Meeting Agenda

Home Fund Advisory Board

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Cary Retlin
360.570.3956

Thursday, January 14, 2021 **2:30 PM** **Online and via phone**

Attend: https://us02web.zoom.us/j/84970400695?pwd=UWt1N1c4Y1UzdHdoamo1SkIPTzRJQT09

1. CALL TO ORDER

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3.A 21-0061 Approval of October 28, 2020, Home Fund Advisory Board Meeting Minutes

Attachments: Minutes

4. PUBLIC COMMENT

During this portion of the meeting, citizens may address the Advisory Committee or Commission regarding items related to City business, including items on the Agenda. In order for the Committee or Commission to maintain impartiality and the appearance of fairness in upcoming matters and to comply with Public Disclosure Law for political campaigns, speakers will not be permitted to make public comments before the Committee or Commission in these two areas: (1) on agenda items for which the Committee or Commission either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days, or (2) where the speaker promotes or opposes a candidate for public office or a ballot measure.

5. ANNOUNCEMENTS

6. BUSINESS ITEMS

6.A 21-0038 Briefing on the Regional Housing Action Plan

Attachments: Housing Needs Assessment
Link to project webpage
Link to Jan 13 Event Registration

6.B 21-0027 Approval of 2021 Home Fund Advisory Board Meeting Dates

6.C 21-0048 Approval of 2021 Home Fund Construction Request for Proposals

Attachments: 2020 Home Fund RFP

Thurston County Pipeline

Washington State Combined Funders Application

2021 Home Fund RFP Draft for Advisory Review

6.D 21-0057 Election of Officers

Attachments: Home Fund Board Roster

Home Fund Board Charter

6.E 21-0058 Home Fund Manager's Report

7. REPORTS

8. OTHER TOPICS

9. ADJOURNMENT

Upcoming

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.

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

Home Fund Advisory Board

Approval of October 28, 2020, Home Fund Advisory Board Meeting Minutes

Agenda Date: 1/14/2021
Agenda Item Number: 3.A
File Number:21-0061

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

Title
Approval of October 28, 2020, Home Fund Advisory Board Meeting Minutes

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Meeting Minutes - Draft

Home Fund Advisory Board

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Cary Retlin
360.570.3956

Wednesday, October 28, 2020 2:30 PM Online and via phone

Register to attend: https://us02web.zoom.us/j/89646734054?pwd=SGpTNzJCbms3eWFSSUY1ZnJORW53dz09

1. CALL TO ORDER

Chair Vatske called the meeting to order at 2:32 p.m.

1.A ROLL CALL

Present: 8 - Chair Lisa Vatske, Vice Chair Trudy Soucoup, Boardmember Krosbie Carter, Boardmember Edward Cates, Boardmember Craig Chance, Boardmember Matt DeBord, Boardmember Derek Harris and Ex-Officio Boardmember Kevin Bossard

Excused: 2 - Boardmember Zach Kosturos and Ex-Officio Boardmember Sam Costello

Absent: 1 - Boardmember Walter Simonsen

1.B OTHERS PRESENT

City of Olympia Home Fund Manager Cary Retlin

South Puget Sound Habitat for Humanity CEO Carly Colgan

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A 20-0864 Approval of March 11, 2020 Home Fund Advisory Board Meeting Minutes

The minutes were approved.

3.B 20-0865 Approval of June 10, 2020 Home Fund Advisory Board Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT - None

5. ANNOUNCEMENTS

Mr. Retlin shared that Chair and Vice Chair elections will occur at the first board meeting in 2021.

6. BUSINESS ITEMS

6.A 20-0868 Presentation: Homeownership: A Path Towards Anti-Racist Housing Policies

Ms. Colgan shared a presentation regarding Homeownership.

The report was received.

6.B 20-0870 Discussion and Consideration of Home Fund Loan Program Options

The discussion was completed.

6.C 20-0857 Home Fund Manager's Report

Mr. Retlin shared a report.

The report was received.

6.D 20-0869 Update on the Thurston County Affordable Housing Pipeline

The report was received.

6.E 20-0882 Discussion of 2021 Home Fund Award Round

The Advisory Board gave general direction to staff to delay the 2021 Home Fund award process until the Housing Trust Fund and Housing Finance Commission awards were announced.

The discussion was tabled.

7. REPORTS - None

8. OTHER TOPICS - None

9. ADJOURNMENT

The meeting was adjourned at 4:29 p.m.

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

Home Fund Advisory Board

Briefing on the Regional Housing Action Plan

Agenda Date: 1/14/2021
Agenda Item Number: 6.A
File Number:21-0038

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

Title
Briefing on the Regional Housing Action Plan

Recommended Action
Information only. No action requested.

Report Issue:
Discussion on the regional Housing Needs Assessment and Action Plan

Staff Contact:
Amy Buckler, Strategic Projects Manager, Community Planning & Development, 360.280.8947

Presenter(s):
Amy Buckler

Background and Analysis:
The Cities of Olympia, Lacey and Tumwater in collaboration with Thurston Regional Planning Council (TRPC) are developing a regional housing action plan. Staff will share key findings from a recent housing needs assessment and the types of actions the cities are contemplating to encourage construction of more housing, more housing options, affordability and stability for residents.

In 2019, the Washington state legislature made grant funds available to cities to develop housing action plans. In recognition of our shared housing market and the cross-jurisdictional need for affordable housing, the Cities of Olympia, Lacey and Tumwater jointly applied for and received funds to collaborate on this effort. The project includes:

- A housing needs assessment, including a 25-year projection of housing affordable at different income levels *(see attached)*
- A rental survey, to better understand what residents are paying for rent and how rents are changing *(in progress)*
- A menu of actions cites can take to ensure housing stock adequate and affordable for current and future residents *(in progress)*

This regional work will be complete in late January. From there, each city will identify which actions it

will take. Olympia will provide further opportunity for public comment this spring before adopting its specific housing action plan in June 2021. This is a continuation of ongoing work by the City of Olympia to address housing needs; it informs the process for how we use data to measure success, annual work plans, and a periodic Comprehensive Plan update.

Over fifty actions are contemplated to address the following identified housing gaps:

- **Affordability.** Reduce the cost of housing for low-income and cost-burdened households.
- **Supply.** Increase the inventory of housing for all households.
- **Variety.** Increase the variety of housing sizes and types
- **Seniors.** Increase the stock of housing options needed for aging seniors.
- **Improvements.** Maintain the existing housing stock, including improving energy efficiency and air quality.
- **Stability.** Increase household wealth by providing safe, stable options for rental housing and pathways to homeownership.
- **Supportive Housing.** Increase permanent housing options for people with disabilities and those at risk of or experiencing homelessness.

Neighborhood/Community Interests (if known):
Housing affordability and homelessness are of great concern to the Olympia community.

A virtual public forum will be held Wednesday, January 13th from 5:00-6:30 pm, via Zoom. The event includes a presentation of key findings and approaches under consideration followed by time for the public to ask questions. Participants must register in advance (a link to the registration is attached.)

Options:
Information only. No action requested.

Financial Impact:
Collectively, the Cities of Olympia, Lacey and Tumwater received $300,000 in grant funds from the Washington State Department of Commerce for this project.

Attachments:
Housing Needs Assessment (corrected 12/21/20)
Link to Project webpage
Link to Jan 13 Event Registration

HOUSING NEEDS ASSESSMENT

Lacey, Olympia, and Tumwater

December 2020

Thurston Regional Planning Council

Title VI Notice

Thurston Regional Planning Council (TRPC) hereby gives public notice that it is the agency's policy to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statutes and regulations in all programs and activities. Title VI requires that no person shall, on the grounds of race, color, sex, or national origin, be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination under any Federal Highway Aid (FHWA) program or other activity for which TRPC receives federal financial assistance. Any person who believes they have been aggrieved by an unlawful discriminatory practice under Title VI has a right to file a formal complaint with TRPC. Any such complaint must be in writing and filed with the TRPC's Title VI Coordinator within one hundred and eighty (180) days following the date of the alleged discriminatory occurrence.

Americans with Disabilities Act (ADA) Information

Materials can be provided in alternate formats by contacting the Thurston Regional Planning Council at 360.956.7575 or email info@trpc.org.

For more information contact:
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2424 Heritage Court SW, Suite A
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This report was funded by the cities of Lacey, Olympia, and Tumwater through grants from the Washington State Department of Commerce.

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Executive Summary

Today, Thurston County is home to more than 294,000 people. By 2045, this is expected to grow to more than 380,000 people, and 64 percent will live in Lacey, Olympia, and Tumwater or their respective unincorporated urban growth areas. This housing needs assessment is intended to provide an inventory of the current housing stock, household characteristics, the population's housing needs, and any gaps in housing availability.

COVID-19 Pandemic and the Housing Needs Assessment

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. As a result, significant changes in the Lacey, Olympia, and Tumwater area occurred, affecting businesses and residents alike. Much of the data and statistics used in this assessment were established prior to the outbreak. The estimates, forecasts, and gap analysis do not take into account the radical impacts in employment and housing that continues to occur in the Thurston Region as of the writing of this report.

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

A Growing (Older) Population

In the next 25 years, the Washington Office of Financial Management forecasts the county's population will grow to more than 380,000 people, and the overall population is aging. Today, 18 percent of the population is 65 or older, and 20 percent of seniors are 80 or older. By 2045, nearly one in four residents will be 65 or older – and 38 percent of seniors will be 80 or older. This has ramifications for housing affordability for the region's population as well as the types of housing needed to meet their needs.

Do I Rent or Do I Buy?

More than 83,000 housing units are found in Lacey, Olympia, Tumwater, and their unincorporated urban growth areas. Thurston Regional Planning Council (TRPC) projects 34,000 new units will need to be built

to accommodate the region's growing population. Half of all occupied housing units in Lacey, Olympia, and Tumwater are rented, and the other half are owned by an occupant of the unit. However, the smaller the household income, the fewer options there are for home ownership – a key factor for many households in building wealth. Housing units with two or fewer bedrooms are typically rented, and renters are more likely to be cost burdened, meaning they spend more than 30 percent of their income on rent and other housing expenses.

Smaller Households, Larger Homes

Over the last forty years, the average household in Thurston County has gotten smaller – about 2.5 people per household in 2014-2018. During the same period of time, homes have gotten bigger. In the 1980s, more than half of all houses built were less than 1,500 square feet. In the 2010s, only 11 percent were less than 1,500 square feet.

Higher Wages – and Higher Rents and Mortgages

According to the U.S. Bureau of Economic Analysis, Thurston County is home to more than 148,000 jobs. TRPC estimates this will grow to about 200,000 by 2045. Employment Security Department figures indicate wages have generally increased over the last 17 years when adjusted for inflation – about 0.6 percent per year. However, so has the cost of housing – whether you rent or own. Between 2001 and 2018, average rents increased about 1.7 percent per year while the average sale price for a home increased by about 4.1 percent per year. Today, Thurston County is not considered affordable for first-time home buyers, although it is still more affordable than either King or Pierce counties.

All Things Not Being Equal

About one in four Thurston County residents is a person of color – those who are Hispanic or Latino of any race and those who are any race other than white alone. Those who are Hispanic or Latino, Asian, Black, and multiracial are the largest minority populations in Thurston County. People of color generally have more people in their household, are less likely to own their own home, have a smaller household income, and are more likely to experience homelessness than their white, non-Hispanic counterparts.

The Challenge: Meeting the Greatest Need

More than 6,000 households in Lacey, Olympia, and Tumwater are extremely low income – earning less than 30 percent of the area median family income. By 2045, another 3,000 households are expected to fall into this category. There are approximately 1,857 units available at below-market rents – far fewer than the 6,000 plus households with extremely low income, who are those most at risk of becoming homeless – and there are at least 800 people experiencing homelessness today, according to the 2019 Point in Time Count. Both subsidized and permanent supportive housing are needed to support these vulnerable populations.

Chapter 1. Introduction

In 2019, the Washington State Legislature passed HB 1923, aimed at 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 choose 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 Housing Action Plan – to be adopted by the cities – identifying a list of actions for the cities to implement to encourage development of a housing stock adequate and affordable for current and future residents

This report – the Housing Needs Assessment – is intended to provide an inventory of the current housing stock, household and workforce characteristics, the population's housing needs, and any gaps in housing availability. This information will be used to develop actions for the final Housing Action Plan. The Household Income Forecast, used in the gap analysis, is included in Appendix B.

Report Organization

The Housing Needs Assessment covers the following topics:

Community Profile Chapter 2: Population Characteristics Chapter 3: Household Characteristics Chapter 4: Unique Housing Needs	**Workforce Profile** Chapter 6: Local Workforce Characteristics
Housing Inventory Chapter 5: Housing Supply	**Needs Assessment** Chapter 7: Gap Analysis Chapter 8: Land Supply

Chapters 2 through 4 – the Community Profile – provide an overview of residents of the cities of Lacey, Olympia, and Tumwater, their demographics, households types and housing choices. It also includes a summary of groups with special housing needs, such as people who experience homelessness, seniors, veterans and military personnel, and students.

Chapter 5 – The Housing Inventory – articulates the state of the region's current housing stock, including the types of housing, size of units and number of bedrooms, and the cost of housing.

Chapter 6 – the Workforce Profile – discusses employment and wage-earning opportunities in the region, as well as unemployment. It also includes information on the minimum income needed to afford households' basic needs.

Chapters 7 and 8 – the Needs Assessment – look at the region's current and future housing needs and the availability of land to accommodate new housing.

Geography

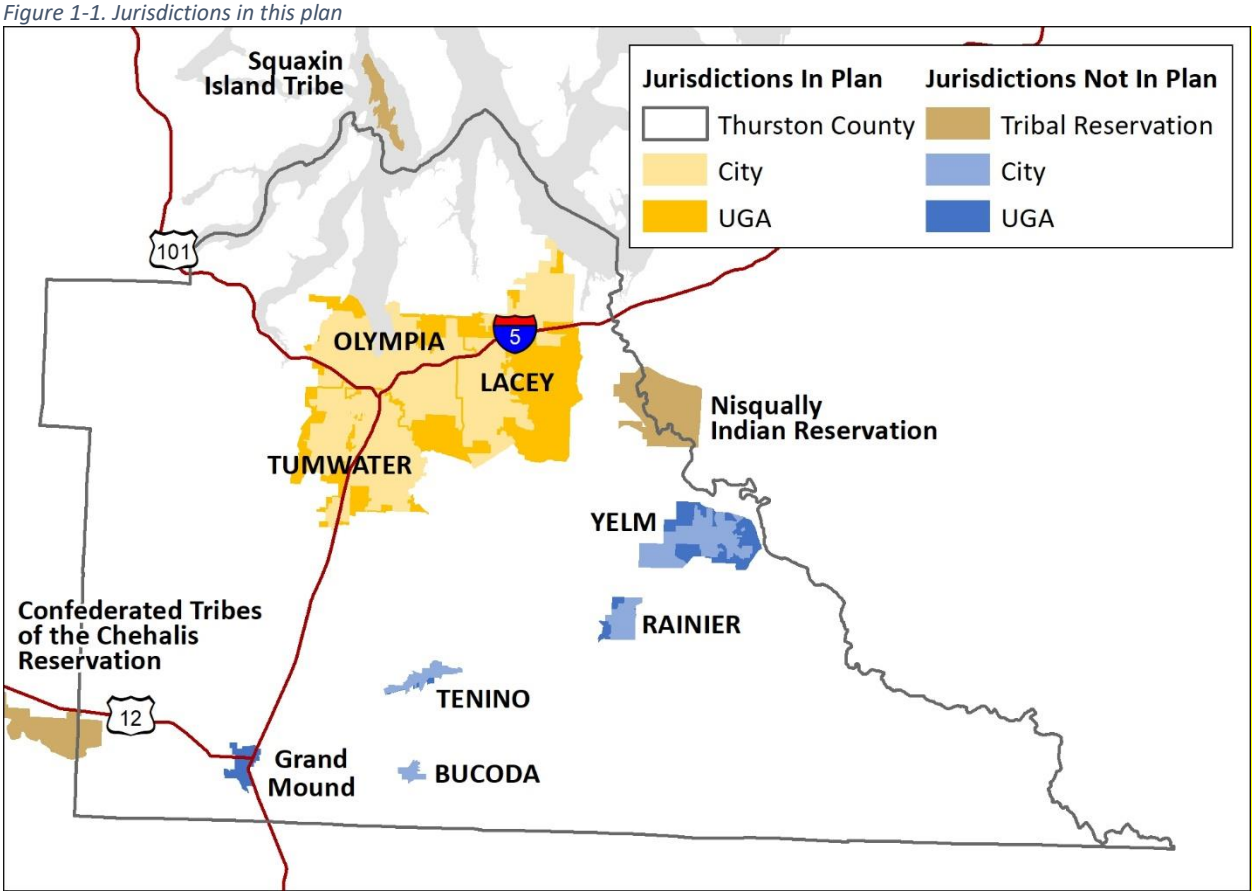
This assessment explores data for the cities of Lacey, Olympia, and Tumwater. For some tables and figures, data for the three cities are combined ("Cities Combined") to enhance readability. City-level data, if available, can be acquired using the source information provided in Appendix C.

When data for the unincorporated urban growth areas is available, it is included with the city data ("Cities plus UGAs").

When key data are not available at the city level, countywide data are presented ("Thurston County"). Thurston County data include data for all seven incorporated cities and towns in Thurston County, unincorporated areas, and tribal reservations within the county border.

Figure 1-1 shows jurisdictions within Thurston County, differentiating the areas addressed in this plan and those that are not.

Figure 1-1. Jurisdictions in this plan



Sources of Data

This assessment combines data from a range of sources. Key sources include:

- **U.S. Census Bureau:** The 2010 Census and 2014-2018 American Community Survey provide key data on population, households, and housing characteristics.
- **Washington Center for Real Estate Research (WCRER):** Based in the University of Washington's College of Built Environments, WCRER's quarterly Housing Market Report and Apartment Market Survey supply timely data on housing costs and vacancy rates.
- **Thurston County Assessor's Office:** Property assessment data furnish useful information on housing types, sizes, and other characteristics at the parcel level.
- **Washington Office of Financial Management (OFM):** OFM provides population forecasts for Washington counties and annual population estimates for cities and counties.
- **Thurston Regional Planning Council (TRPC):** TRPC contributes annual population, housing, and employment estimates for cities, UGAs, and other geographies, as well as 25-year projections.
- **Northwest Multiple Listing Service:** The Northwest Multiple Listing Service specifies annual data on the number, types, and cost of real estate transactions across Thurston County

- **U.S. Department of Housing and Urban Development (HUD):** HUD's Consolidated Housing Action Strategy (CHAS) data provided information on cost burden and other housing challenges faced by low-income residents.

Additional sources were included as needed.

Appendix C presents sources for the figures and tables presented in this assessment. Since many of the data are updated on an annual basis, the appendix also includes information on how to access the most recent data.

Many of the data shown in this report are based on surveys. All survey data contain a margin of error – a measure of uncertainty around an estimate. The American Community Survey publishes margins of error with their tables. While not included in the figures and tables in this report, they can be accessed using the source information in Appendix C.

Several tables and figures show dollar values (costs, incomes, etc.) over time. These have been adjusted for inflation using the implicit price deflator for Washington State provided by the Washington State Economic and Revenue Forecast Council.

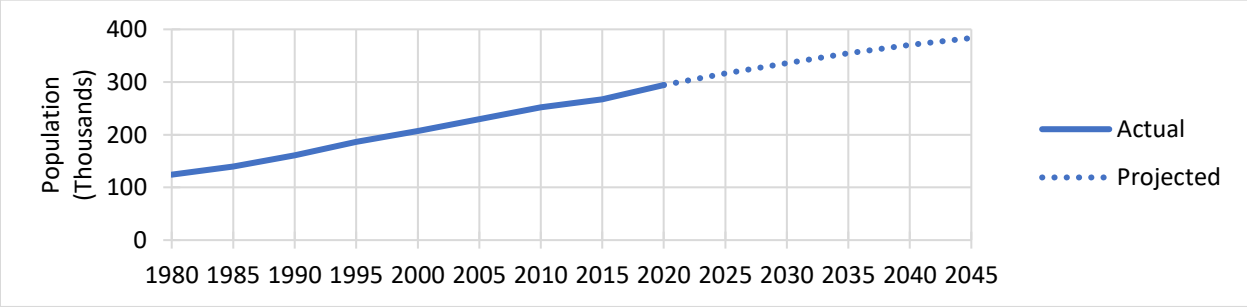
Chapter 2.
Population Characteristics

This chapter of the housing needs assessment investigates population estimates and forecasts. It also explores demographic information such as age, race and ethnicity, and disability status of the population.

Estimates and Forecast

The Washington Office of Financial Management estimates Thurston County's 2020 population is 294,300. Figure 2-1 shows the change in Thurston County's population since 1980. Between 1980 and 2020, Thurston County's population more than doubled, growing 137 percent over 40 years. For the same period of time, the average annual rate of population change was 2.2 percent. Over the next 25 years, Thurston County's population is anticipated to grow by another 89,200 people at a rate of 1.1 percent per year on average – to about 383,500 people.

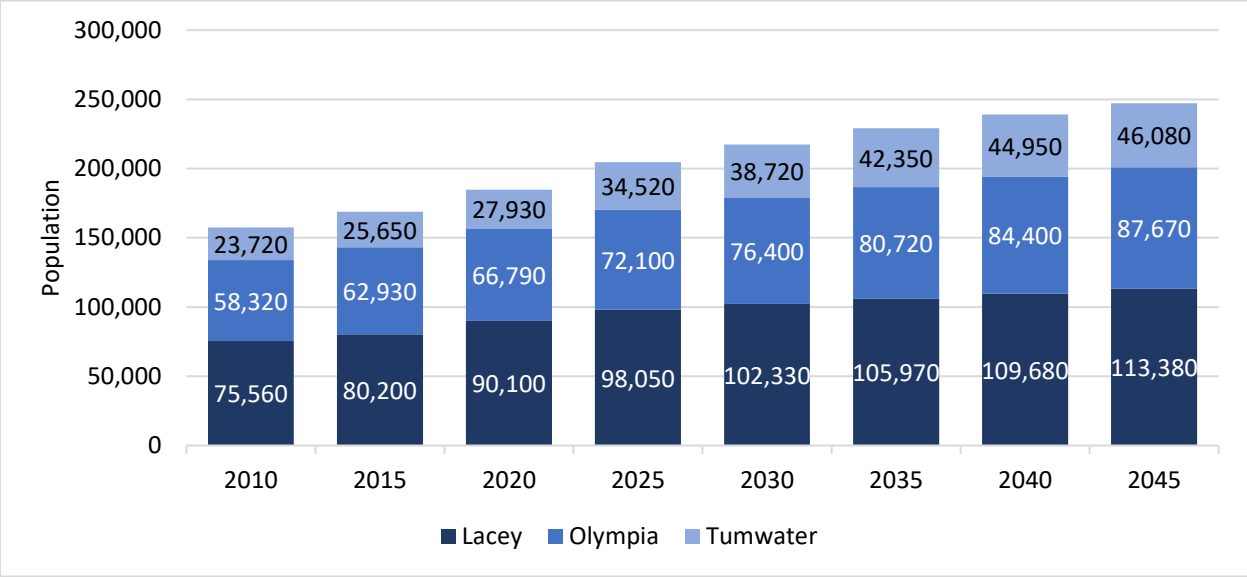
Figure 2-1. Thurston County population, 1980-2045



Source: Washington Office of Financial Management

In 2020, approximately 184,820 people in Thurston County live in in the combined areas of Lacey, Olympia, Tumwater, and their respective unincorporated urban growth areas (UGAs) – representing 64 percent of Thurston County's population (Figure 2-2).

Figure 2-2. Population in cities including their unincorporated urban growth areas, 2010-2045



Source: Thurston Regional Planning Council

Table 2-1 shows the total population for the cities in 2020 and their respective unincorporated urban growth areas (UGAs). Lacey's estimated population was 52,910, slightly less than that of Olympia. However, when looking at Lacey's population and including future annexation areas in the city's urban growth area, Lacey has 90,100 people – 35 percent more than Olympia. Tumwater's population is less than half that of Lacey and Olympia, even when including their respective UGAs.

Table 2-1. Population, 2020

Population	Lacey	Olympia	Tumwater	Cities Combined
City	52,910	54,150	24,600	131,660
Unincorporated UGA	37,190	12,640	3,330	53,160
Total	**90,100**	**66,790**	**27,930**	**184,820**

Source: Thurston Regional Planning Council

Age

Table 2-2 shows the age of Thurston County's population, both in terms of count and percent of population. Approximately one in two Thurston County residents are under the age of 40; one in three is between the ages of 40 and 64. Only about one in six people are 65 or older. Olympia residents skew slightly older than the other communities, with a median age of 38.3. Lacey's population is the youngest, with a median age of 35.3.

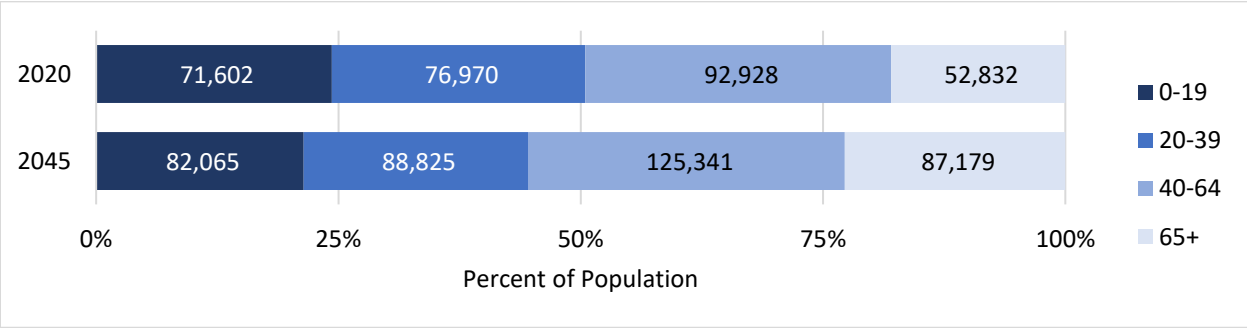
Table 2-2. Age of Population, 2014-2018 average

Age Cohort	Lacey	Olympia	Tumwater	Cities Combined	Thurston County
Count of Population					
0-19	12,381	10,105	5,274	27,760	65,788
20-39	14,903	16,598	7,140	38,641	75,426
40-64	12,826	15,415	6,946	35,187	88,856
65+	7,742	8,718	3,140	19,600	44,614
TOTAL	**47,852**	**50,836**	**22,500**	**121,188**	**274,684**
Percent of Population					
0-19	26%	20%	23%	23%	24%
20-39	31%	33%	32%	32%	27%
40-64	27%	30%	31%	29%	32%
65+	16%	17%	14%	16%	16%
TOTAL	**100%**	**100%**	**100%**	**100%**	**100%**
Median Age	35.3	38.3	36.7	n/a	39.0

Source: U.S. Census Bureau American Community Survey

Figure 2-3 and Table 2-3 (next page) show the distribution of the population based on age, comparing 2020 to 2045. The portion of Thurston County's population under the age of 40 is projected to shrink over the next 25 years. The portion of the population between age 40 and 64 is projected to remain relatively constant, while the portion 65 and older will grow.

Figure 2-3. Age of Thurston County population, 2020 and 2045



Source: Washington Office of Financial Management

Table 2-3. Age of Thurston County population as a percent of total, 2020-2045

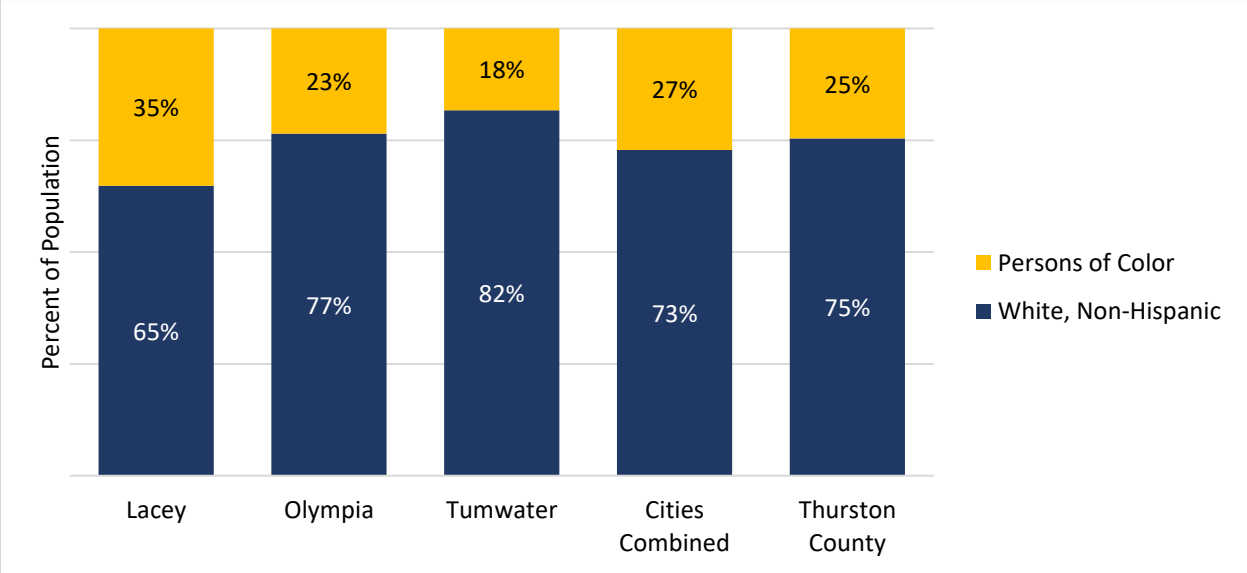
Age Cohort	2020	2025	2030	2035	2040	2045
0-19	24%	24%	23%	22%	22%	21%
20-39	26%	25%	24%	24%	23%	23%
40-64	32%	31%	32%	32%	33%	33%
65+	18%	20%	21%	22%	22%	23%
TOTAL	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Source: Washington Office of Financial Management

Race and Ethnicity

About one in four Thurston County residents is a person of color (Figure 2-4). For the purposes of this report, persons of color include those who identify as Hispanic or Latino of any race and persons who identify as any race other than white alone. Of the three communities, Lacey is the most diverse while Tumwater is the least diverse.

Figure 2-4. Racial and ethnic diversity in Thurston County, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

Those who are Hispanic or Latino of any race represent the largest minority population (9 percent) (Table 2-4). For persons who are not Hispanic or Latino, those who are Asian (7 percent), Black (4 percent), and identified themselves as multiracial (5 percent) are also significant minority populations in the three-city area. Thurston County is becoming more diverse. Between 2000 and 2014-2018, the percent of the population identifying as a person of color increased from 19 to 27 percent.

Table 2-4. Racial and Ethnic Diversity in Lacey, Olympia, and Tumwater, 2000 and 2014-2018 average

	2000		2014-2018	
Race and Ethnicity	**Count**	**Percent**	**Count**	**Percent**
White, Non-Hispanic	69,857	81%	88,289	73%
Asian, Non-Hispanic	5,330	6%	8,892	7%
Black, Non-Hispanic	2,394	3%	4,397	4%
Native American, Non-Hispanic	1,038	1%	1,216	1%
Native Hawaiian/Pacific Islander, Non-Hispanic	480	1%	1,108	1%
Other Race, Non-Hispanic	252	<1%	2,466	<1%
Multiracial, Non-Hispanic	2,863	3%	6,083	5%
Hispanic of Any Race	4,224	5%	11,061	9%
TOTAL	**86,438**	**100%**	**121,188**	**100%**

Source: U.S. Census Bureau American Community Survey

Disability

Approximately 15 percent of Thurston County's population lives with a disability. Measuring disability is a complex concept, and there are many ways to look at what it means to live, work, or play with a disability. Data concerning disability status in this report comes from the U.S. Census Bureau's American Community Survey (ACS) and is limited to the civilian noninstitutionalized population. The ACS measures disability based on whether a person experiences a functional limitation in at least one of six different areas: hearing, vision, cognition, ambulation, self-care, and independent living. Each of these areas has implications for the type of housing needed by that individual. Of the six functional limitations, the most common reported in Thurston County are ambulatory (6.7 percent) and independent living (5.3 percent) (Table 2-5).

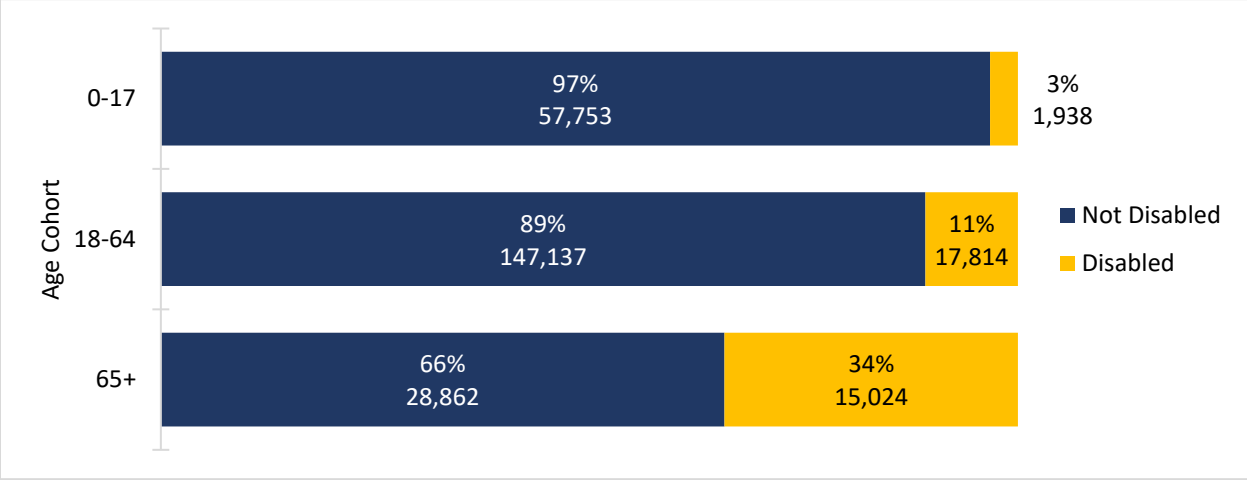
Table 2-5. Types of disability in the Thurston County population, 2014-2018 average

Type of Disability	Count	Percent
Hearing	11,509	4.3%
Vision	6,111	2.3%
Cognitive	12,040	4.8%
Ambulatory	16,991	6.7%
Self-care	5,915	2.3%
Independent living	10,991	5.3%

***Note:** A person may have more than one type of disability.*
Source: U.S. Census Bureau American Community Survey

Figure 2-5 looks at disability status for the entire Thurston County population, breaking it into three age cohorts: children age 0 to 17, adults age 18 to 64, and adults age 65 and older. Only three percent of children and 11 percent of adults age 18-64 have a disability while 34 percent of adults 65 and older have at least one disability.

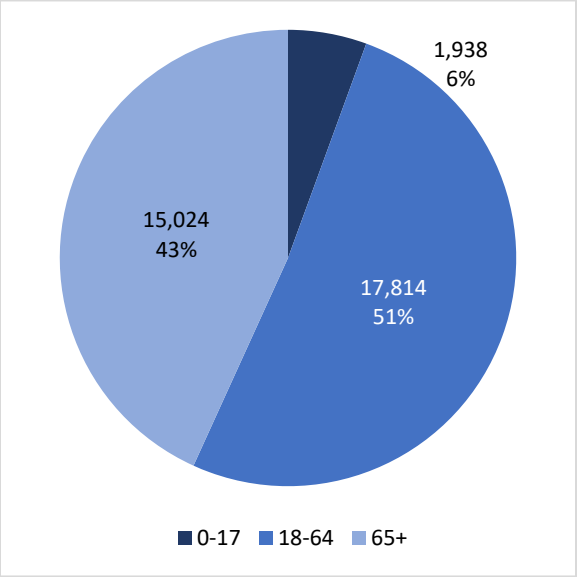
Figure 2-5. Disability status in Thurston County by age, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

Figure 2-6 and Table 2-6 (next page) look at only those with disabilities. More than 15,000 seniors make up 43 percent of people with disabilities, and 43 percent of people with disabilities in Thurston County live in Lacey, Olympia, and Tumwater.

Figure 2-6. Disability by age, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

Table 2-6. Disability by age, 2014-2018 average

Age Cohort	Lacey	Olympia	Tumwater	Cities Combined	Thurston County
0-17	367	240	124	731	1,938
18-64	2,837	3,534	1,258	7,629	17,814
65+	2,632	2,898	1,088	6,618	15,024
TOTAL	**5,836**	**6,672**	**2,470**	**14,978**	**34,776**

Source: U.S. Census Bureau American Community Survey

Poverty

Approximately 15,139 people in Lacey, Olympia, and Tumwater combined live in poverty, and more than half live in Olympia (Table 2-7). Of the three cities, Olympia has the highest poverty rate, at 16.7 percent (Figure 2-7, next page). While poverty rates for Lacey, Tumwater, and Thurston County have all fallen since the Great Recession, Olympia's poverty rate has actually increased. Tumwater has the lowest poverty rate at 9.6 percent. A significant demographic of those living in poverty in Olympia are college and university students. According to a 2013 Census Bureau report, when college students – specifically those living off campus and not with their families – are excluded, the poverty rate decreases. For 2009-2011, Olympia's poverty rate decreased from 16.5 percent to 13.2 percent while Lacey's poverty rate decreased from 10.8 percent to 10.5 percent[1]. No information was available for Tumwater.

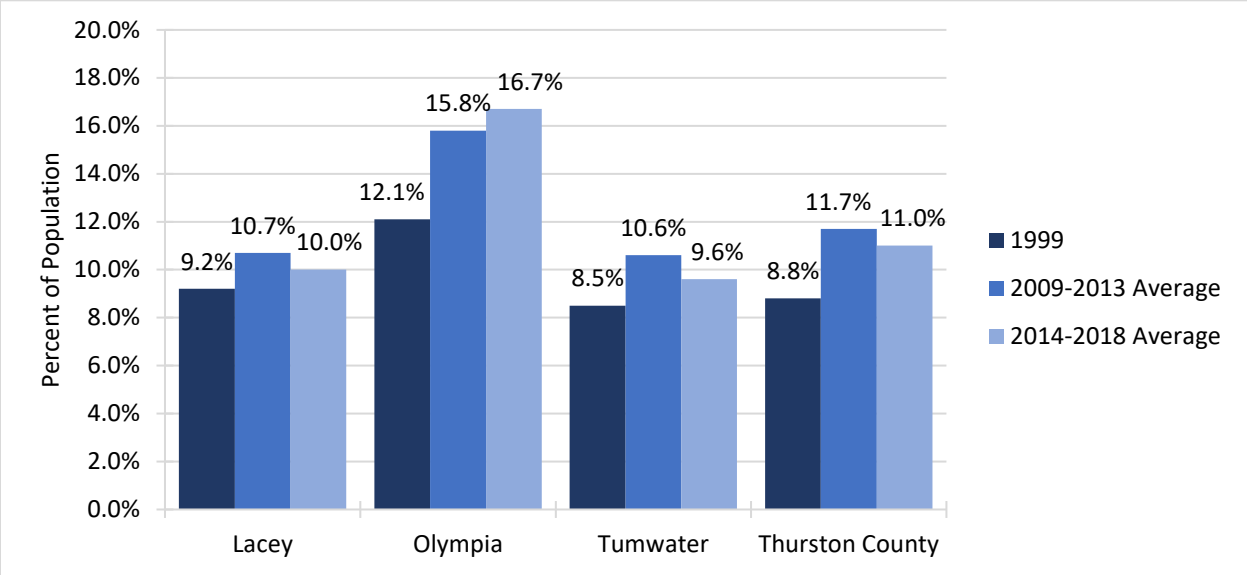
Table 2-7. People living in poverty, 2014-2018 average

	Lacey	Olympia	Tumwater	Cities Combined	Thurston County
1999	2,798	4,982	1,060	8,840	17,992
2009-2013 Average	4,574	7,330	1,881	13,785	29,545
2014-2018 Average	4,675	8,300	2,164	15,139	29,718

Source: U.S. Census Bureau American Community Survey

[1] Bishaw, Alemayehu 2013 "Examining the Effect of Off-Campus College Students on Poverty Rates" (https://www.census.gov/content/dam/Census/library/working-papers/2013/acs/2013_Bishaw_01.pdf).

Figure 2-7. Poverty rates, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

Chapter 3.
Household Characteristics

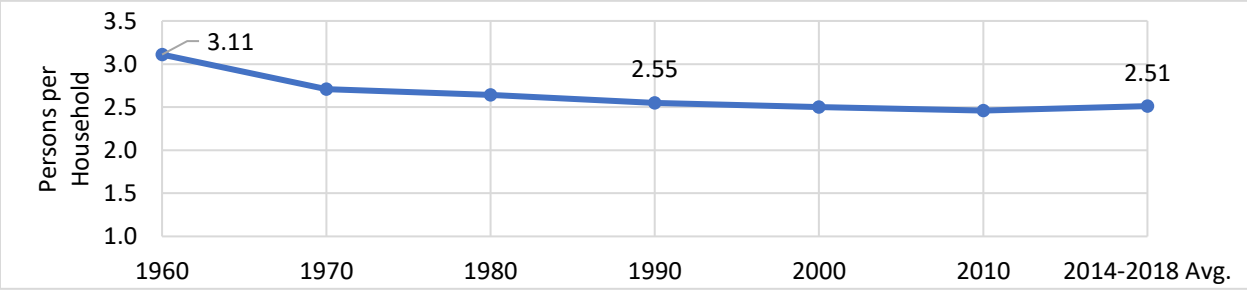
"Households" are groups of people living together in a single home. Members of households can be related ("family households") or unrelated ("non-family households"). Thurston County is home to more than 100,000 households with nearly half in Lacey, Olympia, and Tumwater.

This chapter of the housing needs assessment looks at household characteristics, including household size and composition, homeownership and tenancy, and household income. It also includes a discussion of people who live in group quarters.

Household Size and Composition

Household size has generally fallen – from a high of 3.11 persons per household in 1960 to just 2.51 in 2018 (Figure 3-1). For the last thirty years, average household size has remained at or close to 2.5 persons per household.

Figure 3-1. Average household size in Thurston County, 1960-2018



Source: U.S. Census Bureau 1960 through 2010 Decennial Census, American Community Survey

Slight variations in average household size exist between Lacey, Olympia, and Tumwater (Table 3-1). Olympia has the smallest households with just 2.21 persons per household while Lacey has the largest (2.50). Household size also varies by race and ethnicity (Table 3-2). Households headed by a person of color are, on average, larger than those headed by a person who is white and not Hispanic.

Table 3-1. Average household size, 2014-2018 average

Jurisdiction	Persons per Household
Lacey	2.50
Olympia	2.21
Tumwater	2.39
Thurston County	2.51

Source: U.S. Census Bureau American Community Survey

Table 3-2. Average household size by race and ethnicity, 2010

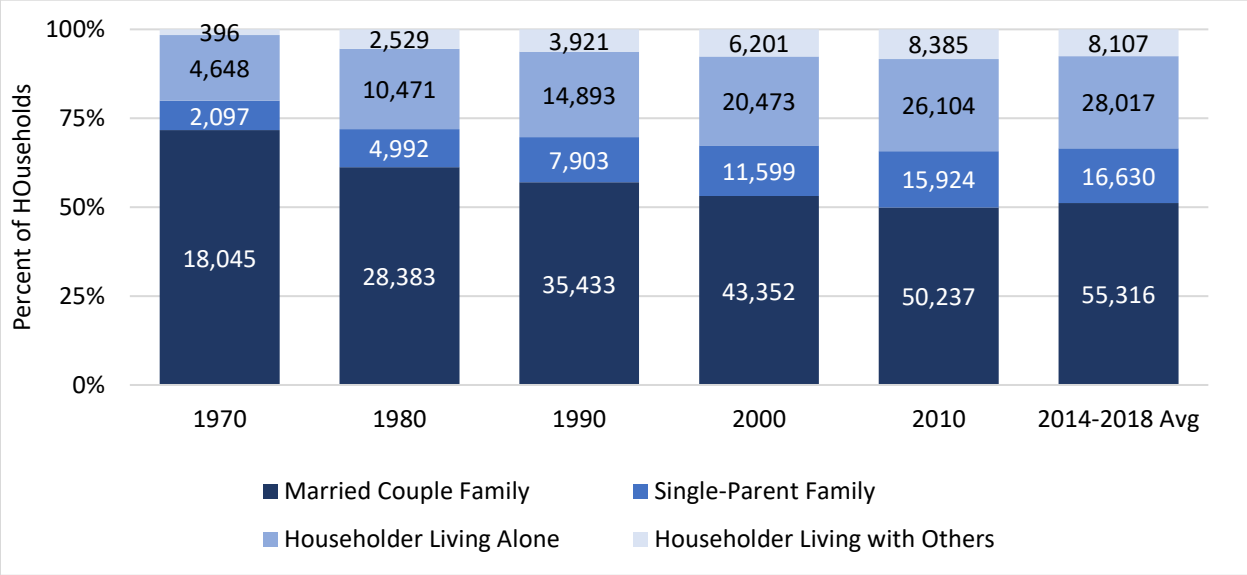
Householder Race and Ethnicity	Persons per Household
White, Non-Hispanic	2.38
Person of Color	2.91

Source: U.S. Census Bureau American Community Survey

What is a Householder?
According to the U.S. Census Bureau's American Community Survey, one person in each household is designated as the householder. In most cases, this is the person or one of the people in whose name the home is owned, being bought, or rented and who is listed on line one of the survey questionnaire. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.

Figure 3-2 shows the types of households found in Thurston County since 1970. Household types include married couple families, single-parent families, persons living alone, and unrelated persons living together. A family consists of two or more people living in the same household who are related by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of the family. "Householder living with others" indicates two or more unrelated people living together. The makeup of individual households has changed over the last 50 years. In 1970, only 20 percent of households were nonfamily households (householders living alone or with others they are not related to) compared to 33 percent for the 2014-2018 average.

Figure 3-2. Thurston County households by type, 1970-2018



Source: U.S. Census Bureau

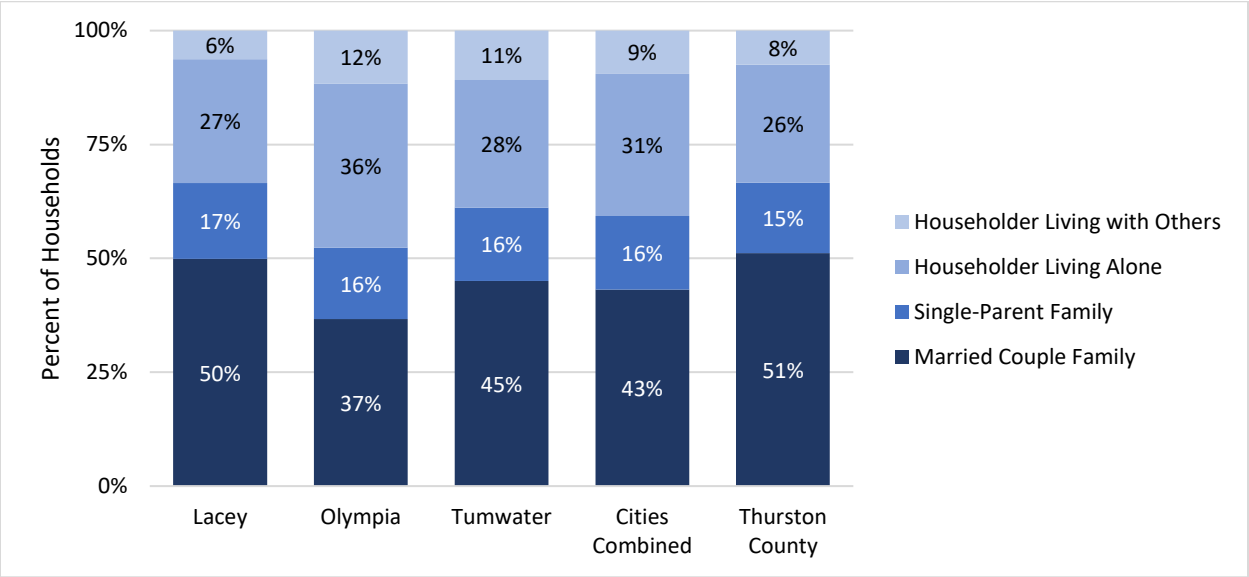
Table 3-3 and Figure 3-3 (next page) show the types of households found in Lacey, Olympia, Tumwater, the three cities combined, and Thurston County. Half of all Lacey households are married couple families compared to only 37 percent of households in Olympia. Householders living alone make up 36 percent of households in Olympia, but only 27 percent in Lacey and 28 percent in Tumwater. Measured as a percentage, Lacey has half as many householders living with others (six percent) than either Tumwater (11 percent) or Olympia (12 percent).

Table 3-3. Households by type, 2014-2018 average

Household Type	Lacey	Olympia	Tumwater	Cities Combined	Thurston County
Married Couple Family	9,331	8,196	4,203	21,730	55,316
Single-Parent Family	3,125	3,507	1,507	8,139	16,630
Householder Living Alone	5,084	8,055	2,613	15,752	28,017
Householder Living with Others	1,171	2,593	1,013	4,777	8,107
TOTAL	**18,711**	**22,351**	**9,336**	**50,398**	**108,070**

Source: U.S. Census Bureau American Community Survey

Figure 3-3. Households by type, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

Nonfamily households are more likely to be found in Olympia than either Lacey or Tumwater. Table 3-4 and Figure 3-4 (next page) look at households with children. Only 24 percent (5,410) of Olympia households include children, compared to 30 percent (2,814) for Tumwater and 32 percent (6,036) for Lacey. Olympia is also less likely to have family households without children than either Lacey or Tumwater.

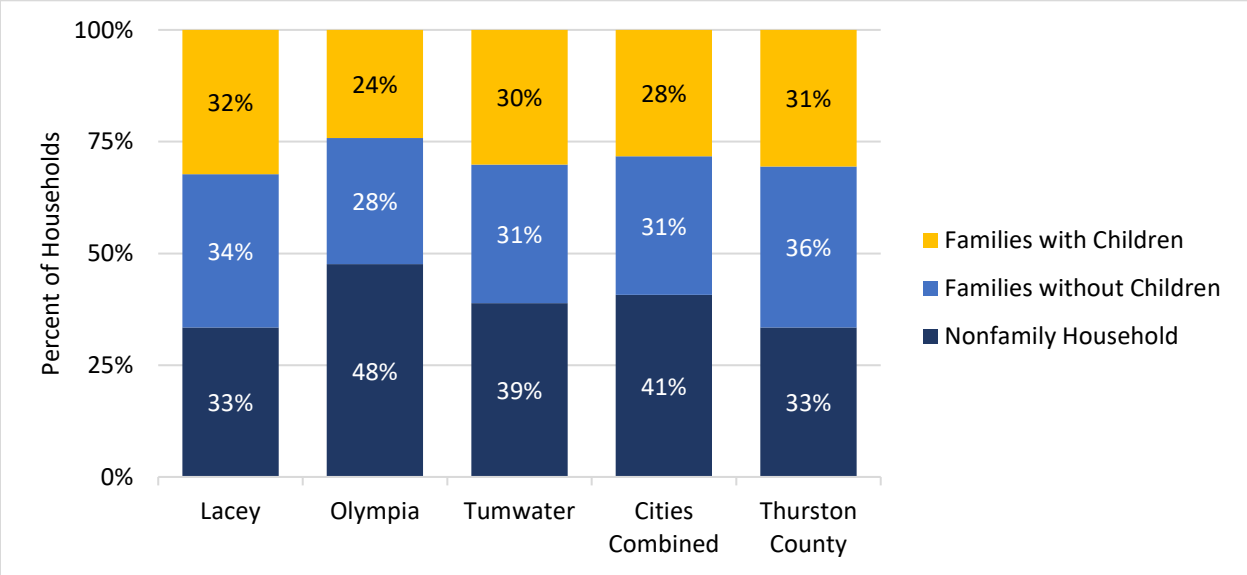
Table 3-4. Households with children, 2014-2018 average

Household Type	Lacey	Olympia	Tumwater	Cities Combined	Thurston County
Family Households with Children	6,036	5,410	2,814	14,260	33,011
Family Households without Children	6,420	6,293	2,896	15,609	38,935
Nonfamily Households	6,255	10,648	3,626	20,529	36,124
TOTAL	**18,711**	**22,351**	**9,336**	**50,398**	**108,070**

NOTE: *Some nonfamily households may contain children, such as a foster child living with a single adult. It is not clear how many children reside with one or more persons they are not related to.*

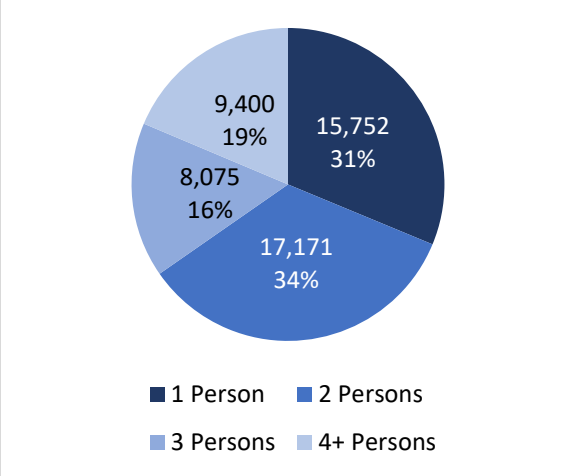
Source: U.S. Census Bureau American Community Survey

Figure 3-4. Households with children, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

Figure 3-5. Household size in Lacey, Olympia, and Tumwater combined, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

Of the total households in Lacey, Olympia, and Tumwater, 65 percent (32,923) have only one or two people (Figure 3-5). Olympia has more one-person households (8,055) than Lacey and Tumwater combined (5,084 and 2,613 respectively) while Lacey has the most households (4,257) with four or more people (Table 3-5).

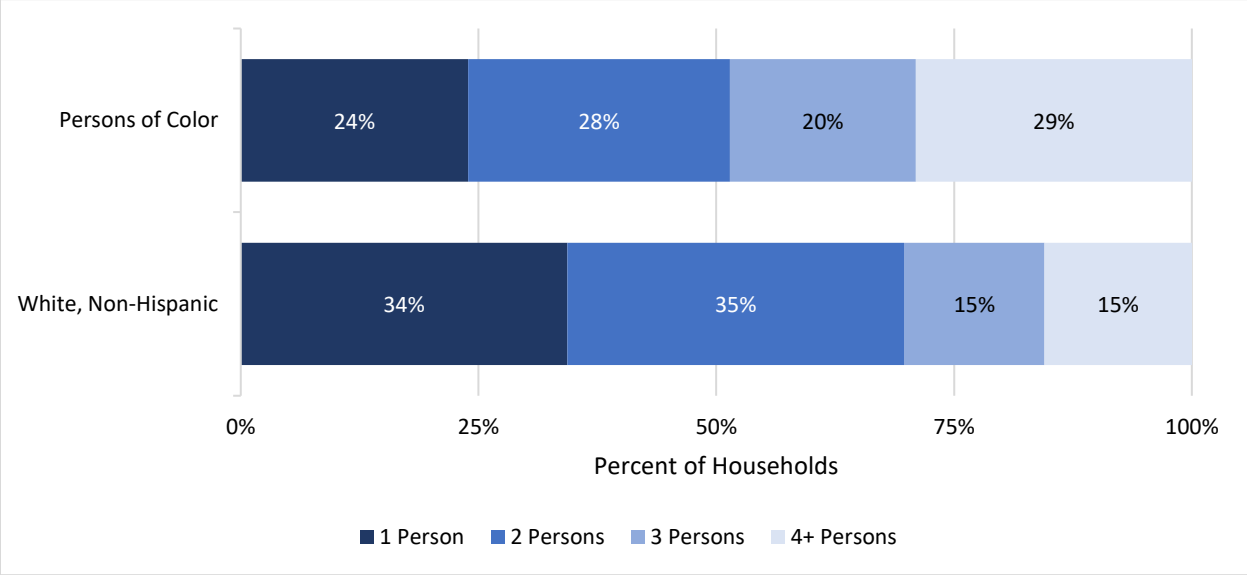
Table 3-5. Household size by location, 2014-2018 average

Persons per Household	Lacey	Olympia	Tumwater	Cities Combined	Thurston County
1 Person	5,084	8,055	2,613	15,752	28,017
2 Persons	6,227	7,522	3,422	17,171	39,147
3 Persons	3,143	3,343	1,589	8,075	17,563
4+ Persons	4,257	3,431	1,712	9,400	23,343
All Households	**18,711**	**22,351**	**9,336**	**50,398**	**108,070**

Source: U.S. Census Bureau American Community Survey

Taking into consideration the householder's race (Figure 3-6), people of color in Thurston County are less likely to live in one- or two-person households than people who are white and not Hispanic. Forty-nine percent of households headed by a person of color contain three or more people compared to 30 percent for households headed by a person who is white and not Hispanic.

Figure 3-6. Thurston County household size by race and ethnicity, 2010



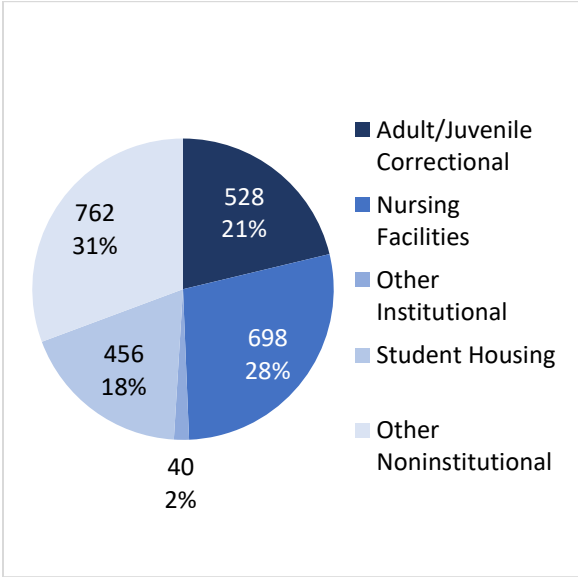
Source: U.S. Census Bureau American Community Survey

Group Quarters

In 2010, 2,484 Lacey, Olympia, and Tumwater residents lived in an institutional or noninstitutional group quarters setting (Figures 3-7 and 3-8, next page). This includes nursing facilities, adult group homes, homeless shelters, rehabilitation centers, and other types of group quarters (Table 3-6, next page). The remaining group quarters population is split between correctional facilities and college student dormitories.

The group quarters population is expected to increase by 1,700 people – 69 percent – between 2010 and 2045. Most of this increase is likely to be driven by nursing facilities, adult family homes, and other care facilities for an aging population.

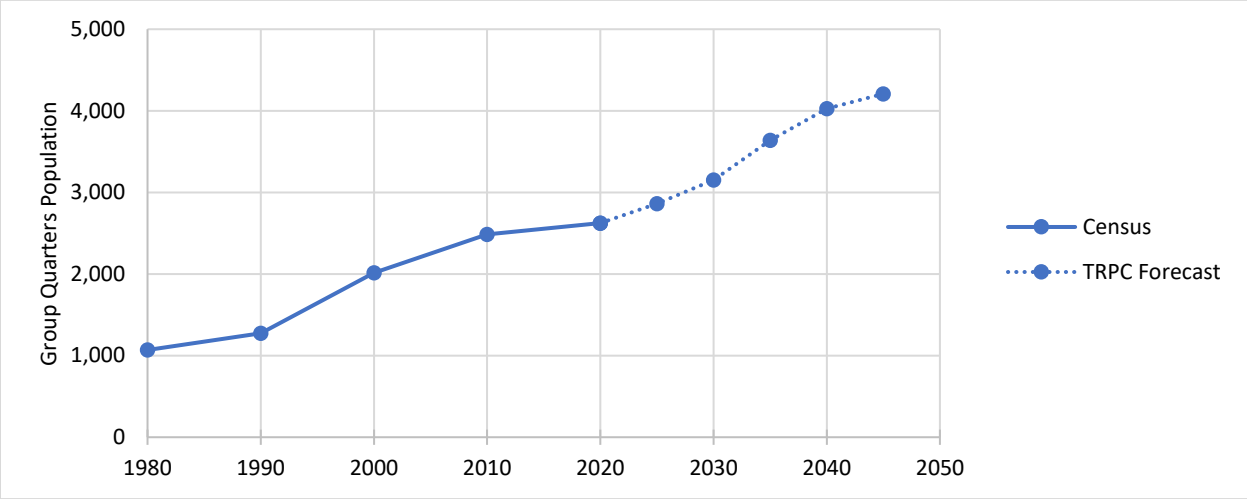
Figure 3-7. Population in group quarters in Lacey, Olympia, and Tumwater by facility type, 2010



Source: U.S. Census Bureau

The population experiencing homelessness is poorly reflected in these numbers. See Chapter 4 for more information on characteristics of the population experiencing homelessness.

Figure 3-8. Population in group quarters in Lacey, Olympia, and Tumwater, 1980-2045



Source: University of Minnesota IPUMS NHGIS, Thurston Regional Planning Council

Table 3-6. Types of group quarters

Institutional Group Quarters	Non-Institutional Group Quarters
Correctional Facilities for Adults • Federal Detention Centers • Federal and State Prisons • Local Jails and Other Municipal Confinement Facilities • Correctional Residential Facilities • Military Disciplinary Barracks and Jails **Juvenile Facilities** • Group Homes for Juveniles • Residential Treatment Centers for Juveniles • Correctional Facilities Intended for Juveniles **Nursing Facilities/Skilled-Nursing Facilities** **Other Institutional Facilities** • Mental (Psychiatric) Hospitals and Psychiatric Units in Other Hospitals • Hospitals with Patients Who Have No Usual Home Elsewhere • In-Patient Hospice Facilities • Military Treatment Facilities with Assigned Patients • Residential Schools for People with Disabilities	**College/University Student Housing** **Military Quarters** • Military Quarters • Military Ships **Other Non-Institutional Group Quarters** • Emergency and Transitional Shelters (With Sleeping Facilities) for People Experiencing Homelessness • Domestic Violence Shelters • Soup Kitchens • Regularly Scheduled Mobile Food Vans • Targeted Non-Sheltered Outdoor Locations • Group Homes Intended for Adults • Residential Treatment Centers for Adults • Maritime/Merchant Vessels • Worker's Group Living Quarters and Job Corps Centers • Religious Group Quarters • Living Quarters for Victims of Natural Disaster

Source: U.S. Census Bureau 2010 Decennia Census

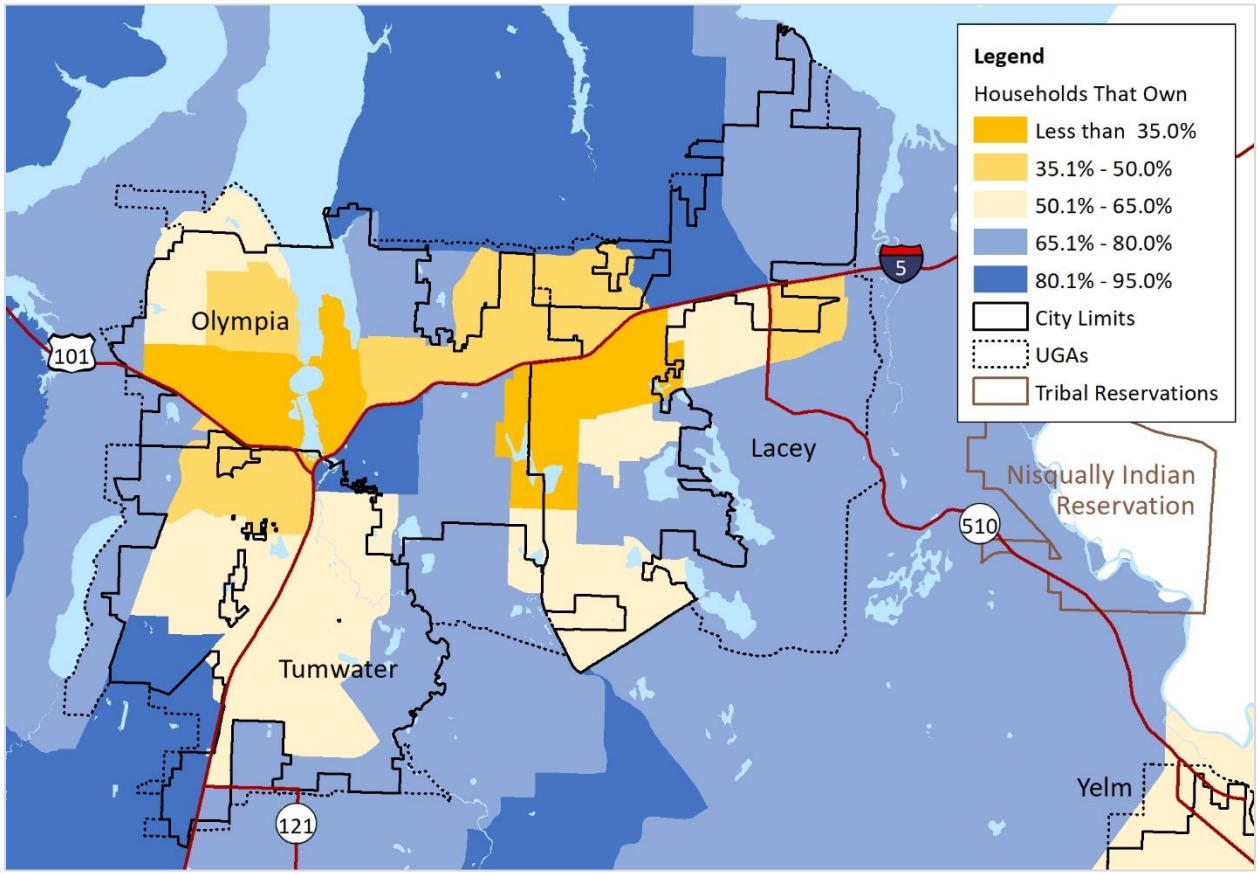
Ownership and Tenancy

Homeownership can help a household build equity and move out of poverty, providing long-term stability. Renting offers households flexibility – whether for military personnel who may be posted in the region only for a few years, someone re-entering society after having been incarcerated, a person with developmental disabilities that has limited income opportunities, or a senior who no longer wants the maintenance responsibilities that come with home ownership.

Census Tracts
Census tracts are small, relatively permanent statistical subdivisions of a county, the primary purpose of which is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people.

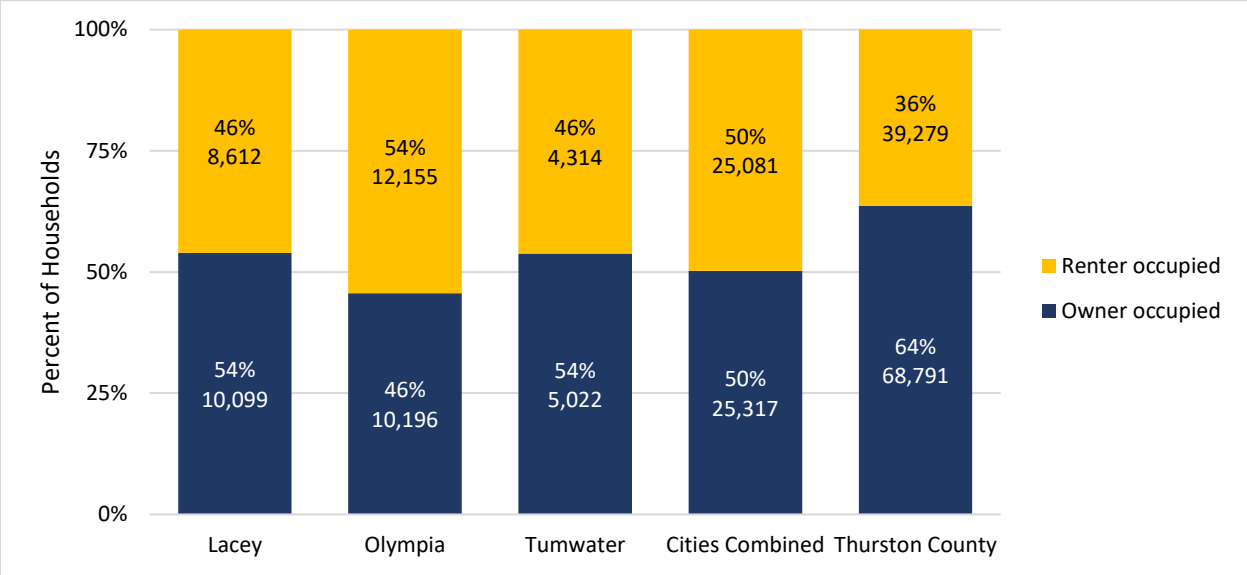
Figure 3-9 shows where households own their housing unit at the census tract level. Half of all occupied dwelling units in Lacey, Olympia, and Tumwater combined are owned by a member of the household (Figure 3-10, next page) compared to Thurston County where 64 percent are owner-occupied. Ownership varies among the three communities: in Olympia, 54 percent are renter occupied compared to 46 percent in Lacey and Tumwater.

Figure 3-9. Owner occupied households by census tract, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

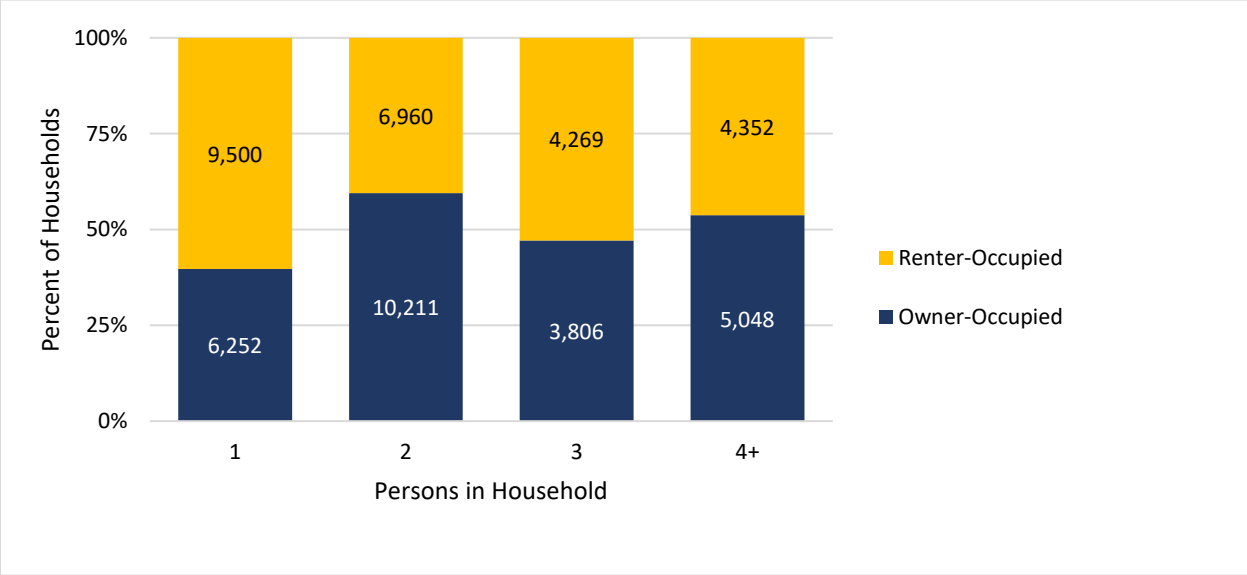
Figure 3-10. Ownership and tenancy, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

Most one-and three-person households in Lacey, Olympia, and Tumwater are renter-occupied while most households with two people or households with four or more people are owner-occupied (Figure 3-11).

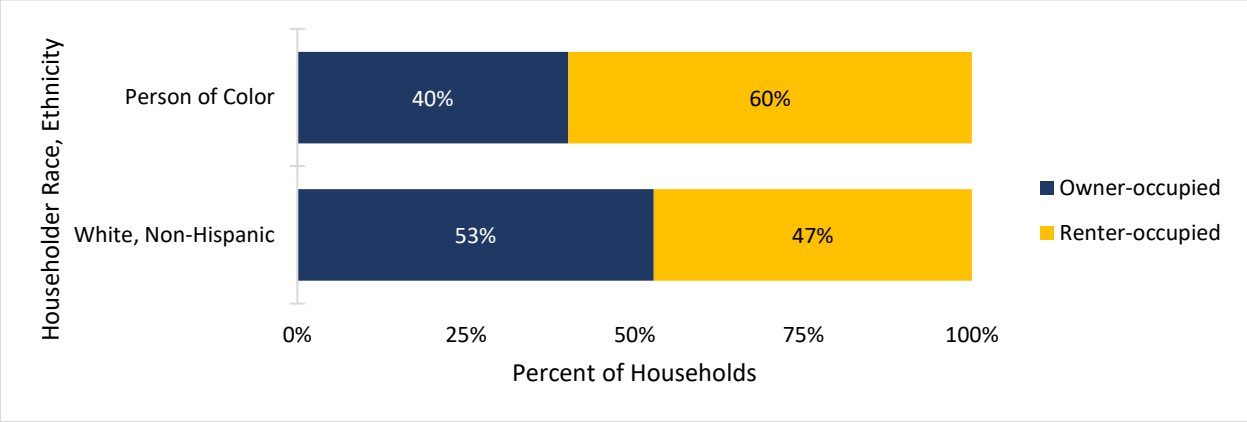
Figure 3-11. Household size by tenure in Lacey, Olympia, and Tumwater combined, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

Tenure also changes based on the race and ethnicity of the householder (Figure 3-12). Forty percent of householders who are people of color own their home compared to 53 percent for householders who are white and not Hispanic.

Figure 3-12. Tenure by race and ethnicity in Lacey, Olympia, and Tumwater combined, 2014-2018 average



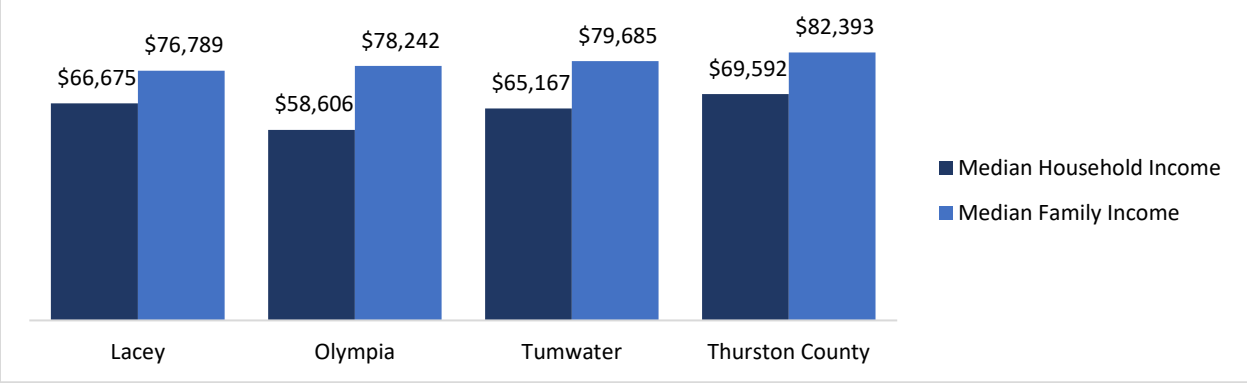
Source: U.S. Census Bureau American Community Survey

Income

A household's income includes wage and self-proprietor earnings, earnings from interest and rental property, social security and retirement income, and other forms of public assistance for all members of the household. Median household income is commonly used to compare incomes for different populations or areas. Half of households earn more and half earn less than the median household income. Median household income is based on the total number of households including those with no income. This is typically lower than the median family income (Figure 3-13). Family households tend to be larger (at least two people) and have more income earners. Olympia has the lowest median household income ($58,606) while Lacey has the highest ($66,675).

HUD Area Median Family Income
This section generally looks at household income. For a discussion of housing needs by HUD income levels (30, 50, 80, 100, and 120 percent of the area median family income) see Chapter 7, Gap Analysis.

Figure 3-13. Median family and household incomes, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

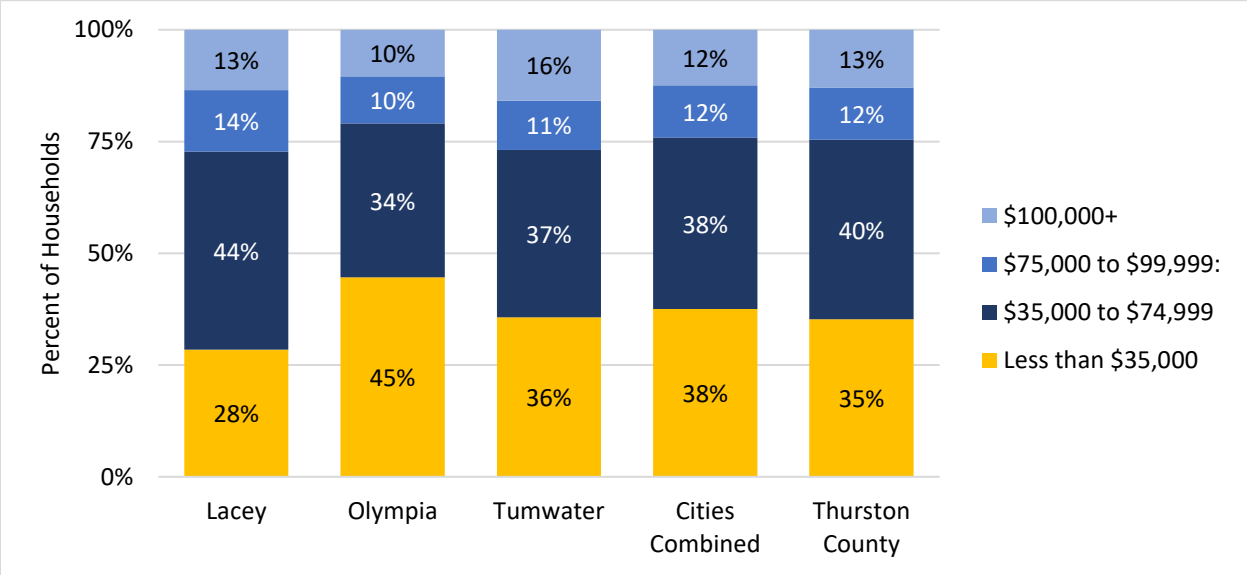
Table 3-7 and Figure 3-14 examine the actual income of households across the jurisdictions. In Olympia, 45 percent (5,420) of all households have an annual income of less than $35,000. Twenty-seven percent of households in both Lacey and Tumwater have an annual income of $75,000 or more compared to 20 percent in Olympia.

Table 3-7. Households by income, 2014-2018 average

Household Income	Lacey	Olympia	Tumwater	Cities Combined	Thurston County
Less than $35,000	2,452	5,420	1,539	9,411	13,833
$35,000 to $74,999	3,816	4,189	1,614	9,619	15,778
$75,000 to $99,999:	1,184	1,275	478	2,937	4,578
$100,000 or more	1,160	1,271	683	3,114	5,090
TOTAL Households	**8,612**	**12,155**	**4,314**	**25,081**	**39,279**

Source: U.S. Census Bureau American Community Survey

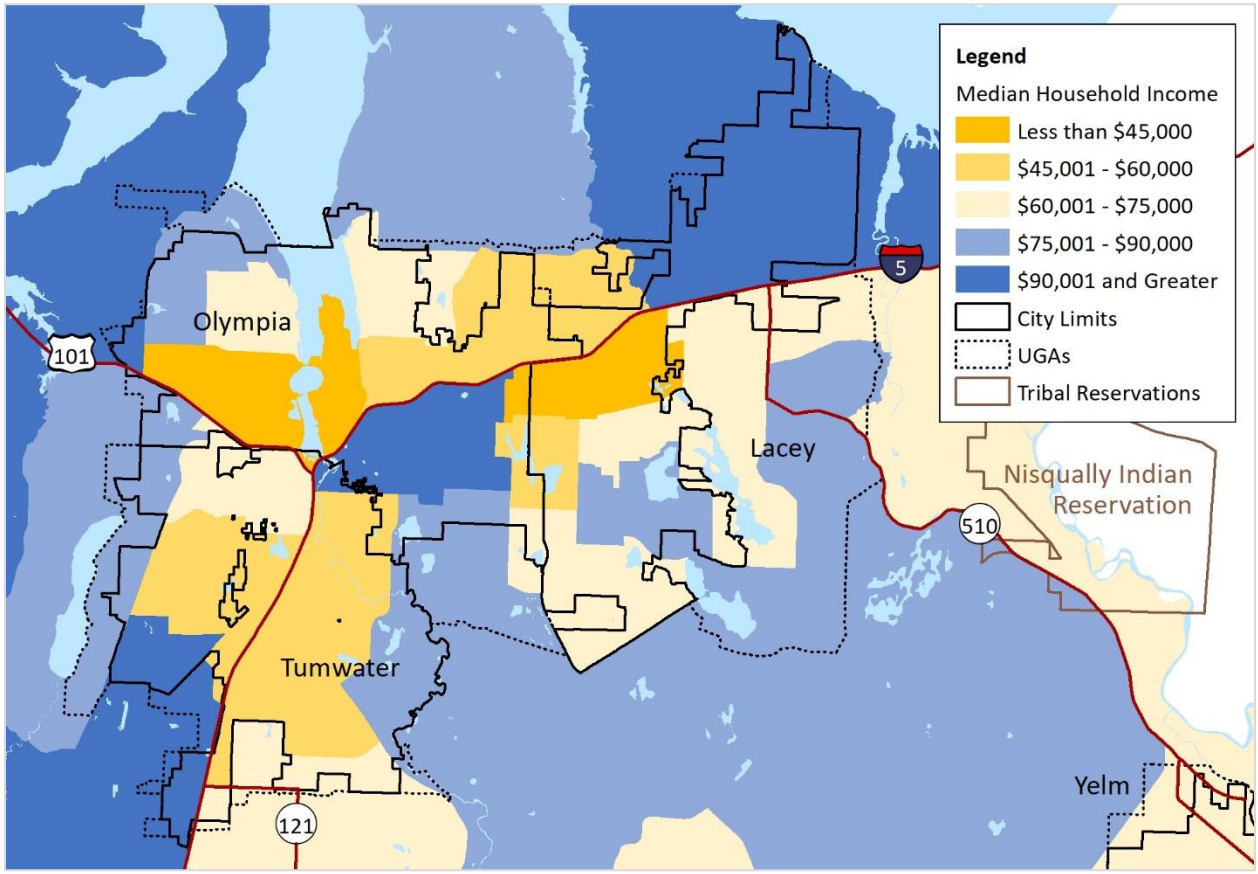
Figure 3-14. Percent of households by income, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

Figure 3-15 shows median household income by census tract.

Figure 3-15. Median household income by census tract, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

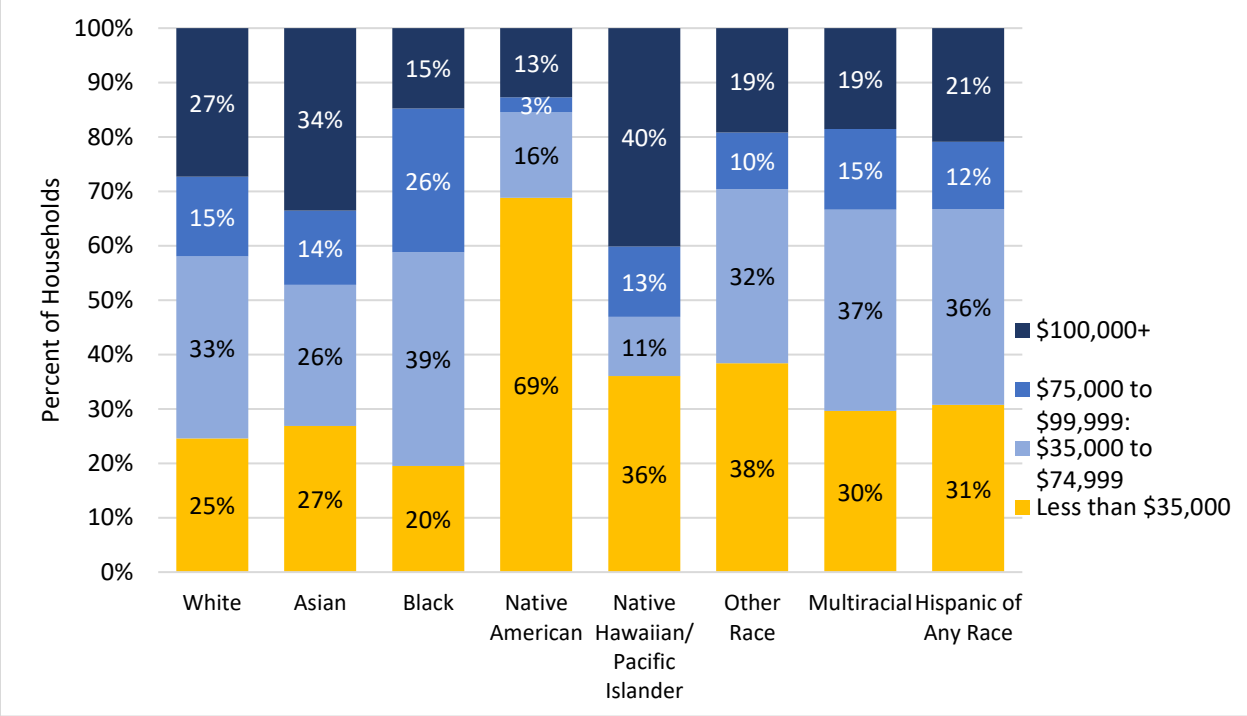
Table 3-8 and Figure 3-16 (next page) examine household income based on the race and ethnicity of the householder. Households headed by a person of color are frequently more likely to have an income less than $35,000 than a white, non-Hispanic householder. In Lacey, Olympia, and Tumwater, 69 percent of households headed by a person who is Black or African American have a household income less than $35,000 compared to just 25 percent of white, non-Hispanic households.

Table 3-8. Household Income in Lacey, Olympia, and Tumwater combined by race and ethnicity, 2014-2018 average[2]

Household Income	White	Asian	Black	Native American	Native Hawaiian/ Pacific Islander	Other Race	Multiracial	Hispanic of Any Race
Less than $35,000	9,843	772	333	335	142	244	603	1,013
$35,000 to $74,999	13,385	745	670	77	43	203	752	1,186
$75,000 to $99,999:	5,865	393	451	13	51	66	302	407
$100,000 or more	10,941	963	252	62	158	122	377	689
TOTAL Households	**40,034**	**2,873**	**1,706**	**487**	**394**	**635**	**2034**	**3,295**

NOTE: *In the table above, persons who are Latino or Hispanic are only represented in "Hispanic of Any Race."*
Source: U.S. Census Bureau American Community Survey

Figure 3-16. Household income in Lacey, Olympia, and Tumwater combined by race and ethnicity, 2014-2018 average[3]



NOTE: *In the figure above, persons who are Latino or Hispanic are only represented in "Hispanic of Any Race."*
Source: U.S. Census Bureau American Community Survey

[2] The September 2020 release of this report contained errors in Table 3-8: first, the table represented countywide values rather than values for Lacey, Olympia, and Tumwater combined. Second, values for Asian, Black, and Native American householders were transposed. These errors were corrected in the December 2020 release of this report.

[3] The September 2020 release of this report contained an error in Figure 3-16: values for Asian, Black, and Native American householders was transposed. This error was corrected in the December 2020 release of this report.

Chapter 4.
Unique Housing Needs

This chapter looks at the unique needs for housing for people who are elderly, those experiencing homelessness, veterans and military personnel, and college students.

Seniors

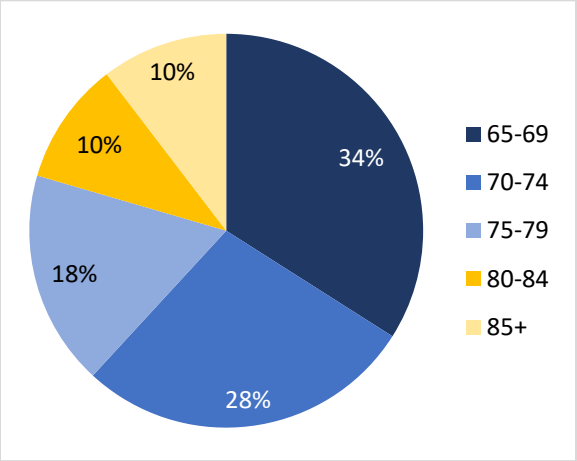
Approximately 52,800 seniors (age 65 or older) live in Thurston County in 2020, making up 18 percent of the total population. The senior population is forecasted to grow to 87,200 by 2045 and comprise 23 percent of the total population. In addition, the senior population will skew older in 2045 than it does today. Table 4-1 and Figures 4-1 and 4-2 (next page) show the breakdown of Thurston County's senior population today and forecasted for 2045. The proportion of seniors who are between the ages of 65 and 74 will shrink over the next 25 years while those who are 80 and older will grow. The growth in the number of older seniors has implications for the types of care and housing needed, including assisted living facilities, nursing homes, and adult family homes.

Table 4-1. Thurston County senior population, 2020-2045

Age Cohort	2020	2025	2030	2035	2040	2045
65-69	17,967	18,497	18,354	17,889	18,459	20,541
70-74	14,707	17,098	17,571	17,518	17,118	17,613
75-79	9,336	13,300	15,478	15,974	16,015	15,667
80-84	5,338	7,823	11,211	13,150	13,624	13,723
85+	5,484	6,452	8,897	12,849	16,823	19,635
TOTAL	**52,832**	**63,170**	**71,511**	**77,380**	**82,039**	**87,179**

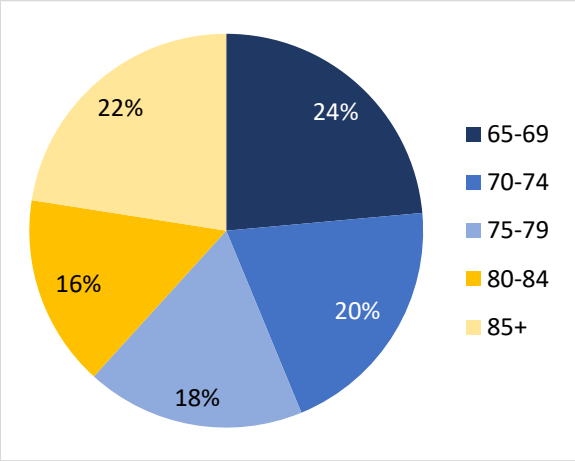
Source: Washington Office of Financial Management

Figure 4-1. Thurston County senior population, 2020



Source: Washington Office of Financial Management

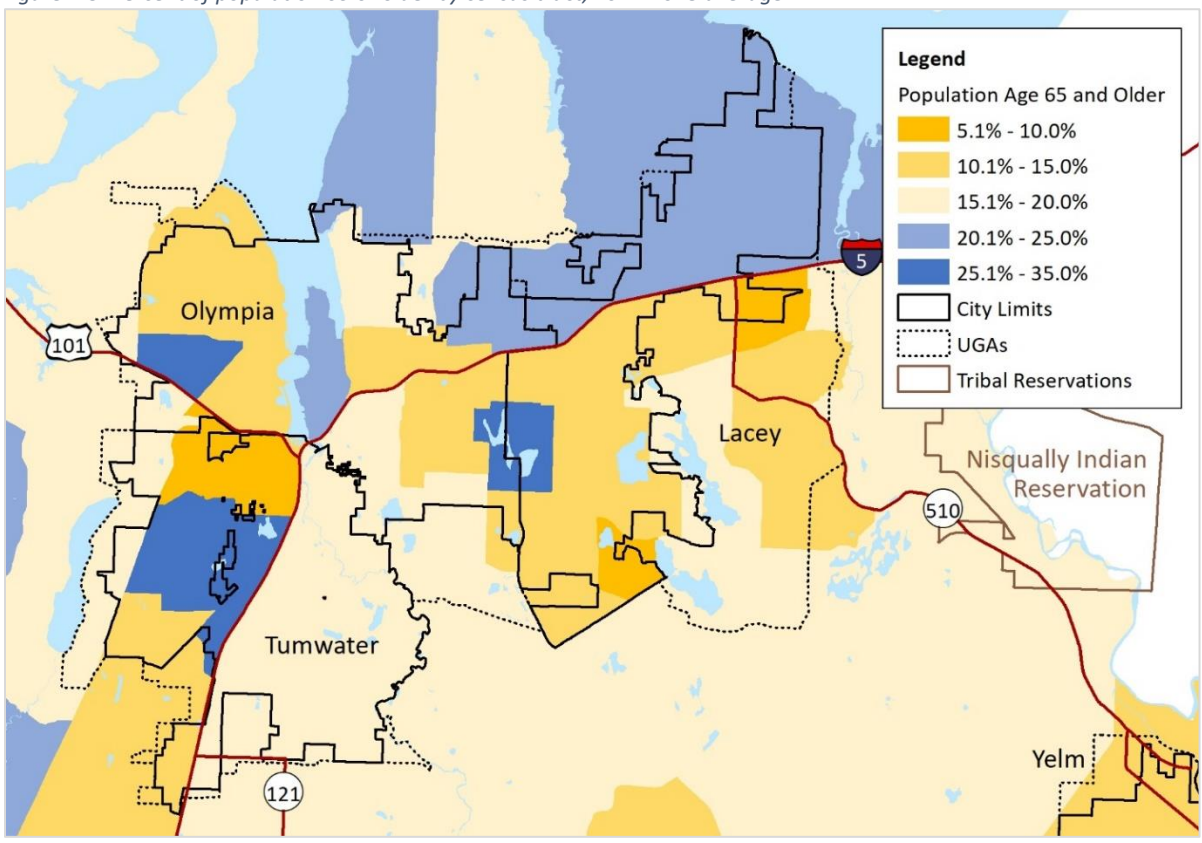
Figure 4-2. Thurston County senior population, 2045



Source: Washington Office of Financial Management

Figure 4-3 shows where the senior population lives based on census tracts. The census tracts near the Capital Medical Center in West Olympia, the Littlerock/Trosper Road area of Tumwater, and the Chambers Lake area in Lacey. There are also higher concentrations of seniors living in Lacey north of the freeway.

Figure 4-3. Percent of population 65 or older by census tract, 2014-2018 average

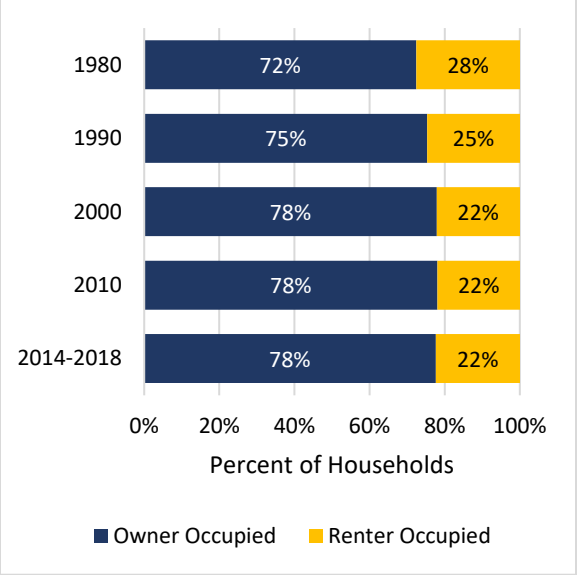


Source: U.S. Census Bureau American Community Survey

Since 2000, about 22 percent of the noninstitutionalized senior population in Thurston County rents their housing unit while 78 percent own it (Figure 4-4). While the percent of seniors renting has remained stable, the total number has increased. There are several apartment complexes and assisted living facilities in Lacey, Olympia in Tumwater targeted to people age 55 and older.

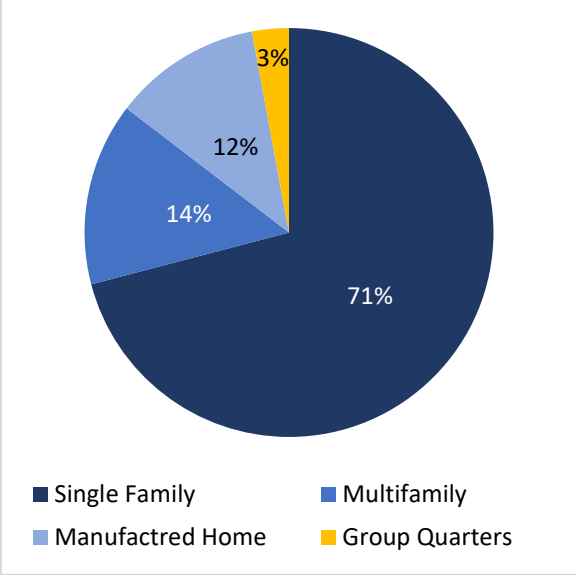
About 12 percent of seniors countywide live in manufactured housing or mobile homes (Figure 4-5) compared to nine percent for the county population as a whole. There are several manufactured home communities in Lacey, Olympia in Tumwater targeted to people age 55 and older.

Figure 4-4. Senior households in Thurston County by tenure, 1980-2018



Source: U.S. Census Bureau

Figure 4-5. Senior households in Thurston County by type of dwelling, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

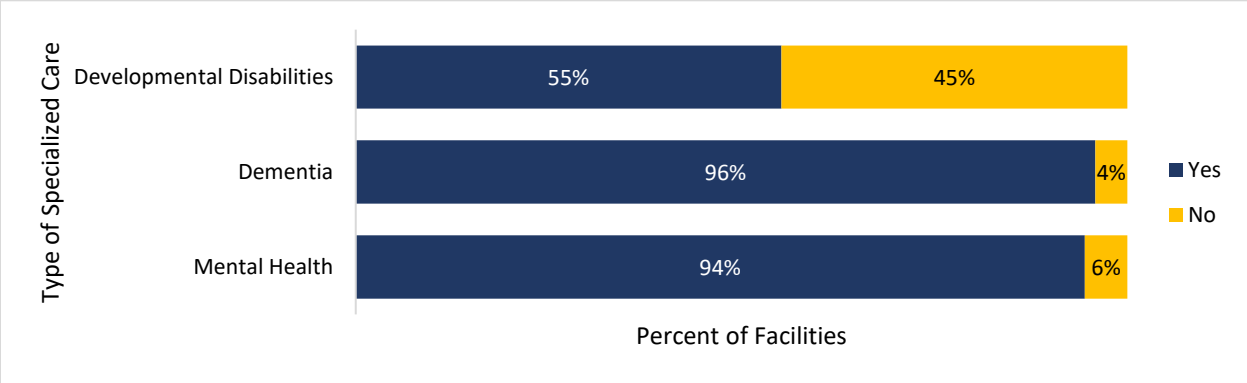
As of July 2, 2020, Thurston County is home to seven nursing home facilities with a total client capacity of 790 and 145 adult family homes with a total client capacity of 794 (Table 4-2). Some adult family homes offer specialized care for those with dementia, mental health issues, and developmental disabilities (Figure 4-6, next page). Specialized care is defined under state law, which sets standards a provider must meet to be classified as delivering such care.

Table 4-2. Adult family and nursing homes in Thurston County, 2020

Facility Statistics	Adult Family Homes	Nursing Homes
Total Facilities:	145	7
Total Beds:	794	790
Average Beds per Facility:	5.5	112.9

Source: Washington State Dept. of Social and Health Services

Figure 4-6. Adult family homes in Thurston County offering specialized care, 2020



Source: Washington State Dept. of Social and Health Services

Military Personnel and Veterans

The proximity of Joint Base Lewis-McChord (JBLM) to Thurston County impacts the number of military personnel and veterans who live in the region. Approximately 13,475 military personnel and veterans live in Lacey, Olympia, and Tumwater (Table 4-3). Service members who live off base are eligible to receive a basic housing allowance, ranging between $1,386 and $2,622 per month in 2020. The allowance varies based on the service member's location, rank, and the number of military dependents in their household. The basic housing allowance can be used for rental costs or a mortgage.

Forthcoming Military Housing Studies

There are two military-related housing studies anticipated to be released in 2020:

- *Housing Market Study by JBLM*
- *Off-Base Housing Study for Service Members by South Sound Military Communities Partnership*

These studies should provide clearer data on the housing needs of service members and their impact on the local housing market.

Table 4-3. Military personnel and veterans, 2014-2018 average

	Lacey	Olympia	Tumwater	Cities Combined	Thurston County
Veterans	5,858	3,646	1,968	11,472	28,992
Military Personnel	1,388	280	335	2,003	3,900
TOTAL	**7,246**	**3,926**	**2,303**	**13,475**	**32,892**

Source: U.S. Census Bureau American Community Survey

People Experiencing Homelessness

Thurston County conducts a census of those experiencing homelessness each year at a single point in time. Between 2015 and 2019, those experiencing homelessness grew from 476 to 800 people – a 68 percent increase (Figure 4-7) during the same period. The number of people who are unsheltered – sleeping outside, in a tent, car, or other place not meant for human habitation – increased from 34 percent of those experiencing homelessness in 2015 to 49 percent in 2019.

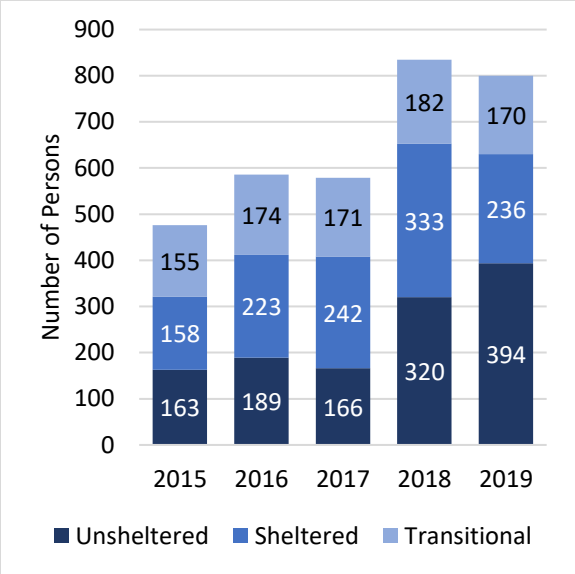
Figure 4-8 examines where those who experience homelessness shelter and includes two more categories of people who are housing insecure: those living in a jail or medical institution that will be released to a homeless situation and those who are temporarily staying with friends or family. When taking into consideration these additional populations whose housing may be tenuous, an additional 344 people could be considered to experience homelessness.

About 34 percent of those experiencing homelessness are unsheltered. Another 21 percent can be found in shelters and 15 percent in transitional housing. Thirty percent are incarcerated, in a medical institution, or are temporarily staying with friends or family.

Counting Those Experiencing Homelessness

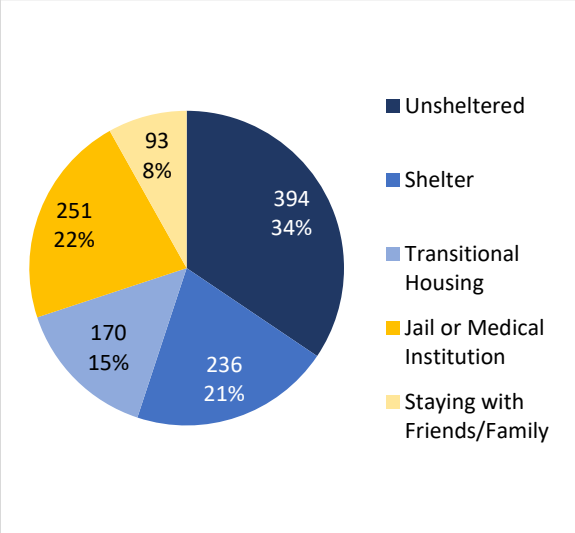
Not everyone experiencing homelessness can be found or chooses to participate in the annual Point-in-Time census. Counting those staying in shelters or an institution is easier than counting those living in a tent, in a car, or another unsheltered location. According to the Thurston County Homeless Crisis Response Plan, there are likely 800-1,000 unsheltered people countywide – 2-3 times as many unsheltered people as reported in the 2019 point-in-time census.

Figure 4-7. Homelessness in Thurston County, 2015-2019



Source: Thurston County Public Health and Social Services

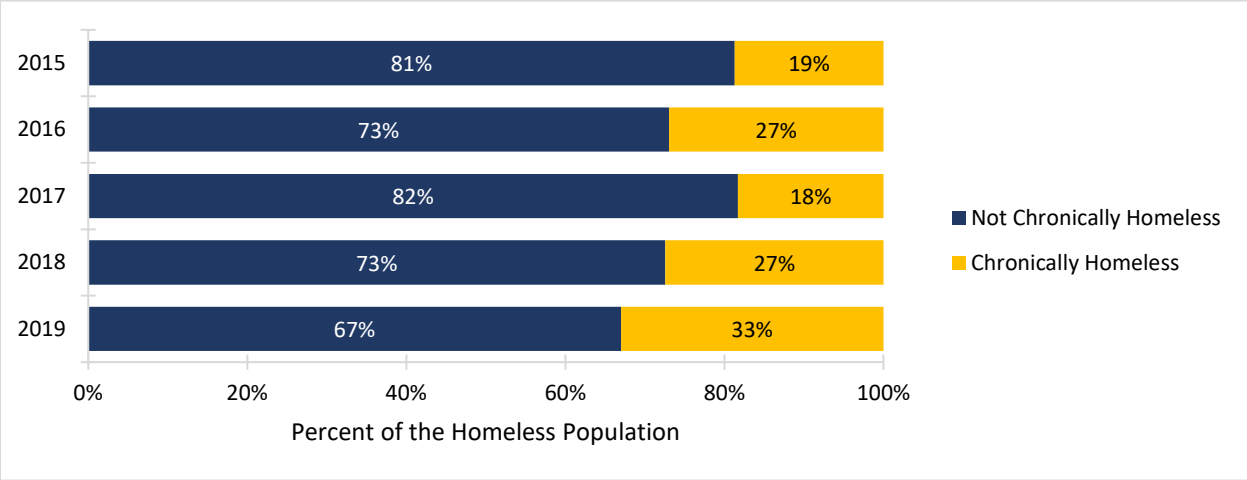
Figure 4-8. Where the homeless shelter in Thurston County, 2019



Source: Thurston County Public Health and Social Services

In 2019, 33 percent of people experiencing homelessness were considered chronically homeless (Figure 4-9). To be chronically homeless means a person has a disability and has also either been homeless for more than one year or has been homeless at least four times in the last three years.

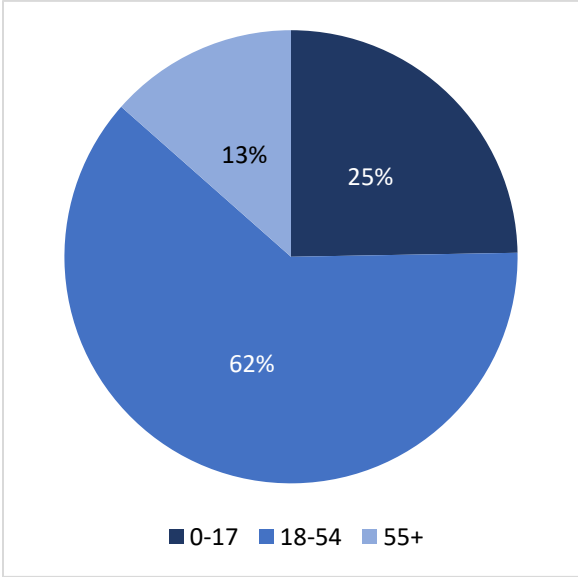
Figure 4-9. Chronic homelessness in the Thurston County homeless, 2019



Source: Thurston County Public Health and Social Services

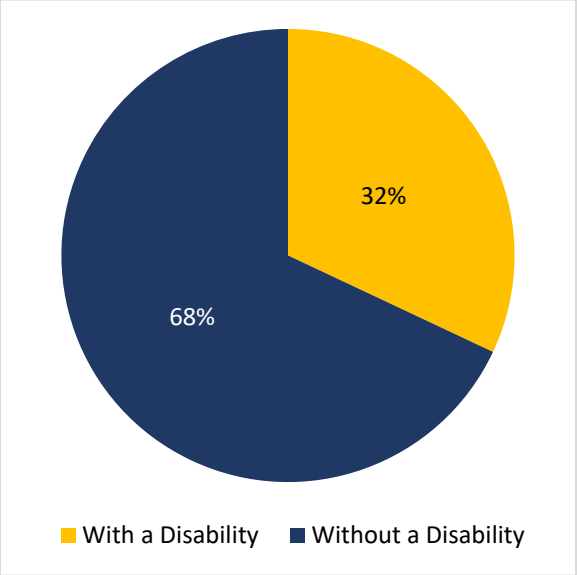
Thurston County reports that between July 2018 and June 2019, 1,886 households (2,345 people total) received assistance through a housing program. Housing programs include emergency shelter placement, rapid re-housing and homeless prevention assistance, transitional housing placement, or a permanent housing placement with or without supportive services. Of those that received assistance through a housing program, one in four was a minor (Figure 4-10), but the majority were single adults without children. Nearly one in three had some kind of disability (Figure 4-11, next page) with mental health issues and substance use being the most common types of reported (Figure 4-12, next page).

Figure 4-10. Age of those experiencing homelessness in Thurston County, 2019



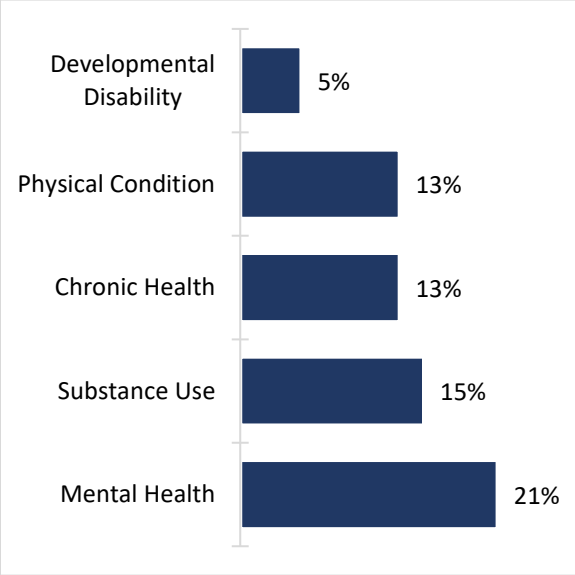
Source: Thurston County Public Health and Social Services

Figure 4-11. Disability among those experiencing homelessness in Thurston County, 2019



Source: Thurston County Public Health and Social Services

Figure 4-12. Types of disabilities among those experiencing homelessness, 2019



NOTE: *A person can report more than one disability.*
Source: Thurston County Public Health and Social Services

People of color are disproportionally represented in housing assistance programs (Table 4-4).

Table 4-4. Race and ethnicity of those experiencing homelessness in Thurston County, 2019

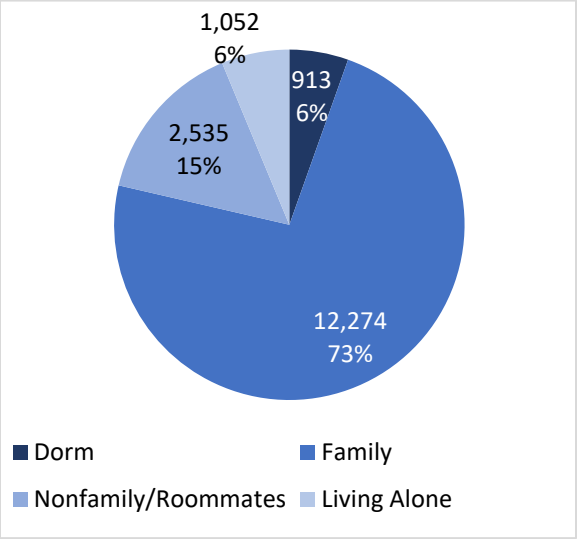
Race and Ethnicity	Population Experiencing Homelessness	Thurston County Population
White, Non-Hispanic	63%	73%
Asian, Non-Hispanic	1%	7%
Black, Non-Hispanic	10%	4%
Native American, Non-Hispanic	3%	1%
Native Hawaiian/Pacific Islander, Non-Hispanic	3%	1%
Multiracial, Non-Hispanic	9%	5%
Hispanic of Any Race	11%	9%
TOTAL	**100%**	**100%**

NOTE: *Data does not include individuals who did not report their race and ethnicity. Such persons account for 16 percent of all individuals served by housing programs in Thurston County.*
Source: Thurston County Public Health and Social Services

College Students

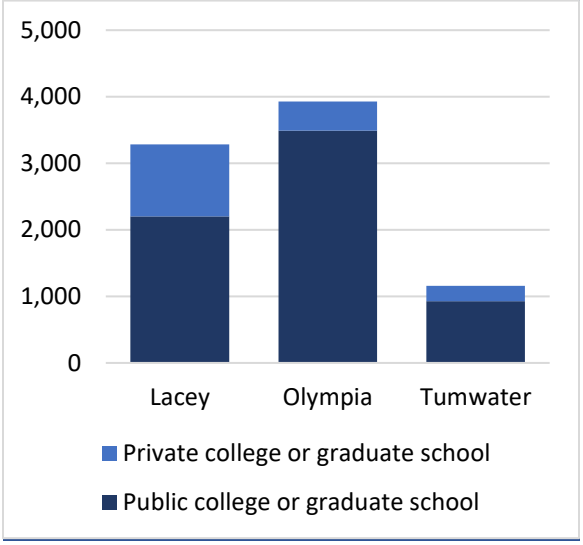
Approximately 16,800 Thurston County residents are currently enrolled in a college or university. Only a small percent of students (about 6 percent) live in a dormitory or other group quarters setting (Figure 4-13). Over 12,000 students – nearly three quarters – live in a family household (i.e. with another relative). The remainder live in non-family households, either alone (6 percent) or with one or more unrelated persons (15 percent). Most college students live in Olympia and Lacey (Figure 4-14).

Figure 4-13. Household type for college students, 2014-2018 average



Source: U.S. Census Bureau American Community Survey PUMS

Figure 4-14. Residents enrolled in college, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

About 2,600 college students in Thurston County live below the poverty level (Table 4-5). This is especially true for students living in non-family households; more than 40 percent live below the poverty line. Countywide, only five percent of the population live in poverty. While many students living on their own may still receive support from a parent or guardian – a form of income not included in poverty calculations – this still underscores the need for affordable housing for students living off campus.

Table 4-5. Poverty rate for Thurston County college students, 2014-2018 average.

Household Type	Total Households	Households in Poverty	Poverty Rate
Dorm or Other Group Quarter	913	35	4%
Family	12,274	1,114	9%
Non-family 2+ Person	2,535	1,032	41%
Living Alone	1,052	417	40%
TOTAL	**16,774**	**2,598**	**100%**

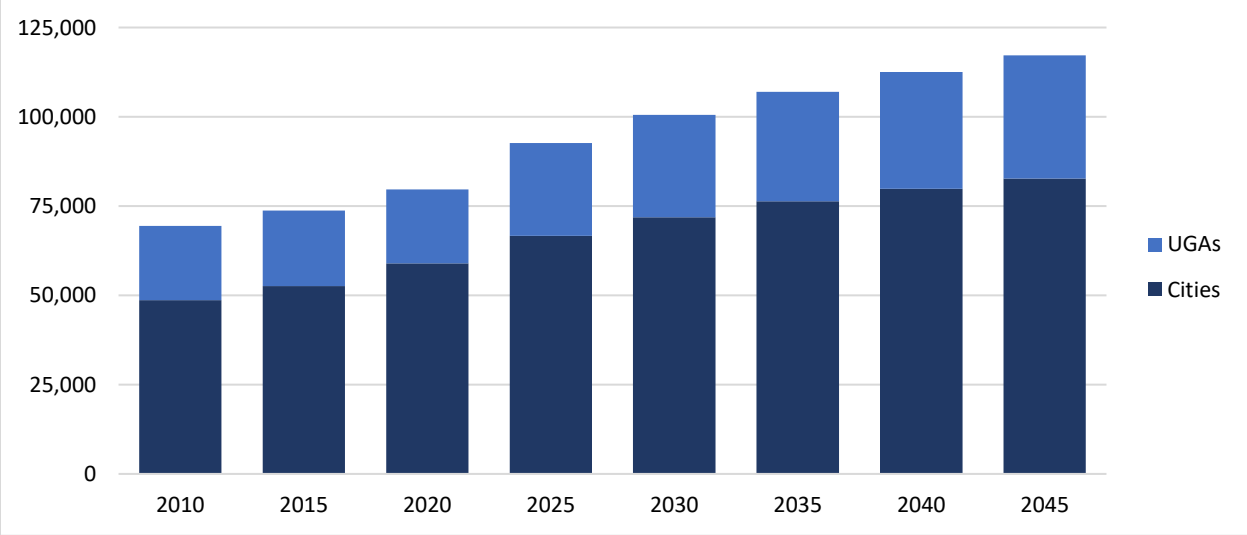
Source: U.S. Census Bureau American Community Survey

Chapter 5. Housing Supply

Trends and Projections

Lacey, Olympia, and Tumwater, and their unincorporated urban areas have a combined housing inventory of 83,200 dwelling units (Figure 5-1). This is about two-thirds of Thurston County's housing stock. Between 2020 and 2045, Thurston Regional Planning Council (TRPC) projects 34,000 new units will be built to accommodate the region's growing population.

Figure 5-1. Estimated and projected housing units in Lacey, Olympia, Tumwater, and their UGAs, 2010-2045



Source: Thurston Regional Planning Council

Building Types and Density

The Lacey, Olympia, and Tumwater urban area is generally suburban in nature. Most dwellings units – 64 percent – are detached single family or townhouse (single-family attached) units (Table 5-1). TRPC projects that the single-family units will continue to be the primary housing type over the next 25 years, although multifamily units will make up an increasing share of new housing.

Roughly half of Lacey, Olympia, and Tumwater households rent. About 60 percent of renters are in multifamily units (duplex, triplexes, and apartments) with the remainder in single-family or manufactured homes. Single family dwellings, townhouses, and manufactured and mobile homes are predominantly owner-occupied while buildings with two or more units are almost exclusively rented (Figure 5-2).

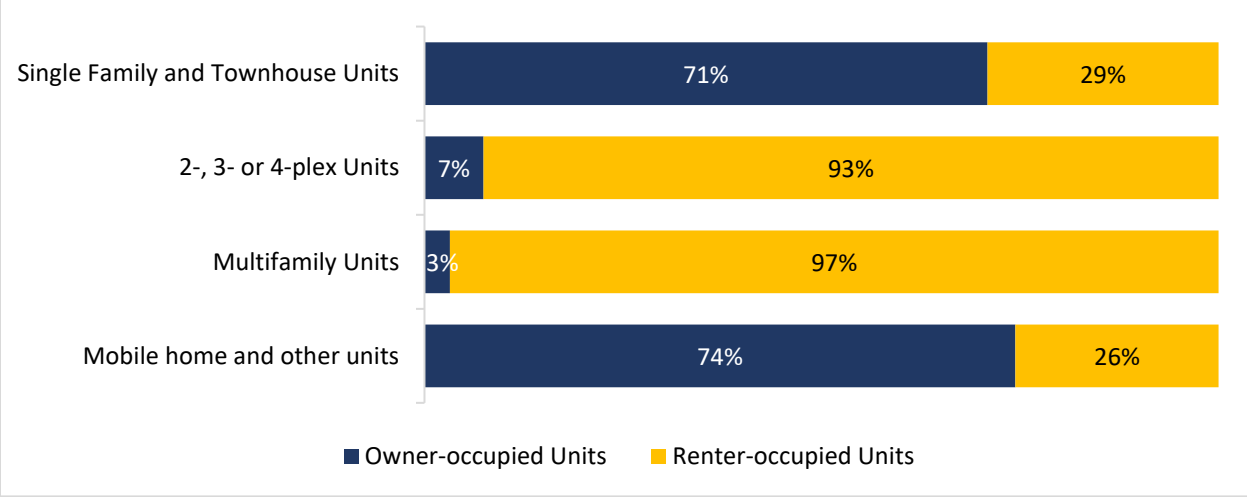
Manufactured homes make up a small percentage of Lacey, Olympia, and Tumwater's housing stock but are and important form of housing for many seniors and low-income households. TRPC estimates that about 75 percent of manufactured homes are in manufactured home communities where 10 or more units are on the same property. Since they do not own the land the manufacture home is sited on, many unit owners are vulnerable to displacement should the landowner decide to sell the property.

Table 5-1. Occupied housing units by building type, 2014-2018 average

Building Type	Lacey	Olympia	Tumwater	Cities Combined	Thurston County
Single Family and Townhouse Units	13,288	13,025	6,105	32,418	78,390
2-, 3- or 4-plex Units	1,795	2,174	676	4,645	6,561
Multifamily Units	2,735	6,493	1,906	11,134	13,277
Mobile home and other units	893	659	649	2,201	9,842
Total Occupied Units	**18,711**	**22,351**	**9,336**	**50,398**	**108,070**

Source: U.S. Census Bureau American Community Survey

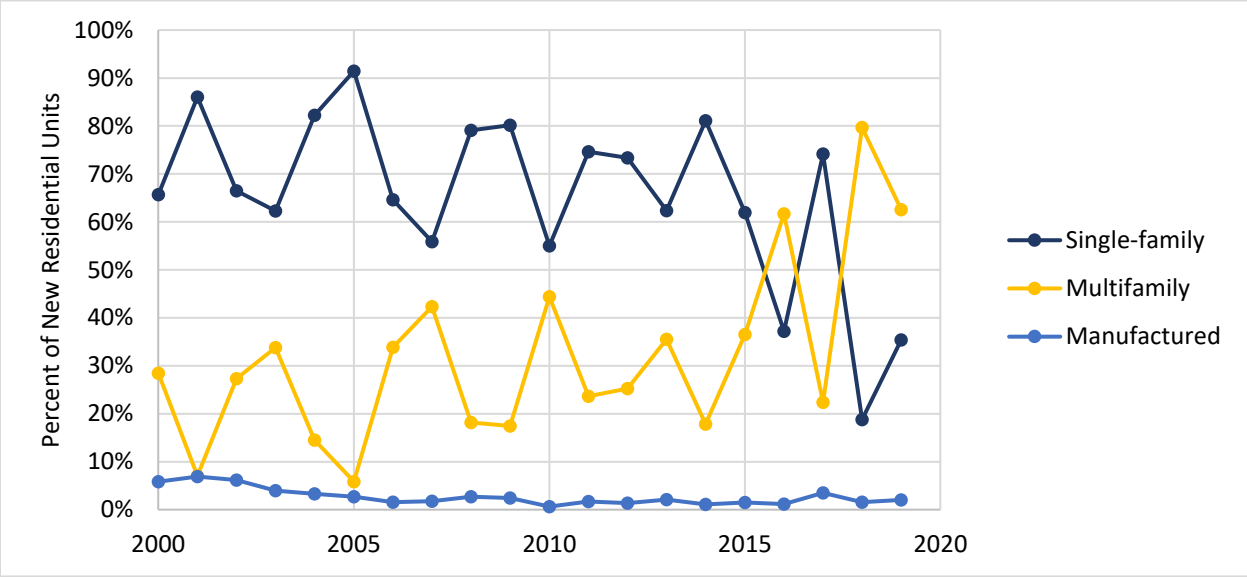
Figure 5-2. Occupied housing units in Lacey, Olympia, and Tumwater combined by building type and tenancy, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

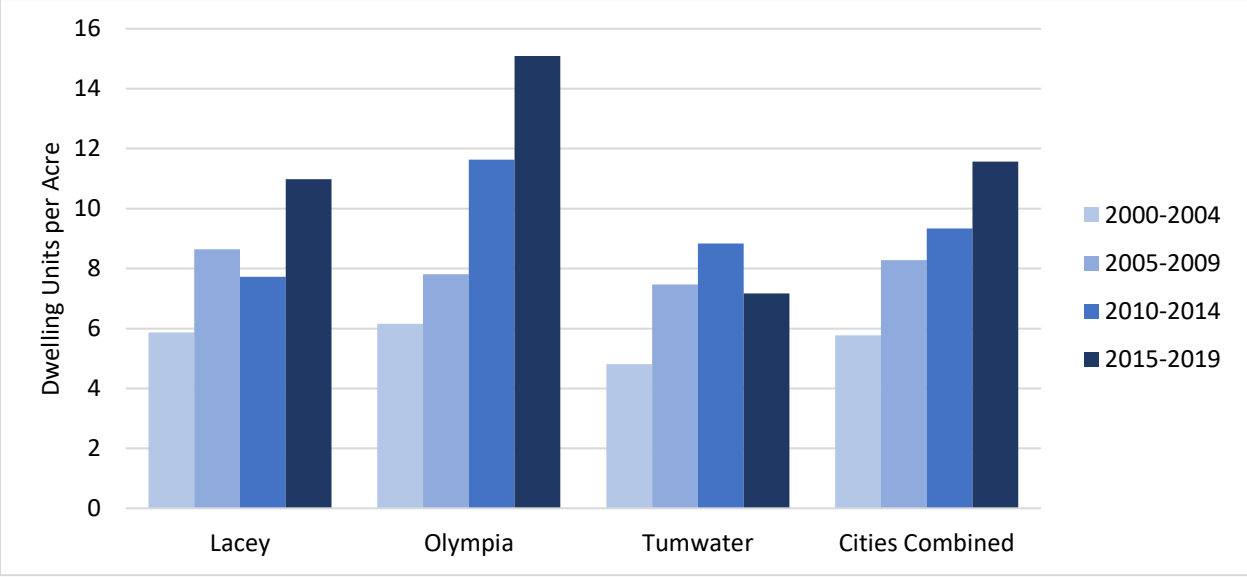
There has been a general trend towards development in zones that allow higher densities of development over the past 20 years (see Appendix A for more information). Multifamily unit construction has increased from about 30 percent of new units in 2000 to over 60 percent in 2019 (Figure 5-3). In addition to the increasing number of multifamily units being constructed, changes to zoning to allow more homes per acre and more infill and redevelopment projects have led to an overall increase in housing densities across the three cities and their urban growth areas (UGAs) (Figure 5-4).

Figure 5-3. Housing types permitted in Lacey, Olympia, and Tumwater, 2000-2019



NOTE: *Multifamily includes townhomes and condominiums.*
Source: Thurston Regional Planning Council

Figure 5-4. Density of new residential development, 2000-2019



Source: Thurston Regional Planning Council

Unit Size

Bedrooms

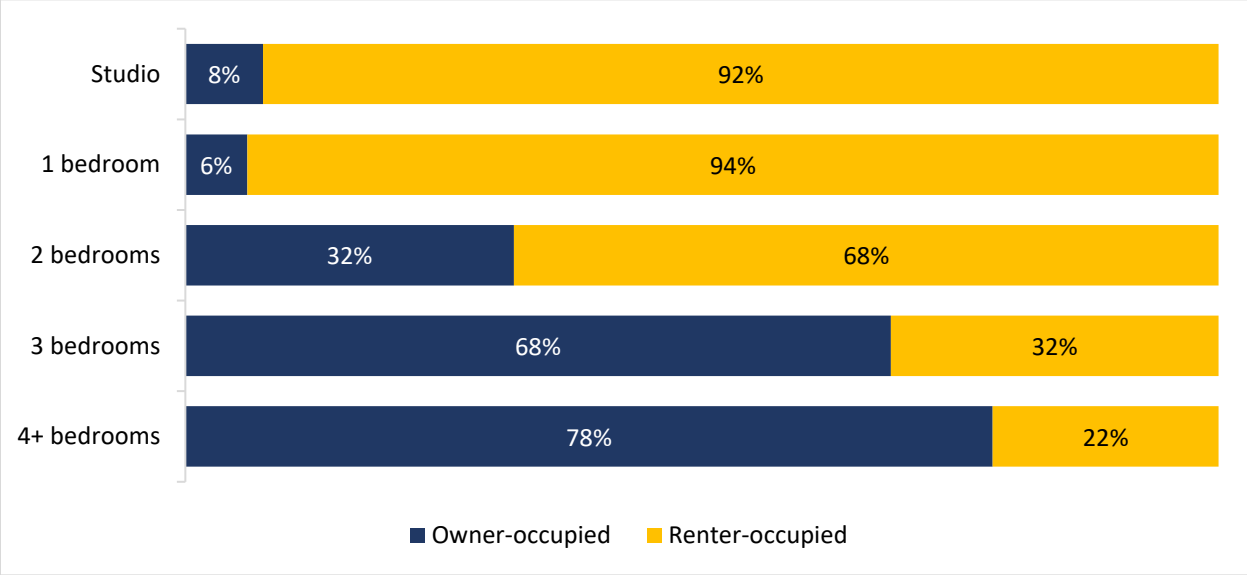
About 39 percent (19,465) of the housing stock in Lacey, Olympia, and Tumwater consists of three-bedroom units (Table 5-2). About 30 percent (15,031) is two-bedroom units. Nearly all studio and one bedroom units are rented as are most two bedroom units (Figure 5-5).

Table 5-2. Occupied housing units by number of bedrooms, 2014-2018 average

	Lacey	Olympia	Tumwater	Cities Combined	Thurston County
Studio	241	907	154	1,302	1,915
1 bedroom	1,547	3,301	1,053	5,901	9,024
2 bedrooms	5,348	7,206	2,477	15,031	25,912
3 bedrooms	8,201	7,402	3,862	19,465	50,232
4+ bedrooms	3,374	3,535	1,790	8,699	20,987
TOTAL	**18,711**	**22,351**	**9,336**	**50,398**	**108,070**

Source: U.S. Census Bureau American Community Survey

Figure 5-5. Occupied housing units in Lacey, Olympia, and Tumwater combined by number of bedrooms and tenancy, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

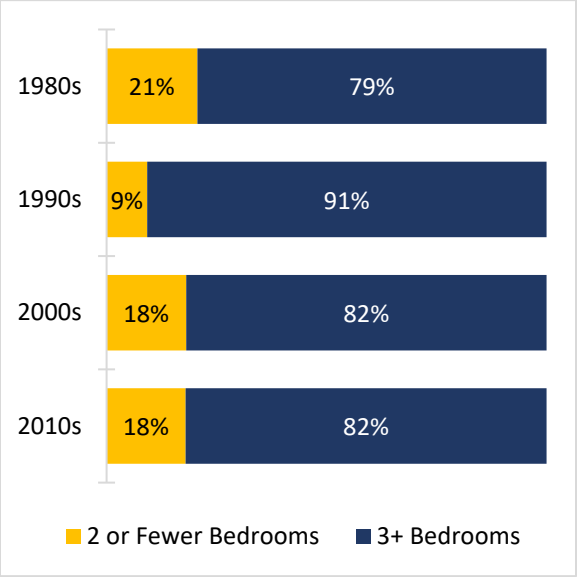
The Thurston County Assessor's Office provides data on the number of bedrooms for single-family, duplex, triplex, and fourplex units (Table 5-3). Since the 1980s, the percent of two-bedroom or smaller units has declined slightly, and the average number of bedrooms per dwelling unit increased over the same time period (Figures 5-6 and 5-7).

Table 5-3. Housing units built in Lacey, Olympia, and Tumwater combined by number of bedrooms, 1980-2019

Decade	One or Fewer Bedroom	Two Bedrooms	Three Bedrooms	Four or More Bedrooms	TOTAL Units
1980s	280	1,097	4,718	585	**6,680**
1990s	215	648	7,206	1,279	**9,348**
2000s	285	1,629	5,520	3,151	**10,585**
2010s	234	797	2,357	2,352	**5,740**

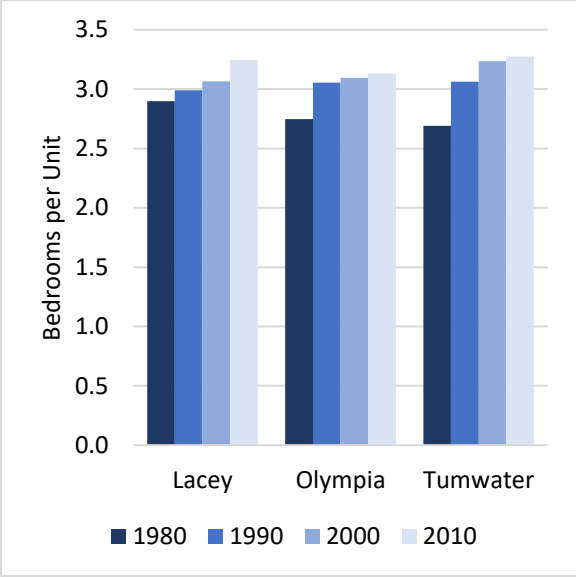
NOTE: *Data excludes manufactured homes and apartments with five or more units.*
Source: Thurston County Assessor's Office

Figure 5-6. Housing units built in Lacey, Olympia, and Tumwater combined by number of bedrooms, 1980-2019



NOTE: *Data excludes manufactured homes and apartments with five or more units.*
Source: Thurston County Assessor's Office

Figure 5-7. Average number of bedrooms in housing units by decade

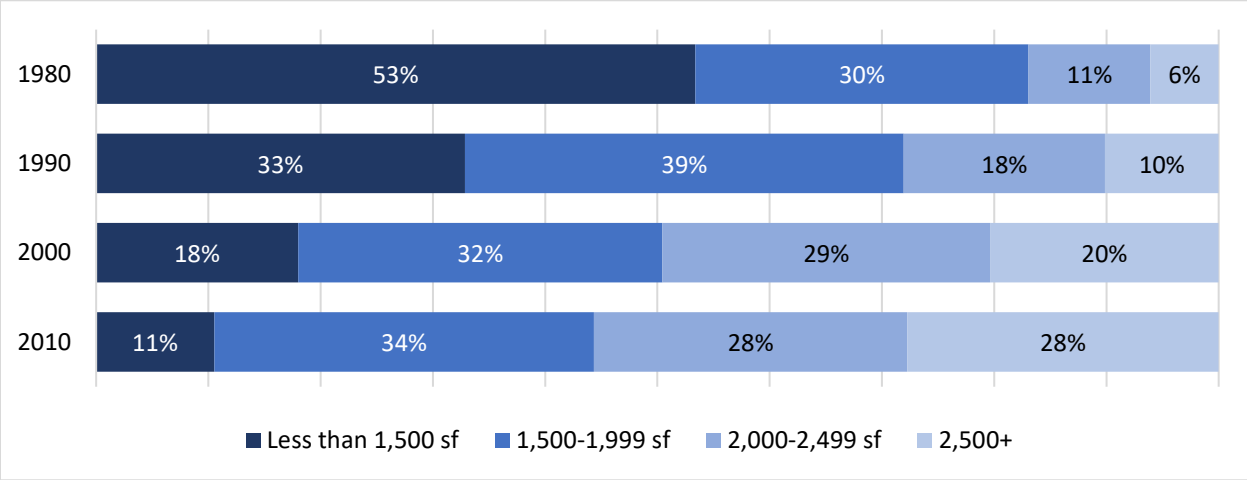


NOTE: *Data excludes manufactured homes and apartments with five or more units.*
Source: Thurston County Assessor's Office

Square Footage

In the 1980s, more than half of all homes constructed were less than 1,500 square feet in size (Figure 5-8 and Table 5-4). In the 2010s, this dropped to just 11 percent of the total dwelling units built that decade. The total number of homes with 2,000 square feet or more have increased from just 17 percent in the 1980s to 56 percent during the 2010s. Over the last four decades, the average home size in Lacey has grown the most – from 1,475 square feet in the 1980s to 2,211 in the 2010s (Figure 5-9, next page). Tumwater saw a slight decrease in home size between the 2000s and the 2010s, but average home size remains more than 2,000 square feet.

Figure 5-8. Home size in Lacey, Olympia, and Tumwater combined, 1980-2019



NOTE: *Data excludes manufactured homes and apartments with five or more units.*
Source: Thurston County Assessor's Office

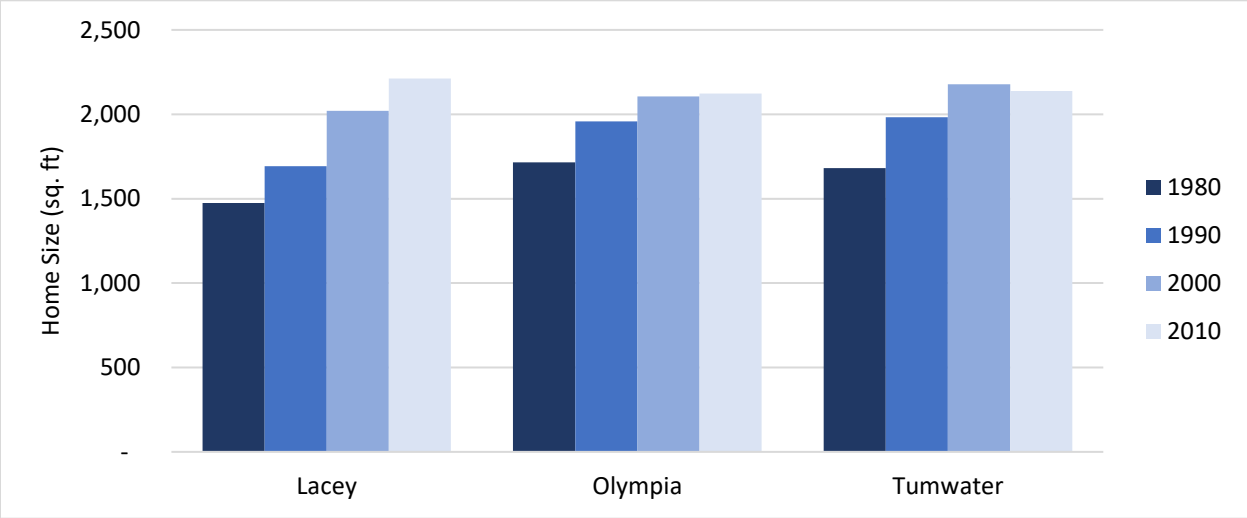
According to the University of Washington's Washington Center for Real Estate Research (WCRER), the average size of a one bedroom apartment is 678 square feet while a two bedroom apartment is 859 square feet in 2020. The average apartment size is less than half that of single-family, duplex, triplex, or fourplex units.

Table 5-4. Housing units in Lacey, Olympia, and Tumwater combined by home size and decade

Unit Size (square feet)	1980s	1990s	2000s	2010s
Less than 1,500	3,566	3,072	1,905	604
1,500-1,999	1,983	3,654	3,436	1,942
2,000-2,499	725	1,675	3,090	1,602
2,500 or more	406	947	2,154	1,592
TOTAL Units	**6,680**	**9,348**	**10,585**	**5,740**

NOTE: *Data excludes manufactured homes and apartments with five or more units.*
Source: Thurston County Assessor's Office

Figure 5-9. Average home size by decade



NOTE: *Data excludes manufactured homes and apartments with five or more units.*
Source: Thurston County Assessor's Office

Market Conditions

Home Values and Affordability

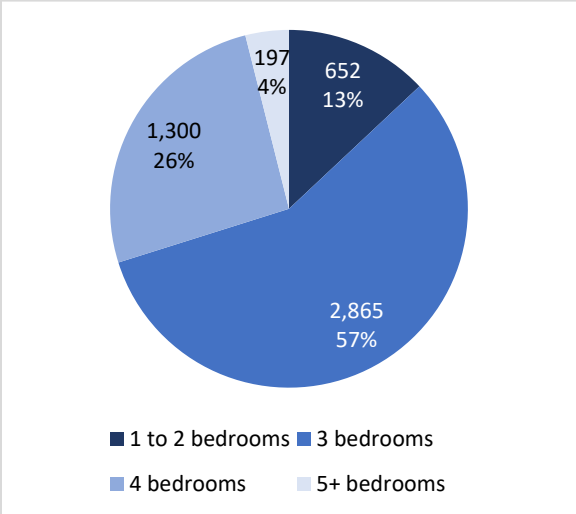
The Northwest Multiple Listing Service (NWMLS) reports that the average home sale price in Thurston County was $340,200 in 2018, with prices ranging from $291,700 for a two-bedroom home to $442,700 for a home with five or more bedrooms (Figure 5-10). Zillow – which also tracks home sale prices – estimates that sale prices have continued to increase, by about 8 percent per year – since 2018. Only 13 percent of the housing units sold in Thurston County in 2018 were one- or two-bedroom units (Figure 5-11).

Figure 5-10. Average housing unit sale price in Thurston County, 2018



Source: Northwest Multiple Listing Service

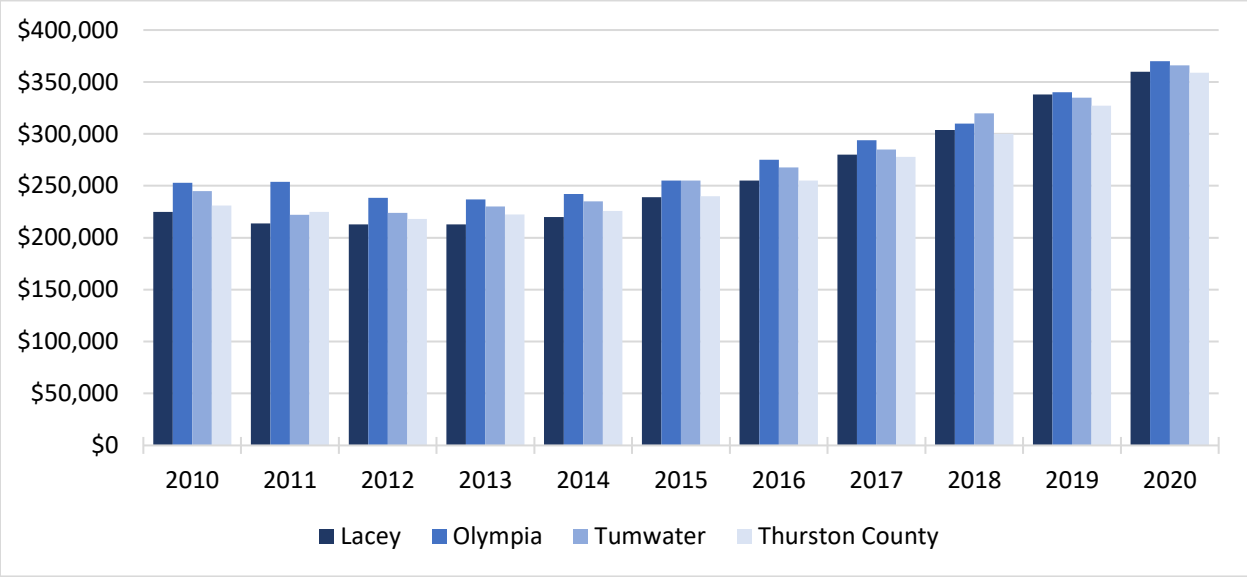
Figure 5-11. Housing units sold in Thurston County, 2018



Source: Northwest Multiple Listing Service

The median home sale price in Thurston County has been on an upward trajectory (Figure 5-12). As of July 2020, Thurston County's median home sale price was $359,000. Median home sale prices were highest in Olympia followed by Tumwater. Both exceed the county average, by 7.9 percent and 2.1 percent respectively. Home sale prices in Tumwater are about 2.6 percent below the county average. Adjusted for inflation, the average home sale price has more than doubled since 1990, increasing about 2.8 percent per year.

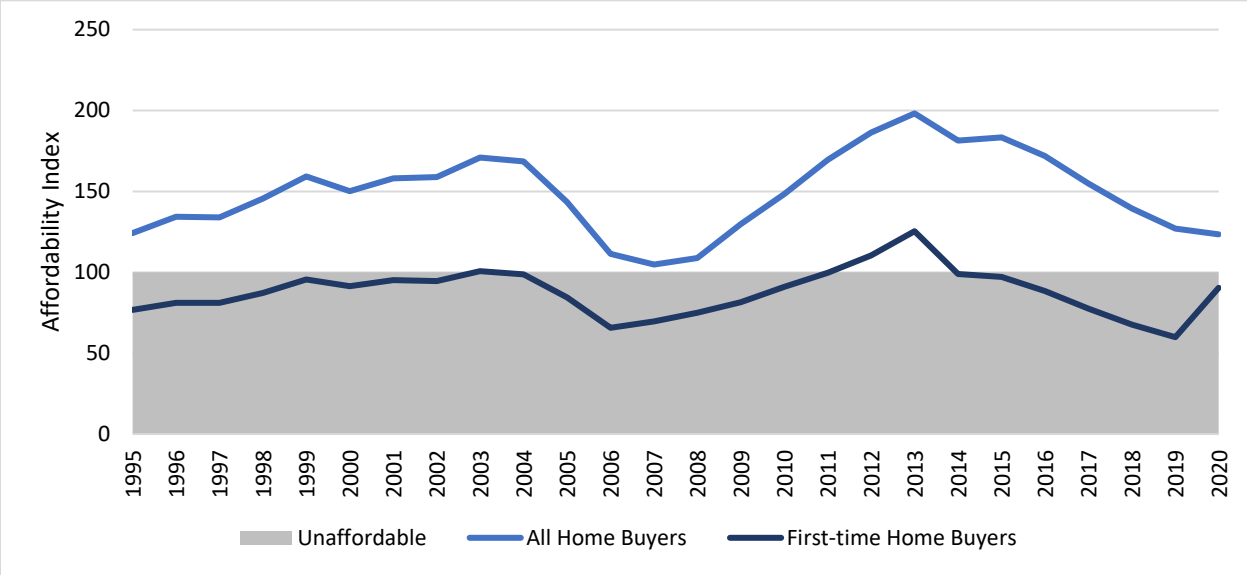
Figure 5-12. Median home sale price in July, 2010-2020



NOTE: *Figures are for July of each year and are not adjusted for inflation. Location of sale is based on the address entered by the listing agent. Location of homes sold may not be within the actual city limits.*
Source: Northwest Multiple Listing Service

Increasing home prices have affected housing affordability. The Washington Center for Real Estate Research's (WCRER) Homeownership Affordability Index tracks the ability for a household earning the median income to afford a median-priced home. WCRER also tracks the index of first-time home buyers, assuming a lower income (70 percent of the median), lower home price (85 percent of the median), and lower down payment (10 percent). For most of the past 20 years, Thurston County's housing has been considered affordable overall, but not for first-time home buyers (Figure 5-13, next page).

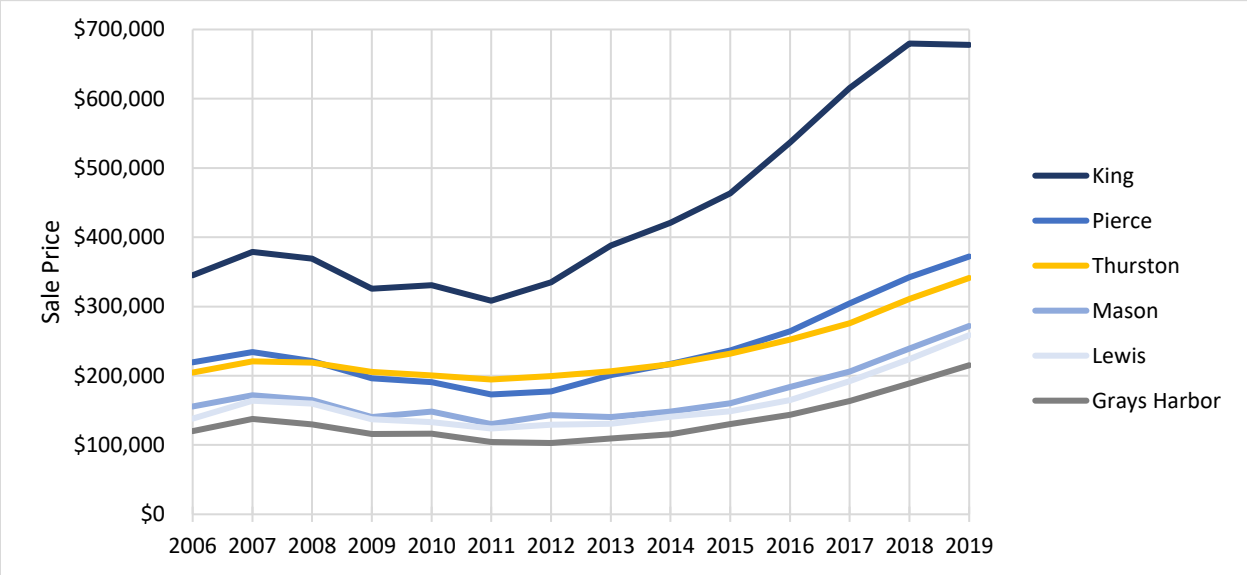
Figure 5-13. Thurston County Homeownership Affordability Index, 1995-2020



Source: University of Washington

Figure 5-14 shows inflation-adjusted home sale prices for Thurston and adjacent counties since 2006. Historically, home sale prices in Thurston County have been very close to those in Pierce County. Since 2014 that trend has shifted, with prices in Pierce rising slightly faster than Thurston. Home prices in both counties are highly influenced by the Seattle housing market. The dramatic increase in prices in King County (up 120 percent since 2011) forces Seattle workers to look for more affordable housing further south. This increased pressure in Tacoma's housing market subsequently affects demand further south in Thurston County.

Figure 5-14. Median home sale price (adjusted for inflation), 2006-2019

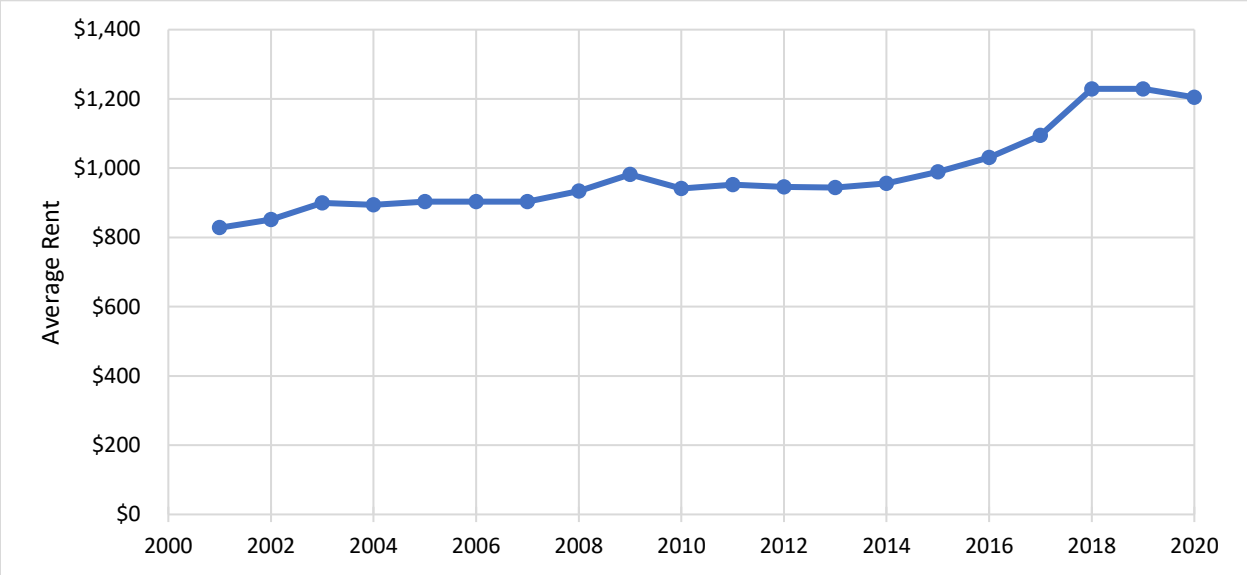


Source: University of Washington

Rents and Apartment Vacancy Rates

In 2020, the average apartment rent in Thurston County is $1,124 for a one-bedroom unit and $1,212 for a two-bedroom unit. Like home prices, rents have been increasing faster than inflation (Figure 5-15). Since 2001, average rents increased by over $370 in constant 2020 dollars, about 2.0 percent per year. Unlike housing prices, rents did not decrease significantly during the great recession.

Figure 5-15. Average rent in Thurston County (inflation-adjusted), 2001-2020

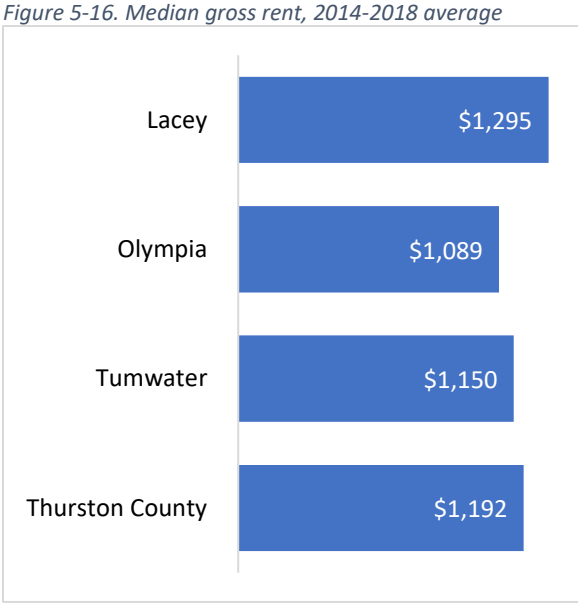


NOTE: *Due to a change in methodology, 2018-2020 data is not directly comparable to data from previous years.*
Source: University of Washington

Figure 5-16 examines the median gross rent. Gross rent is the contract rent plus the estimated average monthly cost of utilities and fuels if paid by the renter (or paid for the renter by someone else). Lacey has the highest median gross rent while Olympia had the lowest.

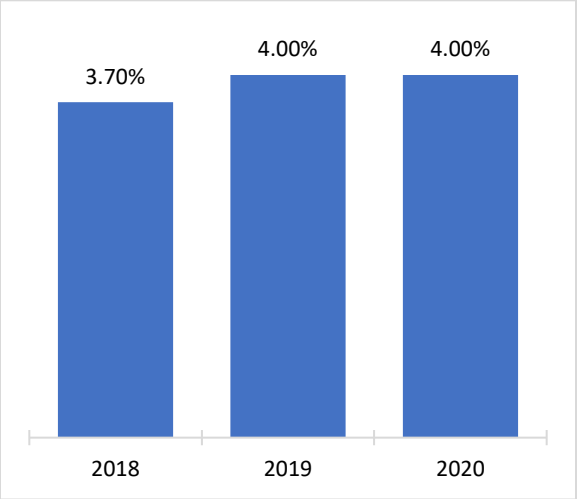
A healthy rental market has about a five percent vacancy rate, with lower vacancy rates indicating a shortage of housing. A five percent vacancy rate allows people options to move as needed and allows for a healthy level of competition. The average vacancy rate for apartments in Thurston County is 4 percent indicating there is unmet demand (Figure 5-17, next page). Vacancy rates are lower (3.2 percent) for one-unit apartments.

Figure 5-16. Median gross rent, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

Figure 5-17. Apartment vacancy rate in Thurston County, 2018-2020

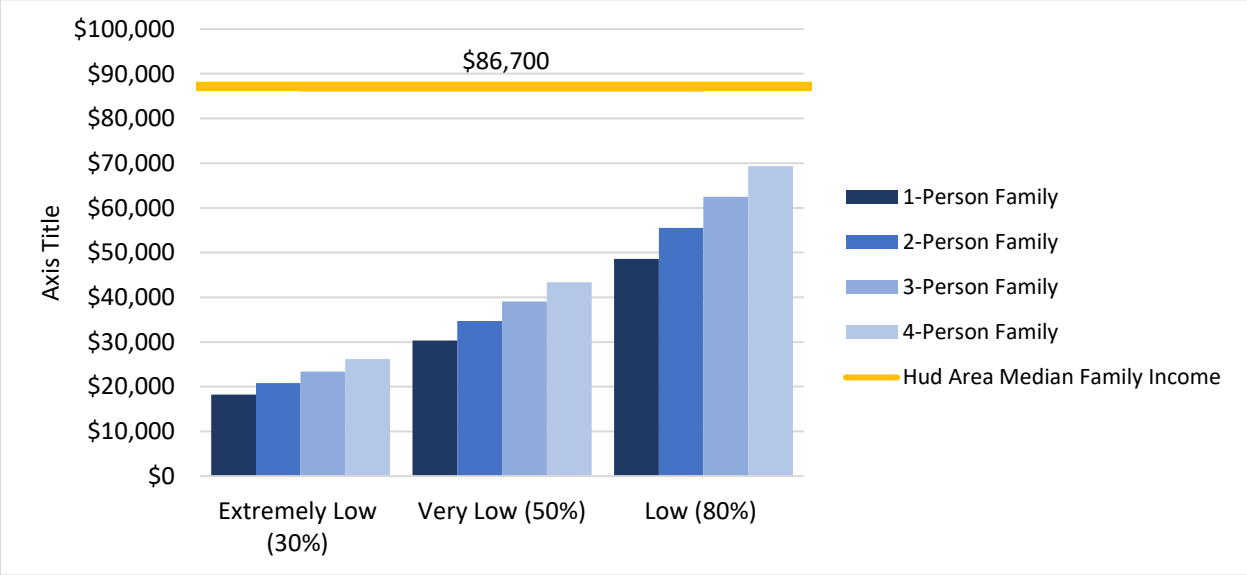


Source: University of Washington

Subsidized Housing Units

Subsidized housing is a critical resource for the lowest income households. The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs including: Public Housing; Section 8 project-based; Section 8 Housing Choice Voucher; Section 202 housing for the elderly; and Section 811 housing for persons with disabilities programs. HUD develops income limits based on median family income estimates and fair market rent area definitions for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county. In 2020, Thurston County's area median family income is $86,700, meaning a family of four with extremely low income – has an income less than $30,000 (Figure 5-18).

Figure 5-18. Thurston County income limits for receiving federal housing assistance, 2020

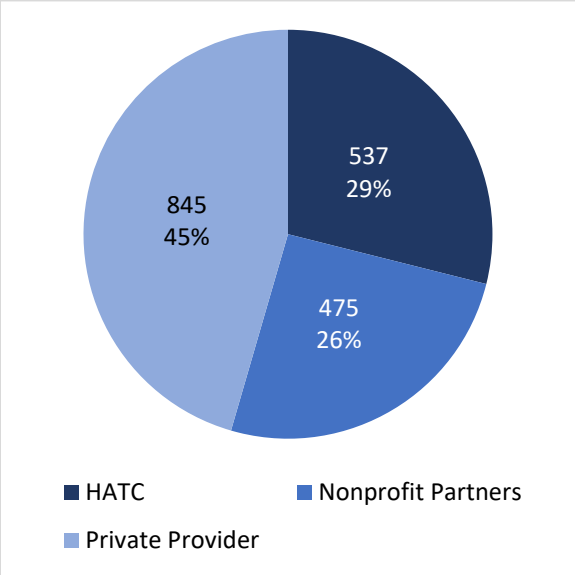


Source: U.S. Dept. of Housing and Urban Development

Currently, the Housing Authority of Thurston County (HATC) assists 1,989 households with rental assistance vouchers. The number of households HATC assists is limited by two factors: the number of rental assistance vouchers and funding. HATC currently has 2,045 rental assistance vouchers but cannot use them all due to limited federal funding. This is because rents rise faster than incomes, and it costs more to support the average household. According to HATC, the average monthly subsidy cost per housing unit is more than $650. About 75 percent of voucher holders are either elderly or disabled, and more than 85 percent have an income of 30 percent or less of the area median family income.

Due to the high demand for housing assistance, HATC operates a waiting list. The list was last opened in January 2020 to new listees; prior to this, the list last opened in 2015. In Thurston County, there are approximately 1,857 units available at below-market rents. Nearly half of all units are supplied by a private provider (Figure 5-19). Washington State provides incentives – in the form of tax breaks or loans – for developers to include low-income housing in their projects. Unlike HATC housing, these units may be converted to market-rate housing after the incentives expire, typically after 20-30 years.

Figure 5-19. Subsidized housing units in Thurston County by owner, 2020



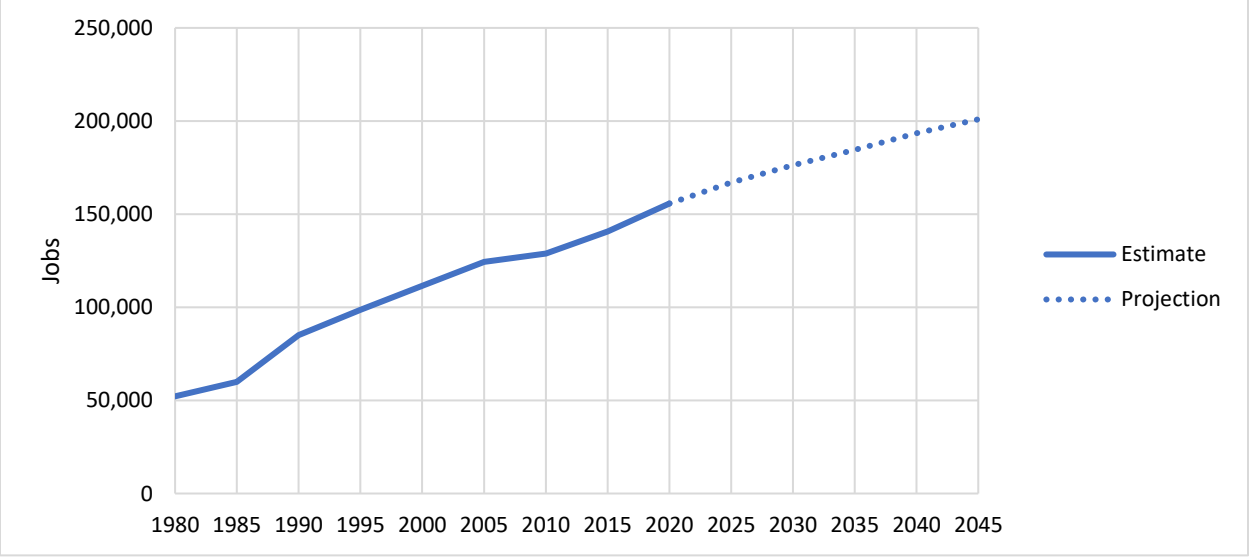
Source: Housing Authority of Thurston County

Chapter 6.
Local Workforce Characteristics

Estimates and Forecast

Total 2017 employment in Thurston County was 148,700 jobs (Figure 6-1). Eighty-two percent of jobs – 121,800 – are located in Lacey, Olympia, and Tumwater and their unincorporated urban growth areas. By 2045, total employment is projected to increase 1.1 percent per year.

Figure 6-1. Thurston County employment, 1980-2045

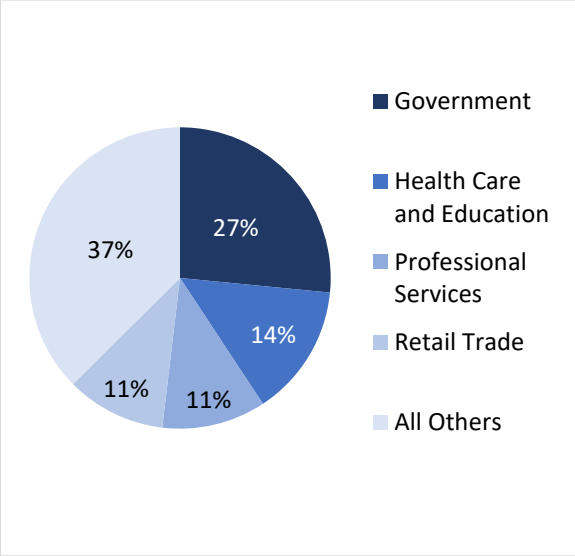


Source: U.S. Bureau of Economic Analysis, Thurston Regional Planning Council

Government employment, including federal, state, local, and public education, makes up over a quarter of Thurston County's employment (Figure 6-2). The next largest industries are health care and education, professional services, and retail trade. The remaining industries make up just one third of county employment.

Employment industry varies by jurisdiction. Lacey has the largest number of transportation and warehousing employees, Olympia has a greater number and proportion of health care workers, and Tumwater has the most manufacturing and wholesale trade employees. While Olympia has the most state employees, state employment as a proportion of total employment is greatest in Tumwater.

Figure 6-2. Thurston County total employment by industry, 2017



Source: U.S. Census Bureau Economic Analysis

Wages and Self-Sufficiency

Wages vary considerably by employment industry. Average wages for employees affected by state and federal unemployment insurance laws were $54,500 in 2019 (Table 6-1). Government – Thurston County's largest employment industry – paid out over $2.5 billion in wages, about $66,212 per employee. Some of the lowest paying industries include retail trade, accommodation and food services, and arts, entertainment, and recreation. Overall, wages are highest in Tumwater, followed by Lacey and Olympia.

Covered Employment

Covered employment measures all employed persons covered under the Unemployment Insurance Act. The measure accounts for approximately 75% of the total employment in Thurston County, and includes both part-time and temporary positions. Job categories not measured in the count include self-employed workers, proprietors, CEOs, military, and other non-insured workers. If a worker holds more than one job, each position is reported separately.

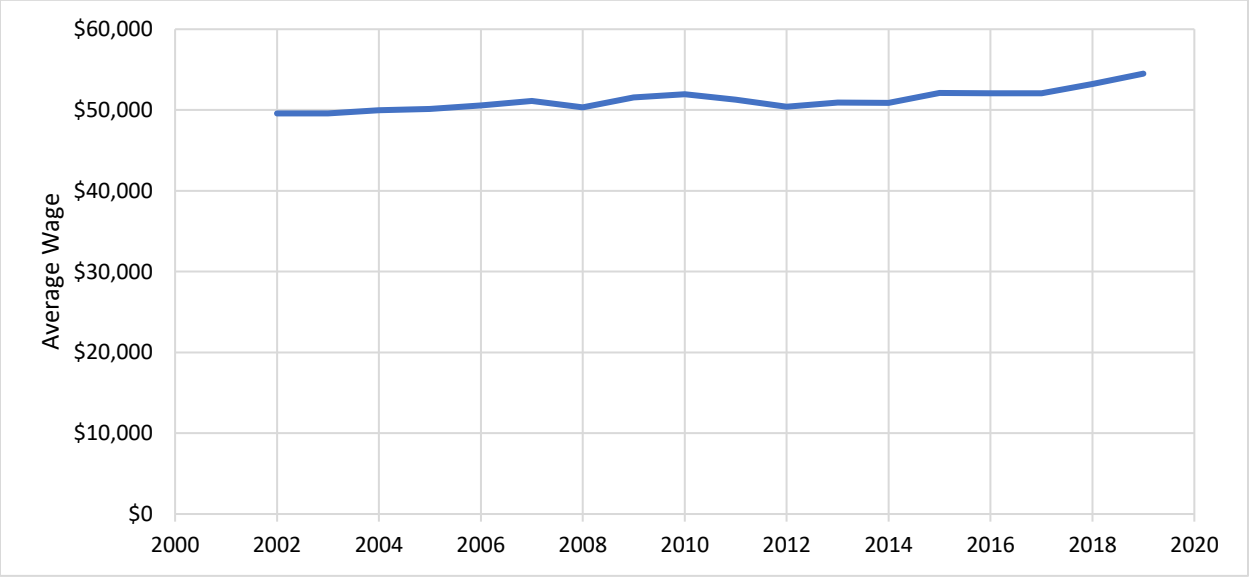
Table 6-1. Thurston County covered employment and wages, 2019

NAICS Industry Category	Total Wages Paid	Covered Employment	Covered Wage
Government	$2,562,598,405	38,703	$66,212
Healthcare and social assistance	$856,430,847	15,655	$54,707
Retail trade	$430,509,161	12,663	$33,997
Construction	$397,748,304	6,184	$64,319
Professional and technical services	$365,230,721	4,829	$75,633
Accommodation and food services	$205,407,281	9,341	$21,990
Administrative and waste services	$259,394,779	6,288	$41,252
Finance and insurance	$190,168,264	2,504	$75,946
Information	$156,197,850	1,685	$92,699
Management of companies and enterprises	$70,055,637	915	$76,564
Utilities	$21,670,912	196	$110,566
Other 9 Industries	$932,341,966	19,341	$48,205
Total	**$6,447,754,127**	**118,304**	**$54,502**

Source: Employment Security Department

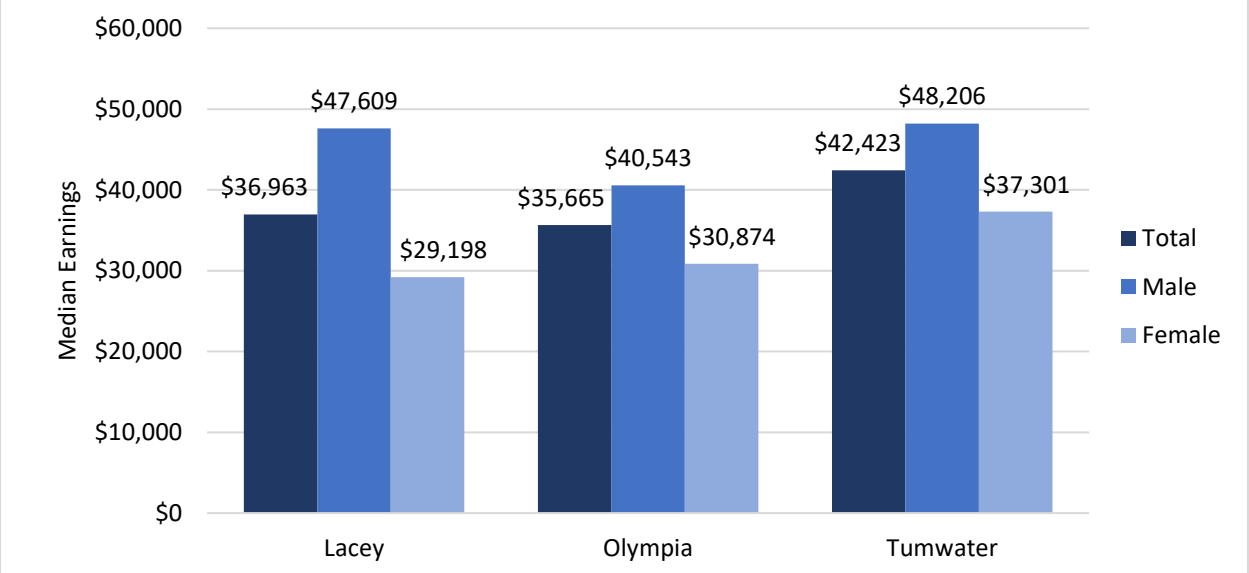
When adjusted for inflation, wages have risen 9.9 percent over the past 17 years (about 0.6 percent per year) (Figure 6-3). Median earnings are highest for people living in Tumwater (Figure 6-4).

Figure 6-3. Thurston County average wage, 2002-2019 (adjusted for inflation)



Source: Employment Security Department

Figure 6-4. Median earnings, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

The University of Washington publishes a "Self-Sufficiency Standard," defined as the amount of income necessary to meet basic needs (including taxes) without public subsidies (e.g., public housing, food

stamps, Medicaid, or child care) and without private/informal assistance (e.g., free babysitting by a relative or friend, food provided by churches or local food banks, or shared housing).

The 2020 standard estimated that a four-person household (two adults and two children) would need to earn between $40,000 and $73,000 per year, depending on the age of the children (Table 6-2). For comparison, a household with one worker each in retail trade and accommodation or food services would earn $56,000, on average.

Table 6-2. Wages (per adult) needed for self-sufficiency, 2020

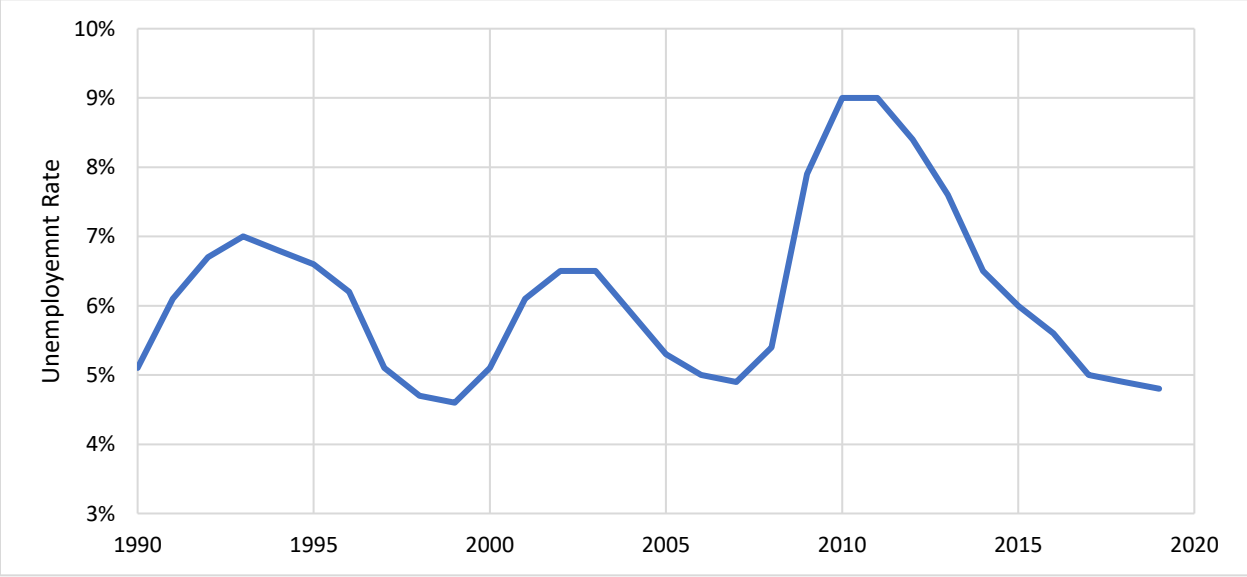
Household Composition	Hourly	Monthly	Annual	Monthly Housing Cost
One Adult, No Children	$12.06	$2,122	$25,466	$960
One Adult, One Child	$15.35-$23.09	$2,702-$4,064	$32,430-$48,762	$1,171
One Adult, Two Children	$15.23-$30.84	$2,680-$5,428	$32,159-$65,141	$1,171
Two Adults, No Children	$8.85	$3,115	$37,381	$960
Two Adults, One Child	$9.80-$13.53	$3,450-$4,761	$51,406-$57,135	$1,171
Two Adults, Two Children	$9.68-$17.33	$3,407-$6,100	$40,882-$73,206	$1,171

NOTE: *Caring for infants and young children requires more income than caring for school-aged children and teenagers.*
Source: University of Washington

Unemployment

Preliminary estimates for April 2020 estimated unemployment in Thurston County at 15.9 percent, the highest rate recorded by the Bureau of Labor Statistics since 1990. Prior to the COVID-19 pandemic, unemployment rates had been declining from their previous high of 9.0 percent in 2010 and 2011 during the Great Recession (Figure 6-5).

Figure 6-5. Annual average unemployment for Thurston County, 1990-2019



Source: U.S. Bureau of Labor Statistics

Estimates from the American Community Survey show that unemployment for residents of Lacey, Olympia, and Tumwater are 0.5 percent less than Thurston County as a whole, with Tumwater residents having the lowest rate (Table 6-3).

Table 6-3. Unemployment rate, 2014-2018 average

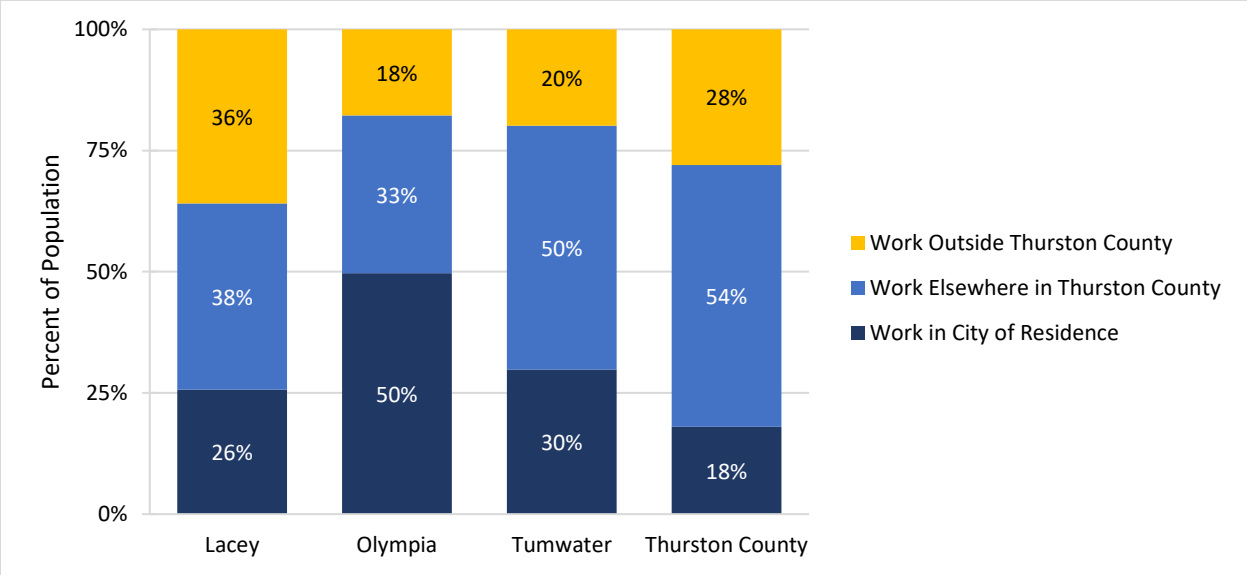
	Unemployment Rate
Lacey	6.8%
Olympia	6.3%
Tumwater	5.8%
Cities Combined	6.4%
Thurston County	6.9%

Source: U.S. Census Bureau American Community Survey

Commuting

Approximately 28 percent of Thurston County residents commute out of county for work. At 36 percent, Lacey has the highest proportion of its workforce commuting out of Thurston County (Figure 6-6). Olympia has the highest percentage of residents who live and work in the same city – 50 percent.

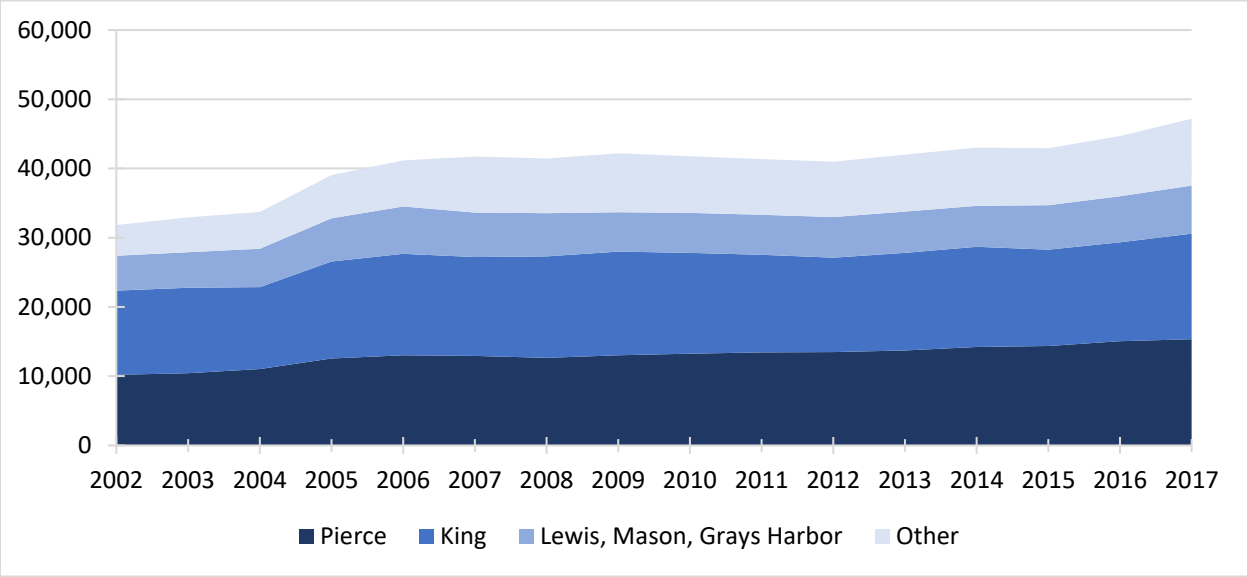
Figure 6-6. Place of work for residents of Lacey, Olympia, Tumwater, and Thurston County, 2014-2018



Source: U.S. Census Bureau American Community Survey

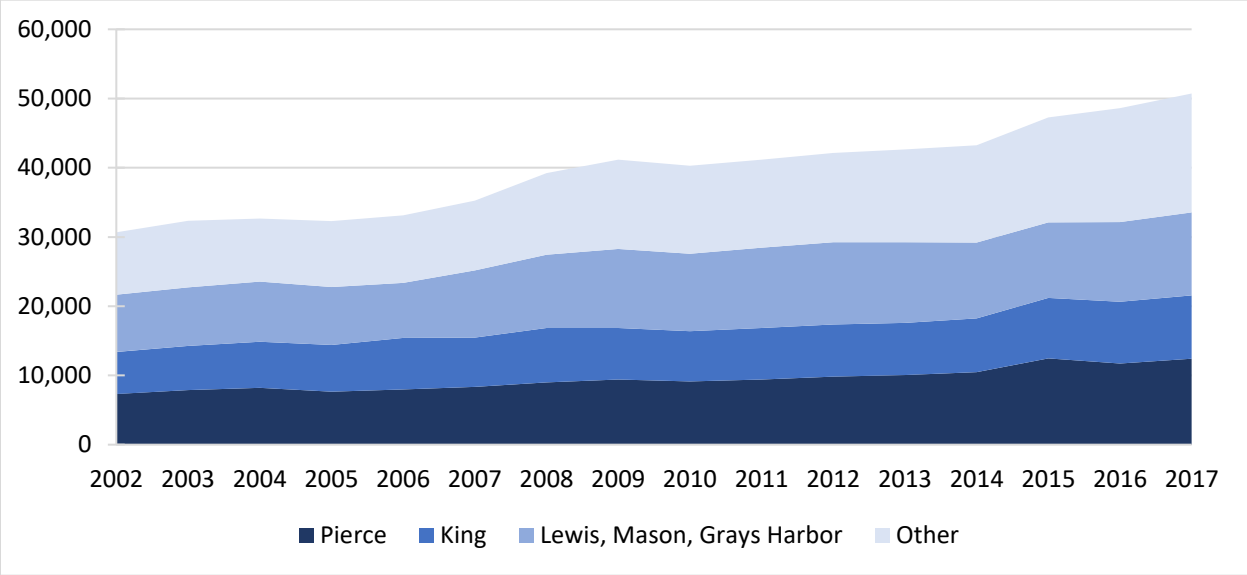
The number of both inbound and outbound commutes increased steadily between 2002 and 2017. Outbound commutes increased by 15,000 while inbound commutes increased by 20,000 during this time (Figures 6-7 and 6-8). In 2017, Pierce County was both the largest destination for outbound commuters (13.8 percent) and the largest source of inbound commuters (10.9 percent). King County matched Pierce County as a significant destination for outbound commuters (13.8 percent) but is a less significant source of inbound commuters (8.0 percent).

Figure 6-7. Commutes from Thurston County (outbound), 2002-2017



Source: U.S. Census Bureau LODES

Figure 6-8. Commutes to Thurston County (inbound), 2002-2017



Source: U.S. Census Bureau LODES

People typically commute out of county for higher wage jobs. Average earnings for Thurston County residents who work in county were about $46,200 in 2014-2018 compared to $56,800 for commuters to Pierce County, and $63,600 for commuters to King County (Table 6-4).

Table 6-4. Average wage earnings by county of residence and county of work, 2014-2018 average

County of Residence	County of Work	Average Earnings
Outbound Commuters		
Thurston	Pierce	$56,800
Thurston	King	$63,600
Inbound Commuters		
Pierce	Thurston	$51,300
King	Thurston	$69,900
Non-Commuters		
Thurston	Thurston	$46,200
Pierce	Pierce	$45,700
King	King	$71,000

Source: U.S. Census Bureau American Community Survey PUMS

Chapter 7. Gap Analysis

The gap analysis evaluates the alignment between Lacey, Olympia, and Tumwater's housing inventory and the housing needs of the three cities' residents. The gap analysis helps planners identify the amount and the type of housing needed over the next 25 years to ensure residents will have access to affordable housing.

A household's current housing may not meet their needs for several reasons, including:

- **Affordability**. The household may not be able to afford the unit. This could result from a lack of more affordable housing options or a change in income or employment.
- **Housing Size**: The dwelling may be too small (overcrowding) or too large for the household's current needs.
- **Substandard Housing**. The unit may lack key plumbing or kitchen facilities to make it fit for habitation.
- **Other Needs**: The household may be looking for a unit that better suits their needs, such as one with lower maintenance costs, ADA accessibility, or one that allows them to build equity.
- **Experiencing Homelessness:** The household may currently lack housing.

This chapter examines some of these factors and provides estimates of the number of households whose housing does not meet their needs for one reason or another. This information can then be used to identify actions to reduce the gap between housing needed and available housing when developing the Housing Action Plan.

Housing Affordability

This section provides an estimate on the number of households that cannot afford their current housing and an estimate of future housing needs for different affordability price points.

Current Housing Affordability Needs

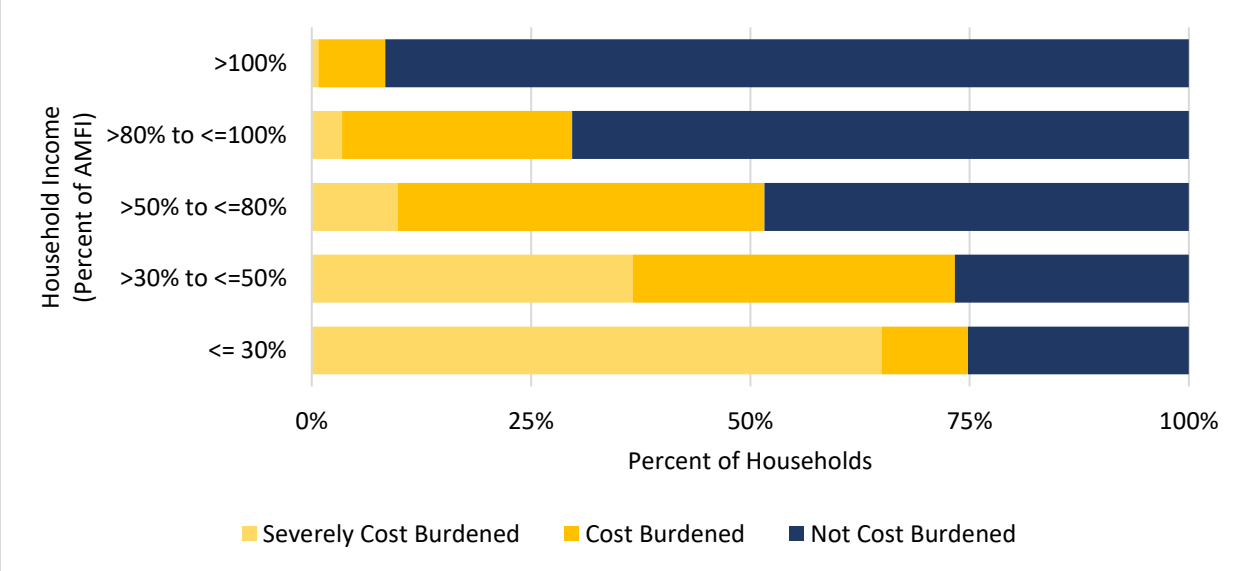
Over 34,650 Thurston County households are cost burdened, meaning they spend more than 30 percent of their income on rent, mortgage payments, and other housing expenses (Table 7-1 and Figure 7-1). Of these, 13,900 are severely cost burdened, spending more than half of their income on housing expense. The percent of households that are cost burdened increases as income declines.

Table 7-1. Cost burdened households by jurisdiction, 2012-2016 average

Percent of Area Median Family Income	Lacey	Olympia	Tumwater	Cities Combined	Thurston County
<=30%	1,375	2,375	1,030	4,780	9,025
>30% to <=50%	1,290	2,185	685	4,160	7,180
>50% to <= 80%	2,135	1,955	620	4,710	8,970
>80% to <= 100%	760	475	1,910	3,145	5,055
More than 100%	735	615	460	1,810	4,420
Total Households	**6,295**	**7,605**	**4,705**	**18,605**	**34,650**

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

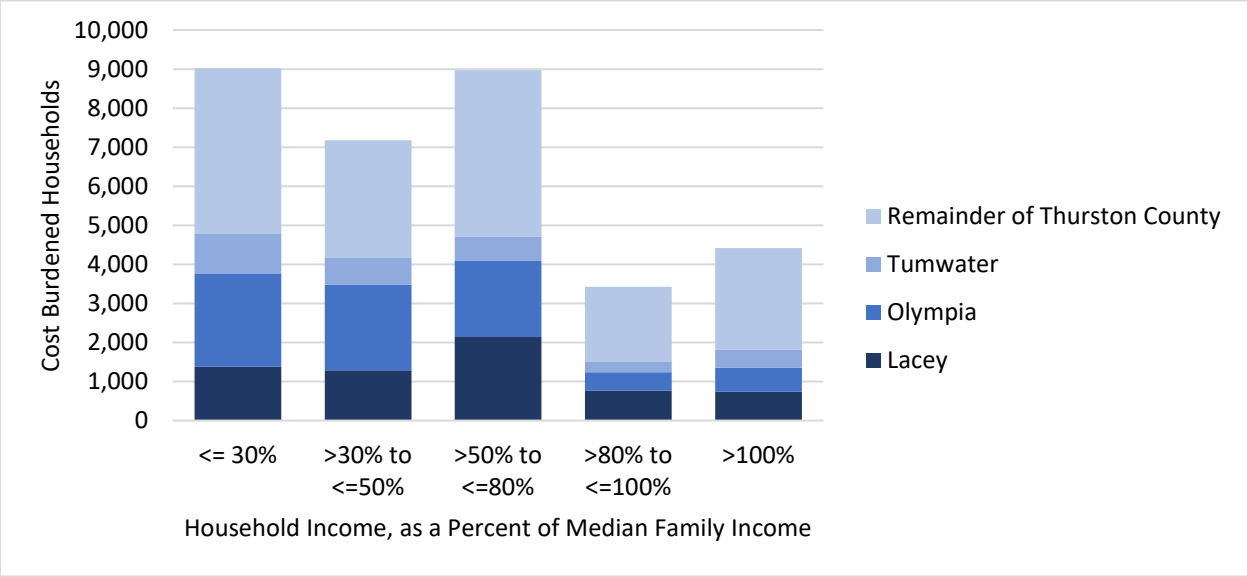
Figure 7-1. Cost burdened households in Thurston County, 2012-2016 average



Source: U.S. Dept. of Housing and Urban Development
Note: AMFI is the area median family income

While some households may opt to spend more than 30 percent of their income on housing expenses, most – especially at lower income brackets – do so because there is not enough affordable housing available. This makes the number of cost-burdened households a good indicator of the current gap between the supply and demand for housing at a given price point. Figure 7-2 shows the estimated affordable housing needed at five income brackets based on the current number of cost burdened households.

Figure 7-2. Cost burdened households by jurisdiction, 2012-2016 average



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

Table 7-2 (next page) shows the estimated maximum housing costs that households at three income levels could afford, assuming no more than 30 percent of their income is spent on housing. For example, a 4-person household earning $43,350 annually – 50 percent of the median family household income in 2020 – could afford $1,100 a month for rent or a monthly mortgage payment on a $300,000 home (assuming a 30-year 3.5 APR mortgage with 20 percent down payment). However, these costs do not account for other housing-related expenses such as utilities, property taxes, and insurance. For many low-income households, a down payment is not possible and interest rates are higher due to little or poor credit. For those able to qualify for a home loan despite these circumstances, private mortgage insurance may be required, adding further to the monthly housing cost. To overcome some of these barriers, the Washington State Housing Finance Commission (WSHFC) offers several programs that assist low income households with down payments. Between 1983 and 2019, down payment assistance through WSHFC served 3,018 households.

Table 7-2. Maximum rent and housing costs at various income levels, 2020

HUD Income Limit for a:	Yearly Income	Hourly Wage (Full Time)**	Monthly Rent or Mortgage Payment	Home Value 20% Down	Home Value 10% Down
2-Person Family					
Extremely Low Income (30%)	$20,800	$10.00	$500	$140,000	$130,000
Very Low Income (50%)	$34,700	$16.70	$900	$240,000	$210,000
Low Income (80%)	$55,500	$26.70	$1,400	$390,000	$340,000
4-Person Family					
Extremely Low Income (30%)	$26,200	$12.60	$700	$180,000	$160,000
Very Low Income (50%)	$43,350	$20.80	$1,100	$300,000	$270,000
Low Income (80%)	$69,350	$33.30	$1,700	$480,000	$430,000

NOTE: **For 2020, HUD income limits are based on a median family income of $86,700 for Thurston County. Assumes 3.5 percent fixed interest rate over a 30-year mortgage. Costs do not account for other housing-related expenses such as utilities, property taxes, and insurance.*

***Assumes one household member works full time at 40 hours per week.*

Source: Thurston Regional Planning Council

Future Housing Affordability Need

Thurston Regional Planning Council (TRPC) used data on population growth, employment growth, and changing wages and demographics to develop 2045 projections of the number of households in five income brackets.

Table 7-3 looks at the projected number of households at five income brackets from TRPC's Household Income Forecast and the change from the 2012-2016 average. TRPC projects that there will be 66,100 low, very low, or extremely low-income households (those earning less than 80 percent of the median family income) in Thurston County in 2045. This is an increase of more than 26,000 from the 2012-2016 average. The number of extremely low income households – those earning less than 30 percent of the median family income – will increase by over 6,000 units.

Table 7-3. Number of households by income range, 2045 projection

	2045				Increase from 2012/2016			
Household Income*	Lacey	Olympia	Tumwater	Thurston County	Lacey	Olympia	Tumwater	Thurston County
<= 30%	2,200	5,200	1,900	17,800	500	1,900	700	5,700
30% - 50%	3,000	5,200	1,700	17,800	1,100	2,500	800	8,000
50% - 80%	5,500	6,500	2,800	30,100	1,900	3,000	1,400	12,700
80% - 100%	3,500	3,600	2,000	20,700	1,300	1,700	1,000	9,200
>100%	11,400	15,700	8,100	78,000	2,700	5,800	3,200	25,300
TOTAL	**25,600**	**36,200**	**16,500**	**164,400**	**7,600**	**14,900**	**7,200**	**60,900**

NOTE: **Household income as a percent of the area median family income. Excludes people experiencing homelessness and other group quarters populations. Estimates are only for current city limits and do not include unincorporated UGAs.*

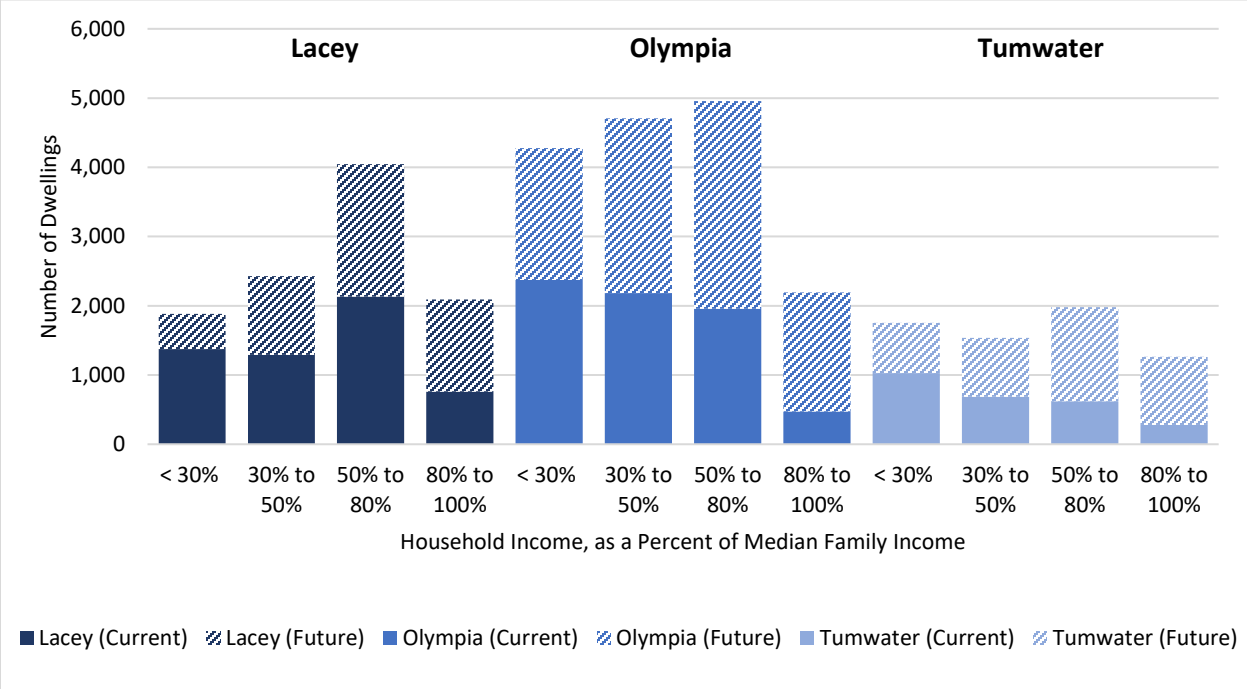
Source: Thurston Regional Planning Council

Combined Affordability Needs

Figure 7-3 shows the combined current and projected housing need at the four lowest income brackets over the next 25 years. The solid bars show the current number of households who cannot afford their housing, while the hashed bars show the projected growth in households in each income group. Estimates are for current city limits only. Additional need should be considered for the unincorporated UGAs.

While the housing need is identified for each jurisdiction, it is important that affordable housing addresses the need at a regional scale. Projections for housing needs for the five income groups are based on current distributions. When planning for new affordable housing, other factors should also be considered such as the cost of transportation, access to public transportation, and proximity to social services and medical facilities.

Figure 7-3. Current and projected 25-year housing need



Source: U.S. Dept. of Housing and Urban Development, Thurston Regional Planning Council

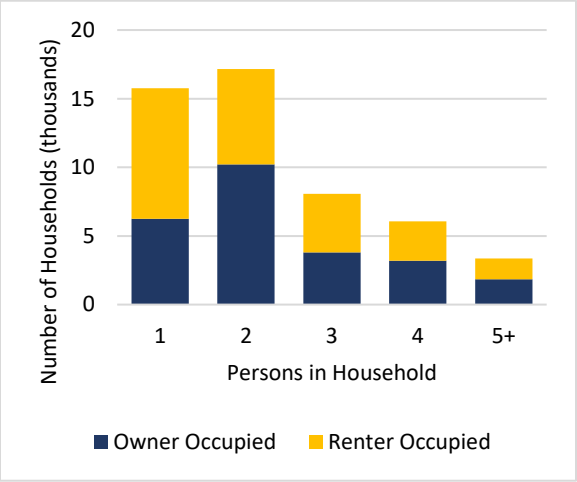
Strategies needed to decrease the housing gap will depend on a household's income, and constructing new units is not the only way to meet the housing need identified in Figure 7-3 above. Housing vouchers and other forms of subsidized housing can make the current housing stock affordable for lower-income households. Actions that reduce the cost of utilities – such as energy efficiency upgrades – can also reduce housing costs. When lower income households find housing that better meets their budgets and needs, more units are freed up that higher income households can afford. Finally, as the current housing stock ages, it becomes more affordable and depreciates in value compared to new construction. This is known as "filtering."

While the forthcoming Housing Action Plan will identify the best actions to take for each housing type and household income, it will also be important to track the number of cost burdened households over time. This will help to evaluate whether the three cities' housing stock is moving closer into alignment with residents' needs.

Housing Size

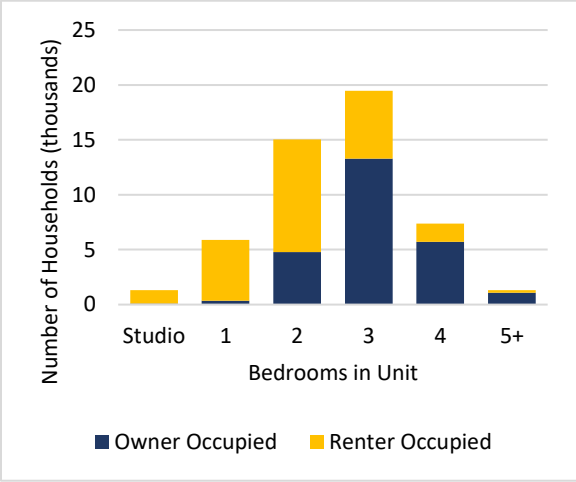
Another way to evaluate whether Lacey, Olympia, and Tumwater's housing inventory is meeting residents' needs is to compare household size to home size (Figures 7-4 through 7-7).

Figure 7-4. Household size in Lacey, Olympia, and Tumwater by tenure, 2014-2018 average



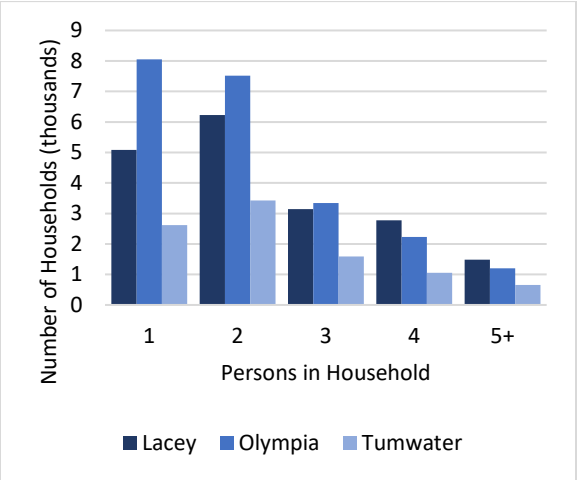
Source: U.S. Census Bureau American Community Survey

Figure 7-5. Number of bedrooms in Lacey, Olympia, and Tumwater dwelling units by tenure, 2014-2018 average



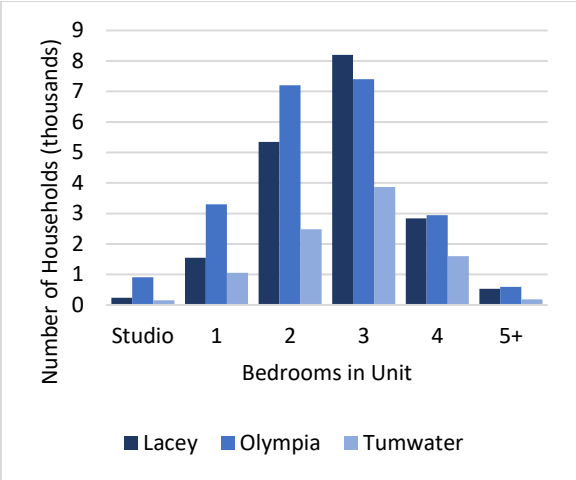
Source: U.S. Census Bureau American Community Survey

Figure 7-6. Household size in Lacey, Olympia, and Tumwater, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

Figure 7-7. Number of bedrooms in Lacey, Olympia, and Tumwater dwelling units, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

While no standard measure exists that defines overcrowding in housing, one common measure is the number of people per room. In 2014-2018, only about 1.7 percent of Lacey, Olympia, and Tumwater's households had more than one person per room. This suggests that few households struggle to find housing that is large enough for their household's size.

Households may be struggling to find more affordable, smaller units. There are 32,900 one- or two-person households in Lacey, Olympia, and Tumwater. However, only 22,200 housing units have two or fewer bedrooms. The problem is more pronounced for one person households, with only 7,200 units for 15,800 households.

Most units with two or fewer bedrooms are rental units, limiting opportunities for those interested in home ownership.

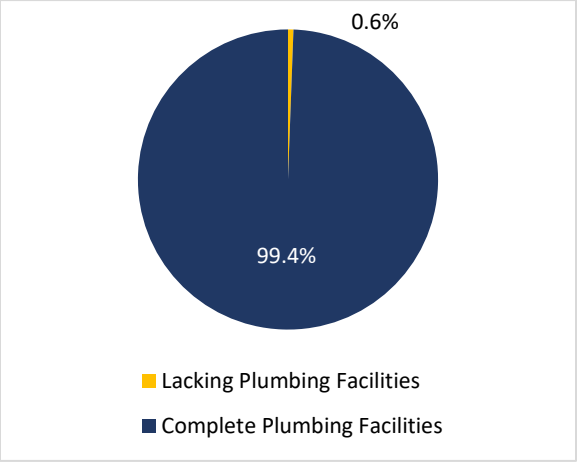
Substandard Housing

Substandard housing lacks basic facilities needed to make it habitable. The American Community Survey asks respondents whether they have basic plumbing and kitchen facilities. A dwelling unit is considered to have complete plumbing and kitchen facilities if it has:

- For plumbing facilities
  - Hot and cold running water
  - Bathtub or shower
- For kitchen facilities
  - Sink with a faucet
  - Stove or range
  - Refrigerator

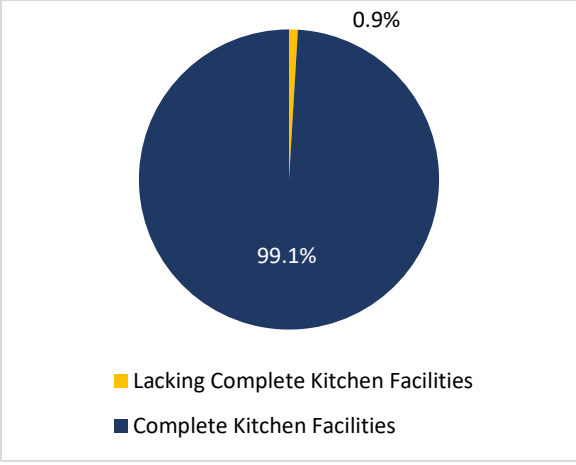
Lack of basic plumbing and kitchen facilities is a small problem in Lacey, Olympia, and Tumwater (Figures 7-8 and 7-9). About 290 occupied units (0.6 percent) lack at least one of the basic plumbing facilities while 480 (0.9 percent) lack at least one of the basic kitchen facilities.

Figure 7-8. Plumbing facilities in occupied Thurston County dwelling units, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

Figure 7-9. Kitchen facilities in occupied Thurston County dwelling units, 2014-2018 average



Source: U.S. Census Bureau American Community Survey

Data are limited on other types of substandard housing in Thurston County. Some known concerns include:

- Indoor air quality, including exposure to mold
- Peeling paint and lead exposure
- Mice, rats, and other vermin
- Maintenance issues, including electrical, plumbing, and heating

Mold is of particular concern in western Washington. Many options for mitigating mold – including weatherization – have co-benefits in increasing efficiency and reducing heating costs.

Other Needs

For many households, housing may not meet their needs, even if it is affordable and up to building standards. These needs are difficult to quantify but important to consider. Some issues include:

- **ADA Accessibility:** Limit information is available on the number of accessible dwellings units in Thurston County. Ensuring that some percent of new housing is accessible and current housing is upgraded will help house an aging population.
- **Building Wealth:** While many households prefer the flexibility renting offers, homeownership is a means of building a household's wealth. Affordable housing opportunities for low-income households – who are disproportionately persons of color – can help reduce the wealth gap between disadvantaged populations.
- **Transportation Costs:** Many households may be unable to find affordable housing near their place of work. Living farther away from job opportunities may decrease housing costs but it also increases transportation costs. This has implications for time dedicated to commuting, the presence of congestion, and the amount of vehicle emissions.

Experiencing Homelessness

At least 800 individuals experienced homelessness in 2019 (Chapter 4). Thurston County's 2019-2024 Homeless Crisis Response Plan identified approximately 1,692 households without a permanent housing solution. According to the office of the Superintendent of Public Instruction, more than 1,700 students in Thurston County schools experienced homelessness at some point during the 2018-2019 school year. Because of the difficulties in counting the population experiencing homelessness, these numbers are believed to be an undercount of the total population.

Finding adequate housing solutions for those who do not have a home requires both short- and long-term strategies. The 2019-2024 Thurston County Homeless Crisis Response Plan identifies short-term actions that are needed to address homelessness (such as emergency shelters) but makes it clear that the ultimate goal is to find permanent housing solutions.

Thurston County's ability to address homelessness in both the short- and long-term is hindered by a lack of emergency sheltering options and the availability of permanent supportive and affordable housing units. Provided affordable housing is available, most people experiencing homelessness can be assisted through rapid re-housing, which provides those who are newly homeless or on the verge of homelessness with quick resources such as money to pay a security deposit or first month's rent. However, some have higher needs related to physical, mental health or developmental disabilities. In such cases, permanent supportive housing may be required to prevent such individuals from becoming homeless in the first place or exit a homeless situation.

Over the last five years, between 20 and 30 percent of households served by a housing program left such assistance for a permanent housing situation (a rental unit, home ownership, or permanent tenure with friends or family) (Figure 7-4). This means that 70 to 80 percent of households served by housing programs do not have permanent housing by the time the leave a housing program. Factors that affect this include low rental unit vacancy rates, increasing rent costs, and limited supportive housing programs.

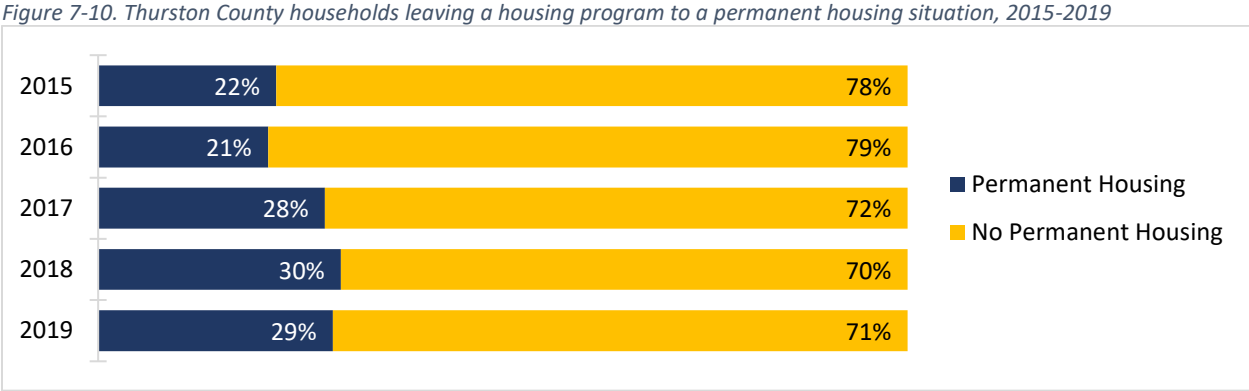
Permanent Supportive Housing

According to the 2019-2024 Homeless Crisis Response Plan, permanent supportive housing is vulnerability based, non-coercive, non-judgmental, low-barrier, permanent housing for chronically homeless and permanently disabled individuals and families.

Supportive services including but not limited to holistic health and medical, mental health, substance use, enrichment programs and case management are available on site for people who wish to engage in services or coordinated closely to reduce all possible barriers to residents accessing services once they are ready.

As a costly intervention, permanent supportive housing must be targeted to the people who are most likely to die if they are left on the streets using an objective, standardized assessment tool and placed through a coordinated entry system. An ideal candidate for permanent supportive housing is a household or individual experiencing chronic homelessness, permanent physical, mental health or substance use related disability, chronic illness and high rates of interaction with law enforcement and emergency rooms.

Figure 7-10. Thurston County households leaving a housing program to a permanent housing situation, 2015-2019



Source: Thurston County Public Health and Social Services

Because not everyone is counted in the Point-in-Time Census and the dynamic variables in the homeless experience, it is difficult to pinpoint exactly how many people experience homelessness in Thurston County. These factors, in addition to the economic impacts of the COVID-19 pandemic, it is also difficult to forecast how many people will experience homelessness in the future. Regardless, it is clear there are two critical housing gaps that require focus in order address homelessness in Thurston County:

- Permanent supportive housing for those who need services in order to maintain their housing.
- Affordable housing for households that make 30 percent or less of the area median family income, who are those most likely to be cost burdened or severely cost burdened by their housing, and thus at greater risk of becoming homeless.

Chapter 8.
Land Capacity Analysis

Thurston County is one of seven Washington Counties affected by the review and evaluation provision of the Growth Management Act (GMA). This provision requires counties to periodically review their growth to ensure that development is in line with the GMA's land use goals, and that there is sufficient land to accommodate 20 years' worth of projected growth. This review – known as the "Buildable Lands Report" – is due three years prior to city and county Comprehensive Plan updates. Ensuring that the zoning and size of the urban areas is appropriate for the projected growth helps keep new development affordable.

Thurston Regional Planning Council (TRPC) is responsible for the Buildable Lands Program in Thurston County. As part of the program, TRPC maintains an inventory of developable land. For each parcel in the county, the inventory estimates the number of new dwellings that could be built on the property, taking into account:

- Current land use, including any existing development
- The parcel's zoning and average densities achieved for each zone
- Environmental constraints, such as wetlands or steep slopes.

The most recent inventory was completed in 2019. Documentation is available at https://www.trpc.org/236. The inventory will be used to develop the next Buildable Lands Report, expected in 2021.

Appendix A shows estimates of developable land and residential capacity by zoning designation.

Residential Capacity

TRPC's land supply model estimates sufficient capacity in the Lacey, Olympia, and Tumwater urban areas for about 40,000 new dwelling units in 2020, with about one third of the capacity in each urban area (Table 8-1). Capacity is split among a range of zoning types: about 41 percent in primarily multifamily zones; 26 percent in mixed single-family/multifamily zones; and 33 percent in primarily single-family zones.

Having capacity in a range of zoning types is important since different household types tend to gravitate towards different housing and ownership types.

Table 8-1. Residential capacity by generalized zoning district, 2017

Density Category	Lacey	Olympia	Tumwater	TOTAL
Commercial, Mixed Use, and High Density Multifamily	3,500	7,100	1,800	12,400
Moderate Density Multifamily	2,000	300	1,700	4,000
Mixed Residential and Planned Communities	6,600	1,700	2,300	10,500
Medium Density	2,200	5,000	4,600	11,800
Low Density and Sensitive	0	1,000	500	1,600
TOTAL	**14,400**	**15,100**	**10,800**	**40,300**

Source: Thurston Regional Planning Council

Table 8-2 describes the amount of residential development capacity by the type of developable parcel. About 600 units are on lots that have been recently permitted or subdivided and will be constructed over the next few months. A number of projects are in the development pipeline or part of master planned communities. These projects represent about 9,100 units that will most likely be built over the next few years. The remaining capacity is on parcels with no plans for development. These include vacant parcels (about 13,100 units), subdividable parcels with at least one existing dwelling (13,800 units), and redevelopable parcels (about 3,700 units). These parcels will most likely develop over the next few decades.

Table 8-2. Residential capacity by type of developable parcel, 2020

Capacity Type	Lacey	Olympia	Tumwater	TOTAL
Recently Permitted or Subdivision Lots	400	100	100	600
Planned Projects and Master Planned Communities	4,200	1,900	3,000	9,100
Vacant Single Lots	100	400	100	600
Vacant Subdividable Lands	3,600	5,800	3,100	12,500
Partially Used, Subdividable Lands	4,900	4,500	4,300	13,800
Redevelopment	1,100	2,400	300	3,700
TOTAL	**14,400**	**15,100**	**10,800**	**40,300**

Source: Thurston Regional Planning Council

Since some types of capacity are more likely to develop than others, it is important to have development potential on parcels of all types. Too much capacity on parcels that are more expensive (such as redevelopment parcels) or slow to enter the market (partially used, subdividable parcels) could constrict the supply of housing.

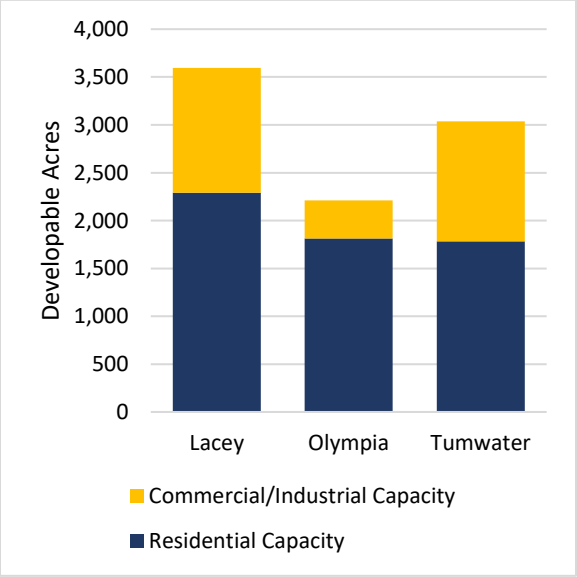
Unique Housing Needs

Apart from single-family, multifamily, and manufactured homes, Lacey, Olympia, and Tumwater's zoning regulations permit – either outright or conditionally – a range of unique housing needs important for specific populations. These include:

- Housing for those experiencing homelessness including shelters, emergency housing, transitional housing, and permanent supportive housing
- Facilities for people with medical needs such as nursing homes, adult family homes, and mental health facilities
- Correctional and rehabilitation facilities

Lacey, Olympia, Tumwater, and their unincorporated urban growth areas contain about 8,800 acres of developable land, plus additional land suitable for infill or redevelopment (Figure 8-1). About a third is suitable for commercial or industrial development with the remainder residential. Based on this assessment, the region should have sufficient land capacity for future housing needs for populations with unique needs.

Figure 8-1. Developable land



Source: Thurston Regional Planning Council

Appendix A. Development Trends by Zoning District

The following tables include a summary of permit trends and development capacity for zoning districts in Lacey, Olympia, Tumwater, and their unincorporated Urban Growth Areas (UGAs).

Permit trend data come from Thurston Regional Planning Council's (TRPC) building permit database. TRPC compiles permits for new dwelling units annually from data provided by city, town, county, and tribal reservation building departments. For larger subdivision and mixed-use projects, data are entered as permits are issued, which will occur after the project is approved.

Data on buildable land and residential capacity come from TRPC Population and Employment Forecast work program. Using average densities based on recent development trend in each zone, TRPC estimates the buildable area on each parcel plus the number of dwelling units that the parcel could likely accommodate, should the parcel develop. Estimates take into account any exiting development, wetlands and other critical areas, and probability of redevelopment. Data support the Buildable Lands Report for Thurston County. Documentation is available at www.trpc.org/236.

Lacey

Zone	Location	Permitting Trends					Buildable Land (Acres)		Residential Capacity (Number of Units) on:	
		1995-1999	2000-2004	2005-2009	2010-2014	2015-2019	Res.	Comm.	Vacant Land	Redev. Land
Aquatic	City	0	0	1	0	0	0	0	0	0
Central Business District 4	City	56	62	0	1	0	1	10	13	46
Central Business District 5	City	0	1	156	0	244	0	7	304	71
Community Office District	City	0	150	296	0	0	2	44	46	0
General Commercial	City	0	2	0	0	0	0	30	0	0
High Density Residential	City	20	167	500	202	834	66	0	1,156	0
High Density Residential	UGA	1	182	0	1	277	88	0	852	0
Lacey Historic Neighborhood	City	9	3	3	1	1	16	2	29	0
Low Density Residential (LD 0-4)	City	637	227	522	282	131	230	2	770	0
Low Density Residential (LD 0-4)	UGA	254	296	121	54	160	362	5	1,669	0
Low Density Residential (LD 3-6)	City	802	290	1,442	424	145	45	0	265	0
Low Density Residential (LD 3-6)	UGA	359	597	222	159	286	561	7	3,520	0
McAllister Geologically Sensitive Area	UGA	61	111	126	72	36	516	24	2,824	0
Mixed Use High Density Corridor	City	190	7	1	1	589	17	19	551	117
Mixed Use High Density Corridor	UGA	2	164	1	0	257	16	22	322	643
Mixed Use Moderate Density Corridor	City	0	0	0	0	28	8	12	69	4
Mixed Use Moderate Density Corridor	UGA	0	2	59	0	0	7	11	136	58
Moderate Density Residential	City	564	208	939	392	295	111	0	1,024	0
Moderate Density Residential	UGA	98	199	104	14	137	168	0	998	0
Natural	City	1	2	0	0	0	0	0	1	0
Open Space (Institutional)	City	4	5	1	17	36	0	0	64	0
Open Space (Institutional)	UGA	1	0	0	0	0	0	0	0	0
Open Space (Park)	UGA	2	0	0	0	0	0	0	0	0
Shoreline Residential	City	5	3	4	4	3	1	0	4	0
Urban Conservancy	City	1	1	0	0	0	0	0	2	0
Village (Urban) Center	City	0	0	0	10	76	15	12	198	0
Village (Urban) Center	UGA	0	0	95	100	0	0	29	372	0
Woodland District	City	0	0	101	0	0	3	6	135	1,583
TOTAL		**3,067**	**2,679**	**4,694**	**1,734**	**3,535**	**2,233**	**242**	**15,324**	**2,522**

Olympia

Zone	Location	Permitting Trends					Buildable Land (Acres)		Residential Capacity (Number of Units) on:	
		1995-1999	2000-2004	2005-2009	2010-2014	2015-2019	Res.	Comm.	Vacant Land	Redev. Land
Community Oriented Shopping Center	UGA	0	0	28	10	0	3	7	31	0
Downtown Business	City	43		5	58	356	3	9	398	1539
High Density Corridor-4	City	0	0	0	0	166	4	48	572	2931
Manufactured Housing Park	City	2	0	0	0	0	1	0	7	0
Medical Service	City	60	80	24	0	0	8	37	171	100
Mixed Residential (MR-10-18)	City	0	23	11	3	4	19	0	129	0
Neighborhood Retail	City	0	0	1	0	0	0	2	1	2
Neighborhood Retail	UGA	0	0	0	0	2	0	2	7	2
Neighborhood Village	City	0	0	9	149	257	33	7	446	0
Planned Unit Development	City	1	2	64	36	0	1	1	14	103
Professional Office/Residential Multifamily	City	260	2	80	400	1	28	46	611	386
Residential (R 1/5)	City	5	0	1	0	0	6	0	5	0
Residential (R 1/5)	UGA	11	3	30	11	3	33	0	28	0
Residential (R-4)	City	1	5	0	0	0	9	0	16	0
Residential (R-4)	UGA	72	19	25	25	12	71	5	136	0
Residential (R-4-8)	City	573	395	231	117	94	737	22	3,882	0
Residential (R-4-8)	UGA	289	349	186	100	35	293	4	1,395	0
Residential (R-6-12)	City	142	118	142	147	24	154	4	1,053	0
Residential (R-6-12)	UGA	16	87		48	86	9	0	97	0
Residential Low Impact	City	7	130	294	179	205	131	3	509	0
Residential Low Impact	UGA	105	299	2	1	2	46	2	129	0
Residential Mixed Use	City	0	29	0	0	0	0	1	23	0
Residential Multifamily (RM-18)	City	45	16	18	138	37	59	2	919	0
Residential Multifamily (RM-18)	UGA	0	0	198	0	0	10	0	174	0
Residential Multifamily (RM-24)	City	89	1	30	580	126	50	0	984	0
Single-Family Residential (Chambers Basin)	City	0	2	1	0	1	68	0	285	0
Urban Residential	City	4	32		0		2	3	184	0
Urban Village	City	2	0	62	130	238	25	10	366	0
Urban Waterfront	City	284	0	12	0	116	4	14	572	343
Urban Waterfront - Housing	City	0	0	0	0	140	2	1	301	380
TOTAL		**2,011**	**1,592**	**1,454**	**2,132**	**1,905**	**1,809**	**230**	**13,445**	**5,786**

Tumwater

Zone	Location	Permitting Trends					Buildable Land (Acres)		Residential Capacity (Number of Units) on	
		1995-1999	2000-2004	2005-2009	2010-2014	2015-2019	Res.	Comm.	Vacant Land	Redev. Land
Airport Related Industry	City	1	0	0	0	0	0	9	0	0
Brewery District	City	1	2	0	0	0	2	12	632	49
Capitol Boulevard Community	City	0	0	1	7	0	3	7	401	507
Commercial Development	UGA	1	0	0	1	0	0	12	0	1
General Commercial	City	5	3	3	3	2	6	138	124	43
Greenbelt	UGA	0	1	0	0	0	0	0	0	0
Light Industrial	City	5	4	2	1	0	0	664	0	0
Light Industrial	UGA	11	7	3	2	4	0	212	0	0
Manufactured Home Park	City	42	21	22	7	10	6	0	44	0
Mixed Use	City	2	0	0	40	0	5	35	65	26
Multifamily High Density Residential	City	0	0	229	0	322	14	0	544	0
Multifamily Medium Density Residential	City	2	131	152	134	165	128	10	1,018	0
Multifamily Medium Density Residential	UGA	21	20	10	3	11	72	11	599	0
Neighborhood Commercial	UGA	1	0	0	0	0	0	2	0	0
Open Space	City	2	2	1	0	0	0	0	0	0
Open Space	UGA			2	0	0	0	0	0	0
Residential/Sensitive Resource	City	31	52	66	14	11	113	0	369	0
Residential/Sensitive Resource	UGA	4	3	0	0	2	48	0	124	0
Single-Family Low Density Residential	City	319	205	292	216	215	530	2	2,736	0
Single-Family Low Density Residential	UGA	54	29	10	2	12	419	18	1,985	0
Single-Family Medium Density Residential	City	150	383	237	409	127	341	25	1,841	0
Single-Family Medium Density Residential	UGA	10	3	1	1	2	97	0	446	0
Town Center Multifamily Residential	City	2	0	0	0	0	1	1	11	33
TOTAL		**664**	**866**	**1,031**	**840**	**883**	**1,785**	**1,158**	**10,939**	**659**

Appendix B. Household Income Forecast

Introduction

In 2019, the state Department of Commerce awarded a grant to the cities of Lacey, Olympia, and Tumwater to develop a Housing Action Plan. The plan includes four components:

- A Regional Housing Needs Assessment, with an inventory of the current housing stock, household characteristics, the population's housing needs, and any gaps in housing availability.
- A household income forecast to identify future housing needs
- A survey of landlords and rental property owners to better understand housing costs
- A Housing Action Plan—to be adopted by the cities—which provides a list of actions for the cities to implement to promote the development of a housing stock that meets the needs of current and future residents

This report documents the methodology and results of the household income forecast, which provides jurisdictions with a projection of the number of households in different income brackets. This information can be used to identify actions that encourage development of housing over the next 25 years that is adequate and affordable to households of all incomes.

Preparation of the household income forecast occurred during the COVID-19 pandemic. The pandemic resulted in high levels of unemployment and reduced wages for many residents of Thurston County. The baseline forecast uses pre-pandemic sources of data and assumes a full recovery. However, given the uncertainty around the long-term impacts of the pandemic, five scenarios were also prepared to look at alternative growth projections.

What Factors Affect Income?

Household income is complex and influenced by a number of factors. The household income forecast focuses on four factors.

Total Employment by Industry Employment affects the number of wage earners in a county.	**Wages by Industry** Wages affect how much individuals earn, and the amount of income they contribute to the households.
Commuting The number of commuters impacts how much income is moved between counties.	**Population and Age** The number of people in each age bracket reflects the size of the labor force versus the number of people too young to work or who have retired.

These factors are discussed in more detail below.

Sources of Data

Numerous data sources of data are available on population, age, employment, wages, and commuting. These include:

- Washington State Office of Financial Management (OFM): Population estimates and projections by age for counties. Statewide employment projections.
- Thurston Regional Planning Council (TRPC): Employment projections for Thurston County.
- Washington State Employment Security Department (ESD): Average annual employment counts and wages by industry.
- U.S. Bureau of Economic Analysis (BEA)
- U.S. Census Bureau American Community Survey (ACS): Estimates of population, age, employment, and earnings by county.
- Census Transportation Planning Products (CTPP): County-to-county commute flows using a special tabulation of American Community Survey Data.

TRPC used these sources were to develop 25-year projections for population, age, employment, wages, and commuting that were input into the housing income forecast. The following sections explore some of those topics and how they relate to income and wages.

Employment by Industry

TRPC projects that employment in Thurston County will add over 60,000 new jobs between 2015 and 2045, a growth rate of about 1.4 percent per year. This is slightly faster than the state Office of Financial Management's projections for Washington State (Table 1).

The two fastest growing industries are projected to be educational services, health care and social assistance; and professional and business services. Both are projected to increase by about 1.6 percent per year. Finance and insurance, and real estate and rental leasing is expected to be a close third at 1.4 percent per year.

The industries seeing the largest growth in terms of total numbers are also the largest industries: educational services, and health care and social assistance; public administration and government employment; and professional and business services.

Fastest Growing Industries in Thurston County (projected)

- Educational services, and health care and social assistance
- Professional and business services
- Finance and insurance, and real estate and rental and leasing

Largest Industries in Thurston County

- Educational services, and health care and social assistance
- Public administration (government)
- Professional and business services

Table 1: Total Employment Estimates and Projections

		Thurston County			Washington State		
NAICS	**Industry**	**2015**	**2045**	**Rate**	**2015**	**2045**	**Rate**
11,21	Agriculture, forestry, fishing and hunting, and mining	3,321	3,700	0.4%	209,500	257,800	0.8%
22,48-49	Transportation and warehousing, and utilities	3,053	4,000	0.9%	100,900	115,600	0.5%
23	Construction	6,334	8,600	1.0%	173,300	219,800	1.0%
31-33	Manufacturing	4,152	5,100	0.7%	291,900	299,300	0.1%
42	Wholesale trade	3,857	5,300	1.1%	132,000	143,100	0.3%
44-45	Retail trade	15,555	22,100	1.2%	355,000	463,900	1.1%
51	Information	1,344	1,600	0.6%	114,400	157,000	1.3%
52-53	Finance and insurance, and real estate and rental and leasing	10,028	15,300	1.4%	147,700	161,400	0.4%
54-56	Professional and business services	15,951	25,400	1.6%	389,700	620,400	1.9%
61-62	Educational services, and health care and social assistance	19,375	31,100	1.6%	448,500	630,400	1.4%
71-72	Arts, entertainment, recreation, accommodation, and food services	11,982	17,600	1.3%	310,100	409,500	1.1%
81	Other services, except public administration	8,183	12,100	1.3%	115,000	120,800	0.2%
	Government / Public administration	37,640	49,000	0.9%	562,000	778,700	1.3%
	Total	**140,775**	**200,900**	**1.2%**	**3,350,000**	**4,377,700**	**1.1%**

Sources: OFM; TRPC Forecast

Wages

Wages make up about 71 percent of total income for Thurston County households. For lower-income households specifically, Social Security, Supplemental Social Security, and other forms of public assistance can make up over 30 percent of a household's income. Figure 1 shows sources of income by household income level.

Average wage earnings for employed Thurston County residents are $54,500 (Table 2). Average wages vary widely by industry, from a high of $110,600 for the utility industry to a low of $20,700 for arts, entertainment, and recreation. Nominal wages (wages not adjusted for inflation) increased 2.4 percent per year between 2001 and 2018. This is in line with inflation (Table 3). For many industries, wage increases can vary widely on a year-to-year basis making projections of future wages difficult.

Thurston County Industries with the Highest Wages

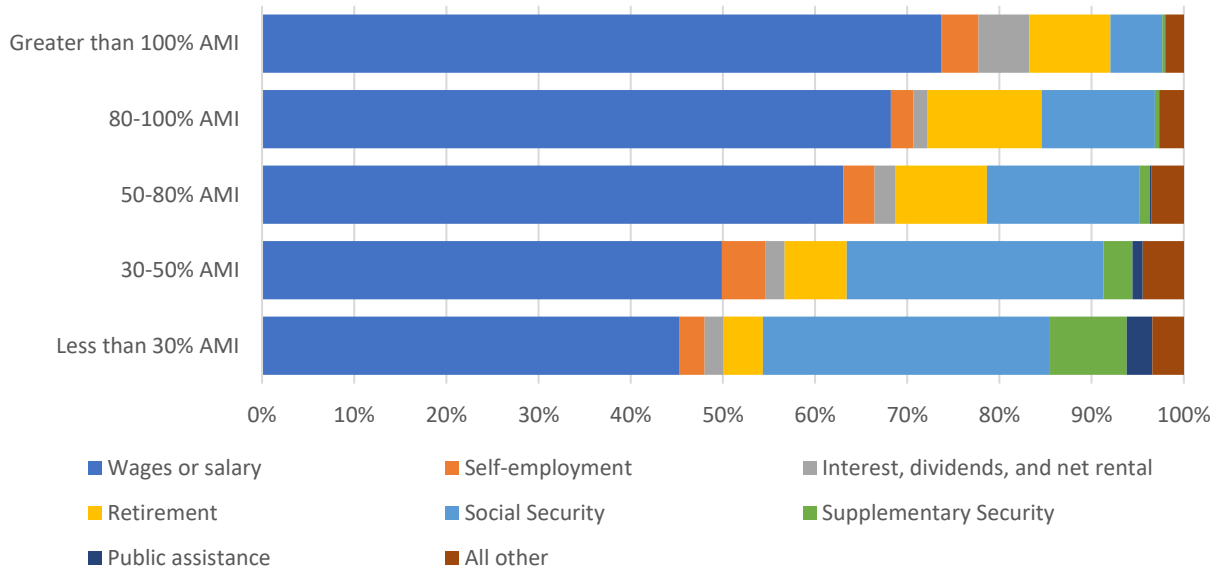
- Utilities
- Information
- Management of companies and enterprises

Table 2: 2019 Average Wage Earnings by Industry for Covered Employment

NAICS	Industry subsectors	Thurston County	Washington State	Percent Difference
11	Agriculture, forestry, fishing, and hunting	$39,800	$33,700	18%
21	Mining	56,100	74,900	-25%
22	Utilities	110,600	105,300	5%
23	Construction	64,300	67,800	-5%
31-33	Manufacturing	58,500	81,300	-28%
42	Wholesale trade	73,600	82,400	-11%
44-45	Retail trade	34,000	62,300	-45%
48-49	Transportation & warehousing	45,900	64,700	-29%
51	Information	92,700	207,000	-55%
52	Finance and insurance	75,900	101,000	-25%
53	Real estate, rental and leasing	43,000	58,400	-26%
54	Professional, scientific, and technical services	75,600	104,000	-27%
55	Management of companies and enterprises	76,600	123,400	-38%
56	Administrative and waste management services	41,300	53,100	-22%
61	Educational services	33,800	40,200	-16%
62	Healthcare and social assistance	54,700	54,700	0%
71	Arts, entertainment, and recreation	20,700	33,200	-38%
72	Accommodation and food services	22,000	25,300	-13%
81	Other services (except public administration)	46,000	42,600	8%
	Government	66,200	66,900	-1%
	Total	**$54,500**	**$69,600**	**-22%**

Source: ESD Quarterly Census of Employment and Wages (2019 Annual Average)

Figure 1: Sources of Income in Thurston County by Household Income Bracket



Source: 2014-2018 ACS PUMS. AMI is the Area Median Family Income.

Table 3: Average Annual Increase in Wages (2001-2018)

NAICS	Industry	Average	Minimum	Maximum
11, 21	Agriculture, forestry, fishing and hunting, and mining	6.5%	-14.7%	63.7%
22, 48-49	Transportation and warehousing, and utilities	-0.8%	-11.4%	5.9%
23	Construction	2.3%	-9.7%	31.9%
31-33	Manufacturing	2.3%	-3.5%	8.6%
42	Wholesale trade	2.7%	-22.0%	40.9%
44-45	Retail trade	1.1%	-11.6%	5.4%
51	Information	2.4%	-23.4%	24.3%
52-53	Finance and insurance, and real estate, rental and leasing	1.4%	-12.6%	29.3%
54	Professional, scientific, and management, and administrative and waste management services	3.3%	-4.5%	8.7%
61-62	Educational services, and health care and social asst.	2.6%	-6.7%	5.8%
71-72	Arts, entertainment, and recreation, and accommodations and food services	3.4%	-3.1%	10.2%
81	Other services except public administration	3.0%	-3.4%	8.6%
	Government / Public administration	3.0%	0.0%	7.8%
	All Wages	**2.4%**	**0.1%**	**4.4%**
	Inflation	**2.3%**	**0.3%**	**4.2%**

Source: BEA tables CAEMP25 and CAINC5; Consumer Price Index for Seattle-Tacoma-Bremerton Metropolitan Statistical Area

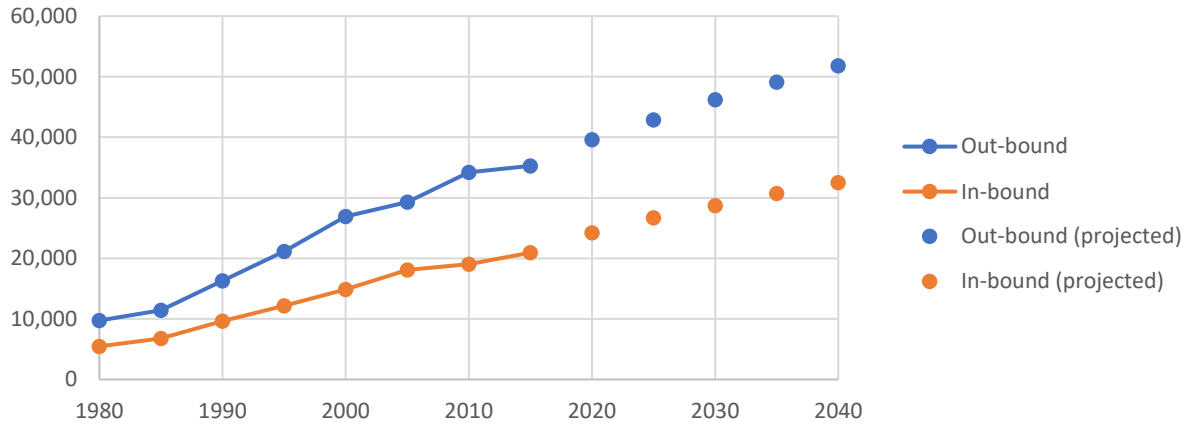
Commuting

TRPC projects that between 2020 and 2045, the number of commuters to or from Thurston County will increase by about 40 percent. Out-bound commuters will continue to make up about 60 percent of all county-to-county commuters (Figure 2).

The ratio of outbound commuters to inbound commuters affects how much income is brought into the County. More people leave Thurston County than commute to it for work which brings income to our communities.

People tend to commute out of county for higher-wage jobs. Most out-of-county commuters have higher incomes that those who live and work in the same county (Table 4). Average wage earnings for Thurston County residents who work within the County is about $46,200. When outbound commuters are included, the average increases to $49,500.

Figure 2: Commute Forecast



Source: TRPC Population and Employment Forecast (2018 Update)

Table 4: Average Wage Earnings by Place of Residence and Place of Work

	Place of Work						
Place of Residence	**Thurston County**	**Pierce County**	**Southwest WA**	**Olympic Peninsula**	**Northwest WA**	**Eastern WA**	**Total**
Thurston County	46,200	56,800	56,500	56,700	62,900	–	**49,500**
Pierce County	51,300	45,700	–	60,500	60,200	–	**49,800**
Southwest WA	41,100	–	43,400	–	64,500	43,000	**43,500**
Olympic Peninsula	46,800	48,000	–	42,500	84,500	–	**46,000**
Northwest WA	–	55,200	–	54,300	64,800	–	**64,600**
Eastern WA	–	–	49,400	–	71,000	43,100	**43,400**
Total	**46,700**	**47,300**	**43,700**	**43,600**	**64,700**	**43,200**	**55,500**

Source: 2014-2018 ACS PUMS.
Note: Excludes out of state commutes and county pairs with fewer than 100 records

Age

Age affects income in a number of ways, including:

- The number of people in the labor force (generally age 18 through 65)
- Length of employment, amount of job experience, and compensation
- Type of employment and industry

Increase in Working-Age Population
(Age 20-64)

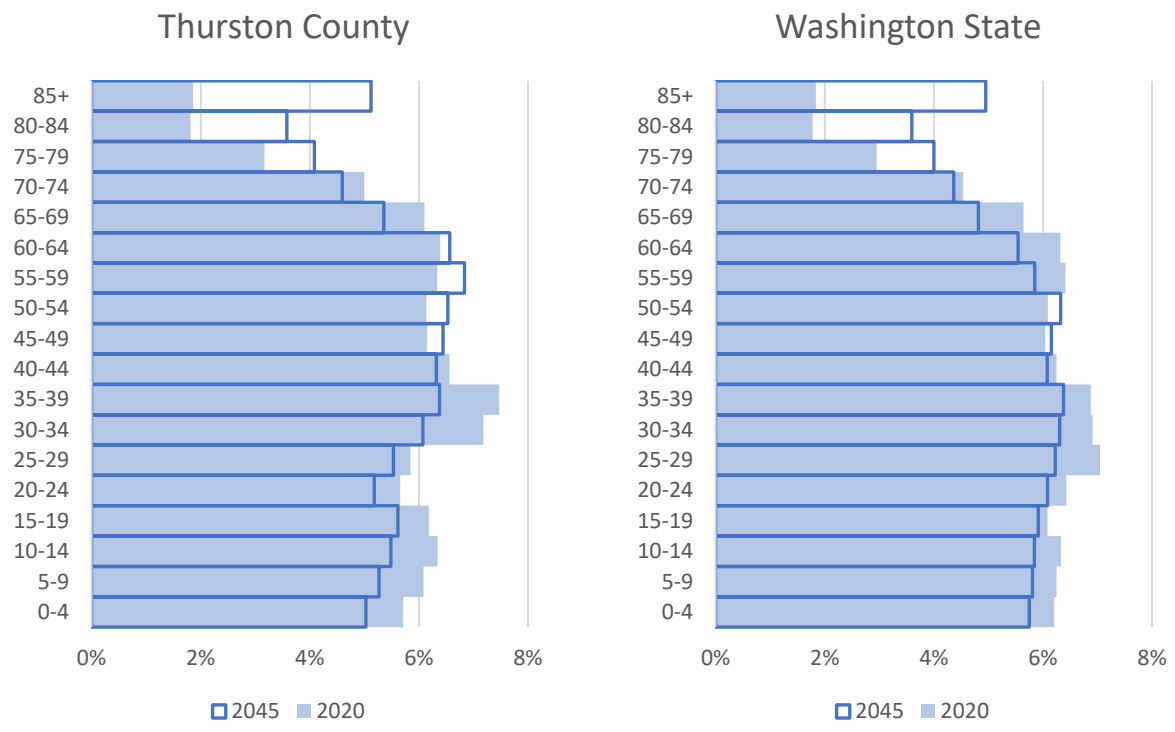
+ 44,300

2020-2045

Thurston County's working age population is projected to increase by over 44,300 people over the next 25 years (Figure 3). Thurston County however, like most counties in Washington State, has an aging population. The population age 65 and older is expected to increase by over 65 percent between 2020 and 2045. The main source of income for this group is retirement savings and Social Security, not wages.

As the baby-boomer population retires, many higher-wage jobs this will open up for the younger age cohorts. This is particularly true for state employment, which has an older workforce compared to the county average.

Figure 3: Percent of Population in Five-Year Age Cohorts



Source: OFM Growth Management Act County Projections (2017)

Income Forecast Methodology

TRPC modified microdata available from the U.S. Census Bureau to simulate a theoretical 2045 population. This population could then be used to calculate the future median family income and number of households in defined income brackets.

American Community Survey

The U.S. Census Bureau's American Community Survey (ACS) is an ongoing survey that collects data on all the drivers of income—place of work and residence, age, wages, and employment industry. Data are released on a yearly basis and are available as one-year or five-year averages, depending on the population for the geography of interest.

Public Use Microdata Sample

The Public Use Microdata Sample (PUMS) is a unique subset of ACS data. The Census Bureau releases the complete survey responses for about 5 percent of the population. Data are only available for unique geographies with at least 100,000 people – called Public Use Microdata Areas (PUMAs). The sample is chosen so that it is representative of the population as a whole, without identifying a single individual. Additional modifications are made to preserve the confidentiality of individuals' responses. Each record is given a weight that identifies the estimated number of people it represents in the overall population.

The advantage of the PUMS data is that they allow for summarization in ways that are not available through the standard pretabulated ACS tables. This gives researchers more flexibility in the types of analyses they can perform.

Modifying the PUMS Weights

For the income forecast, the weights were adjusted to represent a projected 2045 population. Weights were adjusted to control for two factors:

- Total population by six geographic regions (Thurston County, Pierce County, Northwest Washington, Southwest Washington, Olympic Peninsula, and Eastern Washington) and five age brackets. Population estimates for 2045 came from the Office of Financial Management's 2017 Growth Management Act supplemental projections.
- Total 2045 employment by 13 industry categories for Thurston County and the remainder of Washington State, plus the unemployed population. Statewide projections came from the Office of Financial Management. Thurston County projections came from TRPC's Population and Employment Forecast.

Since growth rates are different for each industry, population in each county, and population in each age group, iterative proportional fitting was used to ensure the expanded population matched the totals (marginals) in each county, age, and employment industry category.

"Stretching" the 2014-2018 ACS PUMS data to fit a 2045 population and workforce provides a conservative estimate of that population. It assumes no major changes in wage distribution of employment industries, employment industry chosen by different age groups, or commute patterns, for example.

Table 5 shows the percent change in population for each of the county, age, and industry groups between the 2014-2018 American Community Survey data and 2045 projections.

Iterative Proportional Fitting

Iterative Proportional Fitting — also known as IPF — is a statistical procedure used to estimate the values of a crosstab table when only the marginal totals are known.

In the example below, the total number of people in each age group and employment industry is known. However, the number of people in age group employed in each industry is not known. What if the number of people age 30-45 who work in retail is needed? IPF can be used to estimate the missing data.

Job Industry	Age <30	Age 30-45	Age 45-60	Total
Services	?	?	?	52
Retail	?	?	?	28
Construction	?	?	?	11
Resources	?	?	?	9
Total	31	37	32	100

IPF Example. The totals for each row and column are known, but not the individual cells.

The accuracy of the procedure can be improved by "seeding" the table, for example, with survey data. Through an iterative process, the initial seed values are refined until they equal the known totals for each row and column.

For the income forecast, the population growth in 30 place of residence/age group categories are the columns, and the rows are the employment growth in 27 employment industry/place of work categories. 2014-2018 PUMS data are used as the seed.

Table 5: Population Expansion Factors

			Employment Industry NAICS Code												
Place of Residence	**Place of Work**	**Age**	**11-21**	**22, 48-49**	**23**	**31-33**	**42**	**44-45**	**51**	**52-53**	**54-56**	**61-62**	**71-72**	**81**	**92**	**Not Employed**
Thurston	Thurston	0-19	20%	–	51%	35%	50%	56%	25%	58%	68%	69%	66%	59%	40%	23%
Thurston	Thurston	20-34	-7%	9%	16%	4%	15%	20%	-3%	22%	30%	30%	28%	23%	8%	-5%
Thurston	Thurston	35-49	12%	31%	40%	26%	39%	45%	16%	47%	56%	57%	54%	48%	30%	14%
Thurston	Thurston	50-64	17%	37%	46%	31%	45%	51%	21%	53%	62%	63%	60%	54%	35%	19%
Thurston	Thurston	65+	81%	112%	126%	103%	–	134%	88%	138%	152%	153%	148%	139%	109%	85%
Thurston	Other	0-19	31%	22%	38%	11%	16%	42%	–	13%	71%	48%	45%	9%	51%	–
Thurston	Other	20-34	1%	-6%	7%	-15%	-10%	10%	15%	-13%	32%	14%	12%	-16%	16%	–
Thurston	Other	35-49	21%	13%	28%	3%	8%	32%	39%	5%	59%	38%	35%	2%	40%	–
Thurston	Other	50-64	26%	18%	34%	7%	12%	38%	45%	10%	66%	43%	40%	6%	46%	–
Thurston	Other	65+	96%	83%	107%	66%	74%	114%	124%	70%	157%	122%	118%	64%	126%	–
Other	Thurston	0-19	21%	–	–	–	–	54%	–	–	61%	–	64%	52%	40%	–
Other	Thurston	20-34	2%	20%	22%	11%	28%	27%	1%	24%	39%	39%	34%	34%	14%	–
Other	Thurston	35-49	18%	28%	37%	24%	34%	42%	13%	43%	52%	54%	51%	50%	29%	–
Other	Thurston	50-64	6%	25%	25%	16%	27%	39%	15%	42%	49%	47%	48%	46%	18%	–
Other	Thurston	65+	51%	–	144%	107%	147%	147%	–	162%	152%	143%	144%	–	115%	–

Note: Table shows the percent increase in that group's population between 2014-2018 and 2045. Employment Industry NAICS codes are shown in Table 2. "Other" includes five regions (Pierce County, Northwest Washington, Southwest Washington, Olympic Peninsula, and Eastern Washington) aggregated here for simplicity.

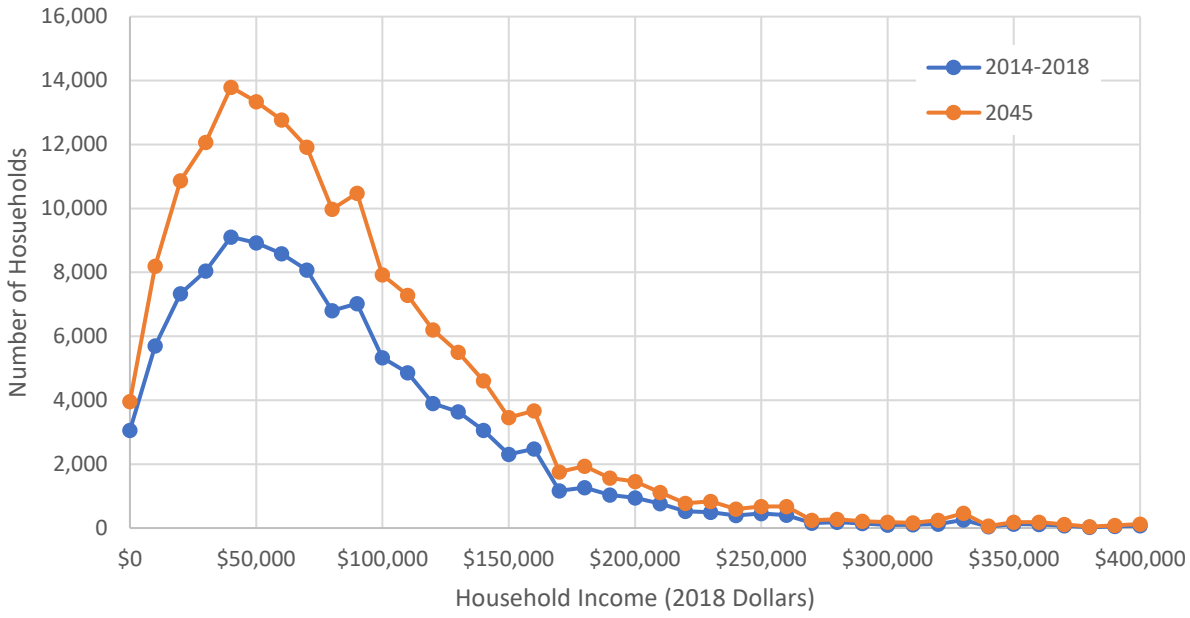
Results

Median Family Income

Median family income is the threshold at which half of family households earn more and half of family households earn less. Without accounting for inflation, median family income is projected to increase 1.3 percent, from $82,400 to $83,400 in real 2018 dollars. This change is well within the margin of error, suggesting that future households' income will not differ significantly from now.

From the projected 2045 median family income, new income thresholds can be calculated. These values, which vary by household size, are shown in Table 6.

Figure 4: Projected Income Distribution (All Households)



Source: U.S. Census Bureau 2014-2018 ACS; TRPC Income Forecast

Table 6: Income Limits in Real 2018 Dollars

		1-person		2-Person		4-Person	
		2014-18	2045	2014-18	2045	2014-18	2045
Extremely Low Inc.	30% AMFI	$17,300	$17,500	$19,800	$20,000	$24,700	$25,000
Very Low Income	50% AMFI	$28,800	$29,200	$33,000	$33,400	$41,200	$41,700
Low Income	80% AMFI	$46,100	$46,700	$52,700	$53,400	$65,900	$66,700
Median Income	100% AMFI	$57,700	$58,400	$65,900	$66,700	$82,400	$83,400
	120% AMFI	$69,200	$70,100	$79,100	$80,100	$98,900	$100,100

Note: AMFI is the Area Median Family Household Income. 2045 income limits are shown in real 2018 dollars. Nominal values will be higher due to inflation. Documentation on how HUD calculates income limits, including for household sizes not show here, is available at www.huduser.gov/portal/datasets/il.html.

Countywide Income Forecast

With the projected median family income, the number of households in different income brackets can be calculated. By 2045, an additional 22,300 low-income households are expected, including 11,600 very low-income households, and 5,400 extremely low-income households (Table 7).

Table 7: Households by Income Bracket

	# Households			% Households	
Income Group	**2014-2018**	**2045**	**Change**	**2014-2018**	**2045**
Less than 30% AMI	12,400	17,800	5,400	11.5%	10.8%
30 to 50% AMI	11,600	17,800	6,200	10.7%	10.8%
50 to 80% AMI	19,400	30,100	10,700	18.0%	18.3%
80 to 100% AMI	13,700	20,700	7,000	12.6%	12.6%
100% to 120% AMI	10,500	15,800	5,300	9.7%	9.6%
Greater than 120% AMI	40,500	62,200	21,700	37.5%	37.9%
Total	**108,100**	**164,400**	**56,300**	**100.0%**	**100.0%**

Note: AMI is the Area Median Household Income

Since there is considerable uncertainty in what the future holds, especially given the ongoing COVID-19 pandemic, TRPC looked at five alterative scenarios:

- **COVID-19:** 10 percent reduction in retail trade employment. 15 percent reduction in leisure and hospitality employment. 5 percent reduction in all other service employment
- **New and Emerging Industries:** 5 percent increase in manufacturing. 10 percent increase in manufacturing wages
- **Decrease in Public Assistance:** 10 percent decrease in public assistance (Social Security, Supplemental Social Security, and other Public Assistance)
- **Increased Government Wages:** Government wages increased 10 percent over inflation
- **Minimum Wage:** 25 percent increase in wage earnings if hourly wage is less than $12/hour

The scenarios are included not to describe scenarios that are likely or expected, but to better understand how sensitive the forecast methodology is to possible changes and the relative importance of different inputs.

Changes to median family income were within the margin of error of current estimates. However, the scenarios do show the importance of programs targeting the lowest-income households. Increasing the minimum wage showed the greatest reduction in the number of very low-income households (those earning less than 50 percent of the median). A 10 percent decrease in public assistance programs (including Social Security, Supplemental Social Security, and other forms of public assistance) saw the largest increase in the number of very low-income households.

Table 8 shows a summary of the scenario results.

Table 8: Change in Income and Cost-Burdened Households for Scenarios

	Change in Median Household Income	Change in Number of Extremely Low and Very Low-Income Households*	
		Number	Percent
COVID-19	− 0.7%	+ 400	+ 1.1%
New and Emerging Industries	+ 0.2%	− 200	− 0.6%
Decrease in Public Assistance	− 1.2%	+ 500	+ 1.4%
Increased Government Wages	+ 1.4%	+ 200	+ 0.6%
Minimum Wage	+ 0.3%	− 900	− 2.5%

Note: *Households earning less than 50 percent of the household median income
Change in cost burdened households may be due in part due to a change in income thresholds.

City/UGA Income Forecast

The Dept. of Housing and Urban Development receives a custom data tabulation of ACS data from the U.S. Census Bureau. This dataset — known as the Comprehensive Housing Affordability Strategy (CHAS) data — are intended to demonstrate the extent of housing problems and housing needs in communities, particularly for low income households. CHAS data include city-level estimates of households for the income brackets used in the Thurston County housing income forecast.

Since the income forecast showed only small changes in the overall distribution of households by income, it was assumed that there would also be little change at the city level from the CHAS estimates. Numbers were adjusted so that the totals for each jurisdiction match TRPC's 2045 housing forecast.

Table 9 shows the current number of households in the five income brackets (2012-2016 average) compared to the projected number of households in 2045.

Table 9: Current and Projected Income Distributions by Jurisdiction

2012-2016 CHAS	Lacey	Olympia	Tumwater	Remainder	Thurston
Less than 30% AMFI	1,690	3,300	1,175	5,900	12,065
30 to 50% AMFI	1,860	2,680	850	4,400	9,790
50 to 80% AMFI	3,590	3,500	1,440	8,850	17,380
80 to 100% AMFI	2,170	1,880	1,015	6,470	11,535
Greater than 100%	8,695	9,920	4,865	29,220	52,700
Total	**18,010**	**21,275**	**9,340**	**54,845**	**103,470**

2045 Projection	Lacey	Olympia	Tumwater	Remainder	Thurston
Less than 30% AMFI	2,200	5,200	1,900	8,500	17,800
30 to 50% AMFI	3,000	5,200	1,700	7,900	17,800
50 to 80% AMFI	5,500	6,500	2,800	15,300	30,100
80 to 100% AMFI	3,500	3,600	2,000	11,600	20,700
Greater than 100%	11,400	15,700	8,100	42,800	78,000
Total	**25,600**	**36,200**	**16,500**	**86,100**	**164,400**

2012-2016 to 2045 Change	Lacey	Olympia	Tumwater	Remainder	Thurston
Less than 30% AMFI	500	1,900	700	2,600	5,700
30 to 50% AMFI	1,100	2,500	800	3,500	8,000
50 to 80% AMFI	1,900	3,000	1,400	6,400	12,700
80 to 100% AMFI	1,300	1,700	1,000	5,100	9,200
Greater than 100%	2,700	5,800	3,200	13,600	25,300
Total	**7,600**	**14,900**	**7,200**	**31,300**	**60,900**

Note: AMFI is the area median family income. HUD combines the 100-120% and 120%+ AMFI categories in the CHAS dataset.

Appendix C. Detailed Source Information

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  Note: Excludes manufactured homes and apartments with five or more units.
- **Table 5-3. Housing units built in Lacey, Olympia, and Tumwater combined by number of bedrooms, 1980-2019**
  Thurston County Assessor: Assessor's Property Table Extended (6/12/2020)
  Special Query/Unpublished
  Note: Excludes manufactured homes and apartments with five or more units.
- **Table 5-4. Housing units in Lacey, Olympia, and Tumwater combined by home size and decade**
  Thurston County Assessor: Assessor's Property Table Extended (6/12/2020)
  Special Query/Unpublished
  Note: Excludes manufactured homes and apartments with five or more units.

Chapter 6. Local Workforce Characteristics

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- **Figure 6-1. Thurston County employment, 1980-2045**
  Historical: U.S. Bureau of Economic Analysis Table CAEMP25
  https://apps.bea.gov/iTable/iTable.cfm?reqid=70&step=1&isuri=1
  Projections: Thurston Regional Planning Council
  Population and Employment Forecast (2018 Update): Table 1
  https://www.trpc.org/480/Population-Housing-Employment-Data

- **Figure 6-2. Thurston County total employment by industry, 2017**
  U.S. Bureau of Economic Analysis Table CAEMP25
  https://apps.bea.gov/iTable/iTable.cfm?reqid=70&step=1&isuri=1

- **Figure 6-3. Thurston County average wage, 2002-2019 (adjusted for inflation)**
  Employment Security Department Quarterly Census of Employment and Wages (QCEW)
  https://esd.wa.gov/labormarketinfo/covered-employment

- **Figure 6-4. Median earnings, 2014-2018 average**
  Employment Security Department Quarterly Census of Employment and Wages (QCEW)
  https://esd.wa.gov/labormarketinfo/covered-employment

- **Figure 6-5. Annual average unemployment for Thurston County**
  U.S. Bureau of Labor Statistics: Local Area Unemployment Statistics
  https://data.bls.gov/cgi-bin/dsrv?la

- **Figure 6-6. Place of work for residents of Lacey, Olympia, Tumwater, and Thurston County, 2014-2018**
  U.S. Census Bureau American Community Survey Tables B08007 and B08008
  https://data.census.gov/cedsci/table?g=0500000US53067&tid=ACSDT5Y2018.B08007
  https://data.census.gov/cedsci/table?g=0500000US53067&tid=ACSDT5Y2018.B08008

- **Figure 6-7. Commutes from Thurston County (outbound), 2002-2017**
  U.S. Census Bureau LEHD Origin-Destination Employment Statistics (LODES7)
  https://lehd.ces.census.gov/data/

- **Figure 6-8. Commutes to Thurston County (inbound), 2002-2017**
  U.S. Census Bureau LEHD Origin-Destination Employment Statistics (LODES7)
  https://lehd.ces.census.gov/data/

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- **Table 6-1. Thurston County covered employment and wages, 2019**
  Employment Security Department Quarterly Census of Employment and Wages (QCEW)
  https://esd.wa.gov/labormarketinfo/covered-employment

- **Table 6-2. Wages (per adult) needed for self-sufficiency, 2020**
  University of Washington Self-Sufficiency Standard
  http://www.selfsufficiencystandard.org/Washington

- **Table 6-3. Unemployment rate, 2014-2018 average**
  U.S. Census Bureau American Community Survey Table B23025
  https://data.census.gov/cedsci/table?g=0500000US53067&tid=ACSDT5Y2018.B23025
- **Table 6-4. Average wage earnings by county of residence and county of work, 2014-2018 average**
  U.S. Census Bureau American Community Survey
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Chapter 7. Gap Analysis

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- **Figure 7-1. Cost burdened households in Thurston County, 2012-2016 average**
  U.S. Dept. of Housing and Urban Development: CHAS Data
  https://www.huduser.gov/portal/datasets/cp.html
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  U.S. Dept. of Housing and Urban Development: CHAS Data
  https://www.huduser.gov/portal/datasets/cp.html
- **Figure 7-3. Current and projected 25-year housing need**
  Current Need: U.S. Dept. of Housing and Urban Development: CHAS Data
  https://www.huduser.gov/portal/datasets/cp.html
  Projected Need: Thurston Regional Planning Council: Housing Income Forecast (Appendix B of this report)
- **Figure 7-4. Household size in Lacey, Olympia, and Tumwater by tenure, 2014-2018 average**
  U.S. Census Bureau American Community Survey Table B25009
  https://data.census.gov/cedsci/table?g=0500000US53067&tid=ACSDT5Y2018.B25009
- **Figure 7-5. Number of bedrooms in Lacey, Olympia, and Tumwater dwelling units by tenure, 2014-2018 average**
  U.S. Census Bureau American Community Survey Table B25042
  https://data.census.gov/cedsci/table?g=0500000US53067&tid=ACSDT5Y2018.B25042
- **Figure 7-6. Household size in Lacey, Olympia, and Tumwater dwelling units, 2014-2018 average**
  U.S. Census Bureau American Community Survey Table B25009
  https://data.census.gov/cedsci/table?g=0500000US53067&tid=ACSDT5Y2018.B25009
- **Figure 7-7. Number of bedrooms in Lacey, Olympia, and Tumwater dwelling units, 2014-2018 average**
  U.S. Census Bureau American Community Survey Table B25042
  https://data.census.gov/cedsci/table?g=0500000US53067&tid=ACSDT5Y2018.B25042
- **Figure 7-8. Plumbing facilities in occupied Thurston County dwelling units, 2014-2018 average**
  U.S. Census Bureau American Community Survey Table B25049
  https://data.census.gov/cedsci/table?g=0500000US53067&tid=ACSDT5Y2018.B25049

- **Figure 7-9. Kitchen facilities in occupied Thurston County dwelling units, 2014-2018 average**
  U.S. Census Bureau American Community Survey Table B25053
  https://data.census.gov/cedsci/table?g=0500000US53067&tid=ACSDT5Y2018.B25053
- **Figure 7-10. Thurston County households leaving a housing program to a permanent housing situation, 2015-2019**
  Thurston County Public Health and Social Services
  2019 Thurston County Homeless Housing Summary

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- **Table 7-1. Cost burdened households by jurisdiction, 2012-2016 average**
  U.S. Dept. of Housing and Urban Development: CHAS Data
  https://www.huduser.gov/portal/datasets/cp.html
- **Table 7-2. Maximum rent and housing costs at various income levels, 2020**
  Income limits for extremely low, very low, and low-income households are the U.S. Dept. of Housing and Urban Development's FY2020 Income Limits for four-person households. (https://www.huduser.gov/portal/datasets/il.html). The remaining fields were calculated using the following assumptions:
  - Hourly Wage: Assumes one person working a 40-hour work week for 52 weeks a year
  - Monthly Rent: 30 percent of yearly income divided by twelve
  - Home Value 20 percent down: Value of a home with a monthly mortgage payment equal to 30 percent of yearly income divided by twelve, assuming a 20 percent down payment and 3.5 percent fixed interest rate over 30 years.
  - Home Value 10 percent down: Value of a home with a monthly mortgage payment equal to 30 percent of yearly income divided by twelve, assuming a 10 percent down payment and 3.5 percent fixed interest rate over 30 years.
- **Table 7-3. Number of households by income range, 2045 projection**
  Thurston Regional Planning Council: Housing Income Forecast (Appendix B of this report)

Chapter 8. Land Capacity Analysis

Figures

- **Figure 8-1. Developable land**
  Thurston Regional Planning Council
  Population and Employment Forecast (2018 Update): Special Query/Unpublished

Tables

- **Table 8-1. Residential capacity by generalized zoning district, 2017**
  Thurston Regional Planning Council
  Population and Employment Forecast (2018 Update): Special Query/Unpublished

- **Table 8-2. Residential capacity by type of developable parcel, 2017**
  Thurston Regional Planning Council
  Population and Employment Forecast (2018 Update): Special Query/Unpublished

City Hall
601 4th Avenue E.
Olympia, WA 98501
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Home Fund Advisory Board

Approval of 2021 Home Fund Advisory Board Meeting Dates

Agenda Date: 1/14/2021
Agenda Item Number: 6.B
File Number:21-0027

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

Title
Approval of 2021 Home Fund Advisory Board Meeting Dates

Recommended Action
Move to discuss and approve 2021 Home Fund Advisory Board meeting dates.

Report
Issue:
Scheduling future meetings for the Home Fund Advisory Board.

Staff Contact:
Cary Retlin, Home Fund Manager, Executive, 360.570-3956.

Presenter(s):
Cary Retlin, City of Olympia

Background and Analysis:
Staff have proposed a slate of 2021 meeting dates for discussion and approval by the Board. These dates and time of day are flexible - staff build this proposal based on last year's dates:

- Wednesday February 3, 2:30-4:30. Online via Zoom
- Thursday May 6, 2:30-4:30. Online via Zoom
- Wednesday August 4, 2:30-4:30. *Online via Zoom
- Wednesday November 10, 2:30-4:30. *Online via Zoom

All Home Fund Advisory Board meetings are posted on the city website and are open to the public. Meetings must be noticed and conducted in accordance with the state Open Public Meetings Act.

*In person meetings can be considered and restarted when state and county health officials reduce Coronavirus meeting restrictions.

Neighborhood/Community Interests (if known):

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

N/A

Options:
Review, edit and adopt a slate of 2021 meeting dates
Direct staff to take other action

Financial Impact:
N/A

Attachments:
None

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Home Fund Advisory Board

Approval of 2021 Home Fund Construction Request for Proposals

Agenda Date: 1/14/2021
Agenda Item Number: 6.C
File Number:21-0048

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

Title
Approval of 2021 Home Fund Construction Request for Proposals

Recommended Action
Move to approve the 2021 Home Fund Request for Proposal process and direct staff to solicit applications for the 2021 funding round.

Report
Issue:
Review, discuss and authorize staff to proceed with finalization of the 2021 Request for Proposals process for Home Fund affordable housing construction grants.

Staff Contact:
Cary Retlin, Home Fund Manager, Executive, 360.790.1986.

Presenter(s):
Cary Retlin, City of Olympia

Background and Analysis:
This funding round will be the third for the Olympia Home Fund. In 2019 Council set the goal of using the Home Fund to support the construction of 300 units of supportive housing in five years. In the Home Fund's first two years this Board has overseen funding two projects that will contribute 128 units toward the 300 goal. That is exciting progress that is unlikely to be sustained. Construction dollars (primarily through tax credits) and operational funding (like project-based housing vouchers) will limit the amount of supportive housing units that can be built and supported in future years.

This year's scoring criteria and application is generally similar to the 2020 Request for Proposal (RFP) documents (staff made minor changes to the application but did not change the scoring criteria). Last year Home Fund began requiring that applicants use the state's Combined Funder Application Spreadsheet since applicants provided inconsistent budget information when you reviewed applications in 2019.

There are two projects listed on the Thurston County Pipeline that were mentioned at the October meeting that could apply these funds and plan to provide permanent supportive housing: Martin Way

Phase II and La Mancha. Projects are not required to be in the pipeline to apply for Home Funds, so it is possible that other affordable housing developments not on that list may also apply.

Staff will post this RFP on the city website and will solicit known affordable housing operators and affordable housing developers through an email list based on past applications to the City of Olympia and Thurston County.

Neighborhood/Community Interests (if known):
Affordable housing development and siting of publicly subsidized housing is of high interest to businesses and neighborhoods.

Options:
Approve the draft 2021 Home Fund RFP
Direct staff to make changes to the draft 2021 Home Fund RFP
Take other action (taking other action may delay posting of the Home Fund RFP)

Financial Impact:
This year there is $700,000 available for the Home Fund Construction Award in 2021.

There are only $700,000 available because funds accumulated in 2018 that were awarded in 2019 and 2020, because one more year of debt service for the 2828 Martin Way property purchase also comes out of this year's Home Fund capital budget, and because sales tax revenue is currently lower than previously projected in 2021.

Award year	Amount Available	Project Purpose
2019	$1.1 million	Single adult supportive housing and shelter
2020	$1 million	Family and DV survivor supportive housing
2021	$700,000	**TBD through this process**

Attachments:
2021 Home Fund RFP Draft
2020 Home Fund RFP
Thurston County Pipeline
Washington State Combined Funders Application

Request for Proposal (RFP)

City of Olympia | Capital of Washington State

OLYMPIA HOME FUND: CAPITAL FUNDS FOR SUPPORTIVE HOUSING

The City of Olympia (City) is seeking proposals from qualified development teams to submit proposals for construction funding for the development of new affordable housing, shelter, or treatment for specific income levels and populations in Thurston County.

The Home Fund has set the goal of supporting the construction of 300 units of supportive housing in Thurston County in the next five years.

APPLICATION REQUIREMENTS

- At least 40 percent of the units in the project must be set aside as supportive housing.
- At least 60 percent of the units must be set aside for referral for homeless households through Coordinated Entry.
- Units must be targeted to serve households described in the Objectives section below.

The deadline for submission of proposals is **5 PM PDT, Monday March 2, 2020.**

Only email submissions will be accepted.

INTRODUCTION

The Olympia Home Fund was created in 2018 by a sales tax levy approved by Olympia voters. Proceeds from the Home Fund Account will be used to construct affordable and supportive housing and housing-related purposes, including mental and behavioral health facilities, and for costs for operations, maintenance, delivery, and evaluation of mental health programs and services, or housing-related services, as allowed by RCW 82.14.530[1].

OBJECTIVES

- **Construct new affordable housing units, shelter beds, or treatment beds in Thurston County Washington**. Construction can include conversion of existing market rate units into affordable housing.
- **Provide housing to households earning no more than 50 percent of area median income (AMI)**. Beyond the minimum 50 percent AMI requirement, applicants are strongly encouraged to include as many units as possible that are affordable to households with incomes below 50% AMI.
- **Provide housing, treatment, or shelter for targeted vulnerable household types** including:

[1] Olympia Home Fund Proposition 1 Ballot Language, 2018

- Seniors
- Single adults who are chronically homeless and have a disability
- Families with children
- Unaccompanied youth or young adults
- Survivors of domestic violence
- Veterans

- **Reduce homelessness to Thurston County's most vulnerable homeless households** through referrals from a Thurston County Coordinated Entry provider. Proposals should articulate what levels of service and operating subsidies would likely be necessary for the project to be successful, and any partnerships have been or will need to be established to successfully operate the homeless units.
- Demonstrate **readiness** to begin construction based on occupancy date and other measures.
- Provide **integrated supportive services** at the housing, shelter, or treatment facility after construction.
- Demonstrate **efficiency in development costs** to maximize the impact of City and other public and private fund sources. This priority will be evaluated through per-unit costs and a review of the project budget.

CONTRACT AND COMPENSATION

The selected developer will be required to enter into a contract with the City with a duration of up to five years. The City Council has budgeted up to $1,000,000 for these activities for fiscal year 2020. The City may award multiple contracts, or choose not to award.

All prospective contractors are advised that the ***Equal Benefits Compliance Declaration Review Form*** will be used on this project. These contracts are subject to certification of equal benefits supplied to all employees.

SUBMISSION REQUIREMENTS

Proposals must be delivered to Cary Retlin, Home Fund Manager, by email **no later than 5:00 p.m. Pacific Time on Monday March 2, 2020** to cretlin@ci.olympia.wa.us. Submissions must include:

1. At least 40 units of the project must be set aside as supportive housing.
2. At least 60 percent of the units must be set aside for referral for homeless households through Coordinated Entry.
3. Units must be targeted to serve households described in the Objectives section below.

Detailed application response requirements are under Directions for Delivery of Application (proposal response) on page 7.

Future Home Fund award rounds may include additional categories like affordable housing maintenance, operational expenses, case management, other service expenses and preservation of existing affordable housing.

INSTRUCTION TO PROPOSERS

Questions related to this RFP must be submitted in writing to Cary Retlin, Home Fund Manager, at cretlin@ci.olympia.wa.us. **Questions via telephone will not be accepted.** All questions related to this RFP (detailed in Exhibit C) must be received by Friday February 21, 2020 at 5:00 p.m. Pacific Time. Questions received after this date may not be answered.

To Make Public Records Request: To obtain records related to this RFP via a public records request, please visit our Public Records webpage. Public records fee apply.

After application submittal, the Home Fund Advisory Board or staff may arrange an interview for those respondents that are short listed or select from submitted written material.

SCORING CRITERIA

1. **Serve priority population (20 percent of score)**
The Olympia Home Fund will prioritize projects and programs serving the most vulnerable members of our community:

   a. **Households with incomes below 50 percent of AMI** based on U.S. Department of Housing and Urban Development (HUD) 2019 income limits[2].

   b. **Those priority populations also include one or a mix of the following:**
      - Seniors (age 62 or over)
      - Single adults who are chronically homeless and have a disability
      - Families with children
      - Unaccompanied homeless youth or young adults[3]
      - Other people with special needs including:
        - Individuals with disabilities,
        - Individuals with behavioral health challenges,
        - Survivors of domestic violence,
        - Veterans.

[2] This round is targeting projects that serve income levels at or below 50 percent of median income. The Olympia Home Fund Administrative and Financial Plan (2017) targets up to 60 percent of median income. This round is targeted to serve even lower income levels.

[3] This population is not currently included in the Olympia Home Fund Administrative and Financial Plan (2017) but is included in RCW 82.14.530.

2. **Demonstrate readiness (20 percent of score)**
Readiness is defined as projects that have site control, a percentage of other committed fund sources, development teams in place, or other measures of preparation for construction and tenancy.

3. **Reduce homelessness for the most vulnerable (10 percent of score)**
Priority will be placed on housing projects that target vulnerable homeless households who are currently or recently homeless (although a project does not need to solely target this population). Any project serving homeless households must do so in collaboration with a Thurston County Coordinated Entry provider.

4. **Provide Supportive housing (20 percent of score)**
Supportive services can be provided by the housing operator, or by another partnering agency. Projects that include agencies that have been trained or evaluated in Substance Abuse and Mental Health Services Administration (SAMHSA) Supportive Housing Fidelity will be prioritized.

5. **Cost (30 percent of score)**
Projects will be encouraged to strive to maximize per-unit cost effectiveness and leverage of non-City funds to increase financial stability. Examples of leverage include donations of cash or property, awards of cash or property, or anticipated awards from philanthropic or public sources.

The City may select more than one respondent to receive an award. Proposals will be evaluated based on the following criteria (the application questions are attached in Exhibit C):

Selection Criteria Scoring Summary

Serve priority population	20
Demonstrate readiness	20
Reduce homelessness for the most vulnerable	10
Provide supportive housing	20
Cost	30
Total possible score	**100**

DISCRETION AND LIABILITY WAIVER

The City reserves the right to reject all proposals or to request and obtain, from one or more of the respondents, supplementary information as may be necessary for the City to analyze the proposals pursuant to the selection criteria contained in this RFP.

The respondent, by submitting a response to this RFP, waives all right to protest or seek any legal remedies whatsoever regarding any aspect of this RFP.

The City is not be responsible for any costs incurred by the respondents in preparing, submitting or presenting its response to the RFP.

The City reserves the right to negotiate with the selected respondent(s) the exact terms and conditions of the contract or agreement.

The selected respondent(s) will be an independent contractor, not City employee.

The City reserves the right to cancel this RFP at any time.

All RFP documents are public record and subject to public disclosure.

Washington State Law and Venue: Any resulting contracts, (if any) must be construed under the laws of the State of Washington. All claims, actions, proceedings, and lawsuits brought in connection with, arising out of, related to, or seeking enforcement of resulting contracts must be brought in Thurston County, Washington.

Consultants on City contracts estimated to $50,000 or more are required to comply with Olympia's Equal Benefits Ordinance, and Equal Benefits Compliance Declaration (Exhibits A & B).

DIRECTIONS FOR DELIVERY OF APPLICATION (PROPOSAL RESPONSE)

The deadline for submission of proposals is Monday **March 2, 2020 at 5 PM.**

All applications must include:

1. A scan of the signed Equal Benefits Compliance Declaration (Exhibit B)
2. A scan of the signed Statement Of Compliance With Nondiscrimination Requirement (Exhibit A)
3. A Microsoft Word narrative response to the application questions (Exhibit C) and;
4. A Microsoft Excel Budget completed in the Washington State Combined Funders Application Spreadsheet.

Application documents must be emailed to Cary Retlin, Home Fund Manager, at cretlin@ci.olympia.wa.us

Exhibit "B"

EQUAL BENEFITS COMPLIANCE DECLARATION

Contractors or consultants on City agreements or contracts estimated to cost $50,000 or more shall comply with Olympia Municipal Code, Chapter 3.18. This provision requires that if contractors or consultants provide benefits, they do so without discrimination based on age, sex, race, creed, color, sexual orientation, national origin, or the presence of any physical, mental or sensory disability, or because of any other status protected from discrimination by law. Contractors or consultants must have policies in place prohibiting such discrimination, prior to contracting with the City.

I declare that the Consultant listed below complies with the City of Olympia Equal Benefits Ordinance, that the information provided on this form is true and correct, and that I am legally authorized to bind the Consultant.

_____

Consultant Name

_____ _____

Signature Name (please print)

_____ _____

Date Title

STATEMENT OF COMPLIANCE WITH NONDISCRIMINATION REQUIREMENT

The Olympia City Council has made compliance with the City's *Nondiscrimination in Delivery of City Services or Resources* ordinance (OMC 1.24) a high priority, whether services are provided by City employees or through contract with other entities. It is important that all contract agencies or vendors and their employees understand and carry out the City's nondiscrimination policy. Accordingly, each City agreement or contract for services contains language that requires an agency or vendor to agree that it shall not unlawfully discriminate against an employee or client based on any legally protected status, which includes but is not limited to: race, creed, religion, color, national origin, age, sex, marital status, veteran status, sexual orientation, gender identity, genetic information, or the presence of any disability. Indicate below the methods you will employ to ensure that this policy is communicated to your employees, if applicable.

_____affirms compliance with the City of Olympia's nondiscrimination ordinance and contract provisions. **Please check all that apply:**

- ☐ Nondiscrimination provisions are posted on printed material with broad distribution (newsletters, brochures, etc.). What type, and how often? _____
- ☐ Nondiscrimination provisions are posted on applications for service.
- ☐ Nondiscrimination provisions are posted on the agency's web site.
- ☐ Nondiscrimination provisions are included in human resource materials provided to job applicants and new employees.
- ☐ Nondiscrimination provisions are shared during meetings. What type of meeting, and how often? _____
- ☐ If, in addition to two of the above methods, you use other methods of providing notice of nondiscrimination, please list:

  _____

  _____

- ☐ If the above are not applicable to the contract agency or vendor, please check here and sign below to verify that you will comply with the City of Olympia's nondiscrimination ordinance.

Failure to implement the measures specified above or to comply with the City of Olympia's nondiscrimination ordinance constitutes a breach of contract.

By signing this statement, I acknowledge compliance with the City of Olympia's nondiscrimination ordinance.

_____ _____

(Signature) (Date)

_____

Print Name of Person Signing

Date Title

Exhibit "C"

2020 Olympia Home Fund Application Questions

Responses must be submitted for all questions for the application to be considered.

These questions closely match the Thurston County Affordable Housing RFP questions to reduce administrative burden for applicants.

1. Submitting organization name:

2. Name of primary contact for this application:

3. Telephone number, email, and mailing address for submitting organization:

4. Project Name:

5. Brief description of proposed project:

6. Location of project, city, address (if known), zoning (if known):

7. Name and brief experience of developer:

8. Name and brief experience of project manager (if organization managing project is different from developer):

9. **Serve priority population (20 percent of score)** *Priority Population is defined on RFP page 4)*
   a. *Target population(s) of project:*

   b. *Proposed number of units or beds total (if mixed, please specify each):*

   c. *Proposed number units or beds per population:*

   d. *Proposed number units or beds per income level:*

10. **Demonstrate readiness (20 percent of score)**
    a. What is your estimated timeline for completion? When will the project reach full occupancy?

    b. Has a site been purchased for this purpose or are their properties available for this rehabilitation?

11. **Reduce homelessness for most vulnerable (10 percent of score)**
    a. *Hill this project serve the most vulnerable homeless households?*

    b. *How will this project ensure it is serving the most vulnerable households in Coordinated Entry during lease up?*

    c. *How many units or beds will be dedicated to the most vulnerable?*

12. **Provide Supportive housing (20 percent of score)**
    a. Will this project provide supportive housing?

b. What are the targeted supportive needs of the households served?

c. How have supportive services been integrated into the design of the proposed project?

d. How will services, like case management or behavioral health, be funded?

e. Has the provider of these services been trained or evaluated in Substance Abuse and Mental Health Services Administration (SAMHSA) Supportive Housing Fidelity? If yes, estimate the most recent date and evaluating organization.

13. Cost (30 percent of score)

a. What is the average cost per unit based on the total project cost?
Please include your calculation

b. Average cost per Home Fund dollar requested?
Please include your calculation

14. A BUDGET SPREADSHEET MUST BE ATTACHED TO YOUR APPLICATION. The budget must be completed in the Washington State Combined Funders Application Spreadsheet and should include estimated income and expenses for:

- ☐ All estimated fund sources including Olympia Home Fund
- ☐ Design and inspection
- ☐ Project management
- ☐ Relocation
- ☐ Title Insurance
- ☐ Environmental review
- ☐ Permits and fees
- ☐ Land/property acquisition
- ☐ Site development
- ☐ Construction/rehabilitation
- ☐ Utilities
- ☐ Other expenses

Thurston County Housing Pipeline Overview

Project Name	Agency	Pipeline Year	City	Type of Project	Total Units	# Units for Target Population	Cost per Unit	Total Budget	Target Population	Funding Use	ProForma
COMPLETE											
Golf Club	TCHA	2017	Lacey	Multi-family	6	4	$195,000	$1,500,000	WFH	Construction	Y
FFC Homes XI	FFC	2017	Oly/Lacey	Single Family Rental/PSH	3	3	$150,000	$450,000	Mentally Disabled	Acquisition	Y
Safe Healthy Affordable	Homes First	2018	County Wide	SRO/Oxford/Multi and Single Rental PSH	10	10	varies	varies	Low and Moderate income Individuals and families	Acquisition/ Rehab	Y
Deyoe Vista V	SPS Habitat	2018	Lacey	Single Family Own	8	8	$142,500	$1,140,000	Disabled, Mentally Ill, WFH Families and Singles, Disabled Vets	Construction	N/A
IN PROGRESS											
Martin Way	LIHI	2019	Olympia	Multi family	60	60	$275,658	$16,539,500	Homeless Families with Children, Homeless Adults, Homeless Vets, Disabled, WFH Families and Singles	Predevelopment/ Acquisition/ Rehab	Y
Pear Blossom 2	FSC	2019	Olympia	Multi Family	44	44	$177,591	$10,655,479	Homeless Families with Children PSH	Construction	N
SPS Deyoe Vista Phase VI	SPS Habitat	2020	Lacey	Single Family Own	8	8	$189,500	$1,516,000	Disabled, Mentally Ill, WFH Families and Singles, Disabled Vets	Construction	N/A
Fleetwood Apartments	LIHI	2020	Olympia	Multi family	43	43	$34,247	$1,472,645	Singles, including seniors	Rehab	Y
UPCOMING YEARS											
FFC Homes XII	FFC	2021	Oly/Lacey	Single Family Rental/PSH	3	3	$156,000	$468,000	Mentally Disabled	Acquisition	Y
La Mancha	Panza	2021	County	SRO/PSH	30	30	$116,667	$3,500,000	Homeless Adults	Predevelopment/ Construction	N
Olympia Crest Phase III	HATC	2022	Olympia	Multi Family	24	15	$264,325	$6,343,820	Low income households	Construction	
Martin Way Phase II	LIHI	2022	Olympia	Multi Family	60	60	$2,333,333	$14,000,000	Homeless individuals, Low income households	Construction	N
Sequoia Landing	HATC	2023	Tumwater	Multi family	8	8	$247,070	$1,976,563	WFH	Construction	Y
Yelm Longmire	SPS Habitat	2023	Yelm	Single Family Home Ownership	8	8	$201,184	$1,609,472	WFH Families and Singles, Disabled Vets	Construction	N

Request for Proposal (RFP)

City of Olympia | Capital of Washington State

OLYMPIA HOME FUND: CAPITAL FUNDS FOR SUPPORTIVE HOUSING

The City of Olympia (City) is seeking proposals from qualified development teams to submit proposals for construction funding for the development of new affordable housing, shelter, or treatment for specific income levels and populations in Thurston County.

The Home Fund has set the goal of supporting the construction of 300 units of supportive housing in Thurston County in the next five years. Two construction projects that will build 128 units toward that goal have been awarded in the program's first two years of operation.

APPLICATION REQUIREMENTS

- At least 40 percent of the units in the project must be set aside as supportive housing.
- At least 60 percent of the units must be set aside for referral for homeless households through Coordinated Entry.
- Units must be targeted to serve households described in the Objectives section below.

The deadline for submission of proposals is **5 PM PDT, Friday February 26, 2021.**

Only email submissions will be accepted.

INTRODUCTION

The Olympia Home Fund was created in 2018 by a sales tax levy approved by Olympia voters. Proceeds from the Home Fund Account will be used to construct affordable and supportive housing and housing-related purposes, including mental and behavioral health facilities, and for costs for operations, maintenance, delivery, and evaluation of mental health programs and services, or housing-related services, as allowed by RCW 82.14.530[1].

CONSTRUCTION OBJECTIVES

- **Construct new affordable housing units, shelter beds, or treatment beds in Thurston County Washington**. Construction can include conversion of existing market rate units into affordable housing.
- **Provide housing to households earning no more than 50 percent of area median income (AMI)**. Beyond the minimum 50 percent AMI requirement, applicants are strongly encouraged to include as many units as possible that are affordable to households with incomes below 50% AMI.

[1] Olympia Home Fund Proposition 1 Ballot Language, 2018

- **Provide housing, treatment, or shelter for targeted vulnerable household types** including:
    - Seniors
    - Single adults who are chronically homeless and have a disability
    - Families with children
    - Unaccompanied youth or young adults
    - Survivors of domestic violence
    - Veterans

- **Reduce homelessness to Thurston County's most vulnerable homeless households** through referrals from a Thurston County Coordinated Entry provider. Proposals should articulate what levels of service and operating subsidies would likely be necessary for the project to be successful, and any partnerships have been or will need to be established to successfully operate the homeless units.
- Demonstrate **readiness** to begin construction based on occupancy date and other measures.
- Provide **integrated supportive services** at the housing, shelter, or treatment facility after construction.
- Demonstrate **efficiency in development costs** to maximize the impact of City and other public and private fund sources. This priority will be evaluated through per-unit costs and a review of the project budget.

CONTRACT AND COMPENSATION

The selected developer will be required to enter into a contract with the City with a duration of up to five years. The City Council has budgeted up to $700,000 for these activities for fiscal year 2021. The City may award multiple contracts, or choose not to award. These funds will not be available to begin to draw until September of 2022.

All prospective contractors are advised that the ***Equal Benefits Compliance Declaration Review Form*** will be used on this project. These contracts are subject to certification of equal benefits supplied to all employees.

SUBMISSION REQUIREMENTS

Proposals must be emailed to Cary Retlin, Home Fund Manager, **no later than 5:00 p.m. Pacific Time on Friday February 26, 2021** to cretlin@ci.olympia.wa.us. Submissions must include:

1. At least 40 units of the project must be set aside as supportive housing.
2. At least 60 percent of the units must be set aside for referral for homeless households through Thurston County Coordinated Entry.
3. Units must be targeted to serve households described in the Objectives section below.

Detailed application response requirements are under Directions for Delivery of Application (proposal response) on page 7.

INSTRUCTION TO PROPOSERS

Questions related to this RFP must be submitted in writing to Cary Retlin, Home Fund Manager, at cretlin@ci.olympia.wa.us. **Questions via telephone will not be accepted.** All questions related to this RFP (detailed in Exhibit C) must be received by Friday February 12, 2021 at 5:00 p.m. Pacific Time. Questions received after this date may not be answered.

To Make Public Records Request: To obtain records related to this RFP via a public records request, please visit our Public Records webpage. Public records fee apply.

After application submittal, the Home Fund Advisory Board or staff may arrange an interview for those respondents that are short listed or select from submitted written material.

SCORING CRITERIA

1. **Serve priority population (20 percent of score)**
The Olympia Home Fund will prioritize projects and programs serving the most vulnerable members of our community:

   a. **Households with incomes below 50 percent of AMI** based on U.S. Department of Housing and Urban Development (HUD) 2020 income limits[2].

   b. **Those priority populations also include one or a mix of the following:**
      - Seniors (age 62 or over)
      - Single adults who are chronically homeless and have a disability
      - Families with children
      - Unaccompanied homeless youth or young adults[3]
      - Other people with special needs including:
        - Individuals with disabilities,
        - Individuals with behavioral health challenges,
        - Survivors of domestic violence,
        - Veterans.

[2] This round is targeting projects that serve income levels at or below 50 percent of median income. The Olympia Home Fund Administrative and Financial Plan (2017) targets up to 60 percent of median income. This round is targeted to serve even lower income levels.

[3] This population is not currently included in the Olympia Home Fund Administrative and Financial Plan (2017) but is included in RCW 82.14.530.

2. **Demonstrate readiness (20 percent of score)**
Readiness is defined as projects that have site control, a percentage of other committed fund sources, development teams in place, or other measures of preparation for construction and tenancy.

3. **Reduce homelessness for the most vulnerable (10 percent of score)**
Priority will be placed on housing projects that plan to serve the most homeless households with the highest Vulnerability Index scores (although a project does not need to solely target homeless households). Any project serving homeless households must receive those placement referrals through a Thurston County Coordinated Entry provider.

4. **Provide Supportive housing (20 percent of score)**
Supportive services can be provided by the housing operator, or by another partnering agency. Projects that include agencies that have been trained or evaluated in Substance Abuse and Mental Health Services Administration (SAMHSA) Supportive Housing Fidelity will be prioritized.

5. **Cost (30 percent of score)**
Projects will be expected to maximize per-unit cost effectiveness and leverage non-City funds to increase financial stability. Examples of leverage include donations of cash or property, or anticipated funds from philanthropic, conventional financing, or public sources (including Thurston County, Washington State Department of Commerce, or Washington State Housing Finance Commission).

The City may select more than one respondent to receive an award. Proposals will be evaluated based on the following criteria (the application questions are attached in Exhibit C):

Selection Criteria Scoring Summary

Serve priority population	20
Demonstrate readiness	20
Reduce homelessness for the most vulnerable	10
Provide supportive housing	20
Cost	30
Total possible score	**100**

DISCRETION AND LIABILITY WAIVER

The City reserves the right to reject all proposals or to request and obtain, from one or more of the respondents, supplementary information as may be necessary for the City to analyze the proposals pursuant to the selection criteria contained in this RFP.

The respondent, by submitting a response to this RFP, waives all right to protest or seek any legal remedies whatsoever regarding any aspect of this RFP.

The City is not be responsible for any costs incurred by the respondents in preparing, submitting or presenting its response to the RFP.

The City reserves the right to negotiate with the selected respondent(s) the exact terms and conditions of the contract or agreement.

The selected respondent(s) will be an independent contractor, not City employee.

The City reserves the right to cancel this RFP at any time.

All RFP documents are public record and subject to public disclosure.

Washington State Law and Venue: Any resulting contracts, (if any) must be construed under the laws of the State of Washington. All claims, actions, proceedings, and lawsuits brought in connection with, arising out of, related to, or seeking enforcement of resulting contracts must be brought in Thurston County, Washington.

Consultants on City contracts estimated to $50,000 or more are required to comply with Olympia's Equal Benefits Ordinance, and Equal Benefits Compliance Declaration (Exhibits A & B).

DIRECTIONS FOR DELIVERY OF APPLICATION (PROPOSAL RESPONSE)

The deadline for submission of proposals is Friday **February 26, 2021 at 5 PM.**

All applications must include:

1. A scan of the signed Equal Benefits Compliance Declaration (Exhibit B)
2. A scan of the signed Statement Of Compliance With Nondiscrimination Requirement (Exhibit A)
3. A Microsoft Word narrative response to the application questions (Exhibit C) and;
4. A Microsoft Excel Budget completed in the Washington State Combined Funders Application Spreadsheet.

Application documents must be emailed to Cary Retlin, Home Fund Manager, at cretlin@ci.olympia.wa.us

Exhibit "B"

EQUAL BENEFITS COMPLIANCE DECLARATION

Contractors or consultants on City agreements or contracts estimated to cost $50,000 or more shall comply with Olympia Municipal Code, Chapter 3.18. This provision requires that if contractors or consultants provide benefits, they do so without discrimination based on age, sex, race, creed, color, sexual orientation, national origin, or the presence of any physical, mental or sensory disability, or because of any other status protected from discrimination by law. Contractors or consultants must have policies in place prohibiting such discrimination, prior to contracting with the City.

I declare that the Consultant listed below complies with the City of Olympia Equal Benefits Ordinance, that the information provided on this form is true and correct, and that I am legally authorized to bind the Consultant.

_____

Consultant Name

_____ _____

Signature Name (please print)

_____ _____

Date Title

Exhibit "A"

STATEMENT OF COMPLIANCE WITH NONDISCRIMINATION REQUIREMENT

The Olympia City Council has made compliance with the City's *Nondiscrimination in Delivery of City Services or Resources* ordinance (OMC 1.24) a high priority, whether services are provided by City employees or through contract with other entities. It is important that all contract agencies or vendors and their employees understand and carry out the City's nondiscrimination policy. Accordingly, each City agreement or contract for services contains language that requires an agency or vendor to agree that it shall not unlawfully discriminate against an employee or client based on any legally protected status, which includes but is not limited to: race, creed, religion, color, national origin, age, sex, marital status, veteran status, sexual orientation, gender identity, genetic information, or the presence of any disability. Indicate below the methods you will employ to ensure that this policy is communicated to your employees, if applicable.

_____affirms compliance with the City of Olympia's nondiscrimination ordinance and contract provisions. **Please check all that apply:**

- ☐ Nondiscrimination provisions are posted on printed material with broad distribution (newsletters, brochures, etc.). What type, and how often? _____
- ☐ Nondiscrimination provisions are posted on applications for service.
- ☐ Nondiscrimination provisions are posted on the agency's web site.
- ☐ Nondiscrimination provisions are included in human resource materials provided to job applicants and new employees.
- ☐ Nondiscrimination provisions are shared during meetings. What type of meeting, and how often? _____
- ☐ If, in addition to two of the above methods, you use other methods of providing notice of nondiscrimination, please list:

  _____

  _____

- ☐ If the above are not applicable to the contract agency or vendor, please check here and sign below to verify that you will comply with the City of Olympia's nondiscrimination ordinance.

Failure to implement the measures specified above or to comply with the City of Olympia's nondiscrimination ordinance constitutes a breach of contract.

By signing this statement, I acknowledge compliance with the City of Olympia's nondiscrimination ordinance.

_____ _____

(Signature) (Date)

_____

Print Name of Person Signing

Exhibit "C"

2021 Olympia Home Fund Application Questions

Responses must be submitted for all questions for the application to be considered.

These questions closely match the Thurston County Affordable Housing RFP questions to reduce administrative burden for applicants.

1. Submitting organization name:

2. Name of primary contact for this application:

3. Telephone number, email, and mailing address for submitting organization:

4. Project Name:

5. Brief description of proposed project:

6. Location of project, city, address (if known), zoning (if known):

7. Name and brief experience of developer:

8. Name and brief experience of project manager (if organization managing project is different from developer):

9. **Serve priority population (20 percent of score)** *Priority Population is defined on RFP page 4)*
   a. *Target population(s) of project:*

   b. *Proposed number of units or beds total (if mixed, please specify each):*

   c. *Proposed number units or beds per population:*

   d. *Proposed number units or beds per income level:*

10. **Demonstrate readiness (20 percent of score)**
    a. What is your estimated timeline for completion? When will the project receive a Temporary Certificate of occupancy from the City?

    b. Has a site been identified for this project?

    c. What site constraints exist for this project that could delay construction?

11. **Reduce homelessness for most vulnerable (10 percent of score)**
    a. *How will this project support the most vulnerable homeless households referred through Coordinated Entry?*

    b. *How many units or beds will be dedicated to the most vulnerable (of total constructed)?*

    c. *What screening criteria will you provide to Coordinated Entry for this project?*

12. Provide Supportive housing (20 percent of score)

a. Will this project provide supportive housing?

b. What are the targeted supportive needs of the households served?

c. How have supportive services been integrated into the construction and operations of the proposed project?

d. How will services, like case management or behavioral health, be funded?

e. Has the provider of these services been trained or evaluated in Substance Abuse and Mental Health Services Administration (SAMHSA) Supportive Housing Fidelity? If yes, estimate the most recent date and evaluating organization.

13. Cost (30 percent of score)

a. What is the average cost per unit based on the total project cost?
Please include your calculation here

b. Average cost per Home Fund dollar requested?
Please include your calculation

14. A BUDGET SPREADSHEET MUST BE ATTACHED TO YOUR APPLICATION. Your budget must be completed in the Washington State Combined Funders Application Spreadsheet and should include estimated income and expenses for:

- ☐ All anticipated fund sources including Olympia Home Fund
- ☐ Design and inspection
- ☐ Project management
- ☐ Relocation
- ☐ Title Insurance
- ☐ Environmental review
- ☐ Permits and fees
- ☐ Land/property acquisition
- ☐ Site development
- ☐ Construction/rehabilitation
- ☐ Utilities
- ☐ Other expenses

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Home Fund Advisory Board

Election of Officers

Agenda Date: 1/14/2021
Agenda Item Number: 6.D
File Number:21-0057

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

Title
Election of Officers

Recommended Action
Move to elect Home Fund Advisory Board Chair and Vice Chair.

Report
Issue:
Whether to elect Home Fund Advisory Board Chair and Vice Chair for 2021.

Staff Contact:
Cary Retlin, Executive, Home Fund Manager, 360.570.3956

Presenter(s):
Cary Retlin, Executive, Home Fund Manager

Background and Analysis:
The Home Fund Advisory Board Charter states that elections for officers will be held in the first meeting of the new year. They shall be elected by a simple majority of appointed members. Current Chair Lisa Vatske has expressed willingness to continue as Chair in 2021.

Neighborhood/Community Interests (if known):
N/A

Options:
1. Elect Home Fund officers
2. Do not elect officers

Financial Impact:
N/A

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

Attachments:
Home Fund Roster
Home Fund Charter

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Home Fund Advisory

The Home Fund Advisory Committee was formed in 2019 by City Council to make recommendations on the use of Olympia's Home Fund Levy. The Home Fund Levy was passed in 2017. It will provide more than $2 million in new revenue each year to develop and sustain supportive housing, affordable housing and to bolster emergency homeless services in our community.

Name	Interest	Affiliation	Appointment Term Ends
Lisa Vatske *2020 Chair*	Public housing finance	Washington State Housing Finance Commission	March 2021
Trudy Soucoup *2020 Vice Chair*	Affordable housing acquisition	Homes First	March 2021*
Matt DeBord	Finance and banking	Timberland Regional Bank	March 2021*
Krosbie Carter	Community Health	Thurston Thrives	March 2021
Walter Simonsen	Public housing consumer	Drexel House	March 2021
VACANT	Property management and real estate		March 2021*
Derek Harris	Homeless services/ Coordinated Entry	Community Youth Services	March 2022
Craig Chance	Affordable housing development	Housing Authority of Thurston County	March 2022
Dr. Edward Cates	Behavioral health and primary care	Pioneer Family Practice	March 2022

Sam Costello	Law enforcement	Olympia Police Department	Ex Officio
Kevin Bossard	Emergency response	Olympia Fire Department	Ex Officio

*These terms originally ended in March 2020 but all expiring 2020 advisory board terms were extended one year by City Council because of the Coronavirus pandemic.

Home Fund Charter

Purpose:

The primary purpose of the Home Fund Advisory Board is to ensure that the expenditures of the Olympia Home Fund dollars and other resources are invested based upon the priorities and commitments made by the City to voters.

Advisory Board

The Board consists of a broad based group of citizens and affected partners who can advise the City Council on how best to invest limited housing and related social service dollars to meet the most urgent community needs. No compensation is paid to Board members.

Board Membership

Board membership will be determined by the City Council and may include representatives from the following groups:

- Finance
- Construction and development
- Housing providers
- Coordinated Entry providers
- Behavioral health or primary care providers
- Housing Authority of Thurston County
- Housing consumers
- Business representatives
- Neighborhood representatives
- Thurston County
- Emergency service providers (police or fire)
- Others as determined by the City Council

Term

Member terms shall be 3 years.

Composition

Positions and vacancies are filled as the Board requires, specifically if there are areas of expertise required to meet the needs the Board.

Officers

The Home Fund advisory will appoint a chair and vice chair. Elections will be held at the first meeting of the New Year. They shall be elected by a simple majority of appointed members.

Board Orientation Training

All Board members are required to participate in Open Public Meetings Act training.

Tasks

This group advises the City Council concerning the formulation of processes, procedures and criteria for ac carrying out the goals of the Olympia Home fund. Specific tasks may include:

- **Priority Setting** – review the overall housing needs of vulnerable populations and recommend categories of need and priority projects to meet those needs. Coordination with other stakeholders, City Boards, government funders and other public and private partners to develop these recommendations.
- **Public Communication** – facilitate and recommend outreach to the community about the Home Fund priorities and investments.
- **Home Fund Allocations** – provide advice on any proposed allocation of Home fund dollars (this may be done through a subcommittee to expedite awards and reduce conflicts of interest or conflicts of fairness).
- **Coordination** – be familiar with other funding plans and funding sources to be able to maximize investment in Home fund projects. Partners include:
    - Thurston County five-year plan
    - Olympia's CDBG annual and five-year plan
    - The Community Investment Partnership
    - The Housing Action Team
    - Housing Authority of Thurston County
    - The Continuum of Care
    - The Housing Finance Commission
    - The Housing Trust Fund

Meetings

- The Home Fund Advisory may call special meetings in accordance with the Open Public Meetings Act.
- After formation, it is anticipated the Home Fund Advisory will meeting quarterly to review progress, set and look forward to future funding allocations or project development options.

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Home Fund Advisory Board

Home Fund Manager's Report

Agenda Date: 1/14/2021
Agenda Item Number: 6.E
File Number:21-0058

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

Title
Home Fund Manager's Report

Recommended Action
Information only. No action requested.

Report Issue:
Report on City and other housing and homeless response matters relevant to Home Fund activities in 2021.

Staff Contact:
Cary Retlin, Home Fund Manager, Executive, 360.570.3956

Presenter(s):
Cary Retlin, City of Olympia

Background and Analysis:
At the October 28 Home Fund Advisory Meeting I reported on the 2021 Housing Operating Budget and Community Development Block Grant (CDBG) budget. This update will provide more information on recent activities related to affordable housing development activities, the Multi Family Tax Exemption Program, renter protections, and COVID response efforts related to homelessness.

Discussion of capital funds and recommendations for the 2021 construction grant are a separate agenda topic.

Neighborhood/Community Interests (if known):
Affordable housing is of great interest to many people in Olympia.

Options:
N/A

Financial Impact:
N/A

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

Attachments:
None

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