

Housing Element



We Need More Housing in Lacey

Welcome To
LACEY



Housing Element 2016 Values and Objectives

Safe, affordable, and well-located housing is essential to Lacey's quality of life, reflecting residents' priorities for comfort and convenience

Residents value neighborhoods that are functional and visually appealing, meeting their daily needs

Thoughtful planning and engagement foster community acceptance of housing changes, strengthening neighborhood and community connections

Finding Balance

How can we strike the right balance between preserving our community's vision and values while meeting new state housing mandates that will reshape *some* neighborhoods over time, like Middle housing and ADUs?

The background of the slide is a photograph of a protest or demonstration, overlaid with a semi-transparent blue filter. In the background, a person is visible holding a megaphone, and there are various signs and vehicles, including a white van. The text is centered and reads:

Where are we now?

2023-2024
Housing Actions

(emerging & implemented)

Franz Anderson Permanent Supportive Housing

HB 1220
AHS | Action 8

- Supported by the
Regional Housing Council (RHC)
- 200 PSH units
- Supporting housing for
low-income households
- Completion 2026
- Lacey commitment, \$3,000,000



NOTE: The Olympian Shauna Sowersby ssowersby@mcclatchy.com

Mullen Road Property Affordable Housing

HB 1220, HB 1110
HAP | 1.p., 3.f., 5.c.

- Memorandum of Understanding (MOU) to purchase land, 2024
- The **City** and **LOTT Alliance**
- 5.3 acre parcel
- For affordable senior housing development in partnership with the **Housing Authority** of Thurston County



Note: Image from Google Earth

Manufactured Home Park (MHP) Preservation

HB 1220
HAP | 1.n.

- Internal staff analysis of all MHPs
- in City and UGA, 2023
- Recommended courses of action, 2023
- MHP resident survey, 2023
- Focus groups (residents) participated in displacement risk analysis process, 2024



Note: Lacey Mobile Home Park - Apartments
in Lacey, WA | Apartments.com

Multi-family Tax Exemption (MFTE)

HB 1220
HB 1042
HAP | 3.c.

- MJR Development | DM Ventures 629 LLC
- 8-Year FMTE
- Serving market rate housing
- Completion spring 2025



Note: Photo compliments of MJR Development

HB 1220
HAP | 3.c.
AHS | Action 2

This is a detailed street map of a residential area in North Carolina. The map shows several streets, including 41st Ave NE, Hawks Prairie Rd NE, and 31st Ave NE. A red box highlights a specific area on the map. An inset map in the bottom left corner shows the location of the highlighted area within a larger region. The map also includes labels for various landmarks and features, such as 'Hawks Prairie Rd NE' and '31st Ave NE'.

-

Participation Black Home Initiative (BHI)

HB 1220

To create opportunity for **1,500 new low- and moderate-income Black households** to own a home in South Seattle, South King County, and North Pierce County within the **next five years.**

- Lacey Commission on Equity, recommend moving forward with supporting the BHI network for Black homeownership in Thurston County

Dispute Resolution Center (DRC)

- Partnership with the Thurston County DRC
- Serving tenants and landlords
- Contract extended through 2025
- Empowers people to resolve their disputes by providing conflict resolution services and training community members in those skills



The flyer is for the Dispute Resolution Center of Thurston County, focusing on housing conflicts. It features a teal header with the organization's logo and name. Below the header, the title "Housing Conflict" is prominently displayed, followed by the subtitle "in Lacey, Olympia, or Tumwater?". A central image shows a serene landscape with a stream and trees. To the right of the image, a green box highlights "\$0 No Cost" for residents of Lacey, Olympia, & Tumwater. The text below explains that the center offers voluntary mediation services to resolve housing issues outside the court system. A section titled "We can help you address disputes like:" lists six types of disputes: Tenancy Disputes, Lease Conflicts, HOA fees, Maintenance Requests, Repayment Proposals, and Move-out Plans, each accompanied by a green checkmark icon. At the bottom, contact information is provided, including an email address and a phone number.

Dispute Resolution Center
OF THURSTON COUNTY

Housing Conflict

in Lacey, Olympia, or Tumwater?

\$0 No Cost
for residents of
Lacey, Olympia,
& Tumwater

The *Dispute Resolution Center* offers mediation services on a voluntary basis to resolve housing issues outside of the court system. We also provide a thorough housing course exploring renter-landlord rights and responsibilities.

We can help you address disputes like:

- ✓ Tenancy Disputes
- ✓ Lease Conflicts
- ✓ HOA fees
- ✓ Maintenance Requests
- ✓ Repayment Proposals
- ✓ Move-out Plans

Email us at info@mediatethurston.org with the subject line "Housing Conflict"
For more information, or call us at (360) 956-1155

Note: Photo compliments of The Dispute Resolution Center

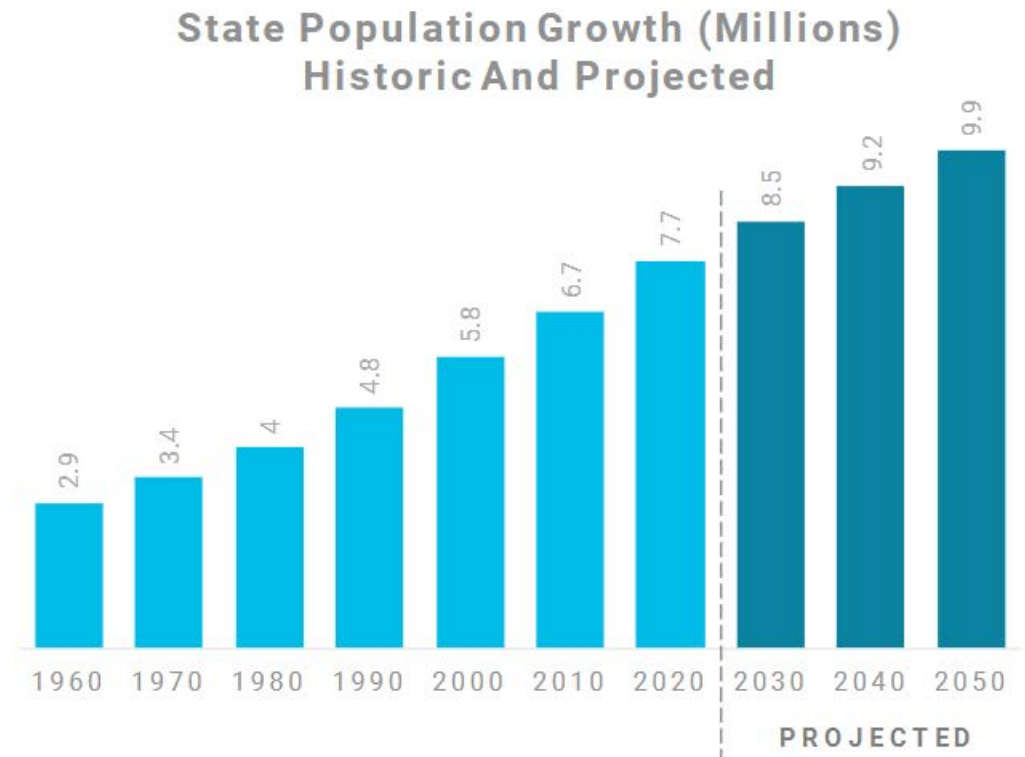
Housing | Data Review

Welcome To
LACEY



Population Projections Washington State

- Growing population has increased housing demand
- Expected population increase of 1.5 million people statewide
- 1.1 million additional housing units are needed



Note: Department of Commerce

Population Projections | Lacey

	2010	2015	2019	2025	2030	2035	2040	2045
City of Lacey	42,393	46,020	51,270	53,950	55,060	56,130	57,020	57,790
UGA	33,170	34,190	36,700	44,100	47,270	49,840	52,660	55,590
Total	75,560	80,210	87,970	98,050	102,330	105,970	109,960	113,380

Note: Population Growth - City Of Lacey

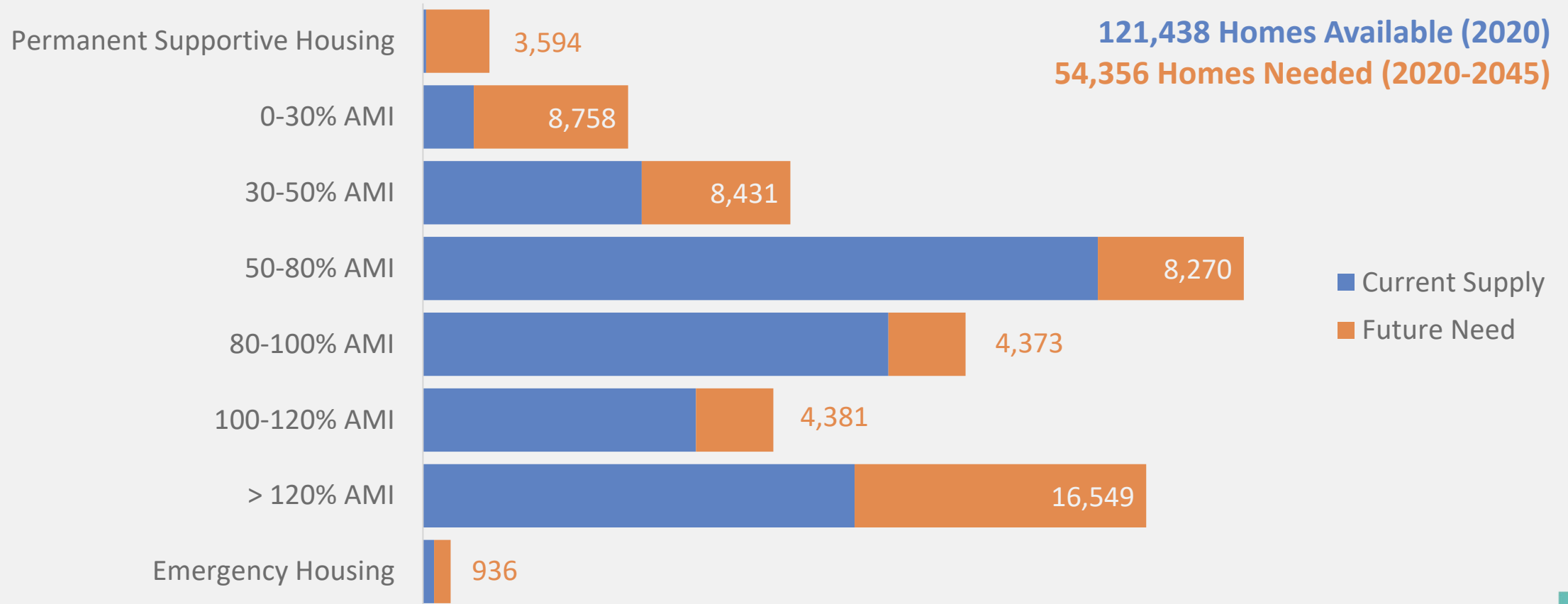
Note: Lacey is growing faster than the above projections indicate, BERK is working to provide updated projections

Who are we Planning for?

Income Category	Percent of Area Median Income*	Equivalent Household Income*
Emergency Shelter	—	—
Emergency Housing	—	—
Permanent Supportive Housing	0-30% AMI	Less than \$30,750
Extremely Low-Income		
Very Low-Income	30-50% AMI	\$30,750 to \$51,250
Low-Income	50-80% AMI	\$51,250 to \$82,000
Moderate-Income	80-100% AMI	\$82,000 to \$102,500
	100-120% AMI	\$102,500 to \$123,000

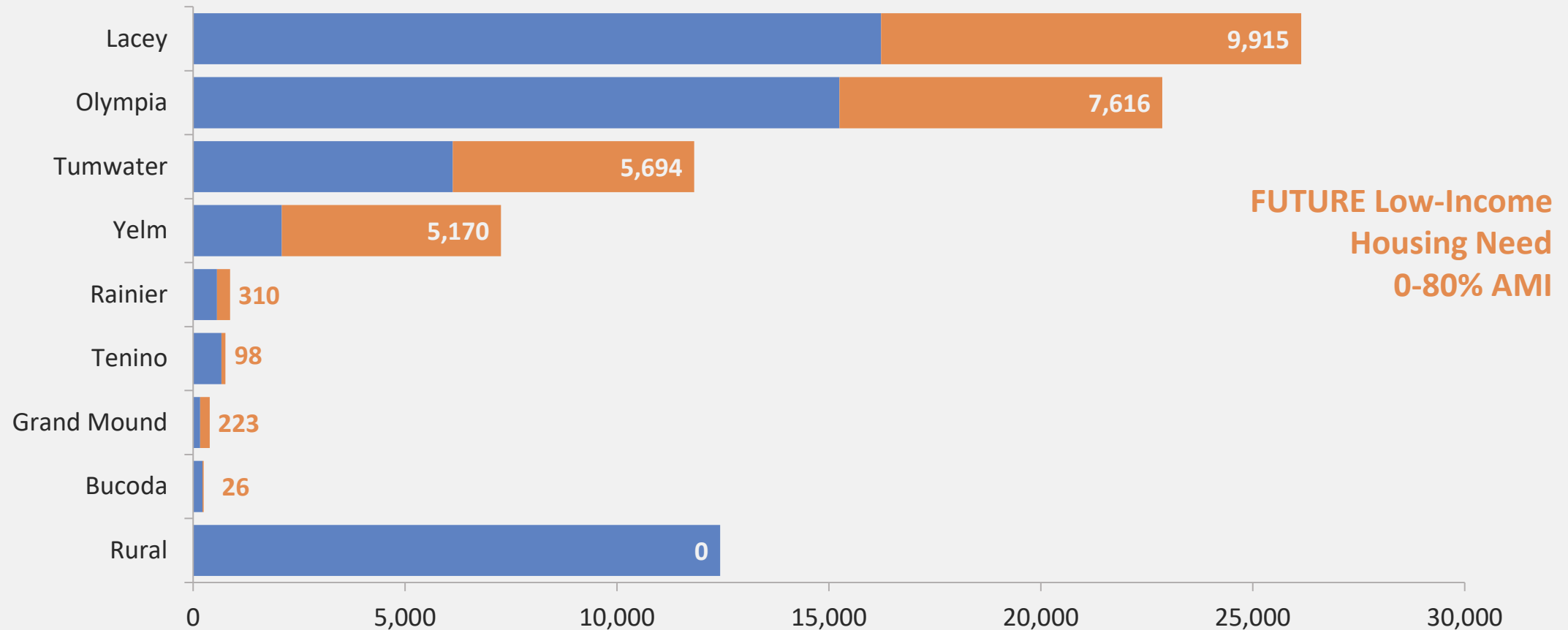
Note: 2023 HUD estimate for a four-person household

Countywide Housing Need



Note: AMI = Area Median Income (\$102,500 in 2023) Source: Dept. of Commerce

Low-Income Housing Need



Note: Department of Commerce

Housing Unit Need | Lacey (to 2045)

			Total	Income Level (Percent of Area Median Income)							Emergency Housing	
				0-30%		30-50%	50-80%	80-100%	100-120%	120%+		Seasonal/ Migrant
				PSH	Non-PSH							
			Housing Units									Beds
Lacey	City	5,154	335	849	1,053	210	0	466	2,241	0	89	
	UGA	8,970	650	1,599	1,552	1,395	0	750	3,024	0	154	

Note: TRPC 202-2045 housing unit need by income level



Housing Legislation

Where are we going?

Key Housing Legislation

<i>House Bill</i>	Key Housing Legislation
HB 1220	Amends GMA, requires planning for housing by income bands, addressed racially disparate impacts, displacement and exclusion (through local policy analysis)
HB 1110 HB 2321	Middle Housing - Adoption of ordinance that incorporates development, zoning and other regulations to include middle housing types
HB 1337	Requires cities to allow two ADUs per lot in urban growth areas

Note: Washington State Legislature

HB 1220

New Requirements

Housing Elements

- Jurisdictions must “**plan for and accommodate** housing affordable to **all economic segments** of the population”
- Identify sufficient capacity of land for housing all economic segments



Note: Photo Courtesy of Thurston County

HB 1220 | Process

Thurston County and the cities of Lacey, Olympia, Tenino, Tumwater, and Yelm contracted with TRPC for facilitation and data analysis

Step 1

Identify housing need for each jurisdiction

How many low-income units should each jurisdiction plan for?

Step 2

Conduct land capacity analysis

Is there sufficient land to accommodate the low-income housing need?

HB 1220 | Land Capacity Analysis Findings

Income Level		Zone Categories Serving These Needs	Housing Need	Aggregate Need	Total Capacity	Surplus
Extremely Low-Income	0-30% PSH	<ul style="list-style-type: none"> •Low-rise Multifamily •Mid-rise Multifamily •ADUs 	1,108	9,915	10,091	176
	0-30% Other		2,784			
Very Low-Income	30-50%		2,667			
Low-Income	50-80%		3,357			
Moderate Income	80-100%	•Moderate Density	0	1,261	8,256	6,995
	100-120%		1,261			

No Deficits Found in Lacey

Note: Findings; land capacity analysis for Lacey; 2020-2045

HB 1220 | Racially Disparate Impacts

RCW 36.70A.070(2)

Address Racial Disparities

- Identify policies & zoning causing exclusion or displacement
- Address patterns of disinvestment & discriminatory impacts

Prevent Displacement

- Identify areas at high risk of displacement from zoning changes or investments
- Create policies to reduce displacement & preserve cultural and historical communities

Support Equity in Housing

- Invest in low to moderate-income housing
- Implement tenant protections, inclusionary zoning & equitable land use policies

Note: The cities of Lacey, Olympia, Tumwater, and Yelm contracted with Uncommon Bridges for facilitation and data analysis. Work is in process.

HB 1110 | HB 2321

Middle Housing



Minimum Number of Middle Housing Units Allowed per Lot in Predominantly Residential Zones	PREDOMINANTLY RESIDENTIAL ZONES	NEAR A TRANSIT STOP (within ¼ mile walking distance of major transit stop)	WITH AFFORDABLE HOUSING: (where density in applicable zone does not otherwise allow this number)
TIER ONE: Cities with population of at least 75,000	4 du/lot , unless zoning permits higher densities	6 du/lot , unless zoning permits higher densities	6 du/lot if at least 2 units are affordable, unless zoning permits higher densities
TIER TWO: Cities with population of at least 25,000 but less than 75,000	2 du/lot unless zoning permits higher densities	4 du/lot , unless zoning permits higher densities	4 du/lot if at least 1 unit is affordable, unless zoning permits higher densities
TIER THREE: Cities with population under 25,000 that are contiguous with a UGA that includes the largest city in a county with a population over 275,000	2 du/lot , unless zoning permits higher densities	N/A	N/A

Note: <https://mrsc.org/stay-informed/mrsc-insight/july-2023/major-changes-to-washington-housing-laws>

Survey | Middle Housing

Responses to
Date: **329**

Help the City Decide What Housing Types to Allow



What is Middle Housing and why do we want to hear from you?

Middle housing includes a range of housing types that fit between single-family homes and large apartment buildings. These types include duplexes, triplexes, fourplexes, townhouses, cottage clusters and more. They offer different options for people to live and help make neighborhoods more diverse.

See back for more information and how to provide input!



- Survey mailer to 3,000+ Lacey Households, likely to have suitable lots for the inclusion of middle housing
- Seeking input to help identify which middle housing types the City should adopt
- Seeking input regarding density and height limitations
- Additional public outreach through social media platforms

Note: Design by Donna Feliciano, City of Lacey

HB 1337 | ADUs

- Allow two ADUs per lot in urban growth areas
- Permit detached ADUs
- Allow an ADU on any lot meeting minimum lot requirements
- Allow ADUs to be converted from existing structures
- Development standards must not exceed those of the principle unit



Note: Photo compliments of Artisan Group



With continued collaboration Lacey
can achieve housing for

“Envisioning Tomorrow”

A photograph of a campus scene in autumn. Large trees with vibrant orange and yellow leaves frame the top and sides of the image. The ground is covered in fallen leaves. In the background, a brick building and a green lawn are visible. The word "Questions?" is written in a large, blue, serif font across the center of the image.

Questions?