Overview of the Presentation

Housing and Climate Elements

- Tasks and objectives
- Overall approach
- Preliminary findings
- Next steps
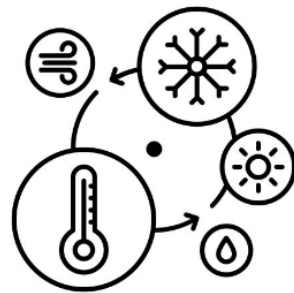
New Requirements for Housing Element

- Present housing needs by income level

- Present needs for emergency housing, emergency shelters, and permanent supportive housing

- Plan for sufficient land capacity for these housing needs

- Accommodate moderate density housing options within Urban Growth Areas (UGAs)

- Document programs and actions needed to achieve housing availability

- Address racially disparate impacts (RDI), displacement, and exclusion

- Update goals, policies and regulations for implementation

Housing Element Covers

- Land Capacity Analysis

- Housing Needs Assessment

- Adequate Provisions

- Housing Barriers and Racially Disparate Impact (RDI) analysis

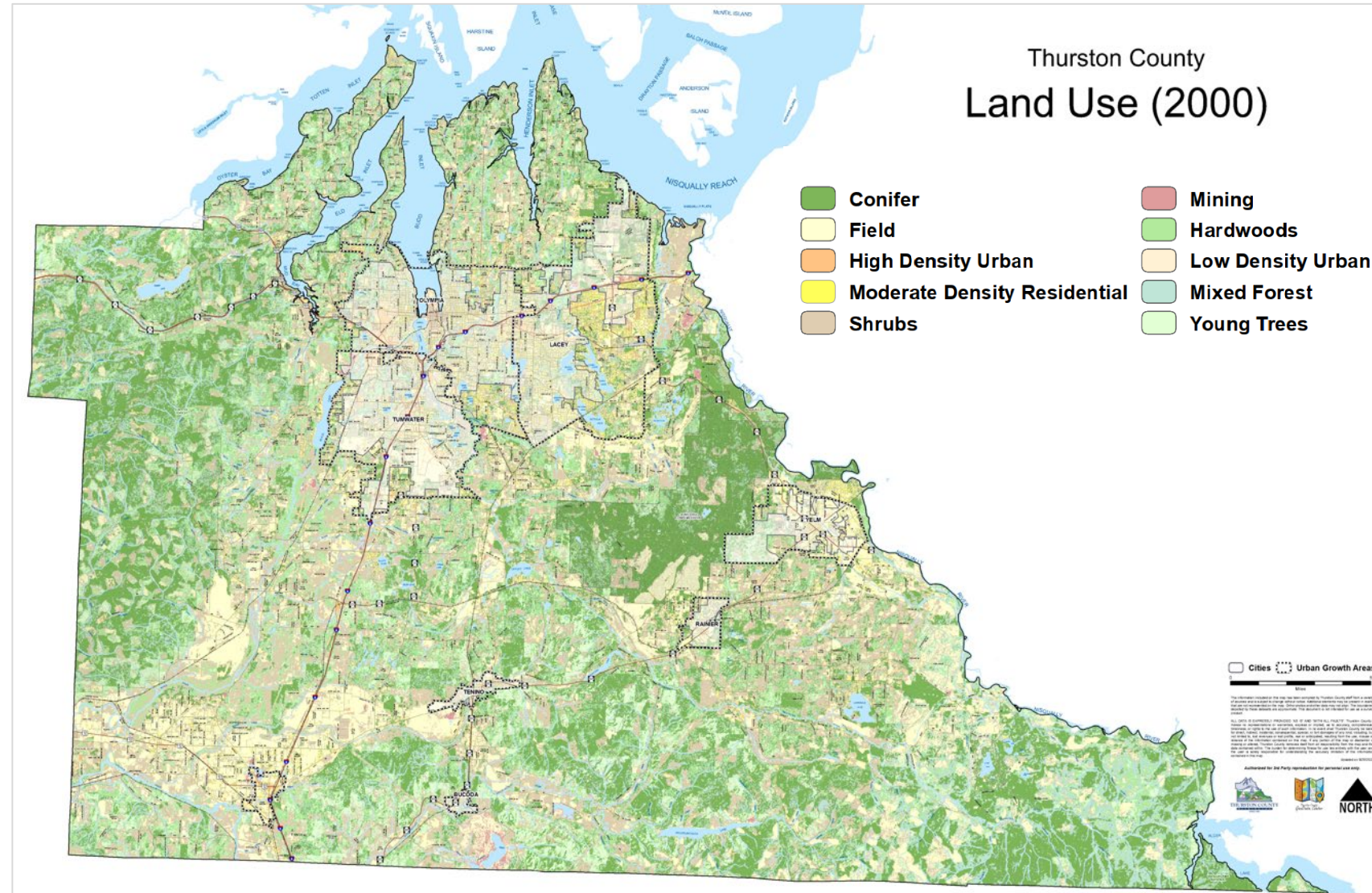- Updated goals, policies and regulations

- Public engagement

Image source: Thurston County Comprehensive Plan 2019

Housing Allocations by Income 2020 - 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
Bucoda	134	7	13	0	5	39	24	47	0	2
Lacey	5,154	335	849	1,053	210	0	466	2,241	0	89
Olympia	12,644	818	2,011	2,777	264	973	1,087	4,714	0	218
Rainier	571	41	100	0	79	22	107	222	0	10
Tenino	519	32	62	0	0	115	102	208	0	9
Tumwater	6,676	513	1,211	1,033	541	400	636	2,342	0	115
Yelm	7,504	549	1,341	1,196	1,062	274	817	2,266	0	129
Unincorporated*	21,155	1,300	3,171	2,373	6,109	2,550	1,142	4,510	0	364
… Lacey UGA*	8,970	650	1,599	1,552	1,395	0	750	3,024	0	154
… Olympia UGA*	1,651	128	226	397	0	103	136	661	0	28
… Rainier UGA*	23	2	4	0	2	0	5	10	0	0
… Tenino UGA*	9	1	2	1	1	1	1	3	0	0
… Tumwater UGA*	2,516	181	439	364	439	190	199	704	0	43
… Yelm UGA*	144	8	19	25	0	0	34	58	0	2
… Grand Mound UGA*	310	21	52	34	97	40	16	50	0	5
… Rural*	7,531	311	832	0	4,174	2,214	0	0	0	130
Thurston County	**54,356**	**3,594**	**8,758**	**8,431**	**8,270**	**4,373**	**4,381**	**16,549**	**0**	**936**

Note: Analysis based on jurisdiction boundaries as of September 1, 2023. Numbers may not add to totals due to rounding. Numbers may not add to totals due to rounding. *HB 1220 does not require jurisdictions to allocate the unincorporated housing need to urban and rural areas, however the jurisdictions requested this information to inform future planning. Thurston County — in consultation with the cities — has discretion over how the housing need is allocated between urban and rural unincorporated areas as long as the total housing units (Column 1) does not change.

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Land Capacity Analysis

- Measure capacity for new housing development.

- Provide sufficient capacity of land suitable for development.

- TRPC's Land Capacity and Sustainable Thurston alternative due in May/June 2024.

- Informs environmental review.

Thurston County
Land Use (2000)

- **Conifer**
- **Field**
- **High Density Urban**
- **Moderate Density Residential**
- **Shrubs**
- **Mining**
- **Hardwoods**
- **Low Density Urban**
- **Mixed Forest**
- **Young Trees**

Cities · Urban Growth Areas

Source: Thurston County Comprehensive Plan

Housing Needs Assessment

- Who lives and works here?

- Types of housing available?

- Groups of people not able to find housing that is safe, affordable, and meets their needs?

- How much housing, and what types of housing, are needed?

- Sufficient buildable land capacity to accommodate growth and housing diversity?

- Are there gaps/ mismatches between the housing need and housing supply?
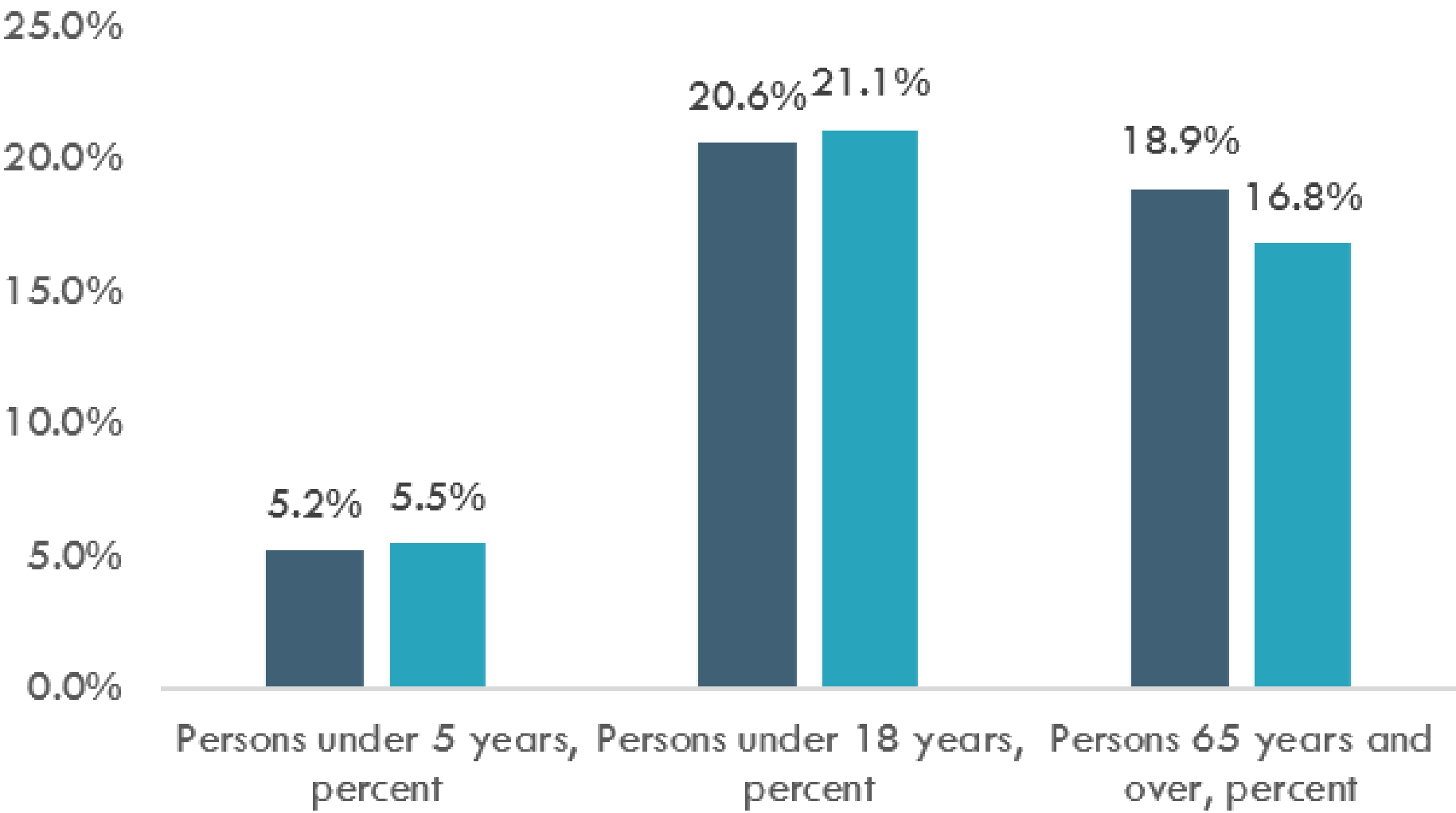

Image source: Thurston County Comprehensive Plan 2019

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Adequate Provisions and RDI Analysis

- Incorporate consideration for lower-income households.

- Document actions needed to achieve housing availability including local funding gaps, barriers such as development regulations, and other limitations.

- Consider housing locations in relation to employment location.

- Consider role of accessory dwelling units (ADUs) in meeting housing needs.

- Communities of color experience higher rates of housing cost burden, substandard housing conditions and lower home ownership rates.

- Identify and address goals, policies, and regulations that may result in racially disparate impacts, displacement, and exclusion in housing.
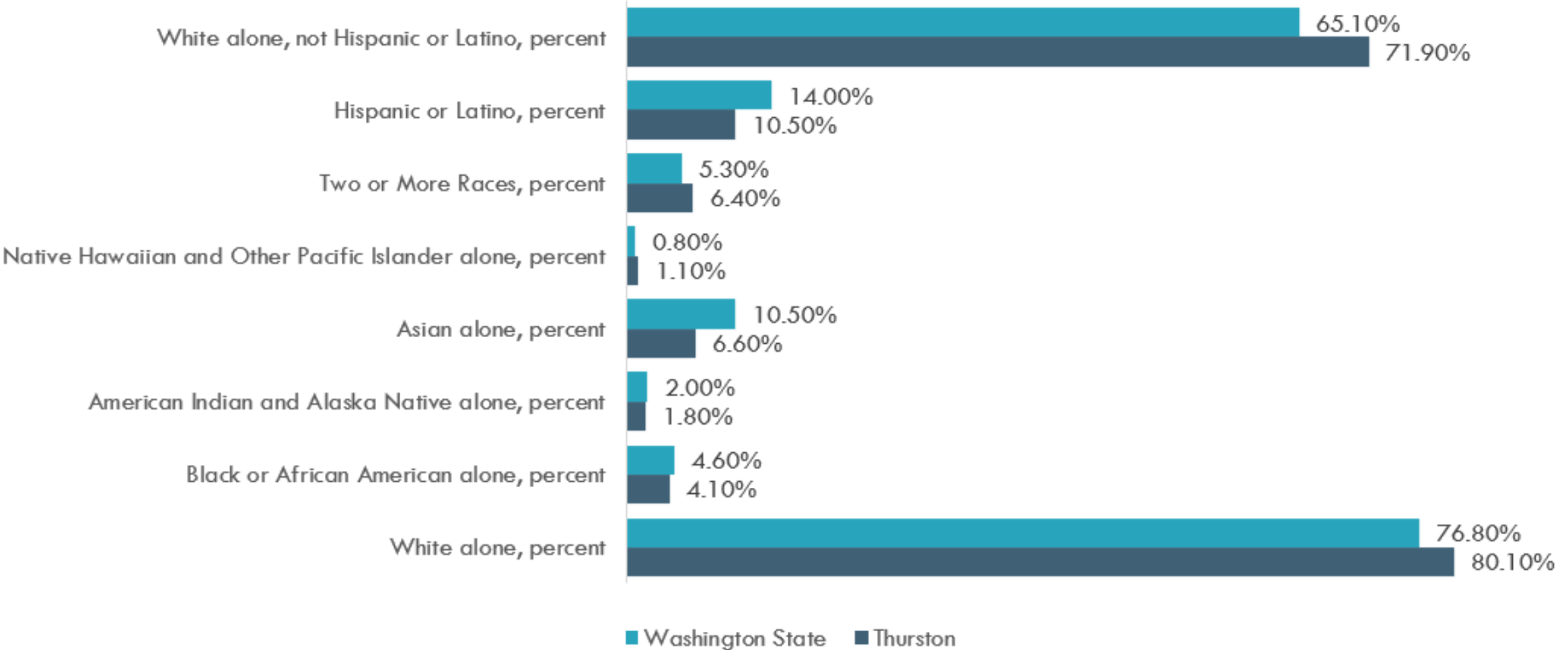
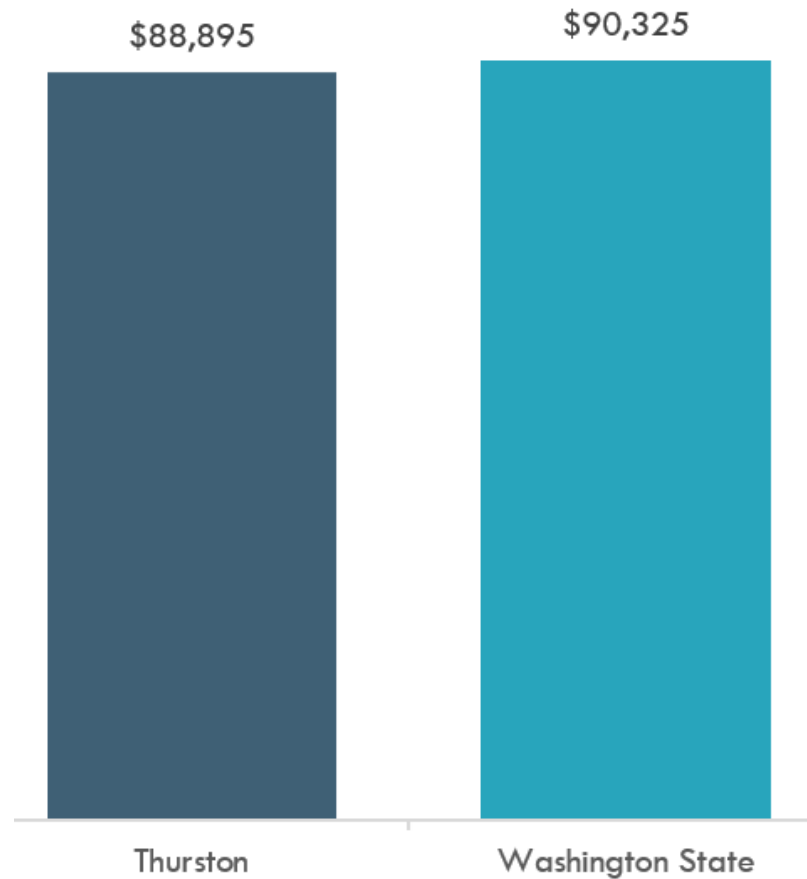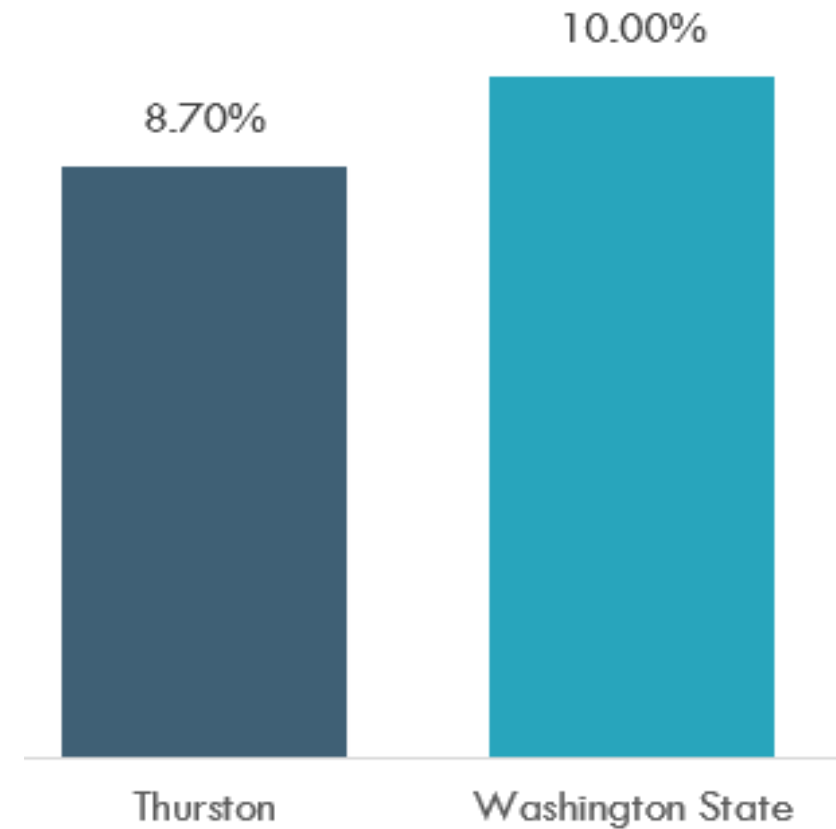# Community Characteristics Preliminary Findings

Population by Age

Source: US Census Quick Facts Population estimates, July 1, 2023, (V2023)

Population by Race

Source: US Census Quick Facts Population estimates, July 1, 2023, (V2023)

Income and Poverty

Median household income (in 2022 dollars), 2018-2022

$88,895 — Thurston
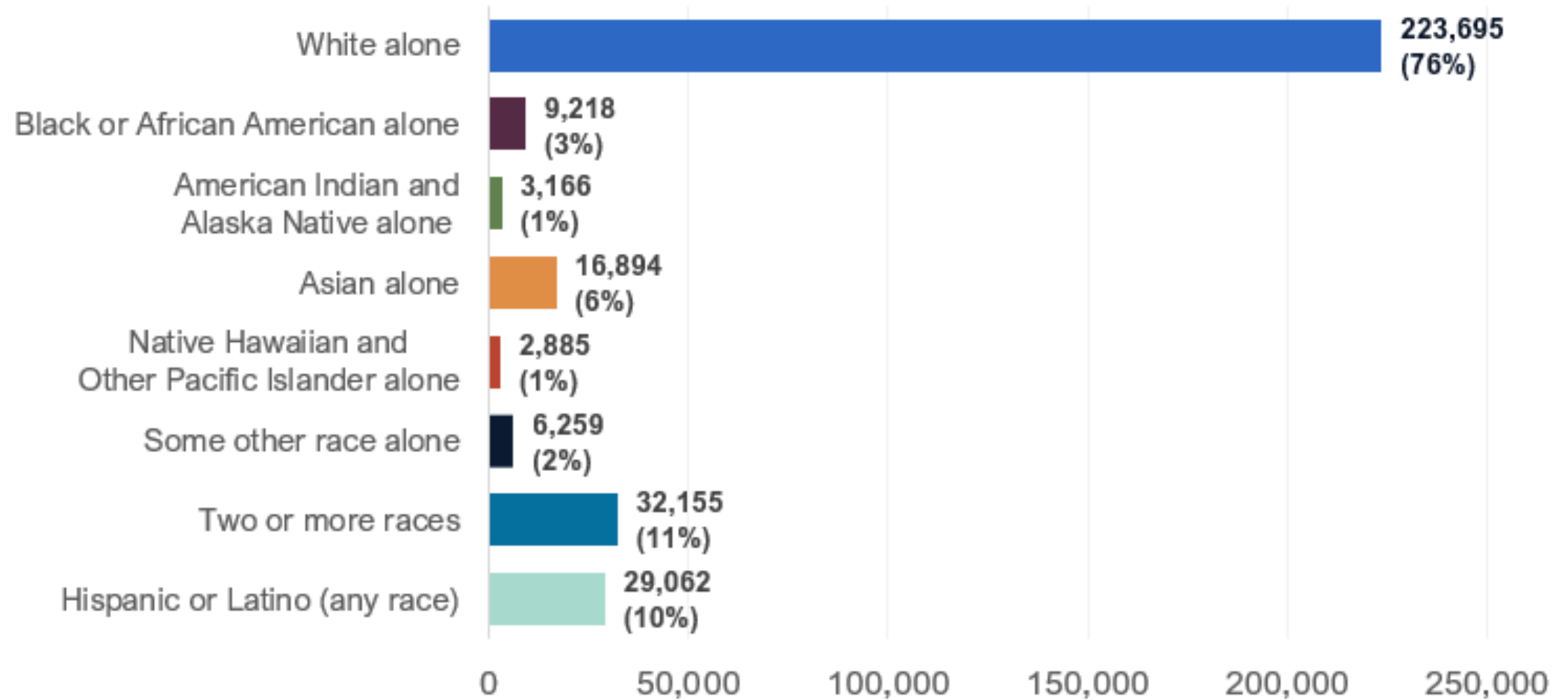$90,325 — Washington State

Persons in poverty, percent

8.70% — Thurston
10.00% — Washington State

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Foreign-Born Status

FOREIGN BORN STATUS (2022)

Naturalized US citizens (5%)

Non-citizens (3%)

US citizens by birth (92%)

THURSTON 2045

Race and Ethnicity

Category	Value	Percent
White alone	223,695	(76%)
Black or African American alone	9,218	(3%)
American Indian and Alaska Native alone	3,166	(1%)
Asian alone	16,894	(6%)
Native Hawaiian and Other Pacific Islander alone	2,885	(1%)
Some other race alone	6,259	(2%)
Two or more races	32,155	(11%)
Hispanic or Latino (any race)	29,062	(10%)

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Household Types, 2015 and 2020

Source: US HUD CHAS, 2011-2015 and 2016-2020
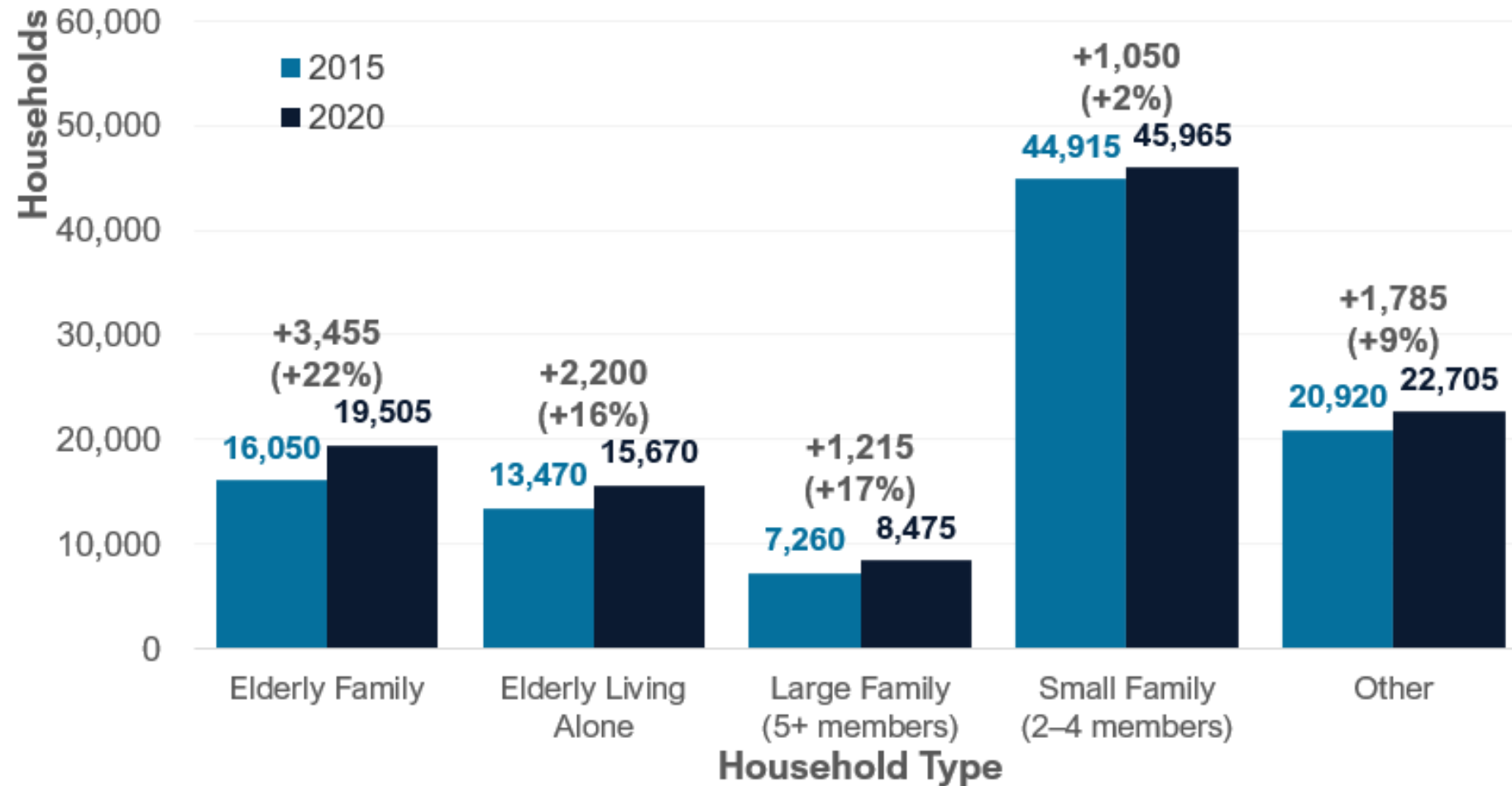
Cost Burden Status, 2015 and 2020

All Households

2015	14%	18%	67%	1%
2020	13%	18%	68%	1%

Owners

2015	9%	16%	74%	1%
2020	8%	14%	77%	1%

Renters

2015	22%	22%	53%	2%
2020	23%	25%	51%	2%

- Severely Cost-Burdened (>50% MFI)
- Cost-Burdened (30-50% MFI)
- Not Cost Burdened
- Not Calculated

Source: US HUD CHAS, 2016-2020

THURSTON 2045

Language Spoken at Home, 2022

Language	Percentage (Count)
Other languages	0.40% (1,110)
Asian and Pacific Island languages	4.60% (12,849)
Other Indo-European languages	2.30% (6,490)
Spanish	4.70% (12,934)
Speak only English	88.00% (244,689)

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Speaks English Less Than Very Well, 2022

Other languages — 422
Asian and Pacific Island languages — 6,149
Other Indo-European languages — 1,096
Spanish — 3,787
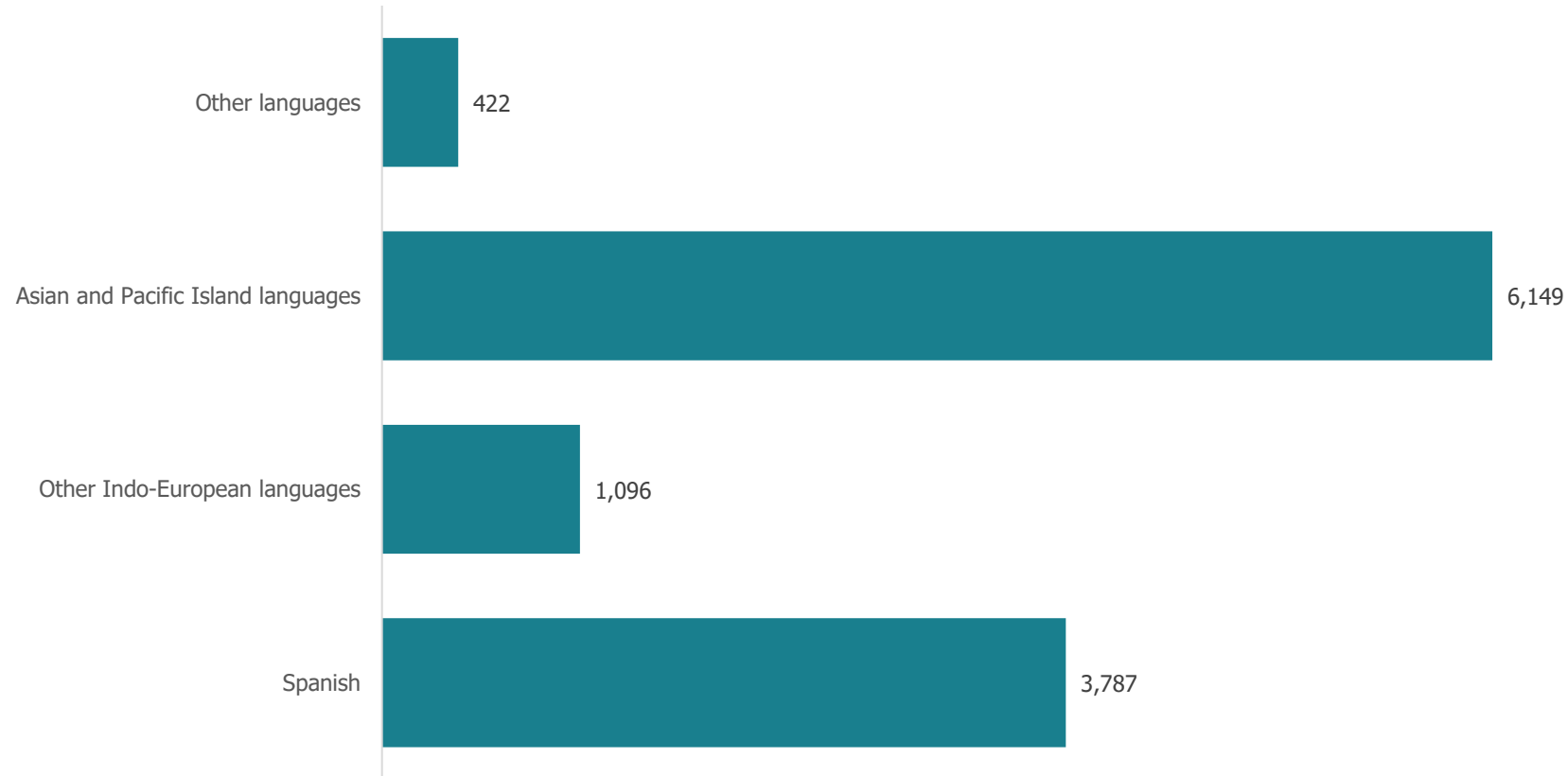
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Poverty

Thurston County Language Spoken at Home for Population Below Poverty and the Percentage Share in Each Group, 2022

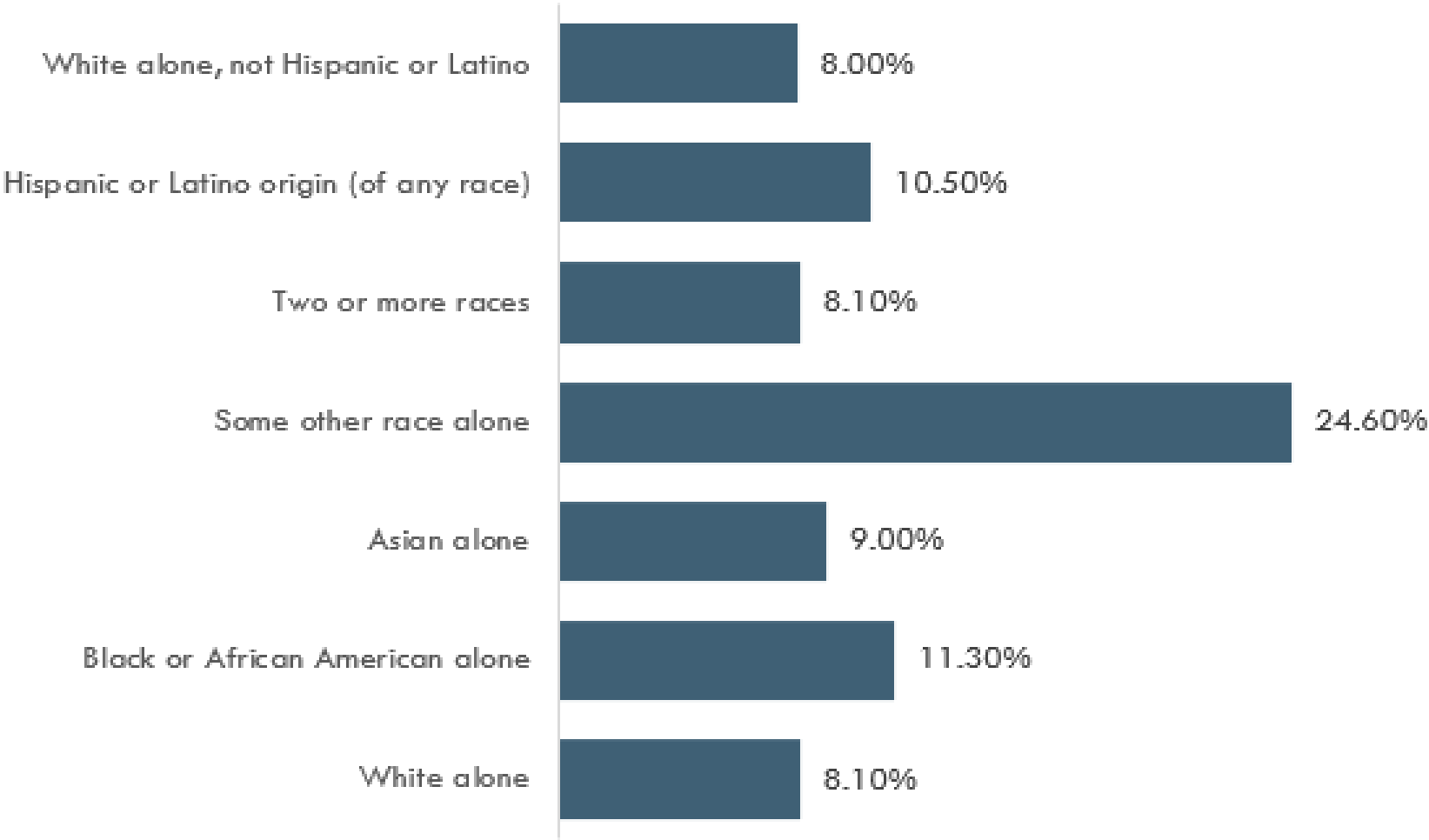20,914 — Speak only English at home

4,444 — Speak a language other than English at home

8.70% — Percent speak only English at home

13.50% — Percent speak a language other than English at home

- Speak only English at home
- Speak a language other than English at home
- Percent speak only English at home
- Percent speak a language other than English at home
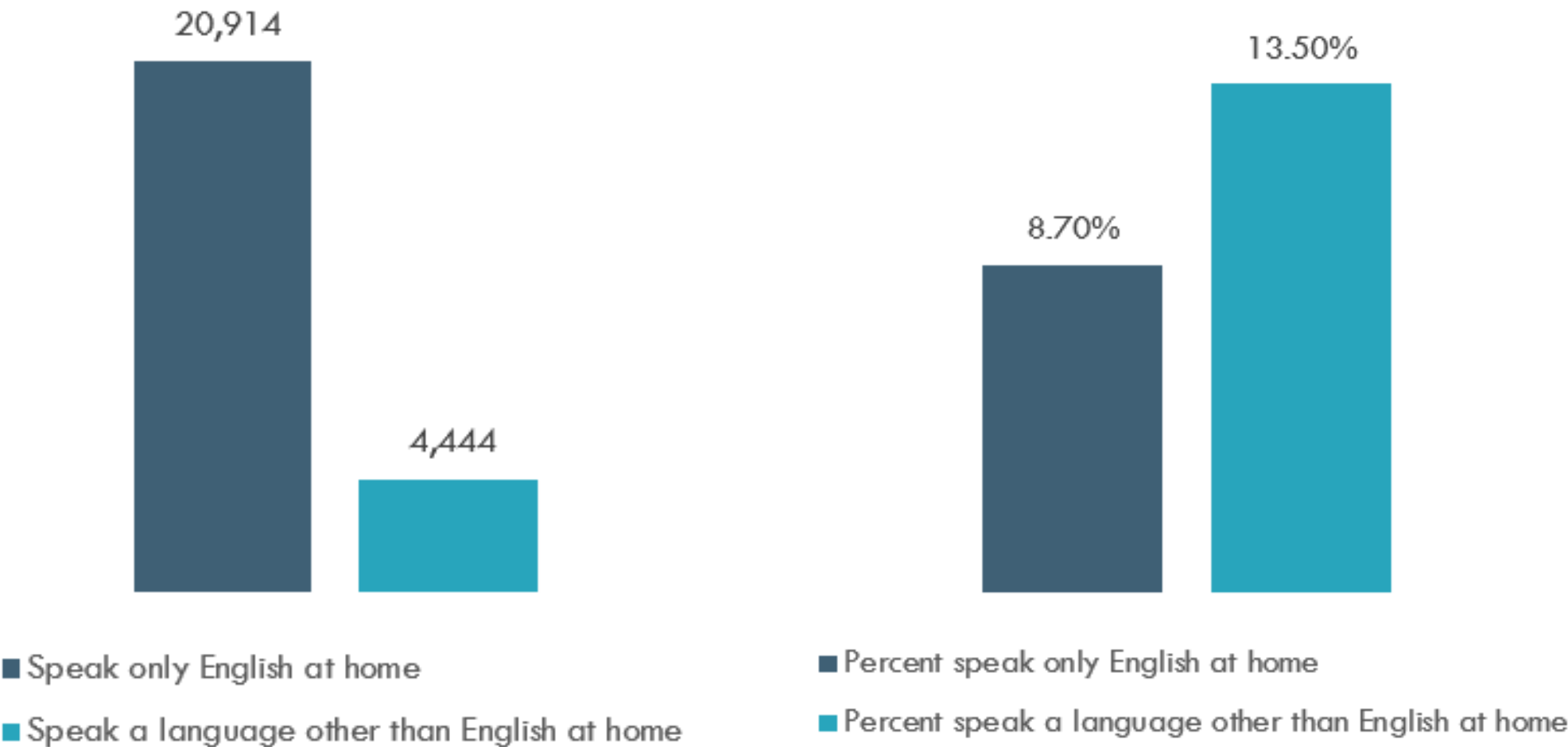
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Education by Race

Thurston County Percentage Race by Educational Attainment Below High School, 2022

Race	Percentage
Hispanic or Latino Origin	15%
Two or more races	7%
Some other race alone	22%
Native Hawaiian and Other Pacific Islander alone	4%
Asian alone	15%
American Indian or Alaska Native alone	12%
Black alone	7%
White alone, not Hispanic or Latino	4%
White alone	4%

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Thurston County Displacement Risk Index

Source: Census, 2010 & 2020; US Census American Community Survey, 5-Year Estimates, 2017-2021; BERK, 2024

Displacement Risk Index – Social Vulnerability

Racial Makeup – Thurston County and Washington State (2023)Thurston County Displacement Risk Index Components
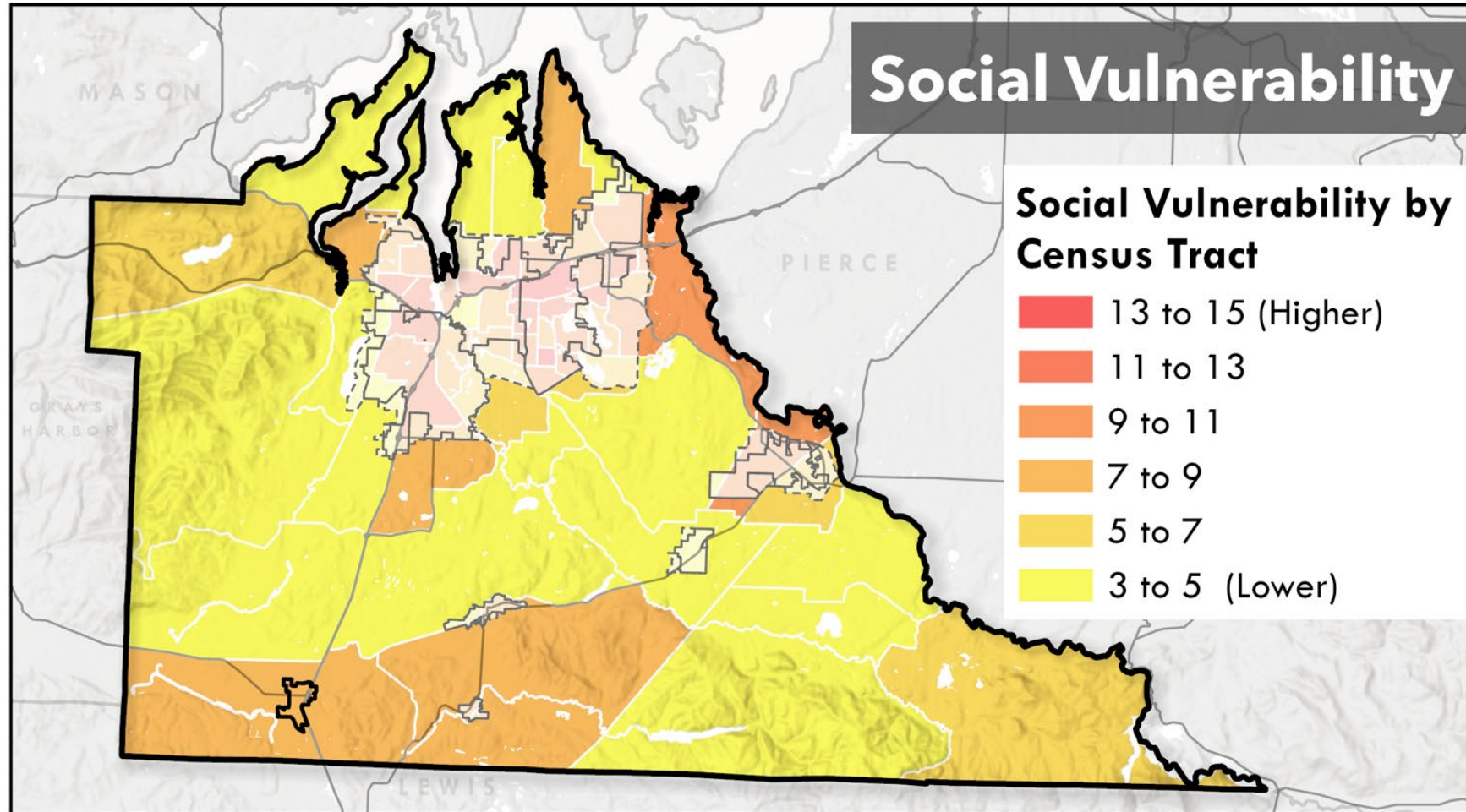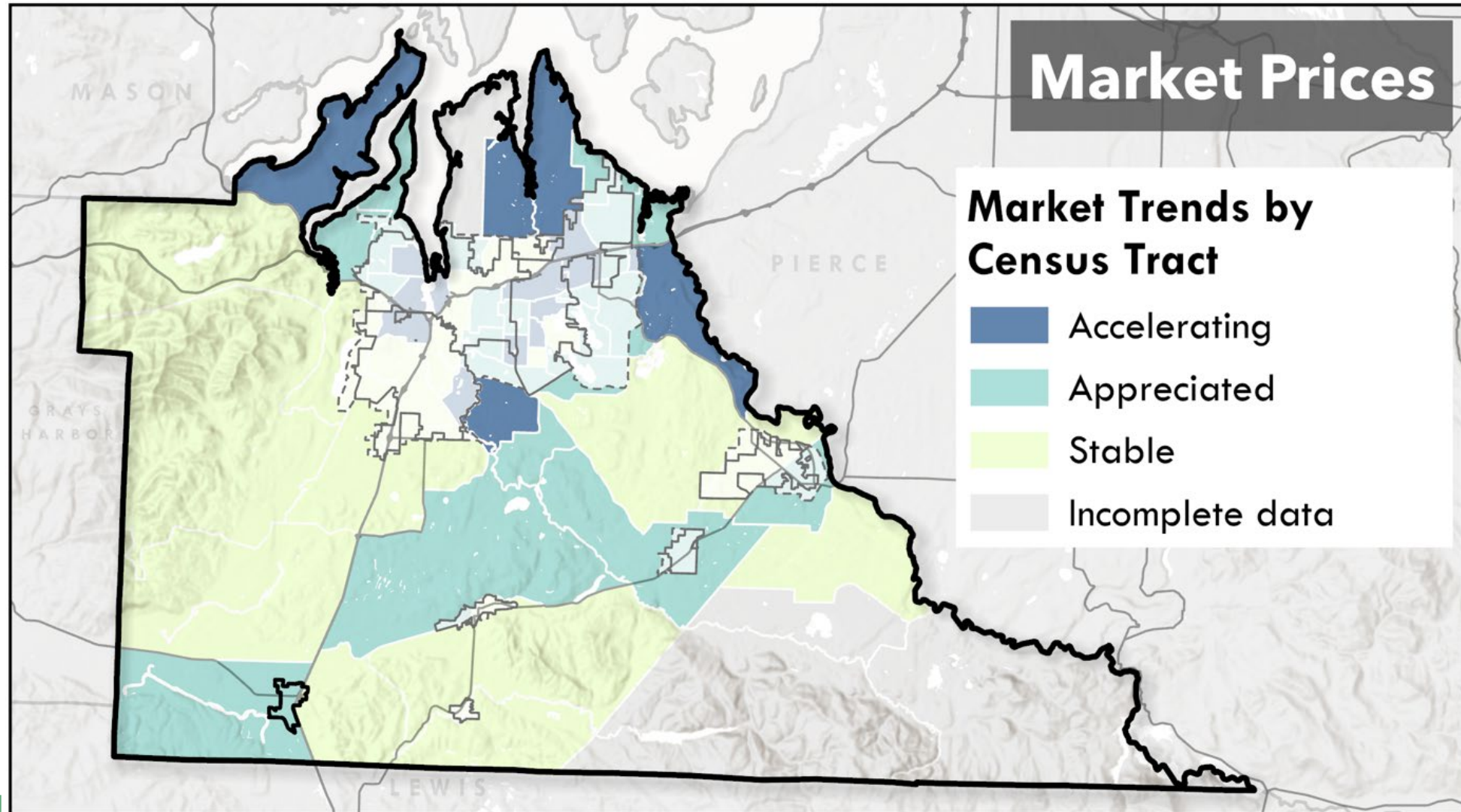
Displacement Risk Index – Demographic Change

Racial Makeup – Thurston County and Washington State (2023)Thurston County Displacement Risk Index Components
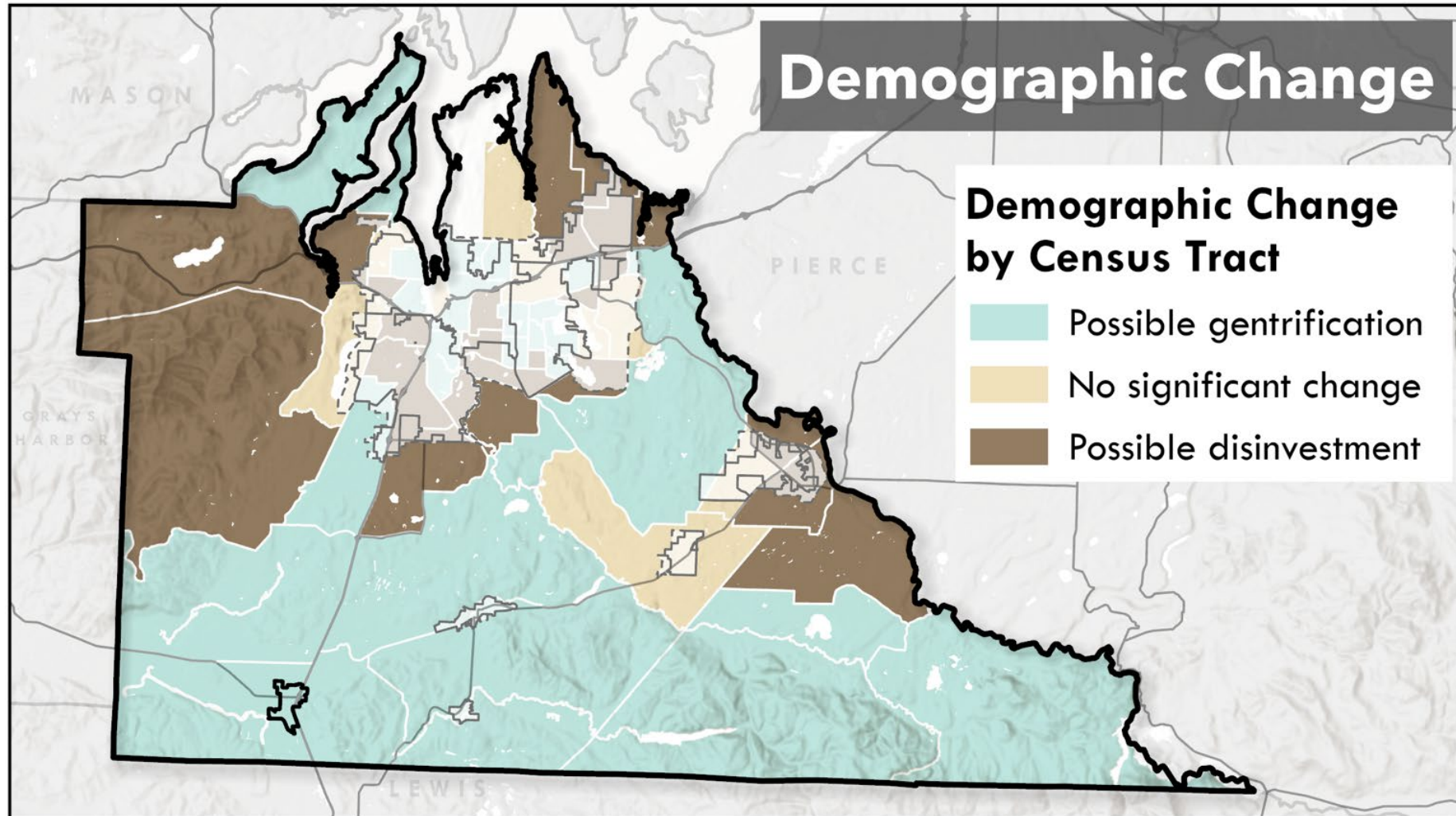
Displacement Risk Index – Market Prices

**Racial Makeup – Thurston County and Washington State (2023) Displacement Risk Index Components**

Market Prices

Market Trends by Census Tract

- Accelerating
- Appreciated
- Stable
- Incomplete data

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Climate Element – Approach Overview

Meeting Goals

- Discuss climate element scope of work tasks and associated timeline and generate a shared understanding of success.

- Outline resilience sub-element objectives and approach.

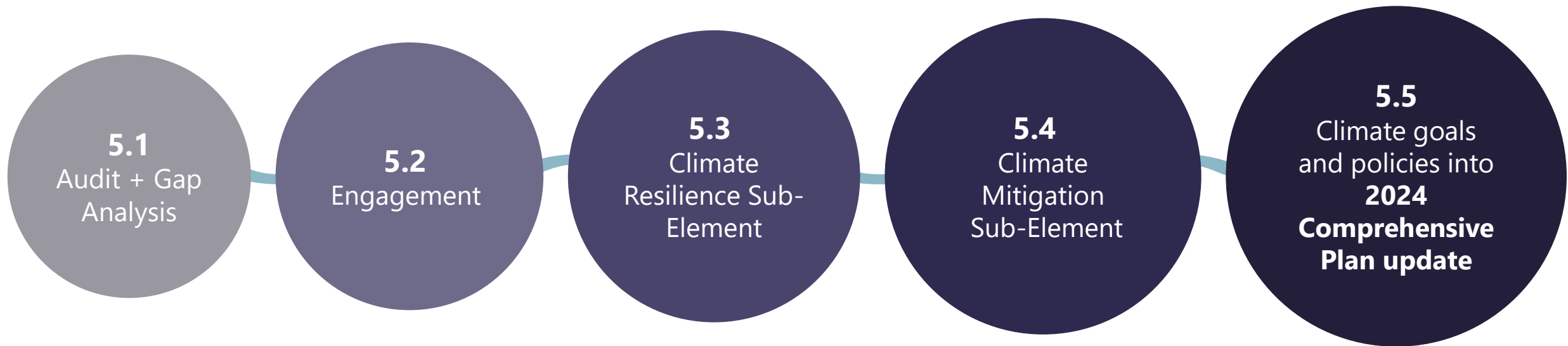- Outline GHG emissions reduction sub-element objectives and approach.

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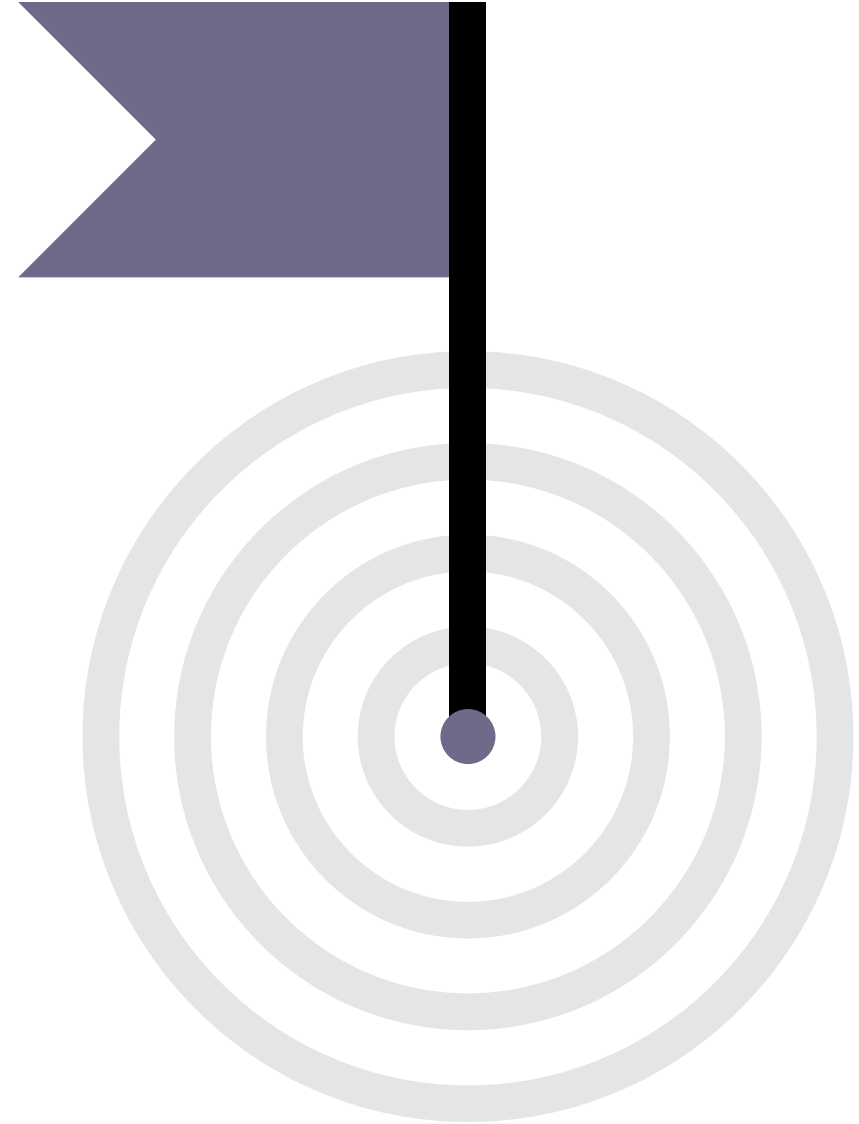
Climate Element Goals

Develop a **Climate Element** that is:

- Compliant with HB-1181 requirements.

- Informed by data-driven analysis and inclusive community engagement.

- Integrated with other relevant plans, including Mitigation/Adaptation Plans and other comprehensive plan elements.

- Impactful toward achieving County climate goals, including reducing GHG emissions and building climate resilience.

- Supported by County staff, decision-makers, and community.

- Clear, feasible, and provides information needed to implement.

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Scope of Work

5.1 Audit + Gap Analysis

5.2 Engagement

5.3 Climate Resilience Sub-Element

5.4 Climate Mitigation Sub-Element

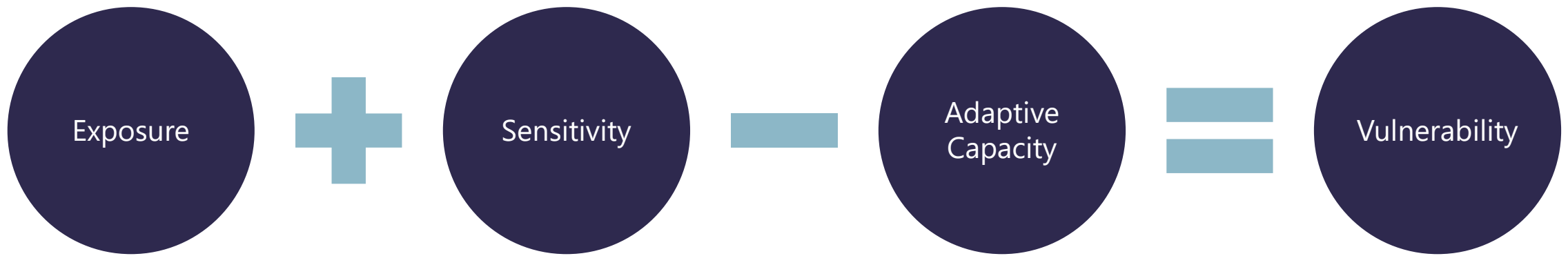**5.5** Climate goals and policies into **2024 Comprehensive Plan update**

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Vulnerability Assessment and Resilience Sub-Element

- Overview
- Baseline Climate Change Impacts
- Potential Focus Areas
- Vulnerability Methodology
- Discussion Questions

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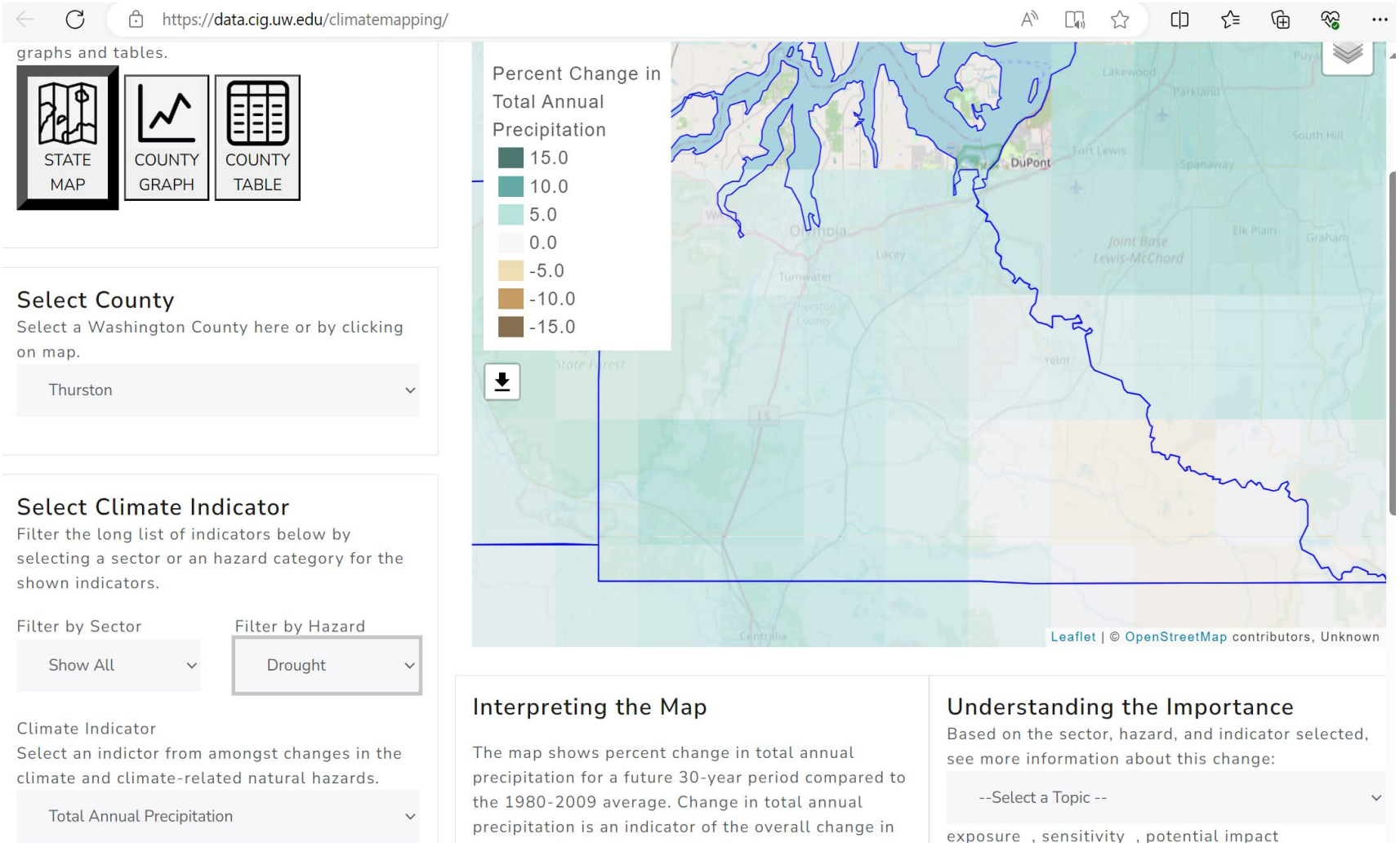# Overview of Climate Vulnerability Assessment

Baseline Climate Change Impacts

- **Variety of resources**

  – Climate Impacts Group's (UW CIG) Climate Mapping for a Resilient Washington (CMRW).

  – Downscaled variables from federal agencies (e.g., EPA, NOAA, USFS)

- **Document audit** and review (SAS).

Climate Vulnerability Assessment: Potential Focus Areas

VA Focus Area (proposed)	Comprehensive Plan Crosswalk
Human Wellbeing / Emergency Management	- Public Health and Emergency Management - Cultural Resources - Social Services - Community Amenities (parks, trails, open space, food systems)
Ecosystems and Water	- Critical Areas - Surface Water & Groundwater - Stormwater - Shorelines
Infrastructure	- Energy - Waste Management - Transportation (roads, transit, active) - Water supply and Wastewater
Land Use and Economic Development	- Building Design and Regulations - Growth Strategy and Zoning - Housing Affordability & Accessibility - Businesses - Urban/Industrial Economic Development
Natural Resource Lands and Rural Livelihoods	- Agriculture - Forestry

Vulnerability Methodology
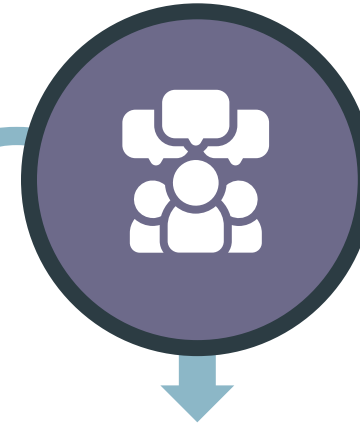
**Relative Vulnerability
at Census Tract Level**

**Spatial Analysis of
Vulnerability**

**Qualitative Research
and Assessment**

✓ **Human wellbeing and
emergency management**

✓ **Ecosystems and water**
✓ **Infrastructure**
✓ **Natural Resource Lands
and Rural Livelihoods**

✓ **<u>All</u> focus areas**

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Discussion Questions

- **Are there specific considerations** – such as critical assets, areas of concern, or community groups – that we need to pay particular attention to?

- **Additional questions or ideas** on the vulnerability assessment?

- **Which stakeholders/organizations are crucial** to engage regarding these policies?

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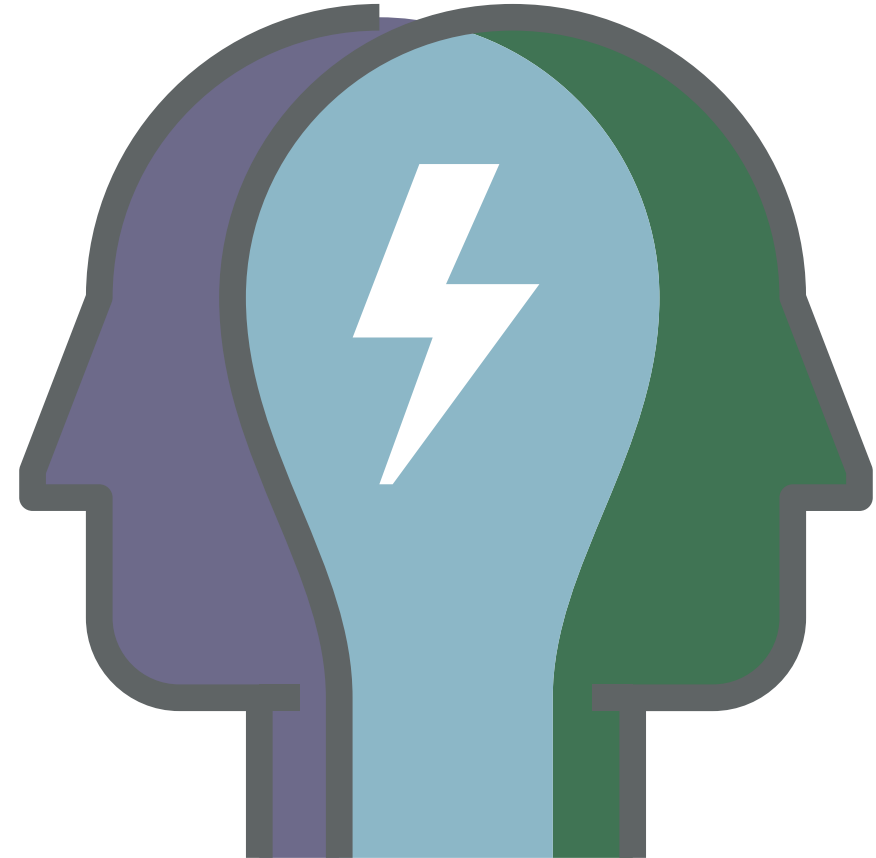
GHG Emissions Reduction Sub-Element

- Commerce Guidance:
  - Overview
  - Minimum Requirements
  - Pathways
  - Steps
- Our Approach
- Discussion Questions

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Commerce Guidance: Overview

- **Objective:** Measure, reduce, and eliminate local GHG emissions and per-capita VMT via comprehensive plan goals and policies.

- **Target:** Net-zero emissions by 2050 (both total and per-capita emissions)

- **Goals and policies** should address, at a minimum:
    - Transportation
    - Buildings & Energy
    - Zoning & Development
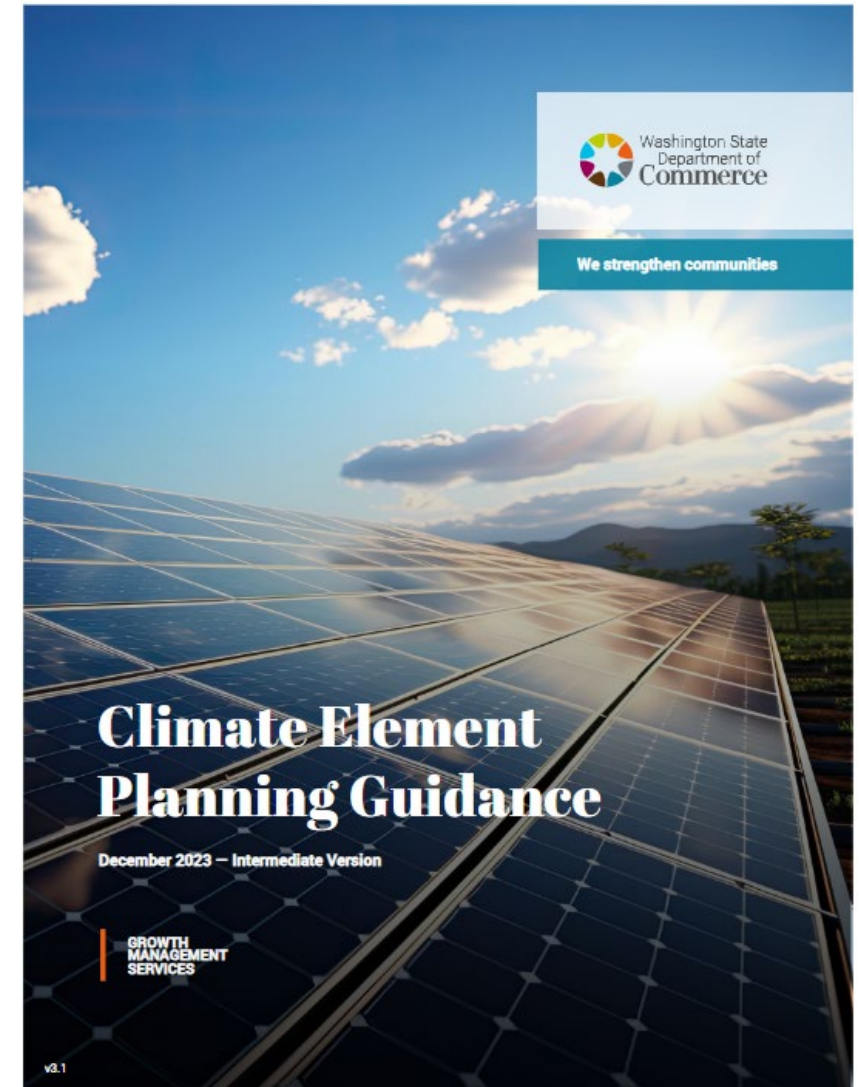
Commerce Guidance: Minimum Requirements

Sub-Element and development regulations must identify actions that will:

#1
Reduce **overall GHG emissions** within jurisdictions without increasing emissions elsewhere in WA

#2
Reduce **per-capita VMT** without increasing emissions elsewhere in WA

#3
Prioritize reductions that **benefit overburdened communities** to maximize co-benefits

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Commerce Guidance: Pathways

Pathway 1
Conduct GHG Emissions Estimate

Develop GHG reduction goals and policies using Ecology framework.

Pathway 2
Conduct Vehicle Miles Traveled (VMT) Study or Evaluation

Develop per capita VMT/GHG reduction goals and policies. Only transportation emissions sources are evaluated.
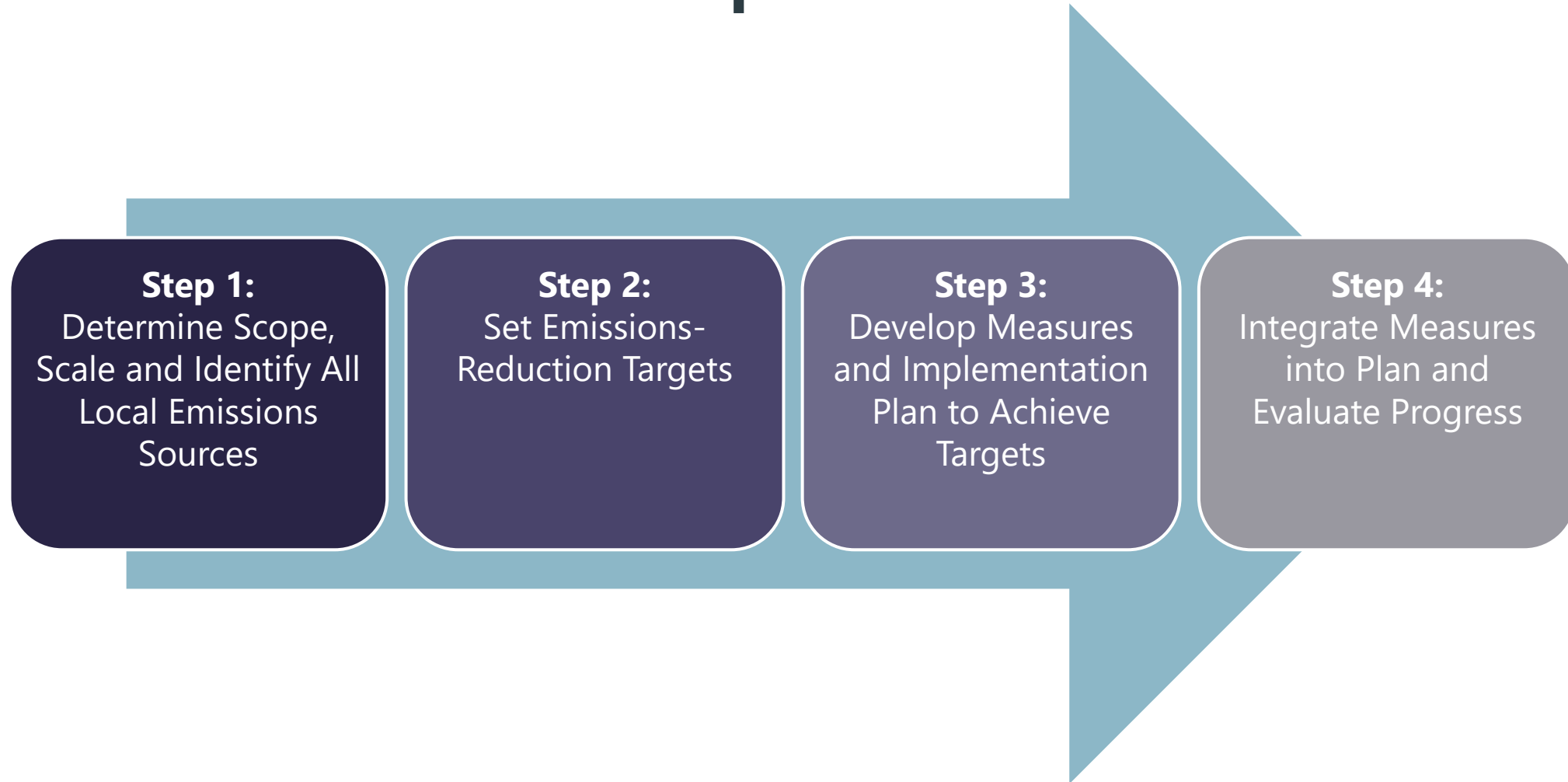
Pathway 3
Create GHG Emissions Inventory

Develop GHG reduction goals and policies based on emissions inventory modeling results.

Integrate goals and policies into comprehensive plan

Pathway 3 recommended for counties required to create GHG reduction sub-element (including Thurston)

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Commerce Guidance: Steps

Step 1:
Determine Scope, Scale and Identify All Local Emissions Sources

Step 2:
Set Emissions-Reduction Targets

Step 3:
Develop Measures and Implementation Plan to Achieve Targets

Step 4:
Integrate Measures into Plan and Evaluate Progress

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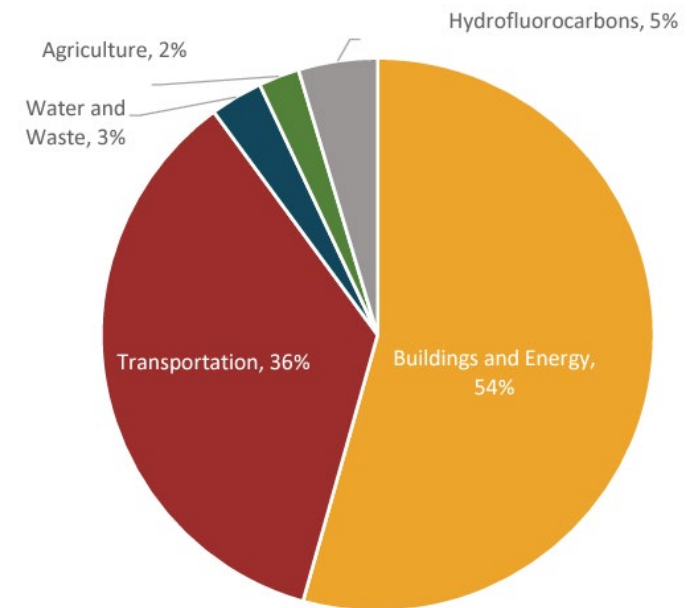2045

Our Approach

| STEP 1 | STEP 2 | STEP 3 | STEP 4 |

Determine Scope, Scale and Identify All Local Emissions Sources

2022 inventories currently underway:
- Communitywide GHG emissions inventory
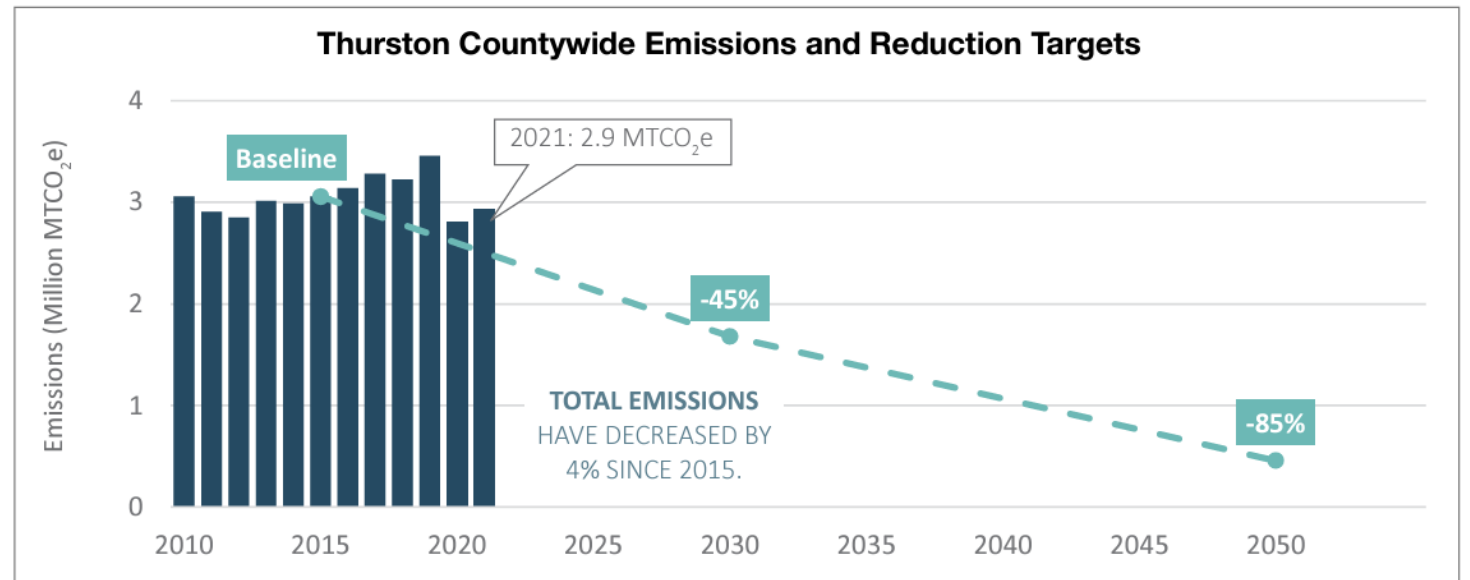- Government operations GHG emissions inventory

Our Approach

| STEP 1 | STEP 2 | STEP 3 | STEP 4 |

Set Emissions-Reduction Targets

Align with:
- Current County targets
- Commerce guidance

Thurston Countywide Emissions and Reduction Targets

Baseline

2021: 2.9 MTCO₂e

-45%

-85%

TOTAL EMISSIONS HAVE DECREASED BY 4% SINCE 2015.

Emissions (Million MTCO₂e)

2010 2015 2020 2025 2030 2035 2040 2045 2050

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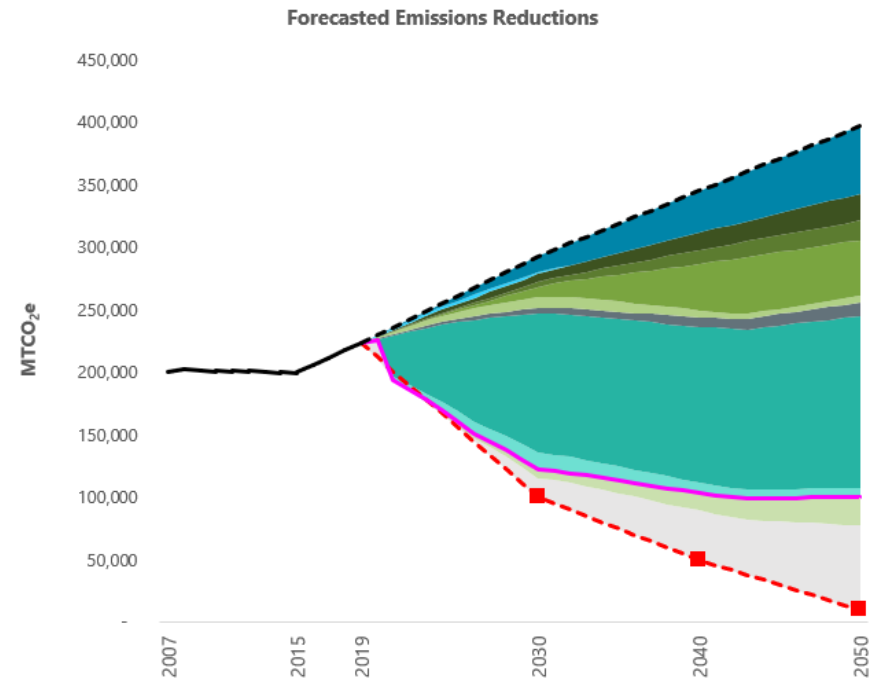2045

Our Approach

| STEP 1 | STEP 2 | STEP 3 | STEP 4 |

Develop Measures and Implementation Plan to Achieve Targets

Draw from:
- Public/stakeholder engagement
- Policy audit
- GHG inventory update & VMT analysis
- Commerce Menu of Measures
- GHG scenario analysis ("wedge") tool

Forecasted Emissions Reductions

Our Approach

STEP 1   **STEP 2**   **STEP 3**   **STEP 4**

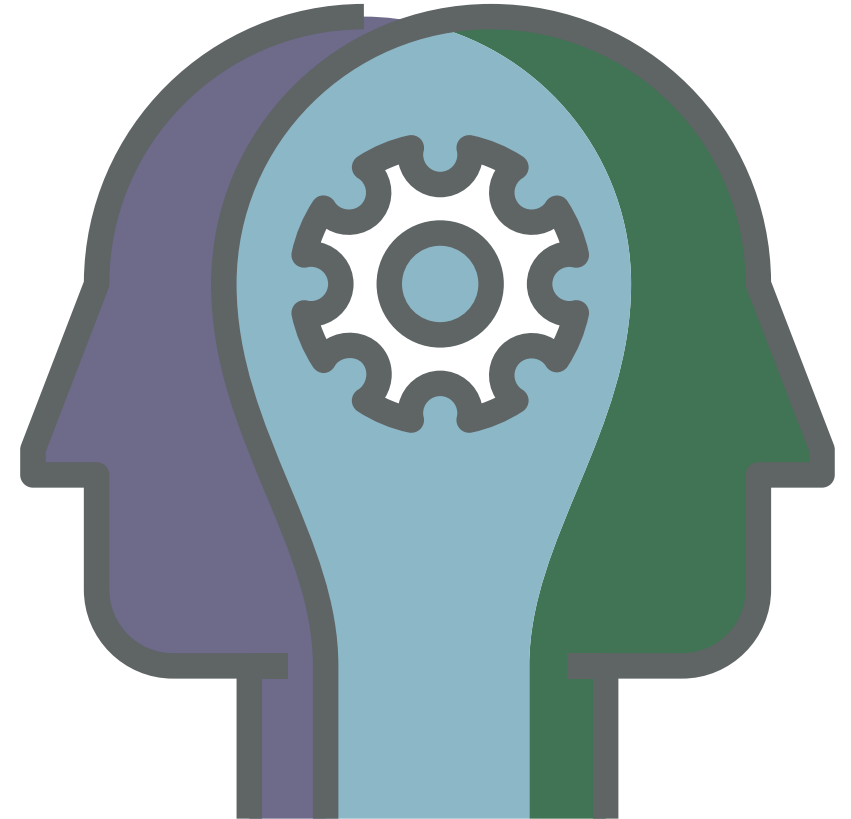**Integrate Measures into Plan and Evaluate Progress**

Plan for:
- Climate policy integration across the comprehensive plan update, with a focus on the Climate Element
- Policy implementation across County departments and agencies
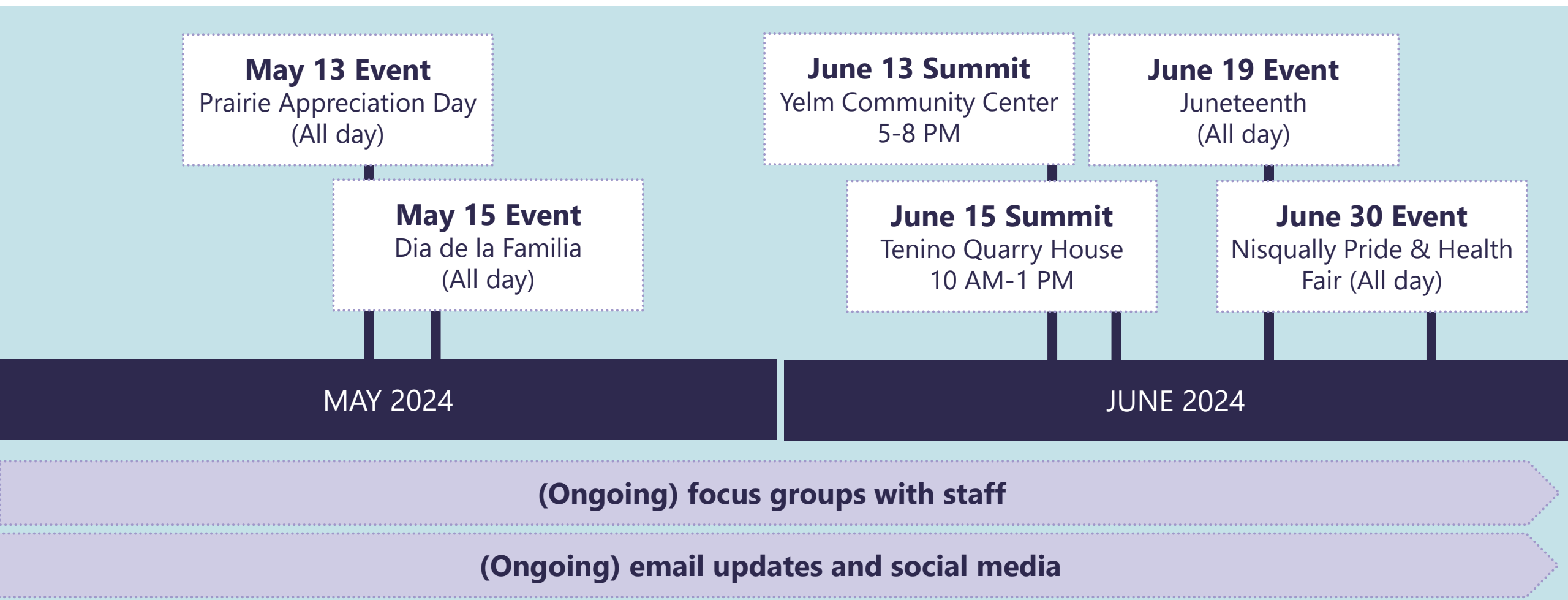- GHG emission monitoring & reporting (every five years at a minimum)

Discussion Questions

- **Recommendations for emission reduction target?**
  - Current: 45% reduction by 2030; 85% reduction by 2050.
  - Commerce guidance: Net-zero by 2050.
  - **What kinds of measures and policies are highest priority** for inclusion in GHG Emissions Reduction Sub-Element, especially related to:
  - Transportation.
  - Buildings & Energy.
  - Zoning & Development.

- **Which stakeholders/organizations are crucial** to engage regarding these policies?

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Outreach and Engagement

May 13 Event
Prairie Appreciation Day
(All day)

May 15 Event
Dia de la Familia
(All day)

June 13 Summit
Yelm Community Center
5-8 PM

June 15 Summit
Tenino Quarry House
10 AM-1 PM

June 19 Event
Juneteenth
(All day)

June 30 Event
Nisqually Pride & Health
Fair (All day)

MAY 2024

JUNE 2024

(Ongoing) focus groups with staff

(Ongoing) email updates and social media
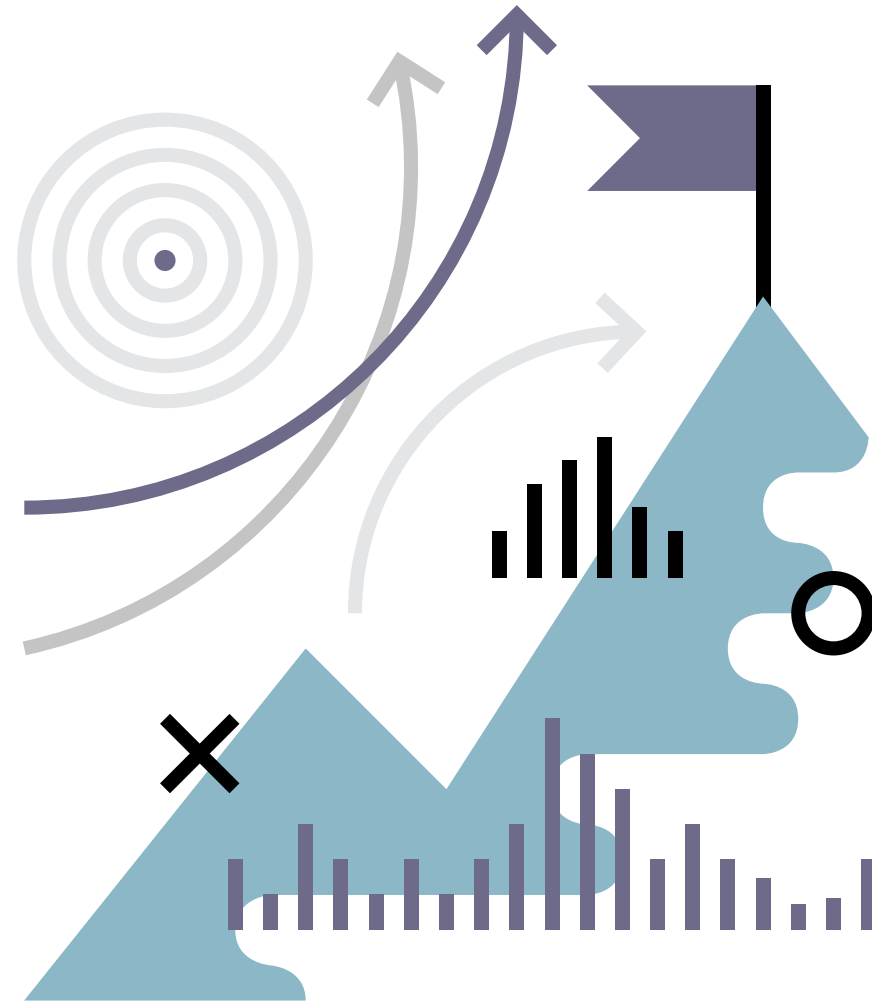
Next Steps

- What's Next?

What's Next

June 13, 2024 – Yelm Community Center

- Address: 301 2nd St SE, Yelm, WA 98597
- Time: 5 P.M. to 8 P.M.

June 15, 2024 – Quarry House Community Center

- Address: 399 W. Park Ave Tenino, WA 98589
- Time: 10 A.M. to 1 P.M.

Next Steps

Planning Commission Review	Planning Commission Public Hearing	Environmental Review Environmental Impact Statement	Board of County Commissioners Review	Board of County Commissioners Final Action
Now to Oct 2024	Oct to Nov 2024	Now to Oct 2024	Jan to Dec 2025	Dec 2025

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Thank you!

Questions?