwater Urban Area	Urban Areas Combined
Studio	\$733*	\$1,063	\$864*	\$922
One	\$1,040	\$975	\$792	\$957
Two	\$1,101	\$1,132	\$1,052	\$1,108
Three	\$1,546	\$1,544	\$1,299	\$1,509
Four or more	\$1,785	\$1,991	\$2,058*	\$1,886
All Units	\$1,314	\$1,237	\$1,140	\$1,247

*Indicates average rent calculated for fewer than 50 dwelling units.

Note: Average rent does not include those units with an average rent of \$0. For those who listed an average rent but did not list the number of units, the number of units was assumed to be 1. Average rents are rounded to the nearest dollar.

Figure 7. Average rents charged for occupied units by number of bedrooms in the Lacey, Olympia, and Tumwater urban growth areas

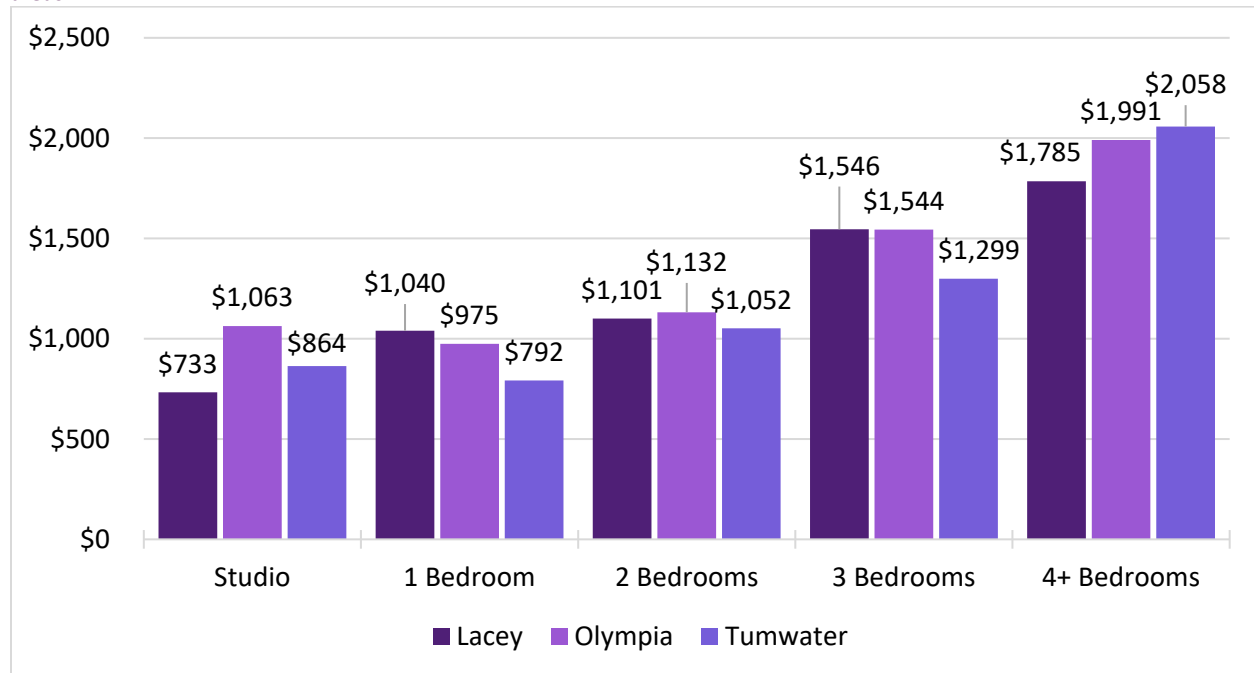


Table 15 looks at the average rent for occupied units and compares survey returns to the 2015-2019 American Community Survey (ACS). The ACS data excludes the unincorporated urban growth areas for Lacey, Olympia, and Tumwater, and a direct comparison is not possible. Overall, rents as reported in the survey returns were slightly higher than the 2015-2019 ACS.

Table 15. Average rent for occupied units compared to 2015-2019 American Community Survey

	Lacey	Olympia	Tumwater	Total
2020 Rental Housing Survey	\$1,314	\$1,237	\$1,140	\$1,247
2020 University of Washington	–	–	–	\$1,205
2015-2019 American Community Survey	\$1,248	\$1,070	\$1,094	\$1,136
Difference between Rental Housing Survey and 2015-2019 ACS	\$66	\$167	\$46	\$111

Note: 2020 University of Washington’s Washington Center for Real Estate Research include all Thurston County rentals, so a direct comparison is not possible. ACS data exclude Lacey, Olympia, and Tumwater’s unincorporated urban growth areas, so a direct comparison is not possible. ACS data calculated as the aggregate contract rent divided by the number of occupied rental units using 2015-2019 average data, in 2019 inflation-adjusted dollars.

Source: US Census Bureau American Community Survey, Tables B25062 and B25003

(<https://data.census.gov/cedsci>); UW WCRER (<https://wcrer.be.uw.edu/archived-reports/>)

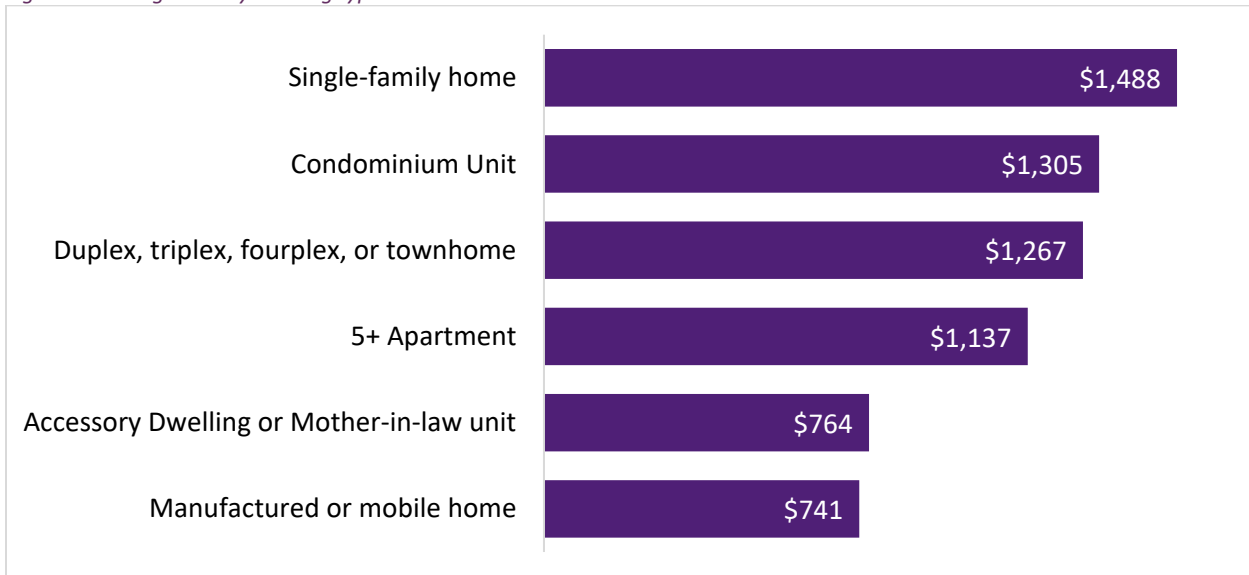
Table 16 and Figure 8 compare average rents based on the type of building a unit is in. Overall, single-family homes have the highest average rent (\$1,488) while manufactured or mobile homes had the lowest (\$741).

Table 16. Average rent by building type

Building Type*	Average Rent	Number of Units
Single-family home	\$1,488	906
Condominium Unit	\$1,305	32
Duplex, triplex, fourplex, or townhome	\$1,267	578
5+ Apartment	\$1,137	1,081
Accessory Dwelling or Mother-in-law unit	\$764	7
Manufactured or mobile home	\$741	85

*Average rent calculated only for landlords having one building type; does not include landlords who reported multiple building types in their portfolio.

Figure 8. Average rent by building type



Question 11 asked about utilities landlords include with rent. The three most common utilities included with rent were sewer/septic service (73 percent), water (64 percent), and garbage/recycling (53 percent) (Table 17). For respondents who indicated other utilities were included, cable, lawn care, HOA dues, and pest control were common responses.

Table 17. Utilities included with rent

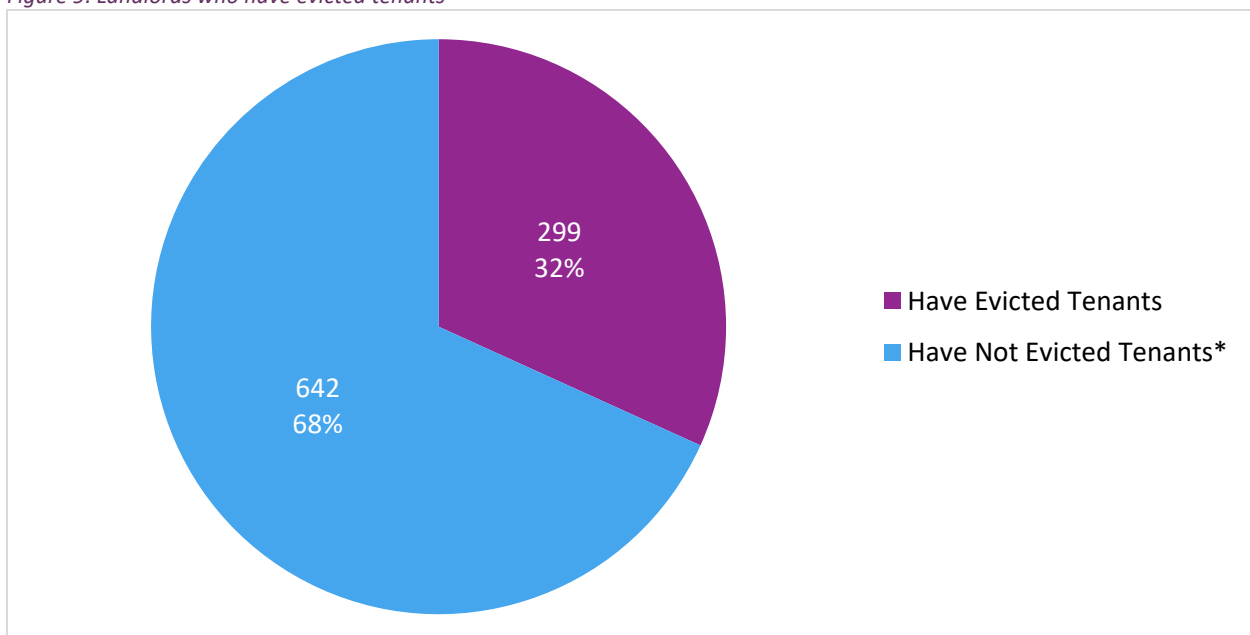
Utility	Respondents	Percent of Total
Water	291	64%
Sewer/Septic	329	73%
Electricity/Natural Gas	59	13%
Garbage/Recycling	239	53%
Internet	28	6%
Other	94	21%
Total Respondents	452	
No Response		

Note: Respondents could choose more than one answer.

Evictions

Question 14 asked about the main reasons for having to evict tenants, and respondents were able to choose more than one answer. Of the 941 responses to this question, 68 percent indicated they had not evicted any tenants; only 32 percent indicated they had evicted tenants for one or more reasons (Figure 9).

Figure 9. Landlords who have evicted tenants



*Includes landlords who indicated they had never evicted a tenant but also listed reasons for evicting tenants.

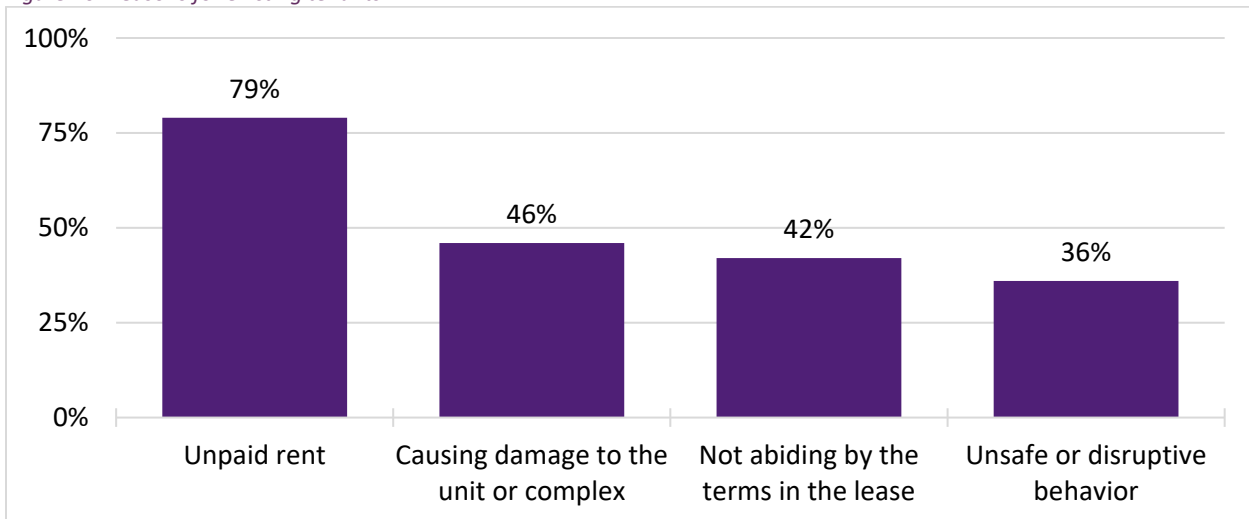
For those respondents who had evicted tenants, unpaid rent was the most common reason (Table 18 and Figure 10).

Table 18. Reasons for evicting tenants

Reason	Number of Respondents	Percent of Total
Unpaid rent	236	79%
Not abiding by the terms in the lease	126	42%
Causing damage to the unit or complex	140	47%
Unsafe or disruptive behavior	109	36%
Two or more of the above	176	59%
Total Respondents	299	--

Note: Respondents could choose more than one answer.

Figure 10. Reasons for evicting tenants



Landlords with Only One Rental – Single-Family Dwellings

For respondents who answered questions 2 and 3 concerning the number of rental units they have, 529 out of 1,113 landlords (48 percent) indicated they have only one rental unit consisting of either a manufactured/mobile home or a single-family dwelling. Of the 530 units:

- 2 percent (11 units) were vacant
- 2 percent (11 units) are studio or one-bedroom units; 22 percent (117 units) have two bedrooms; 58 percent (305 units) have three bedrooms; and 18 percent (96 units) have four or more bedrooms
- 69 percent (364 units) were managed exclusively by the property owner; another 26 percent (140 units) were managed exclusively by a property management company.
- 4 percent (19 units) were rented to households that receive government rental subsidies and 1 percent (6 units) were income restricted.

The average monthly rent for the 286 occupied three-bedroom units was \$1,509 – slightly higher than the average for all three-bedroom units (\$1,403 per month) regardless of building type. Three-bedroom units managed by a property manager had a higher rent (\$1,623 per month) compared to those managed by the property owner (\$1,460 per month).

More than half (62 percent) of landlords have never evicted a tenant. Of the 200 landlords who indicated they have evicted a tenant, 52 percent (104) gave unpaid rent as a main cause for eviction.

Appendix A. Surveys

Lacey Survey



CITY COUNCIL
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Mayor
 CYNTHIA PRATT
Deputy Mayor

JASON HEARN
 LENNY GREENSTEIN
 MICHAEL STEADMAN
 RACHEL YOUNG
 CAROLYN COX

CITY MANAGER
 SCOTT SPENCE

Dear Property Owner,

The cities of Lacey, Olympia, and Tumwater have partnered and are working with the Thurston Regional Planning Council to develop a housing action plan to find ways to encourage development of adequate and affordable housing for current and future residents in our region. As part of this effort, we are conducting a landlord survey to better understand the number and types of rental properties in the cities and their respective unincorporated urban growth areas. This information will help us understand how much rental housing is available in the community and how to help meet the demand for affordable housing over the next 20+ years.

We'd like to hear from people who own property in the Lacey area who are renting out single-family dwellings, accessory dwelling units, manufactured homes, duplexes, triplexes, townhomes, and larger multifamily units. On the reverse of this letter is a map showing the City of Lacey and associated growth area where we are seeking information. The second page is a survey asking about the number and type(s) of rentals you offer, rental costs and requirements, and other information related to renting housing in the Lacey area. Your responses will be used to understand whether there is sufficient affordable housing to meet the needs of our community. Your responses will not be used by Thurston County or the cities for any specific zoning or project decisions concerning your property or be used by the County Assessor to determine your property valuation. Please return the survey in the enclosed postage-paid envelope by **Monday, November 30, 2020**. If you own rentals in the Olympia or Tumwater areas, you may receive an additional survey for each specific city.

In the next 25 years, Thurston County's population is projected to increase by over 90,000 new residents. Creating affordable housing for all of our neighbors while preserving the quality of life of our region is a challenge Lacey, Olympia, and Tumwater are committed to solving. Your responses will help us meet that goal.

For more information, please visit: www.trpc.org/1002 or email info@trpc.org.

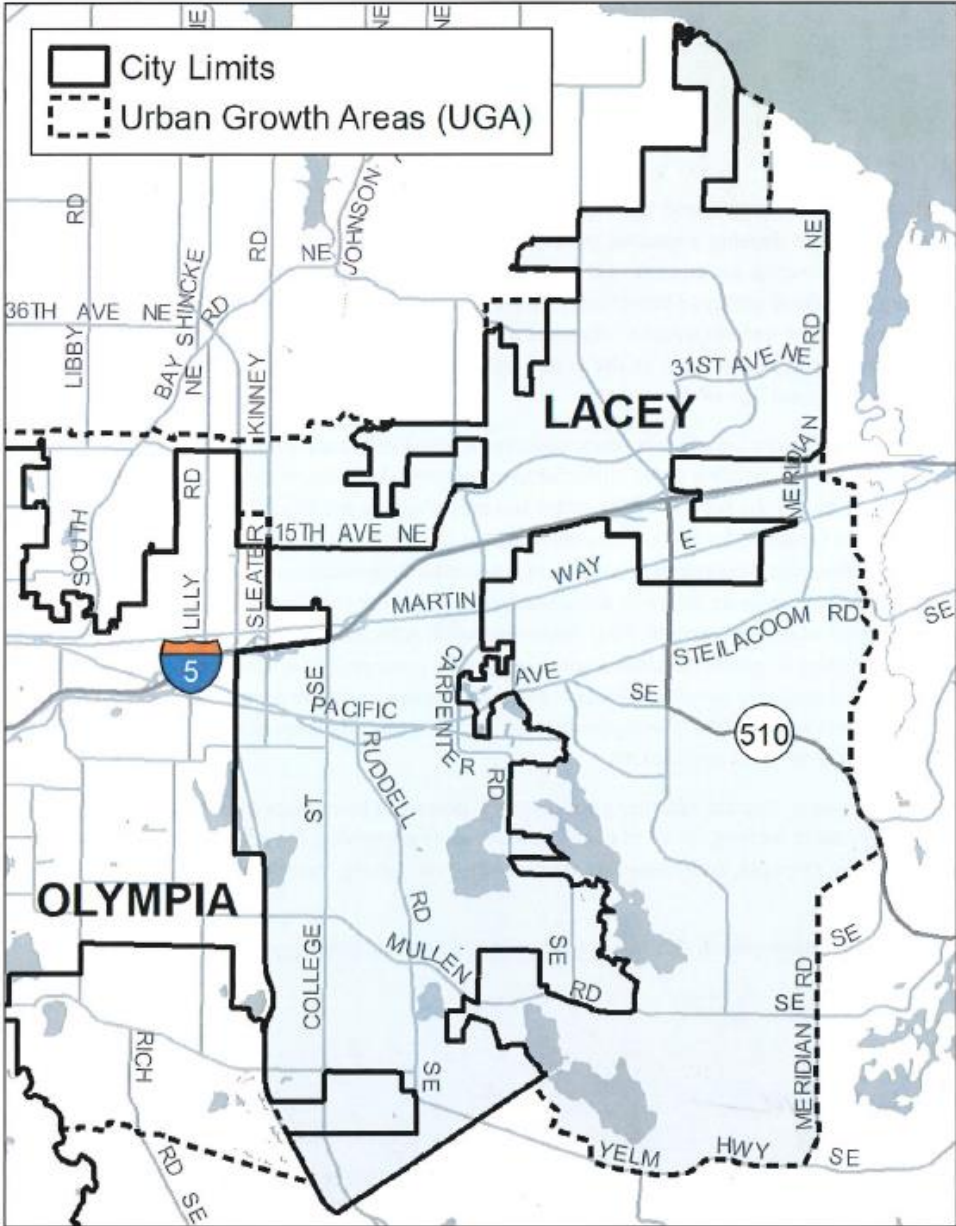
Sincerely,

Andy Ryder, Mayor
 City of Lacey



Instructions:

We are looking for information on rental properties in the area shaded below. Please return the completed survey in the enclosed postage-paid envelope by **Monday, November 30, 2020.**



1. Do you own or manage one or more rental properties in the Lacey area? (see map on previous page for area)

Yes

No

2. How many occupied units do you rent in the Lacey area for the following?

Studio

2 bedrooms

4 + bedrooms

1 bedroom

3 bedrooms

3. How many vacant units do you rent in the Lacey area for the following?

Studio

2 bedrooms

4 + bedrooms

1 bedroom

3 bedrooms

4. What type(s) of buildings are your Lacey area rentals? (check all that apply)

Single-family home

Manufactured home/mobile home

Duplex, triplex, fourplex, or townhome

Condominium unit

5+ unit apartment

Accessory dwelling/mother-in-law unit

5. Who manages the unit(s)? (check all that apply)

I manage myself

An on-site property manager

A property management company

Another person manages the property for me

6. Are any of your Lacey area rental units designated for certain types of tenants? (check all that apply)

Persons with disabilities

Low income persons

55+ adults or seniors

Veterans

People experiencing homelessness

7. How many of your Lacey area units are rented to households that receive government rental subsidies?

8. How many of your Lacey area units are income restricted?

9. What is the average rent you charge/ask for occupied Lacey area rentals??

Studio

2 bedrooms

4 + bedrooms

1 bedroom

3 bedrooms



Olympia Survey



City of Olympia | Capital of Washington State

P.O. Box 1967, Olympia, WA 98507-1967

olympiawa.gov

Dear Property Owner,

Thurston Regional Planning Council, in partnership with the cities of Lacey, Olympia, and Tumwater, is developing a housing action plan to find ways to encourage development of adequate and affordable housing for current and future residents in our region. As part of this effort, we are conducting a landlord survey to better understand the number and types of rental properties in the cities and their respective unincorporated urban growth areas. This information will help the cities better understand how much rental housing is available in the community and how to help meet the demand for affordable housing over the next 20+ years.

We'd like to hear from people who own property in the Olympia area who are renting out single-family dwellings, accessory dwelling units, manufactured homes, duplexes, triplexes, townhomes, and larger multifamily units. On the reverse of this letter is a map showing the area we are looking for information on. The second page is a survey asking about the number and type(s) of rentals you offer, rental costs and requirements, and other information related to renting housing in the Olympia area. Your responses will be used to understand whether there is sufficient affordable housing to meet the needs of our community. Your responses will not be used by Thurston County or the cities for any specific zoning or project decisions concerning your property or be used by the County Assessor to determine your property valuation. Please return the survey in the enclosed postage-paid envelope by **Monday, November 30, 2020**. If you own rentals in the Lacey or Tumwater areas, you may receive an additional survey for each city.

In the next 25 years, Thurston County's population is projected to increase by over 90,000 new residents. Creating affordable housing for all of our neighbors while preserving the quality of life of our region is a challenge Lacey, Olympia, and Tumwater are committed to solving. Your responses will help us meet that goal.

For more information, please visit: www.trpc.org/1002 or email info@trpc.org.

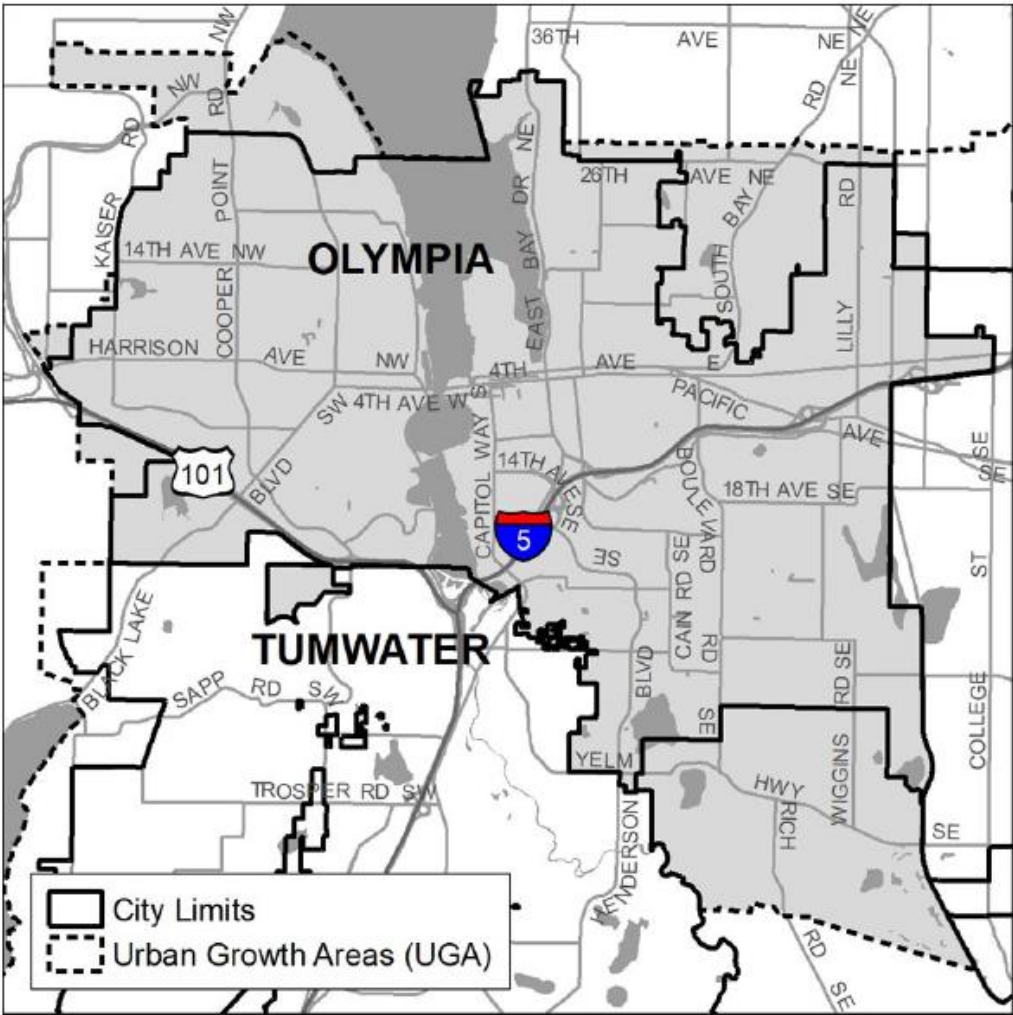
Sincerely,



Cheryl Selby, Mayor
City of Olympia

MAYOR: CHERYL SELBY **MAYOR PRO TEM:** JESSICA BATEMAN **CITY MANAGER:** JAY BURNEY
COUNCILMEMBERS: JIM COOPER, CLARK GILMAN, DANI MADRONE, LISA PARSHLEY, RENATA ROLLINS

We are looking for information on rental properties in the area shaded below. Please return the completed survey in the enclosed postage-paid envelope by **Monday, November 30, 2020**.



1. Do you own or manage one or more rental properties in the Olympia area? (see map on previous page for area)

Yes

No

2. How many occupied units do you rent in the Olympia area for the following?

Studio

2 bedrooms

4 + bedrooms

1 bedroom

3 bedrooms

3. How many vacant units do you rent in the Olympia area for the following?

Studio

2 bedrooms

4 + bedrooms

1 bedroom

3 bedrooms

4. What type(s) of buildings are your Olympia area rentals? (check all that apply)

Single-family home

Manufactured home/mobile home

Duplex, triplex, fourplex, or townhome

Condominium unit

5+ unit apartment

Accessory dwelling/mother-in-law unit

5. Who manages the unit(s)? (check all that apply)

I manage myself

An on-site property manager

A property management company

Another person manages the property for me

6. Are any of your Olympia area rental units designated for certain types of tenants? (check all that apply)

Persons with disabilities

Low income persons

55+ adults or seniors

Veterans

People experiencing homelessness

7. How many of your Olympia area units are rented to households that receive government rental subsidies?

8. How many of your Olympia area units are income restricted?

9. What is the average rent you charge/ask for occupied Olympia area rentals??

Studio

2 bedrooms

4 + bedrooms

1 bedroom

3 bedrooms



10. What is the average rent you charge/ask for vacant Olympia area rentals?

Studio 2 bedrooms 4 + bedrooms
 1 bedroom 3 bedrooms

11. What utilities are included with rent? (check all that apply)

- Water
- Sewer/Septic
- Electricity/Natural Gas
- Garbage/Recycling
- Internet
- Other

Other - please explain:

12. What are the financial requirements to be a tenant? (check all that apply)

- Damage deposit
- Pet deposit
- Application/screening fee
- Minimum income
- Renter's insurance
- First month's rent
- Last month's rent
- Other

Other - please explain:

13. How do you screen a potential tenant? (check all that apply)

- Criminal history
- Credit check
- Proof of income
- Review rental history
- Contact references
- Other

Other - please explain:

14. What are the main reasons for having to evict tenants? (check all that apply)

- Unpaid rent
- Not abiding by the terms in the lease
- Causing damage to the unit or complex
- Unsafe or disruptive behavior
- I have not evicted any tenants

15. If you would like to be included in future communication about rental housing in Thurston County, please include your name and email address.



Tumwater Survey



City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4138

October 1, 2020

Dear Property Owner:

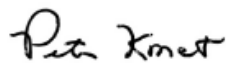
Thurston Regional Planning Council, in partnership with the cities of Lacey, Olympia, and Tumwater, is developing a housing action plan to find ways to encourage development of adequate and affordable housing for current and future residents in our region. As part of this effort, we are conducting a landlord survey to better understand the number and types of rental properties in the cities and their respective unincorporated urban growth areas. This information will help the cities better understand how much rental housing is available in the community and how to help meet the demand of affordable housing over the next 20+ years.

We would like to hear from people who own property in the greater Tumwater area who are renting out single-family dwellings, accessory dwelling units, manufactured homes, duplexes, triplexes, townhomes, and larger multifamily units. On the reverse of this letter is a map showing the area we are looking for information on. The second page is a survey asking about the number and type(s) of rentals you offer, rental costs and requirements, and other information related to renting housing in the Tumwater area. Your responses will be used to understand if there is sufficient affordable housing to meet the needs of our community. Your responses will not be used by Thurston County or the cities for any specific zoning or project decisions concerning your property or be used by the County Assessor to determine your property valuation. Please return the survey in the enclosed postage-paid envelope by **Monday, November 30, 2020**. If you own rentals in Lacey or Olympia, you may receive an additional survey for each city.

In the next 25 years, Thurston County's population is projected to increase by over 90,000 new residents. Creating affordable housing for all of our neighbors while preserving the quality of life of our region is a challenge Lacey, Olympia, and Tumwater are committed to solving. Your responses will help us meet that goal.

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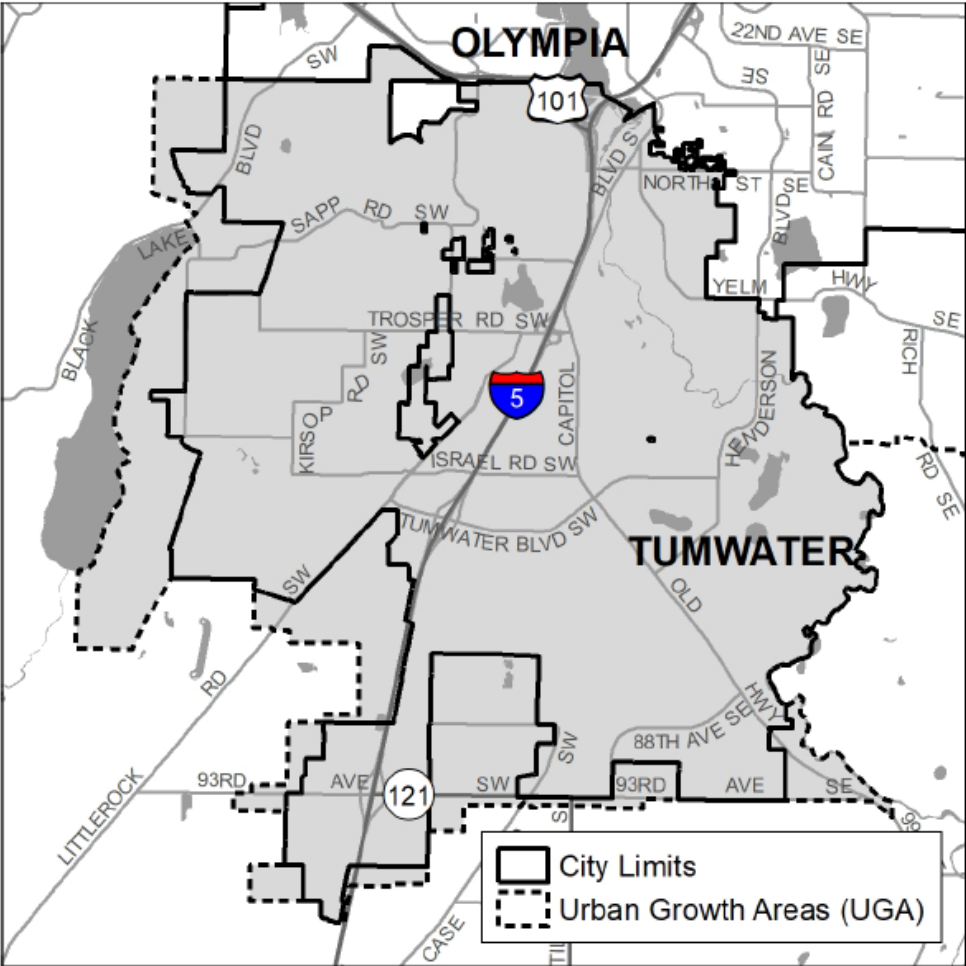
Sincerely,



Pete Kmet
Mayor

www.ci.tumwater.wa.us

We are looking for information on rental properties in the area shaded below. Please return the completed survey in the enclosed postage-paid envelope by Monday, November 30, 2020.



1. Do you own or manage one or more rental properties in the Tumwater area? (see map on previous page for area)

Yes

No

2. How many occupied units do you rent in the Tumwater area for the following?

Studio

2 bedrooms

4 + bedrooms

1 bedroom

3 bedrooms

3. How many vacant units do you rent in the Tumwater area for the following?

Studio

2 bedrooms

4 + bedrooms

1 bedroom

3 bedrooms

4. What type(s) of buildings are your Tumwater area rentals? (check all that apply)

Single-family home

Manufactured home/mobile home

Duplex, triplex, fourplex, or townhome

Condominium unit

5+ unit apartment

Accessory dwelling/mother-in-law unit

5. Who manages the unit(s)? (check all that apply)

I manage myself

An on-site property manager

A property management company

Another person manages the property for me

6. Are any of your Tumwater area rental units designated for certain types of tenants? (check all that apply)

Persons with disabilities

Low income persons

55+ adults or seniors

Veterans

People experiencing homelessness

7. How many of your Tumwater area units are rented to households that receive government rental subsidies?

8. How many of your Tumwater area units are income restricted?

9. What is the average rent you charge/ask for occupied Tumwater area rentals??

Studio

2 bedrooms

4 + bedrooms

1 bedroom

3 bedrooms



10. What is the average rent you charge/ask for vacant Tumwater area rentals?

Studio 2 bedrooms 4 + bedrooms

1 bedroom 3 bedrooms

11. What utilities are included with rent? (check all that apply)

- Water
- Electricity/Natural Gas
- Internet
- Sewer/Septic
- Garbage/Recycling
- Other

Other - please explain:

12. What are the financial requirements to be a tenant? (check all that apply)

- Damage deposit
- Application/screening fee
- Renter's insurance
- Last month's rent
- Pet deposit
- Minimum income
- First month's rent
- Other

Other - please explain:

13. How do you screen a potential tenant? (check all that apply)

- Criminal history
- Proof of income
- Contact references
- Credit check
- Review rental history
- Other

Other - please explain:

14. What are the main reasons for having to evict tenants? (check all that apply)

- Unpaid rent
- Causing damage to the unit or complex
- I have not evicted any tenants
- Not abiding by the terms in the lease
- Unsafe or disruptive behavior

15. If you would like to be included in future communication about rental housing in Thurston County, please include your name and email address.

