

Thurston County/City of Olympia Needs Assessment and Market Analysis

Prepared for the 2023-2027 Consolidated Plan



November 28, 2022

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Thurston County and the City of Olympia receive Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). Thurston County also receives HOME Investment Partnership (HOME) funding from HUD. A requirement for receipt of these funds is to prepare a Consolidated Plan covering a five-year period.

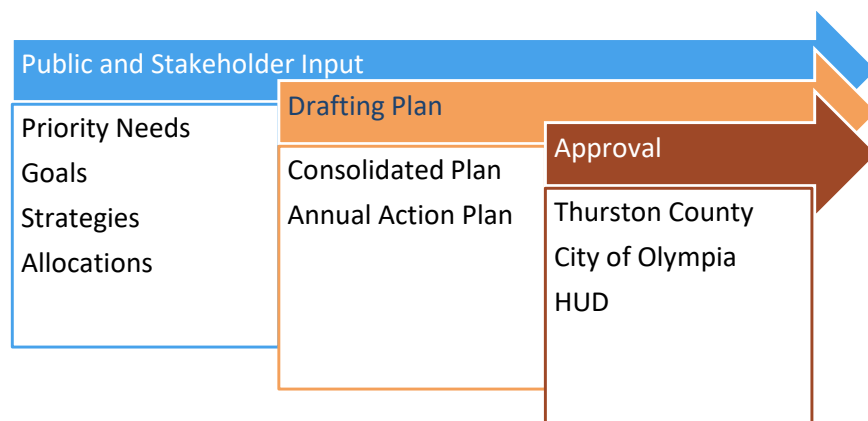
The goal of the Consolidated Plan is to identify how funds will be targeted in an effort to develop viable urban communities by providing decent housing, suitable living environments, and expanding economic opportunities, principally for low- and moderate-income persons. The Consolidated Plan includes four basic parts:

- 1) **Needs Assessment** – this part provides a clear picture of a jurisdiction’s needs related to affordable housing, special needs housing, community development, and homelessness. From this assessment, the highest priority needs identified by the community will form the basis for the Strategic Plan that outlines the programs and projects to be funded with CDBG and HOME funds.
- 2) **Market Analysis** – this part describes the significant characteristics of the housing market, including the supply, demand, condition and cost of housing. Included are:
 - Estimates for lead-based paint hazards;
 - Identified public and assisted housing;
 - Inventoried facilities, housing and services for homeless persons;
 - Described housing stock available to serve persons with disabilities and other low- to moderate-income special needs; and
 - Identified barriers to affordable housing.
- 3) **Strategic Plan** – this part identifies the priority needs for the County and the City and describes strategies they will undertake to serve the priority needs.
- 4) **Action Plan** – the County and the City must complete an Annual Action Plan (AAP) that summarizes the activities and projects that will take place during the year to address the priority needs and goals identified in the Strategic Plan. The Consolidated Plan includes the Year 1 AAP; the County and the City will subsequently adopt separate AAPs for Years 2-5.

This document covers the first two parts of the Consolidated Plan – the Needs Assessment and Market Analysis. Information from this document and other sources is intended to help the community identify the highest priority needs that should be put into the Strategic Plan and Year 1 AAP.

Thurston County and the City of Olympia must submit the Consolidated Plan and Annual Action Plan to HUD by July 15, 2023.

Figure 1: Consolidated Plan and Annual Action Plan Process



FINANCIAL RESOURCES

The Consolidated Plan must estimate the resources that will be available to address the priority needs. The resources estimated in this Consolidated Plan are focused on the two formula grants received from the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds.

The strategies and allocation of CDBG and HOME resources takes into consideration other federal, state, and local resources that are reasonably expected to be available. Thurston County, the City of Olympia and other local jurisdictions have adopted and implemented other financial resources, such as sales tax for affordable housing and mental health/substance abuse. In addition, the Washington State Housing Trust Fund (HTF) helps finance affordable housing in the state, Thurston County and Olympia. These local and state resources help address many of the needs identified in this analysis.

The formula allocations for both the CDBG and HOME Investment Partnership programs are shown in the table below.

Table 1: CDBG and HOME Formula Allocations, 2005-2022 (Thurston County and City of Olympia)

Year	CDBG - Thurston	CDBG - Olympia	HOME - Thurston	Total
2005		446,440	906,274	1,352,714
2006		401,523	856,113	1,257,636
2007		400,681	849,666	1,250,347
2008		386,725	824,454	1,211,179
2009		391,385	916,069	1,307,454
2010		423,283	913,678	1,336,961
2011		353,426	804,572	1,157,998
2012		325,612	580,879	906,491
2013	1,032,731	357,512	602,887	1,993,130
2014	1,045,637	342,375	600,713	1,988,725
2015	1,047,994	338,265	528,594	1,914,853
2016	1,084,657	340,892	556,903	1,982,452
2017	1,069,402	329,441	548,830	1,947,673
2018	1,218,836	370,737	797,306	2,386,879
2019	1,205,737	368,906	744,851	2,319,494
2020	1,220,282	403,529	833,841	2,457,652
2021	1,228,051	385,862	842,490	2,456,403
2022	1,191,468	368,187	942,605	2,502,260

SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM_OFFICES/COMM_PLANNING/BUDGET](https://www.hud.gov/program_offices/comm_planning/budget)

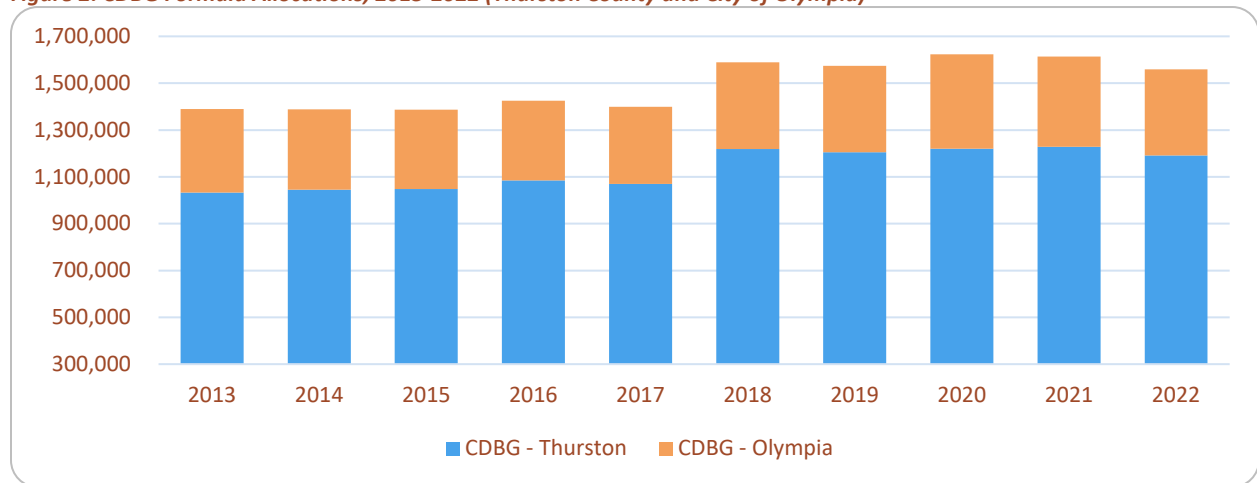
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Thurston County and the City of Olympia each receive formula grants from the U.S. Department of Housing and Urban Development (HUD) from the Community Development Block Grant (CDBG) program. Thurston County's funds are through an "Urban County consortium" with the cities of Lacey, Tumwater, Tenino, Rainier, Yelm, and the town of Bucoda. Olympia is its own CDBG entitlement community and conducts its own process for awarding funds.

Thurston County executes Interlocal Agreements and Memorandum of Understandings with the cities of Lacey, Tumwater, Tenino, Rainier, Yelm and town of Bucoda every three years for distribution of CDBG funds. In the first year of the 3-year MOU term CDBG is utilized in the south Thurston County areas of Rainier, Tenino, Yelm, Bucoda and unincorporated Thurston County. In the second year, funds are utilized in the City of Lacey. In the last year funds are focused on the City of Tumwater. Lacey will be the recipient of the 2023 allocations in this rotation.

As can be seen in the chart below, CDBG allocations to Thurston County and Olympia have declined slightly in the past five years, while inflation has increased 18%.

Figure 2: CDBG Formula Allocations, 2013-2022 (Thurston County and City of Olympia)

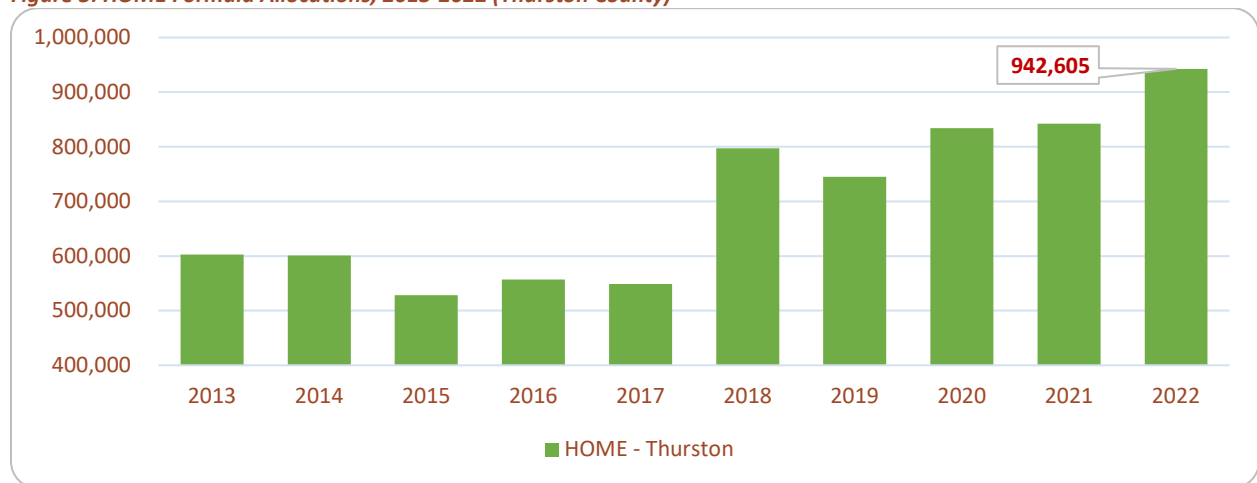


SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM_OFFICES/COMM_PLANNING/BUDGET](https://www.hud.gov/program_offices/comm_planning/budget)

HOME INVESTMENT PARTNERSHIP (HOME)

Thurston County receives a HUD formula grant from the HOME Investment Partnership Program, as well. These funds are used throughout Thurston County. HOME allocations have increased in recent years as can be seen in the chart below.

Figure 3: HOME Formula Allocations, 2013-2022 (Thurston County)



SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM_OFFICES/COMM_PLANNING/BUDGET](https://www.hud.gov/program_offices/comm_planning/budget)

ANTICIPATED RESOURCES

CDBG and HOME formula allocations are based on complex formulas applied against an annual federal appropriation to the program. These allocations have become more variable in the past decade. In addition to the formula allocations, Thurston County and Olympia may also receive program income¹ that must be used consistent with CDBG and HOME requirements. Olympia reliably receives annual program income between \$50,000 and \$200,000 due to repayments from the CDBG loan program.

CDBG and HOME Resources

The following table identifies the preliminary projection of resources anticipated from the CDBG and HOME formula allocations to Thurston County and the City of Olympia. The projection is based on the average of the previous five years of formula allocations.

Table 2: Anticipated CDBG and HOME Resources, 2023-2027 (Thurston County and City of Olympia)

Anticipated Formula Allocations	2023	2024	2025	2026	2027	TOTAL
HOME (Thurston)	832,219	832,219	832,219	832,219	832,219	4,161,093
CDBG (Thurston)	1,212,875	1,212,875	1,212,875	1,212,875	1,212,875	6,064,374
CDBG (Olympia)	379,444	379,444	379,444	379,444	379,444	1,897,221
TOTALS	2,424,538	2,424,538	2,424,538	2,424,538	2,424,538	12,122,688

Other Resources

Thurston County created a Home Fund in January 2022 from a sales and use tax of one-tenth of one percent. This tax applies throughout all of Thurston County, except in the cities of Olympia and Tenino, as each of those jurisdictions passed their own Home Fund sales tax legislation. The intent of these funds is to create affordable housing for those whose income is 60% of Area Median Income (AMI) or below. Thurston County anticipates collecting approximately \$4.5 to 5.0 million per year for the Home Fund.

The Olympia Home Fund is a voter-approved sales and use tax and has generated around \$2.3 million per year since 2018. The sales tax collections for affordable housing for Thurston County and Olympia are now being awarded as a single source of funding starting in 2023.

Thurston County also uses document recording fees (SHB 2060) to help fund housing needs. These funds may be used to match HOME Investment Partnership funds.

¹ Program income is CDBG or HOME funds generated by an activity that repays funds, such as repayment of a housing rehabilitation loans. Program income must be used on eligible activities.

PART ONE: COMMUNITY PROFILE

The following section provides a profile of Thurston County’s population, households, age, sex, race and ethnicity, economic characteristics, travel time to work and education.

POPULATION AND GROWTH

Thurston County has seen significant population growth since the 1960s. Average annual population growth was 2.0% between 2000 and 2010, and 1.6% between 2010 and 2020, according to the Thurston Regional Planning Council (<https://trpc.org/>).

Current and Historic Population Estimates

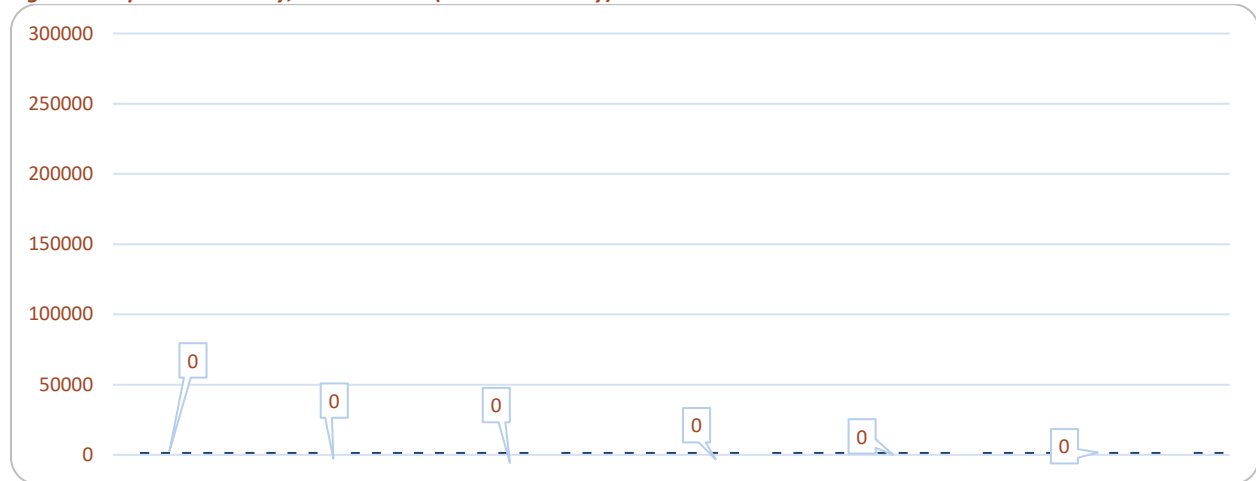
The Washington State Office of Financial Management (OFM) estimates Thurston County’s and the incorporated cities population as of April 1st of each year. Every ten years, the U.S. Census bureau undertakes a decennial census of each community, which is reflected in the 2020 numbers in the table below.

Table 3: Estimated Population (Thurston County and Cities)

Jurisdiction	2020 Population Census	2021 Population Estimate	2022 Population Estimate
Thurston County	294,793	297,800	300,500
Unincorporated Thurston County	144,856	145,255	143,760
Incorporated Thurston County	149,937	152,545	156,740
Bucoda	600	595	610
Lacey	53,526	54,850	58,180
Olympia	55,382	55,960	56,370
Rainier	2,369	2,440	2,510
Tenino	1,870	2,010	2,030
Tumwater	25,573	26,050	26,360
Yelm	10,617	10,640	10,680

SOURCE: OFFICE OF FINANCIAL MANAGEMENT POSTCENSAL ESTIMATES OF APRIL 1 POPULATION AND DECENNIAL CENSUS COUNT OF POPULATION FOR 2020

Figure 4: Population History, 1970 to 2022 (Thurston County)

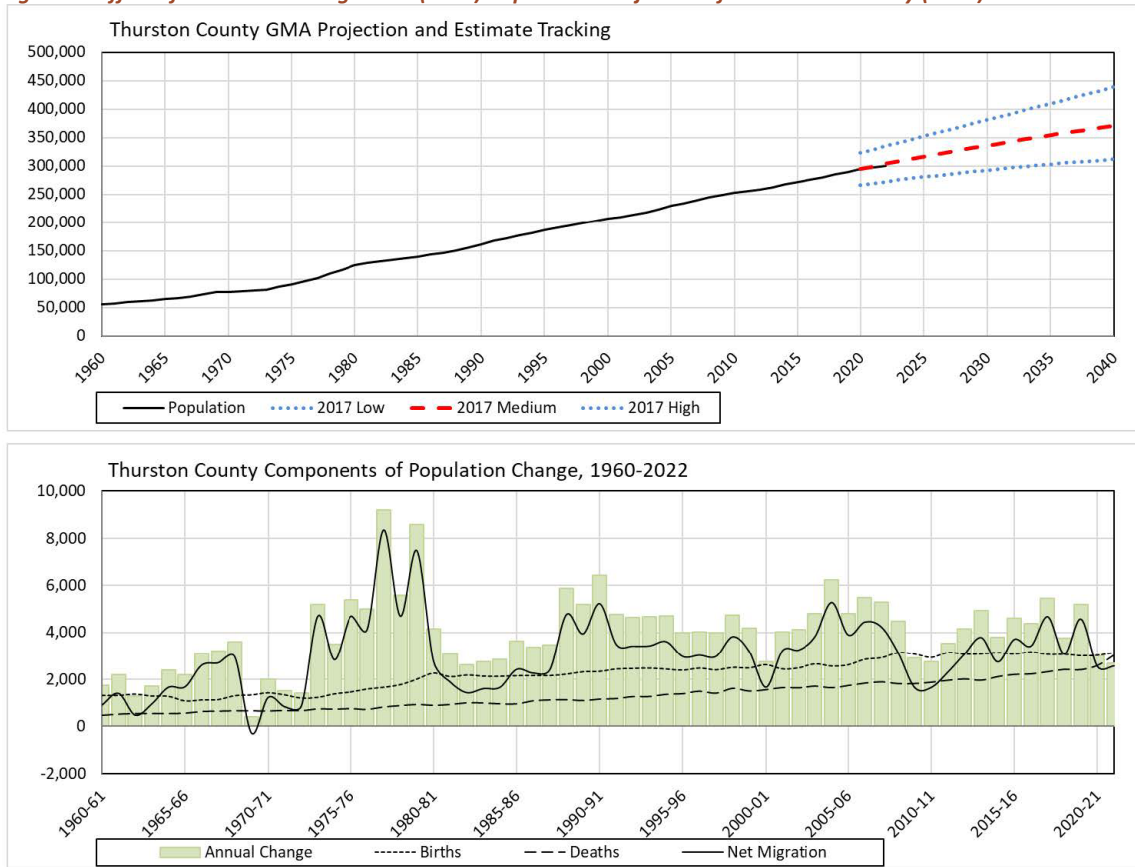


SOURCE: OFFICE OF FINANCIAL MANAGEMENT POSTCENSAL ESTIMATES OF APRIL 1 POPULATION AND DECENNIAL CENSUS COUNTS OF POPULATION FOR 1970, 1980, 1990, 2000, AND 2010

Future Population and Housing Forecasts

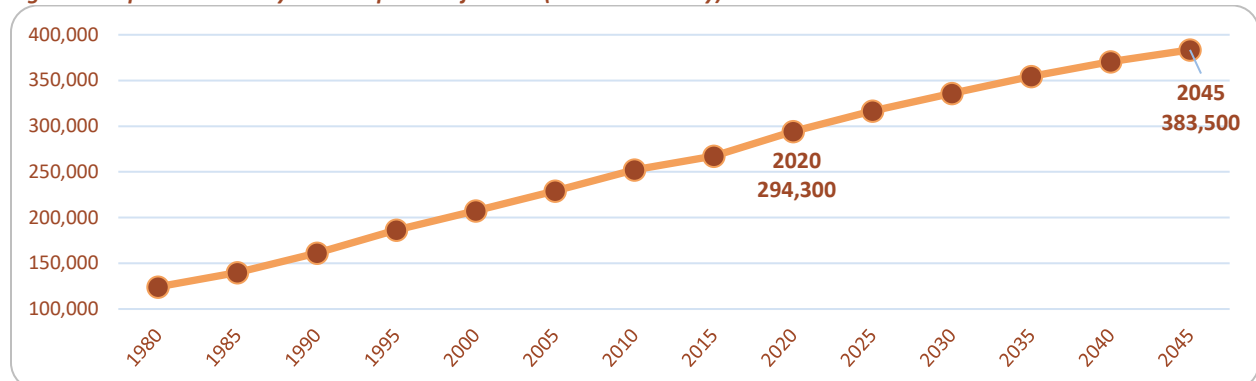
Thurston County and the cities within, in conjunction with the Thurston Regional Planning Council, create population forecasts and allocations to urban and rural areas as required by the Growth Management Act (GMA). Thurston County is projected to add nearly 83,000 more people by the year 2045, which will require 51,400 new housing units.

Figure 5: Office of Financial Management (OFM) Population Projections for Thurston County (2017)



SOURCE: OFFICE OF FINANCIAL MANAGEMENT (<https://ofm.wa.gov/washington-data-research/population-demographics/population-forecasts-and-projections/growth-management-act-county-projections>) Note: OFM is preparing an update in 2022.

Figure 6: Population History and Adopted Projections (Thurston County)



SOURCE: POPULATION FORECAST: 2010-2040: WASHINGTON OFFICE OF FINANCIAL MANAGEMENT (OFM) MEDIUM SERIES FORECAST FOR THURSTON COUNTY, 2017. 2045 - TRPC'S EXTRAPOLATION OF OFM'S FORECAST. <https://www.trpc.org/236/Population-Employment-Forecasting>

Thurston County and the cities within use the OFM projections shown above to develop specific projections and allocations within the County. The following table shows the population forecast and allocations to incorporated cities and urban growth areas (UGAs), two tribal reservations and the rural unincorporated area.

Table 4: Population Allocation and Forecast to Thurston County Cities, Urban Growth Areas (UGAs), Reservations and Rural

	2022 Population Estimate	2045 Population Forecast	Change, 2022-2045	Percent Change
Incorporated Cities <i>and</i> UGAs				
Bucoda & UGA	610	800	190	31%
Lacey & UGA	92,950	113,440	20,490	22%
Olympia & UGA	68,989	87,650	18,661	27%
Tumwater & UGA	29,739	46,070	16,331	55%
Yelm & UGA	12,219	27,570	15,351	126%
Rainier & UGA	2,633	3,325	692	26%
Tenino & UGA	2,044	2,835	791	39%
Grand Mound UGA	1,256	2,745	1,489	119%
Chehalis Reservation	50	65	15	30%
Nisqually Reservation	610	930	320	52%
Rural Unincorporated	89,400	98,090	8,690	10%
Total	300,500	383,500	83,000	28%

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, SMALL AREA POPULATION ESTIMATES AND POPULATION AND EMPLOYMENT FORECAST (2018 UPDATE).

The following table shows the housing estimates and forecast for Thurston County cities, urban growth areas, reservations and rural areas. Under the Growth Management Act (GMA), Thurston County and the cities within must plan for and accommodate housing affordable to all economic segments.

Table 5: Housing Estimates and Forecast to Thurston County Cities, Urban Growth Areas (UGAs), Reservations and Rural

	2022 Housing Estimate	2045 Housing Forecast	Change, 2022-2045	Percent Change
Incorporated Cities <i>and</i> UGAs				
Bucoda & UGA	255	375	120	47%
Lacey & UGA	37,090	50,730	13,640	37%
Olympia & UGA	31,280	45,030	13,750	44%
Tumwater & UGA	13,100	21,460	8,360	64%
Yelm & UGA	4,080	11,620	7,540	185%
Rainier & UGA	970	1,435	465	48%
Tenino & UGA	815	1,310	495	61%
Grand Mound UGA	470	735	265	56%
Chehalis Reservation	20	20	0	0%
Nisqually Reservation	255	330	75	29%
Rural Unincorporated	36,070	42,680	6,610	18%
Total	124,400	175,800	51,400	41%

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, SMALL AREA POPULATION ESTIMATES AND POPULATION AND EMPLOYMENT FORECAST (2018 UPDATE).

HOUSEHOLDS AND FAMILIES

The household type has not seen significant changes since 2010 for Thurston County.

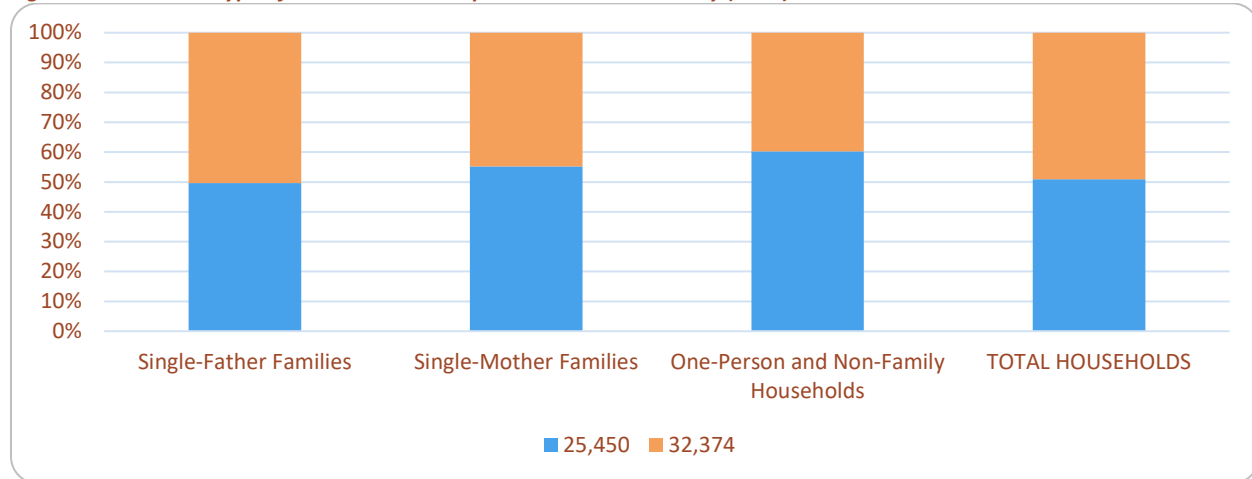
Table 6: Households by Family Type (Thurston County)

Household Type	2010	2010 (%)	2020	2020 (%)
Married-couple family household	50,237	50%	57,824	51%
Single-Father Families	4,500	4%	4,676	4%
Single-Mother Families	11,424	11%	11,446	10%
One-Person and Non-Family Households	34,489	34%	38,377	34%
TOTAL HOUSEHOLDS	100,650		112,323	

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 2-04 (FROM 2016-2020 ACS 5-YEAR ESTIMATES, TABLE S1101)

There is a significant difference in household type, particularly one-person and non-family households, between incorporated cities and unincorporated Thurston County as shown in the chart below.

Figure 7: Household Type of Cities and Unincorporated Thurston County (2020)



SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 2-04 (FROM 2016-2020 ACS 5-YEAR ESTIMATES, TABLE S1101)

AGE AND SEX OF THE POPULATION

The median age for Thurston County residents is 39.1. There are slightly more women (51.1%) than men (48.9%).

As can be seen in the table below, there are two age cohorts (25-29 and 50-54) that show net decline in population since 2010, while several others have significant growth. Minimal increases in the 15-29 age cohort and the 45-59 cohorts might reflect changes in family size or the attraction of families with children to Thurston County.

The significant increase in the 65-69 age cohort (up 63% or 6,955) and 70-74 cohort (up 102% or 7,435) reflects the aging of the “boomer” generation. Housing needs and services can drastically change as these boomers age.

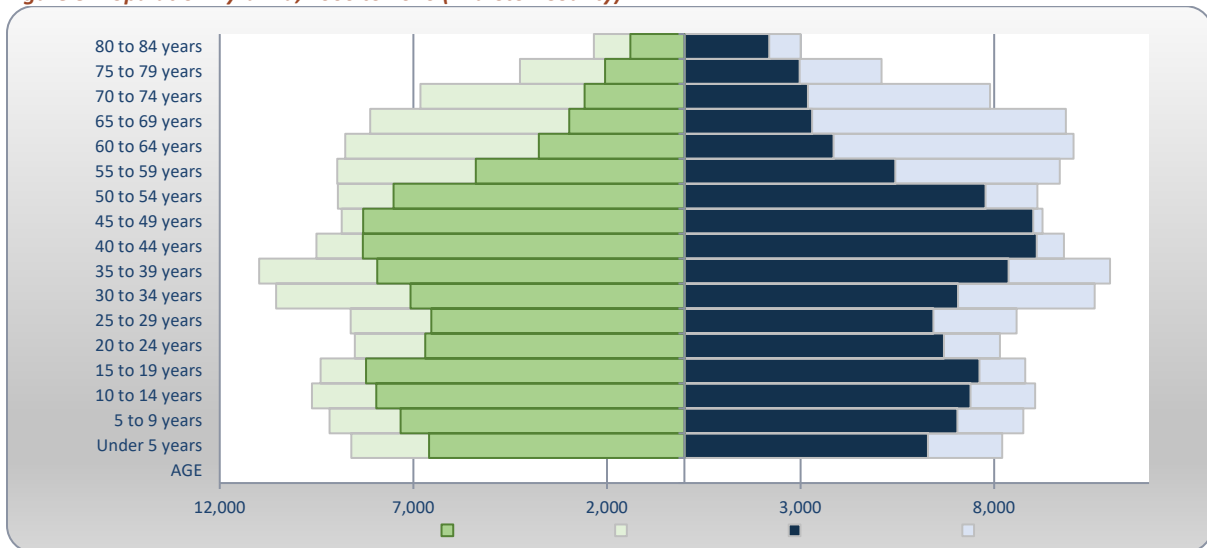
Table 7: Age and Sex of the Population, 2010 to 2020 (Thurston County)

Age Group	2010		2015		2020		Change (F+M), 2010-2020
	Female	Male	Female	Male	Female	Male	
0-4	7,459	7,922	7,490	7,957	8,209	8,601	1,429
5-9	7,592	8,037	7,909	8,455	8,752	9,161	2,284
10-14	7,972	8,587	8,063	8,638	9,060	9,617	2,118
15-19	8,335	8,881	8,122	8,808	8,806	9,396	986
20-24	8,224	8,101	8,921	8,788	8,146	8,511	332
25-29	8,804	8,602	8,419	8,201	8,577	8,618	-211
30-34	8,407	8,202	8,881	8,638	10,592	10,547	4,530
35-39	8,290	7,986	8,685	8,370	10,993	10,986	5,703
40-44	8,416	8,315	8,633	8,430	9,804	9,502	2,575
45-49	9,323	8,785	8,765	8,583	9,248	8,849	-11
50-54	9,989	8,946	9,672	9,039	9,114	8,946	-875
55-59	9,913	8,572	10,162	9,099	9,691	8,965	171
60-64	8,306	7,534	9,791	8,432	10,053	8,756	2,969
65-69	5,799	5,213	8,265	7,185	9,853	8,114	6,955
70-74	3,867	3,405	5,585	4,876	7,892	6,815	7,435
75-79	2,995	2,562	3,633	3,105	5,090	4,246	3,779
80-84	2,590	1,786	2,578	2,066	3,000	2,338	962
85+	3,031	1,516	3,323	1,843	3,396	2,088	937
Subtotal	129,312	122,952	136,898	130,512	150,276	144,056	
TOTAL	252,264		267,410		294,332		42,068

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 2 (FROM U.S. CENSUS BUREAU) LIGHT GRAY REPRESENTS BABY BOOMERS; DARK GRAY REPRESENTS MILLENNIALS

The population pyramid below shows the aging of the population in Thurston County since 2000.

Figure 8: Population Pyramid, 2000 to 2020 (Thurston County)



SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 2 (FROM U.S. CENSUS BUREAU)

RACE/ETHNICITY

The following sections look at race and ethnicity in Thurston County.

Race

Thurston County is becoming more diverse, as shown in the table below.

Table 8: Race & Ethnicity, 2000-2020 (Thurston County)

Race	Census			Percent of Total Pop		
	2000	2010	2020	2000	2010	2020
One race (not Hispanic or Latino)	191,392	223,554	242,400	92%	89%	82%
White	172,797	199,019	207,985	83%	79%	71%
Black or African American	4,654	6,420	8,893	2%	3%	3%
American Indian and Alaska Native	2,867	3,009	3,621	1%	1%	1%
Asian	9,291	12,820	16,878	4%	5%	6%
Native Hawaiian and Other Pacific Islander	1,176	1,869	3,241	1%	1%	1%
Other	607	417	1,782	0%	0%	1%
Two or more races (not Hispanic or Latino)	6,896	10,923	23,369	3%	4%	8%
Hispanic or Latino	9,067	17,787	29,024	4%	7%	10%
TOTAL	207,355	252,264	294,793			

SOURCE: U.S. CENSUS BUREAU, DECENNIAL CENSUS (P2 FOR 2000 AND 2020; DP1 FOR 2010)

Hispanic or Latino (of any race)

The Hispanic or Latino population has been steadily increasing since 2000.

Table 9: Hispanic or Latino (of any race), 2000 to 2020 (Thurston County)

Ethnicity	Census	ACS 5-year estimates		Percent of Total Pop		
	2000	2010	2020	2000	2010	2020
Hispanic or Latino (of any race)	9,067	16,159	26,375	4%	7%	9%
Mexican	5,699	10,640	16,861	3%	4%	6%
Puerto Rican	906	1,737	2,666	1%	1%	1%
Cuban		390	320	0%	0%	0%
Other Hispanic or Latino	2,304	3,392	6,528	1%	1%	2%
Not Hispanic or Latino	198,288	227,404	258,323	95%	93%	91%

SOURCE: U.S. CENSUS BUREAU (5-YEAR ESTIMATES (DP05) FOR 2010 AND 2020 AND DECENNIAL CENSUS FOR 2000 (DP1))

ECONOMIC CHARACTERISTICS

The median household income for Thurston County is \$75,867 and the median family income is \$91,125.² Nearly 10% of the population is at or below the poverty line.

Income

HUD publishes income limits for HUD-funded programs for the Olympia-Tumwater Metropolitan Statistical Area (MSA), which is the same geographic area as Thurston County. The 2022 income limits are shown below.

Table 10: 2022 HUD Income Limits (Olympia-Tumwater MSA)

Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
Extremely Low (30%) Income Limits	21,200	24,200	27,250	30,250	32,700	37,190	41,910	46,630
Very Low (50%) Income Limits	35,350	40,400	45,450	50,450	54,500	58,550	62,600	66,600
Low (80%) Income Limits	56,500	64,600	72,650	80,700	87,200	93,650	100,100	106,550
Median (100%) Income	70,700	80,800	90,900	100,900	109,000	117,100	125,200	133,200

SOURCE: FY 2022 INCOME LIMITS DOCUMENTATION SYSTEM (<https://www.huduser.gov/portal/datasets/il/il2022/2022summary.odn>)

Note: Median Income is shown for reference only and was obtained from the Novogradac Rent & Income Limit Calculator (<https://ric.novoco.com/tenant/rentincome/calculator/z1.jsp>).

Table 11: Household and Family Income (Thurston County)

INCOME AND BENEFITS (IN 2020 INFLATION-ADJUSTED DOLLARS)	Estimate	Percent
Total households	112,323	
Less than \$10,000	5,015	4.5%
\$10,000 to \$14,999	2,920	2.6%
\$15,000 to \$24,999	7,545	6.7%
\$25,000 to \$34,999	7,355	6.5%
\$35,000 to \$49,999	12,957	11.5%
\$50,000 to \$74,999	19,724	17.6%
\$75,000 to \$99,999	18,006	16.0%
\$100,000 to \$149,999	22,894	20.4%
\$150,000 to \$199,999	8,780	7.8%
\$200,000 or more	7,127	6.3%
Median household income (dollars)	75,867	
Mean household income (dollars)	90,625	
Families	73,946	
Less than \$10,000	1,900	2.6%
\$10,000 to \$14,999	1,150	1.6%
\$15,000 to \$24,999	3,210	4.3%
\$25,000 to \$34,999	3,333	4.5%
\$35,000 to \$49,999	6,939	9.4%

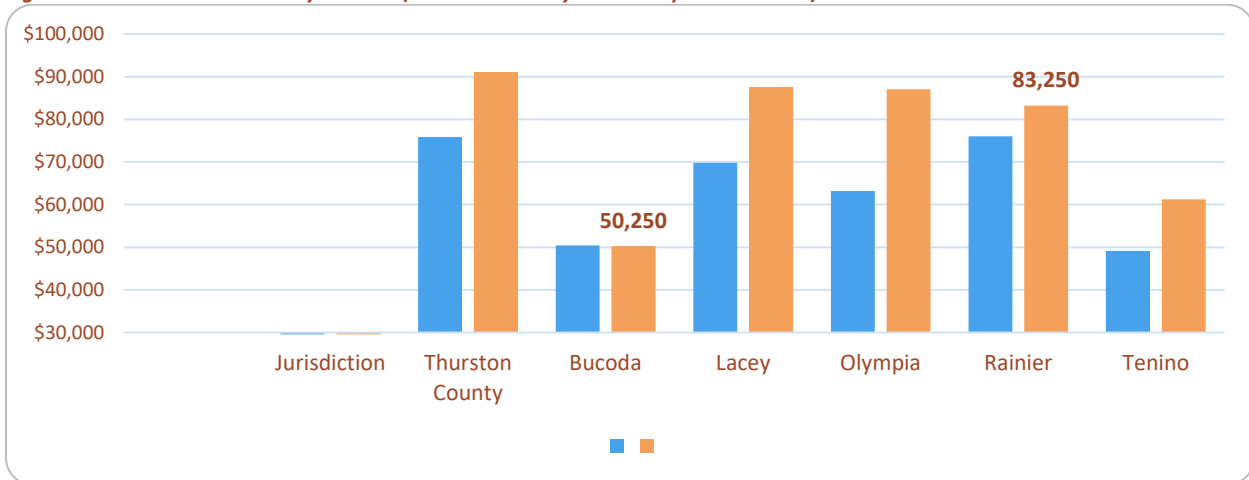
² The Census defines “household income” as the sum of the income of all people 15 years and older living in the household. A household includes related family members and all the unrelated people, if any. “Family income” is defined as the sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together. “Householder” is the person, or one of the people, in whose name the home is owned, being bought, or rented.

INCOME AND BENEFITS (IN 2020 INFLATION-ADJUSTED DOLLARS)	Estimate	Percent
\$50,000 to \$74,999	12,381	16.7%
\$75,000 to \$99,999	13,044	17.6%
\$100,000 to \$149,999	18,553	25.1%
\$150,000 to \$199,999	7,619	10.3%
\$200,000 or more	5,817	7.9%
Median family income (dollars)	91,125	
Mean family income (dollars)	103,937	

SOURCE: ACS 2016-2020 (DP03)

Household and family income varies by city. In the chart below, the highest median income for households and families is in Tumwater.

Figure 9: Household and Family Income (Thurston County and Incorporated Cities)



SOURCE: ACS 2016-2020 (DP03)

Poverty

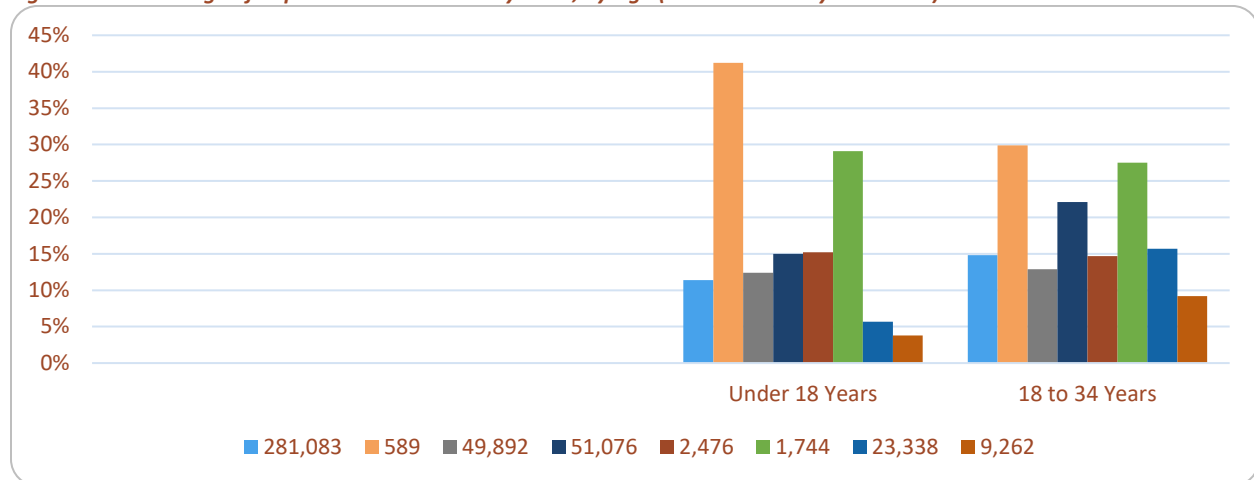
9.8% of Thurston County’s population is determined to be below the poverty level. The population 34 years and younger have a higher percentage of their population below the poverty level. The smaller cities of Bucoda and Tenino have much higher rates of people below the poverty level.

Table 12: People Below Poverty Level, by Age (Thurston County and Cities)

Label	Thurston County	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater	Yelm
Under 18 Years	6,847	56	1,311	1,384	89	127	291	113
18 to 34 Years	9,359	41	1,711	3,160	68	130	974	241
35 to 64 Years	8,457	74	1,508	2,208	92	136	583	45
65 Years and Over	2,965	10	633	737	43	6	183	128
Total below poverty level	27,628	181	5,163	7,489	292	399	2,031	527
Total population	281,083	589	49,892	51,076	2,476	1,744	23,338	9,262

SOURCE: ACS 2016-2020 (S1701)

Figure 10: Percentage of Population Below Poverty Level, by Age (Thurston County and Cities)



SOURCE: ACS 2016-2020 (S1701)

Poverty is more prevalent in some races and ethnicities in Thurston County.

Table 13: People Below Poverty Level, by Race/Ethnicity (Thurston County)

	Total	Below poverty level	Percent
White alone	223,987	20,332	9.1%
Black or African American alone	8,152	1,262	15.5%
American Indian and Alaska Native alone	3,262	480	14.7%
Asian alone	16,244	1,983	12.2%
Native Hawaiian and Other Pacific Islander alone	2,526	395	15.6%
Some other race alone	5,344	959	17.9%
Two or more races	21,568	2,217	10.3%
Hispanic or Latino origin (of any race)	26,154	3,649	14.0%

SOURCE: ACS 2016-2020 (S1701)

TRANSPORTATION TO WORK

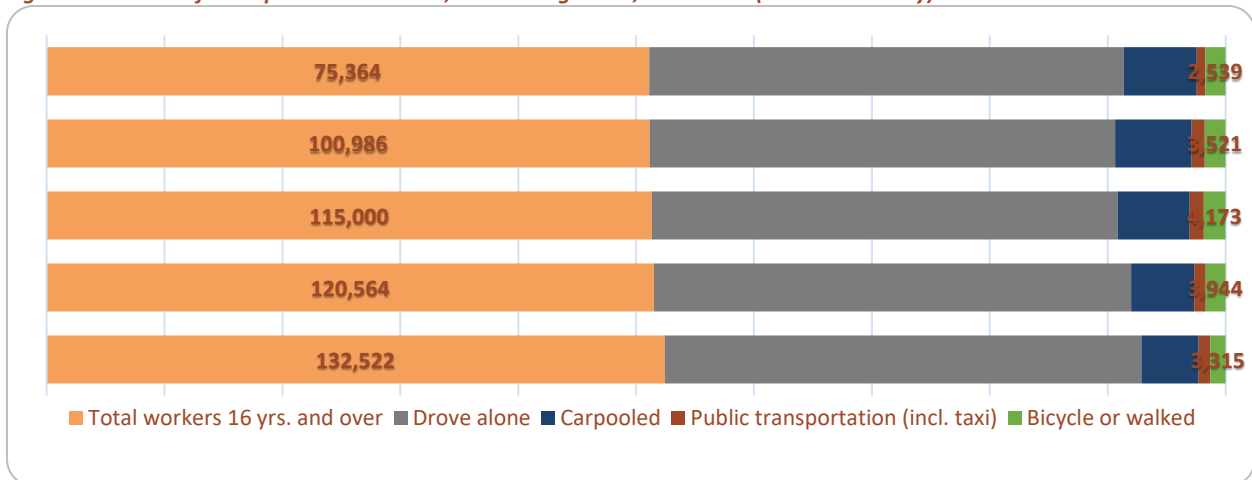
The following section is from the Thurston Regional Planning Council based on the American Community Survey (ACS). See <https://trpc.org/417/Commute-Modes-and-Times>.

Mode Split

For the 2016-2020 time period, most Thurston County residents drove alone to work (78%), followed by carpooling (9%). Only 3% walked or biked and 2% rode the bus.³ The proportion of people who worked from home increased substantially from 5% in 2011-2015 up to 8% in 2016-2020.

³ In 2020, Intercity Transit began a zero-fare demonstration project expected to last five years. The Transit Authority may decide to end the zero-fare if needed or if successful, decide to remove fares permanently.

Figure 11: Means of Transportation to Work, Not Driving Alone, 1990-2020 (Thurston County)



SOURCE: THURSTON REGIONAL PLANNING COUNCIL, COMMUTE MODES AND TIMES, TABLE 4-02 (FROM U.S. CENSUS BUREAU AND ACS, B08301.B08302, DP03)

Travel Time

Travel time to work for the region’s residents increased over the last 25-30 years. In 1990, 46% of residents experienced 20 minute or longer commutes. By 2016-2020, this share increased to 57%.

The bulk of the increase in commute lengths has occurred in trips that last over 30 minutes. Commutes longer than 30 minutes increased from 23% of the trips in 1990 to 36% of the total trips for 2016-2020.

Time Leaving for Work

In 1990, approximately 62% of workers began their commute between 5 am and 8 am; this dropped to 58% of workers for 2016-2020.

EDUCATION

There are eight school districts in Thurston County: Griffin, North Thurston, Olympia, Rainier, Rochester, Tenino, Tumwater and Yelm.

Educational Attainment

94% of Thurston County residents 25 and older have a high school diploma or GED, or higher. 36% have a bachelor's degree or higher. These numbers track similar to Washington State as can be seen in the chart below.

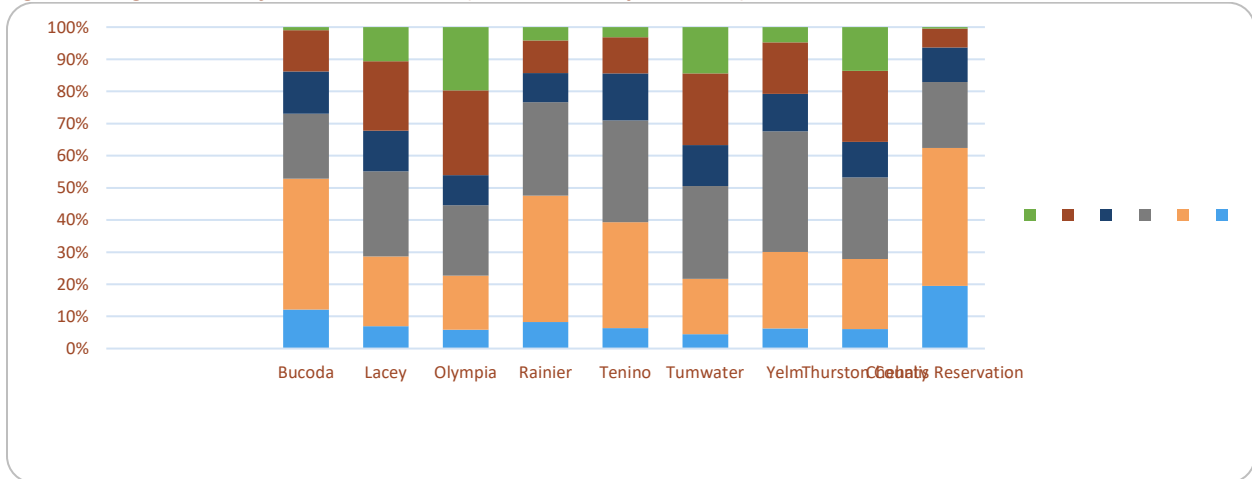
Table 14: Highest Level of Education (Thurston County and Cities)

	Population Age 25 and Older	No High School Diploma	High School Diploma or GED	Some College	Associate's Degree	Bachelor's Degree	Graduate or Prof. Degree
Bucoda	420	51	171	85	55	54	4
Lacey	35,002	2,421	7,608	9,255	4,432	7,567	3,719
Olympia	38,039	2,222	6,403	8,353	3,545	10,043	7,473
Rainier	1,824	151	717	530	165	186	75

Tenino	1,107	70	365	351	162	124	35
Tumwater	16,418	729	2,830	4,742	2,084	3,674	2,359
Yelm	5,355	336	1,275	2,007	627	857	253
Thurston County	200,837	12,267	43,782	50,905	22,098	44,566	27,219
Chehalis Reservation	410	80	176	84	44	24	2
Nisqually Reservation	375	68	123	78	43	46	17
Washington State	5,199,771	431,403	1,133,689	1,201,507	525,934	1,183,949	723,289

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 7-05 (FROM ACS, 2016-2020, TABLE B15003)

Figure 12: Highest Level of Education, Percent (Thurston County and Cities)



SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 7-05 (FROM ACS, 2016-2020, TABLE B15003)

School District Report Cards

The Office of Superintendent of Public Instruction for Washington State provides information about K-12 schools in the state. This information provides people with information about how students performed on state tests, enrollment and attendance, graduation rates and race and ethnicity. Information is provided at the district and school level. Find information at the following link for complete report cards:

<https://washingtonstatereportcard.ospi.k12.wa.us/>

Table 15: School District Report Cards, 2021-22

District	Students Enrolled	Met ELA Standards	Met Math Standards	Met Science Standards	Graduated in 4 Years	High Math Growth	High ELA Growth	Students Regularly Attend	Per-Pupil Expenditure
Griffin	624	51.6%	42.7%	57.4%		32.5%	27.0%	93.3%	\$ 14,990
North Thurston	15,154	50.3%	33.5%	45.2%	88.0%	32.3%	31.8%	88.6%	\$ 14,016
Olympia	9,777	59.2%	47.3%	52.1%	92.0%	38.3%	39.5%	81.1%	\$ 13,781
Rainier	925	46.1%	37.2%	45.0%	90.0%	37.3%	32.0%	86.6%	\$ 12,769
Rochester	2,101	44.5%	34.1%	36.1%	85.0%	31.3%	31.9%	81.8%	\$ 14,235
Tenino	1,272	47.0%	28.6%	54.3%	85.0%	41.7%	37.4%	92.6%	\$ 13,229
Tumwater	6,515	55.9%	42.2%	44.9%	92.0%	34.7%	31.4%	91.5%	\$ 13,314
Yelm	5,442	48.5%	35.5%	42.5%	83.0%	36.3%	34.8%	82.2%	\$ 13,342
Washington State	1,091,404	50.7%	37.7%	42.7%	83.0%	33.7%	33.6%	80.1%	\$ 17,082

SOURCE: OSPI, <https://washingtonstatereportcard.ospi.k12.wa.us/>

Table 16: Graduation and Dropout Rates, Thurston High Schools, 2021

District	Traditional Schools	Final Cohort Size	Graduate	Continuing	Dropout	Graduation Rate
North Thurston	North Thurston High School	342	294	26	22	86.0%
North Thurston	River Ridge High School	336	291	24	21	86.6%
North Thurston	Timberline High School	367	332	18	17	90.5%
Olympia	Capital High School	311	293	7	11	94.2%
Olympia	Olympia High School	434	397	26	11	91.5%
Rainier	Rainier Senior High School	39	35	1	3	89.7%
Rochester	Rochester High School	144	123	3	18	85.4%
Tenino	Tenino High School	72	61	4	7	84.7%
Tumwater	A. G. West Black Hills High School	194	177	5	12	91.2%
Tumwater	Tumwater High School	286	275	4	7	96.2%
Yelm	Yelm High School 12	359	316	18	25	88.0%
District	Non-Traditional Schools	Final Cohort Size	Graduate	Continuing	Dropout	Graduation Rate
North Thurston	Envision Career Academy	>10	--	--	--	--
Olympia	Avanti High School	41	34	6	1	82.9%
Olympia	Olympia Regional Learning Academy	20	16	3	1	80.0%
Rochester	H.e.a.r.t. High School	19	16	1	2	84.2%
Tumwater	Cascadia High School	36	22	6	8	61.1%
Tumwater	New Market High School	48	29	1	18	60.4%
Yelm	Yelm Extension School	55	29	14	12	52.7%
Thurston County		3,412	2,752	173	487	80.7%
Washington State		84,828	70,009	6,745	8,074	82.5%

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 7-02 (FROM OSPI, <https://www.k12.wa.us/data-reporting/data-portal>)

PART TWO: HOUSING ASSESSMENT

In January 2021, the Thurston Regional Planning Council (TRPC) completed a Housing Needs Assessment. The full Housing Needs Assessment can be found at the following link:

<http://www.trpc.org/DocumentCenter/View/8067/Housing-Needs-Assessment>. Information regarding housing affordability can also be found on TRPC’s website at <https://trpc.org/1002/Housing-Affordability>.

On February 24, 2021, Thurston County and the cities of Olympia, Lacey, Tumwater, and Yelm signed an interlocal agreement to form the [Regional Housing Council](#) (RHC). The primary purpose of the RHC is to leverage resources and partnerships through policies and projects promoting equitable access to safe and affordable housing in Thurston County.

Part Two reviews housing stock, housing tenure and household size, public and assisted housing inventory, housing problems, housing costs, cost burden and disproportionate housing needs.

HOUSING STOCK

This section looks at how many units are in a housing structure and how many bedrooms are in a unit. Thurston County’s housing stock varies by jurisdiction. Olympia’s housing stock is more likely to have more than 1-unit and less bedrooms, than other cities or the county.

Units in Structure

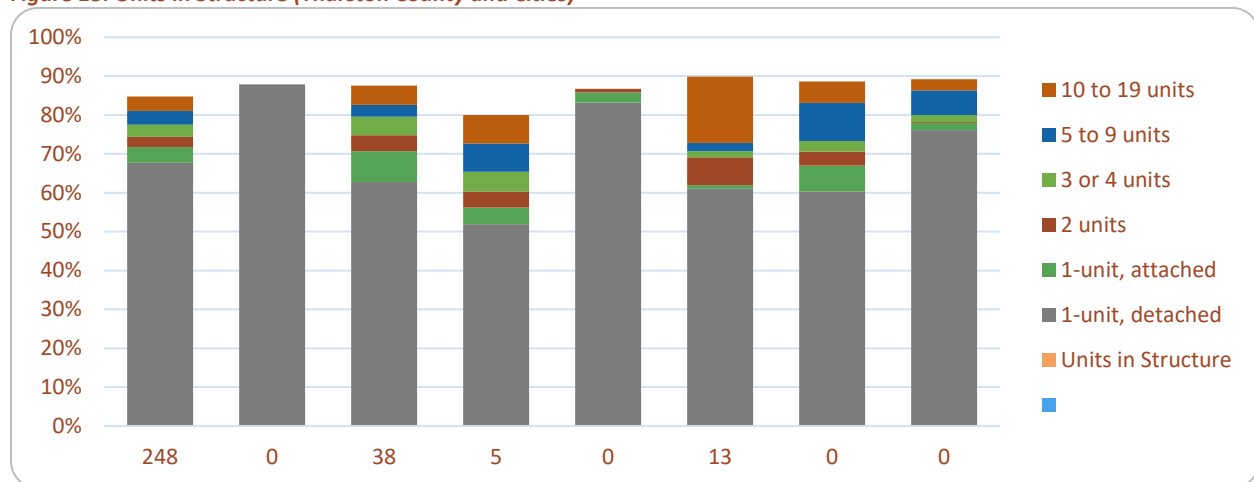
More than two-thirds of housing in Thurston County are detached single-family units (1-unit, detached). The percentage of detached single-family units drops significantly in Olympia (52%), with a significant increase in the number of multifamily structures with 10 or more units (24% vs. 10%).

Table 17: Units in Structure (Thurston County and Cities)

Units in Structure	Thurston County	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater	Yelm
1-unit, detached	79,854	247	20,933	24,265	917	761	9,604	3,089
1-unit, attached	4,886	217	13,138	12,599	763	465	5,793	2,352
2 units	3,101	0	1,658	1,036	24	7	639	56
3 or 4 units	3,677	0	855	1,001	8	54	348	8
5 to 9 units	4,266	0	1,000	1,242	0	12	257	56
10 to 19 units	4,349	0	637	1,772	0	16	940	195
20 or more units	7,179	0	1,041	1,770	0	130	524	90
Mobile home	10,475	0	1,840	4,127	0	0	432	237
Boat, RV, van, etc.	248	30	726	713	122	64	671	95

SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

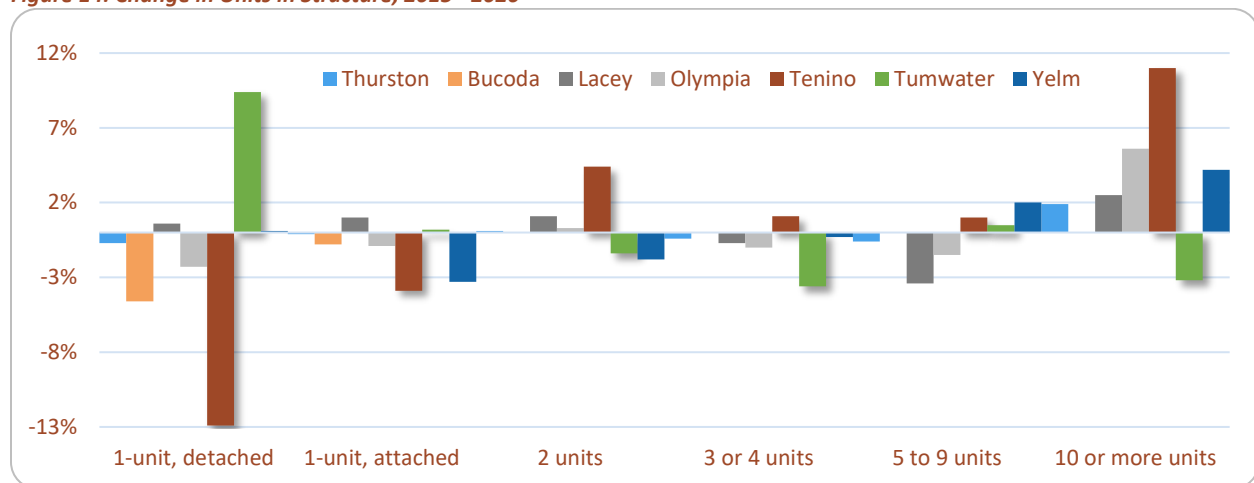
Figure 13: Units in Structure (Thurston County and Cities)



SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

Since 2015, Olympia, Tenino and Tumwater saw the biggest change in the units in structure. The share of 1-unit structures of the overall housing stock decreased 2.3% in Olympia and 12.9% in Tenino. Conversely, Tumwater’s share of 1-unit, detached structures increased 9.4% in this same time period, but this is primarily due to a large annexation in 2016. Olympia’s housing stock of 10 or more units increased its share 5.6%, and for Tenino, it increased its share 11%.

Figure 14: Change in Units in Structure, 2015 - 2020

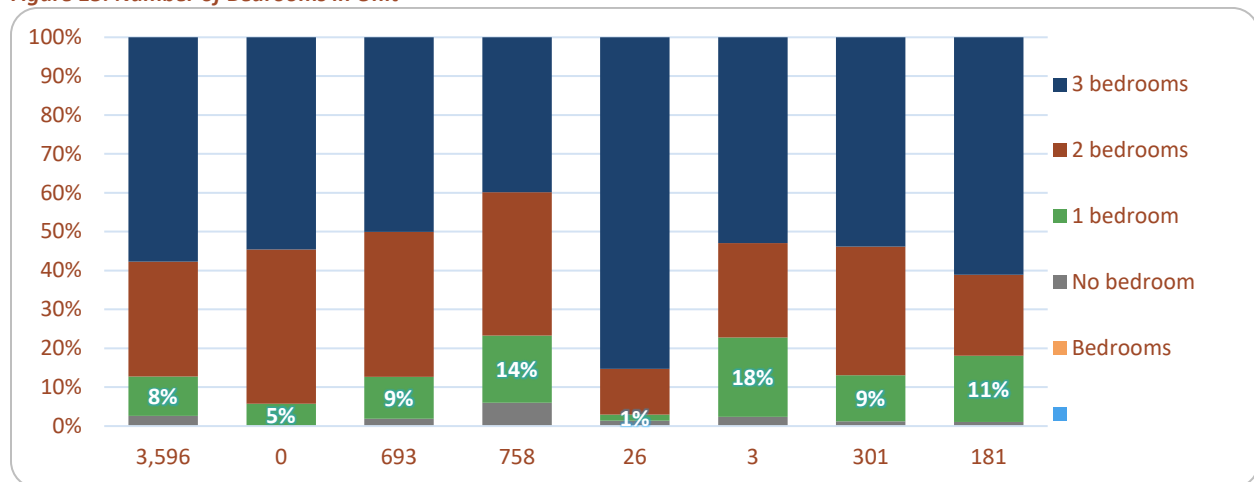


SOURCE: U.S. CENSUS BUREAU, 2016-2020 AND 2011-2015 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

Number of Bedrooms

A majority of housing stock is comprised of 2- or 3-bedroom units in Thurston County. Olympia has 19.4% of its housing stock comprised of studio and 1-bedroom units.

Figure 15: Number of Bedrooms in Unit



SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

HOUSING TENURE AND HOUSEHOLD SIZE

The following section looks at housing tenure (renter or owner-occupied) and household size. Like the housing stock, there are differences between the cities and county.

Housing Tenure

Most of the occupied housing units in Thurston County are owner-occupied (66%). Olympia is the only jurisdiction where most housing units are renter-occupied.

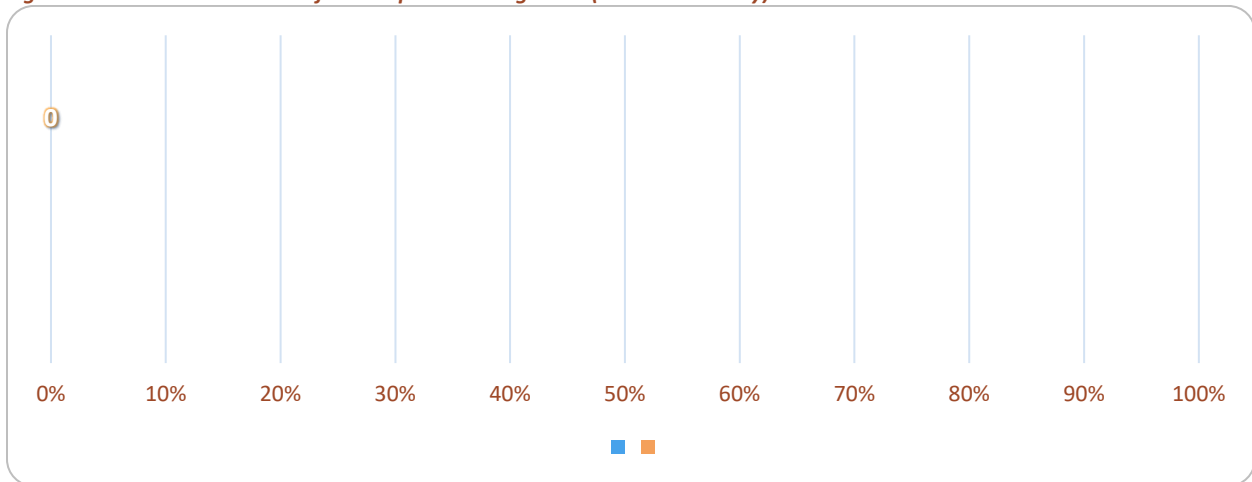
Table 18: Housing Tenure (Thurston County and Cities)



SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

Persons of color are less likely to own a house in Thurston County as shown in the chart below.

Figure 16: Race Characteristics for Occupied Housing Units (Thurston County)



SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (S2502)

Household Size

Household size varies by jurisdiction and by tenure as seen in the table below.

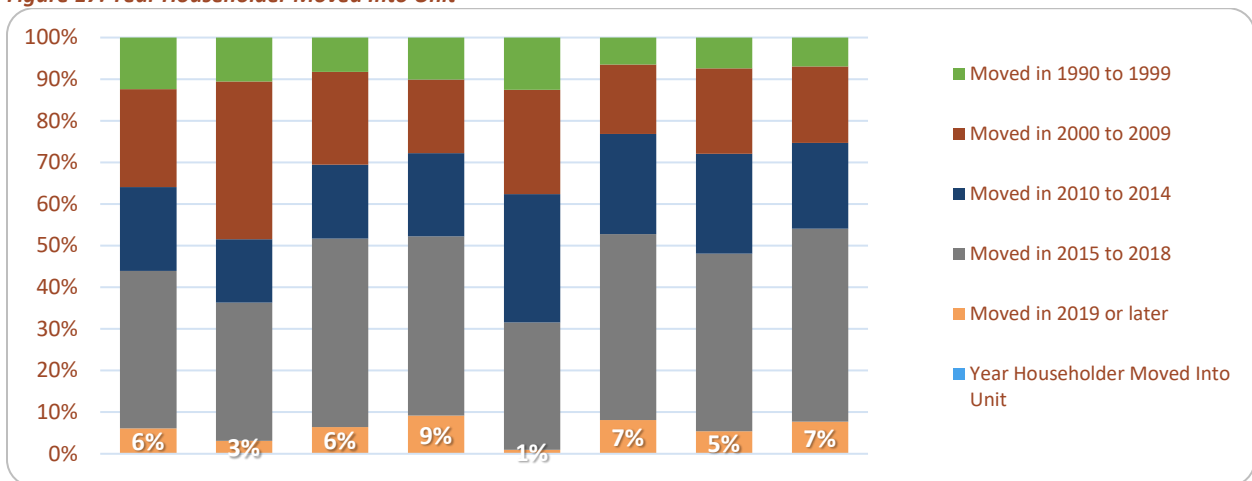
Table 19: Household Size by Tenure (Thurston County and Cities)

Housing Tenure, Occupied Housing Units	Thurston	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater	Yelm
Average household size of owner-occupied unit	2.58	2.73	2.55	2.40	2.96	2.62	2.67	3.26
Average household size of renter-occupied unit	2.35	3.30	2.36	2.04	3.16	2.25	2.28	3.08

SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

A significant portion of housing units occupied in Thurston County and the cities were moved into in the 2015 to 2018 period as shown in the chart below.

Figure 17: Year Householder Moved Into Unit



SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

PUBLIC AND ASSISTED HOUSING INVENTORY

Federal, state and local funds are used to assist in the development and preservation of housing for low-income households. Federal and state funding sources include U.S. Dept. of Housing and Urban Development (HUD), Washington State Housing Finance Commission (WSHFC), and Washington State Housing Trust Fund (HTF).

In 2022, Thurston County created a Home Fund from a sales and use tax of one-tenth of one percent. This tax applies throughout all of Thurston County, except in the cities of Olympia and Tenino, as each of those jurisdictions passed their own Home Fund sales tax legislation. The intent of these funds is to create affordable housing for those whose income is 60% of Area Median Income (AMI) or below. Thurston County anticipates collecting approximately \$4.5 to \$5.0 million per year for the Home Fund.

The Olympia Home Fund is a voter-approved sales and use tax and has generated around \$2.3 million per year since 2018. The sales tax collections for affordable housing for Thurston County and Olympia are now being awarded as a single source of funding starting in 2023.

Many affordable housing and shelter projects get funding assistance from multiple sources. The following inventory is based on available information.

HUD Multifamily Housing Program

The following properties receive HUD funding assistance through one of HUD’s multifamily or Section 8 contracts.

Table 20: HUD Multifamily Property Search (Thurston County)

Property Name	Address	City	Assisted Units	Total Units
Carpenter Crest Apartments	201 Carpenter Road SE	Lacey		104
College Glen Apartments	4870 55th Lane SE	Lacey		164
Magnolia Villa	1410 MAGNOLIA ST SE	Lacey	21	21
South Sound Villa Apartments	4101 LACEY BLVD	Lacey	70	70
Southfield - Roo Lan Health and Rehab	1505 Carpenter Rd SE	Lacey		0
Toscana Apartment Homes	6979 Birdseye Ave NE	Lacey		165
Toscana Apartment Homes, Phase II	6979 Birdseye Ave NE	Lacey		228
Woodland by Bonaventure	4532 Intelco Loop SE	Lacey		150
Ashwood Downs Apartments	1900 Ashwood Downs Ln SE	Olympia		96
Billy Frank Jr Place	318 State Ave NE	Olympia	10	33
Capitol House	420 SHERMAN ST SW	Olympia		113
Ensign-Olympia Transition Care & Rehab	430 Lilly Rd NE	Olympia		60
Evergreen Village	505 Division St NW	Olympia	180	180
Olympian Apts	519 WASHINGTON ST SE	Olympia	50	50
Parkview Apartments	4600 Briggs Drive SE	Olympia		72
Providence St Francis House	3415 12th Ave NE	Olympia	59	60
Summers Manor	5730 Normandy Dr	Olympia		40
Village Cooperative of South Sound	Henderson Blvd SE & Yelm Hwy SE	Olympia		0
Hearthstone Apartments (Phase 2)	215 Pinehurst Drive SW	Tumwater		104
Stella Luxury Apartment Homes	7747 Littlerock	Tumwater		0

Property Name	Address	City	Assisted Units	Total Units
Tumwater Apartments	5701 6TH AVE SW	Tumwater	50	50
Easthaven Villa Assisted Living and Memory Care	311 Cullens Street NW	Yelm		0
Orchard Apartments	500 McKenzie Ave SW	Yelm	32	32

SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM_OFFICES/HOUSING/MFH/HSGRENT/MFHPROPERTYSEARCH](https://www.hud.gov/program_offices/housing/mfh/hsgrent/mfhpropertysearch)

Washington State Housing Finance Commission

The Washington State Housing Finance Commission (WSHFC) provides housing funds through several sources, including competitive federal housing tax credits, bonds, and other financing. The following projects are included in WSHFC's Low-Income Housing Tax Credit (LIHTC) inventory.

Table 21: Low-Income Tax Credit Projects (Thurston County)

Project Name	Program Type	Sponsor	City	Total Low-Income Units	Total Units
College Glen Apartments	4% Tax Credits	Shelter Resources, Inc.	Lacey	161	164
Copper Wood Apartments	4% Tax Credits	Inland Group	Lacey	225	228
Magnolia Villa	9% Tax Credits	Mercy Housing Northwest	Lacey	20	21
Reserve at Lacey	4% Tax Credits	AVS Holdings, LLC	Lacey	239	241
Summer Ridge	4% Tax Credits	Shelter Resources, Inc.	Lacey	115	116
Ashwood Downs	4% Tax Credits	Allied Real Estate Partners, LLC	Olympia	95	96
Boardwalk Apartments	4% Tax Credits	Senior Housing Assistance Group	Olympia	280	284
Carriage Place Apartments	9% Tax Credits	Balfour Company	Olympia	49	51
Copper Trail	4% Tax Credits	Inland Group	Olympia	258	260
Courtside Apartments	4% Tax Credits	American Capital Development, Inc.	Olympia	209	211
Crowne Pointe Apartments	4% Tax Credits	J. David Page Stephen W. Page Development	Olympia	158	160
Devoe II	9% Tax Credits	Catholic Community Services of Western Washington	Olympia	50	50
Drexel House	9% Tax Credits	Catholic Community Services of Western Washington	Olympia	25	26
Evergreen Villages Apartments	4% Tax Credits	Bayside Communities	Olympia	178	180
Evergreen Vista I	4% Tax Credits	Mercy Housing Northwest	Olympia	102	104
Evergreen Vista II	9% Tax Credits	Mercy Housing Northwest	Olympia	50	51
Fern Ridge	9% Tax Credits	Balfour Company	Olympia	49	49

Project Name	Program Type	Sponsor	City	Total Low-Income Units	Total Units
Fleetwood Apartments	9% Tax Credits	Mercy Housing Northwest	Olympia	42	43
FSCSS Family Housing Phase I	9% Tax Credits	Family Support Center of South Sound (FSCSS)	Olympia	62	62
Martin Way	9% Tax Credits	Low Income Housing Institute (LIHI)	Olympia	64	65
Martin Way Phase 2	9% Tax Credits	Low Income Housing Institute (LIHI)	Olympia	63	64
Olympia Commons	9% Tax Credits	Low Income Housing Institute (LIHI)	Olympia	42	43
Olympia Vista Apartments	4% Tax Credits	American Capital Development, Inc.	Olympia	141	141
Stuart Place	9% Tax Credits	Balfour Company	Olympia	36	36
CAC 515 Preservation Portfolio	4% Tax Credits	Community Action Council of Lewis, Mason & Thurston Counties	Yelm	106	109
Prairie Run Apartments	9% Tax Credits	Community Action Council of Lewis, Mason & Thurston Counties	Yelm	31	32
Salmon Run Apartments	9% Tax Credits	Community Action Council of Lewis, Mason & Thurston Counties	Yelm	39	40
				2,889	2,927

SOURCE: WASHINGTON STATE HOUSING FINANCE COMMISSION (SEPTEMBER 2022)

The following projects are actively monitored by the Washington State Housing Commission for affordable housing units. These projects were financed, in part, with tax-exempt or taxable bonds.

Table 22: Wash State Housing Finance Commission, Bond-Financed Projects (Thurston County)

Project Name	Program Type	Sponsor	City	Market Units	LIH Units
Homes First	Non Profit Housing	Homes First	Lacey	0	11
Woodland Retirement	80/20 Bonds	MWSH Lacey LLC	Lacey	105	30
Affinity at Olympia	80/20 Bonds	Inland Group	Olympia	136	34
WW - Sequoia Landing	Non Profit Housing	Housing Authority of Thurston County	Tumwater	19	21
Rosemont Retirement	80/20 Bonds	CHP Yelm-Rosemont WA Owner	Yelm	60	18

SOURCE: WASHINGTON STATE HOUSING FINANCE COMMISSION (SEPTEMBER 2022)

Washington State Housing Trust Fund

The Washington State Legislature makes biennial appropriations in the capital budget to the Housing Trust Fund (HTF). The Housing Trust Fund provides capital financing in the form of loans or grants to affordable housing

projects. Many projects funded by the Housing Finance Commission are also funded by the Housing Trust Fund. The following projects are included in the HTF inventory.⁴

Table 23: Washington State Housing Trust Fund Projects (Thurston County)

Project Name	Project Type	Applicant/Recipient	City	Total Funded Units	Total Funded Low-
CAC USDA-RD Preservation Portfolio	Multi-Family	Cac of Lewis Mason Thurston Ctys	Belfair, Shelton, Yelm	109	106
Cobble Knoll Phase 2	Multi-Family	Mercy Properties Washington II	Centralia, Tenino, Winlock	77	92
FFC Homes X	Multi-Family	Foundation For the Challenged dba Options for Supported Housing	Centralia, Longview, Olympia, Puyallup	23	23
FFC Community Homes VIII	Multi-Family	Foundation For the Challenged dba Options for Supported Housing	Everett, Kelso, Longview, Olympia, Tacoma	20	20
FFC Homes VII	Multi-Family	Foundation For the Challenged dba Options for Supported Housing	Kirkland, Olympia, Shoreline, Tumwater	17	17
2 detached auxiliary dwelling units (DADUs)	Multi-Family	Homes First	Lacey	2	2
Developmental Disabilities	Multi-Family	Homes First	Lacey	4	4
Deyoe Vista V	Home Ownership	South Puget Sound Habitat for Humanity	Lacey	8	8
Forest Grove Apartments (former - Summer Ridge Apts)	Multi-Family	Community Action Council of Lewis, Mason, and Thurston Counties	Lacey	116	115
Lacey Affordable Housing	Multi-Family	Homes First	Lacey	6	6
Lacey Affordable Housing Project II	Multi-Family	Homes First	Lacey	10	10
Magnolia Villa	Multi-Family	Low Income Housing Institute (LIHI)	Lacey	21	20
Oxford Housing Program (Lacey)	Multi-Family	City of Lacey	Lacey		4
RISE-Transitional Housing Program	Multi-Family	Community Youth Services	Lacey	5	4
Youth Shelter-Scattered Sites (Sawyer & Peregrine)	Multi-Family	Community Youth Services	Lacey, Olympia	6	6
FFC Homes XI	Multi-Family	Foundation For the Challenged dba Options for Supported Housing	Longview, Olympia, Puyallup	15	15
Inter-Tribal Mortgage Program	Home Ownership	Shoalwater Bay Indian Tribe	Multi	40	40
Lot Cost Reduction/Down Payment Assistance	Home Ownership	Northwest Housing Development	Multi	26	26
Ridge, Woodlane Cascade, Everg	Home Ownership	Northwest Housing Development	Multi	17	17

⁴ Three of the projects in this list – Drexel House, The Gardens and Tumwater Cove Apartments, were funded with federal HOME Investment Partnership funds and not state funds from the Housing Trust Fund.

Project Name	Project Type	Applicant/Recipient	City	Total Funded Units	Total Funded Low-
Arbor Manor (The Mom's House)	Multi-Family	Low Income Housing Institute (LIHI)	Olympia	5	5
B & B Apts	Multi-Family	Behavioral Health Resources Residential Properties	Olympia	15	15
Billy Frank Jr Place (Former - Olympia Commons)	Multi-Family	Low Income Housing Institute (LIHI)	Olympia	43	42
Candlewood Manor Conversion	Multi-Family	Candlewood Community Housing of Thurston County	Olympia	103	103
Deyoe Vista V	Home Ownership	South Puget Sound Habitat for Humanity	Olympia	10	10
Deyoe Vista V	Home Ownership	South Puget Sound Habitat for Humanity	Olympia	8	8
Drexel House	Multi-Family	Catholic Community Services of Western Washington	Olympia	25	24
Drexel House	Multi-Family	Catholic Community Services of Western Washington	Olympia	10	10
Drexel House II (formerly Devoe II Housing)	Multi-Family	Catholic Community Services of Western Washington	Olympia	50	50
Evergreen Vista Apartments	Multi-Family	Mercy Housing Northwest	Olympia	2	2
Evergreen Vista II	Multi-Family	Mercy Housing Northwest	Olympia	51	50
Fleetwood Apartments	Multi-Family	Low Income Housing Institute (LIHI)	Olympia	42	43
FSCSS Family Housing Phase I	Multi-Family	Family Support Center of South Sound	Olympia	62	62
Habitat Cottages	Home Ownership	South Puget Sound Habitat for Humanity	Olympia	15	15
Hidden Village Preservation Project	Multi-Family	Hidden Village Owners Association	Olympia	13	12
Horizons West	Multi-Family	Housing Authority of Thurston County	Olympia	24	24
Neighborhood Revitalization	Multi-Family	Homes First	Olympia	6	6
Nisqually Tribal Housing	Multi-Family	Nisqually Indian Tribe	Olympia	6	6
Olympia Crest Phase II	Multi-Family	Housing Authority of Thurston County	Olympia	24	24
Olympia/Lacey DD Homes Project III	Multi-Family	Homes First	Olympia	8	8
Oxford House	Multi-Family	Homes First	Olympia	6	6
Pear Blossom Place	Multi-Family	Family Support Center of South Sound	Olympia	40	19
Pear Street Transitional Housing	Multi-Family	Community Youth Services	Olympia	9	8
Quixote Village	Multi-Family	Panza	Olympia	30	30

Project Name	Project Type	Applicant/Recipient	City	Total Funded Units	Total Funded Low-
Safeplace Confidential Battered Women's Shelter	Multi-Family	SafePlace	Olympia	28	28
The My Family	Multi-Family	My Family Inc	Olympia	3	3
Touchstone & Haven House	Multi-Family	Community Youth Services	Olympia	25	25
Unity Commons (was Martin Way)	Multi-Family	Low Income Housing Institute (LIHI)	Olympia	64	64
Unity Commons (was Martin Way)	Multi-Family	Low Income Housing Institute (LIHI)	Olympia	65	65
Welcome Home Down Payment Assistance Revolving Loan Fund Program	Home Ownership	Housing Authority of Thurston County	Olympia	12	12
Tenino Firs Quarry Road Estate	Home Ownership	Northwest Housing Development	Tenino	8	8
73rd Ave	Home Ownership	South Puget Sound Habitat for Humanity	Tumwater	14	14
Lake Park Apartments	Multi-Family	Housing Authority of Thurston County	Tumwater	8	7
McKena Lane Project	Multi-Family	Housing Authority of Thurston County	Tumwater	5	5
Shepherd's Grove	Home Ownership	South Puget Sound Habitat for Humanity	Tumwater	3	3
The Gardens	Multi-Family	Behavioral Health Resources	Tumwater	34	34
Tumwater Cove Apartments (Former-Tumwater Apartments)	Multi-Family	Behavioral Health Resources	Tumwater	8	8
Krislen Apartments	Multi-Family	Yelm Community Services	Yelm	24	24
Longmire Phase 1	Home Ownership	South Puget Sound Habitat for Humanity	Yelm	8	8
Prairie Run Apartments	Multi-Family	Community Action Council of Lewis, Mason, and Thurston Counties	Yelm	32	32
Yelm Community Services Homeless Shelter	Multi-Family	Yelm Community Services	Yelm	6	6
				1,476	1,463

SOURCE: WASHINGTON STATE DEPARTMENT OF COMMERCE, HOUSING TRUST FUND (SEPTEMBER 2022)

Housing Authority of Thurston County

The Housing Authority of Thurston County was formed after HUD shifted away from public housing and toward vouchers. The Housing Authority provides rental assistance, housing stability, housing in authority-owned properties and supports housing developed by other non-profits with operating costs from project-based and special need vouchers.

Of the eighteen (18) properties owned and managed by the Housing Authority, five obtained financing from the Washington State Housing Trust Fund and one obtained bond-financing assistance through the Washington State

Housing Finance Commission. Most of the properties are funded with a combination of State and Local resources, bank financing, and independent tax-exempt bonds.

Housing Authority property rents are substantially below market rates. All Housing Authority rents are set to be affordable to tenant-based vouchers. The following is an inventory of the Housing Authority-owned properties in Thurston County.

Table 24: Housing Authority of Thurston County Affordable Housing Inventory

Project Name	City	Number of Units	Targeted population
14th Ave Triplexes	Lacey	3	RCW 35.82 at or below 80% of AMI
Golf Club Triplexes	Lacey	3	RCW 35.82 at or below 80% of AMI
Hall Street Apartments	Lacey	12	At or below 80% of AMI
Shadow Wood	Lacey	22	RCW 35.82 at or below 80% of AMI
Steamer House	Lacey	1	At or below 50% of AMI
Surrey Lane	Lacey	96	RCW 35.82 at or below 80% of AMI
Triplexes at Golf Club & 14th	Lacey	6	2 units set at 50% of AMI or below, 4 units set at 80% of AMI or below
Creekwood	Olympia	20	RCW 35.82 at or below 80% of AMI
Horizons West	Olympia	24	At or below 50% of AMI
Olympia Crest	Olympia	140	RCW 35.82 at or below 80% of AMI
Olympia Crest II	Olympia	24	12 units at or below 50% of AMI, 12 units at or below 80% of AMI. Set aside units for homeless families with children and for households with a veteran member
Allen Orchard	Tumwater	24	12 units at or below 60% of AMI, 5 units set aside for homeless families with children within Tumwater School District
Falls Pointe	Tumwater	108	RCW 35.82 at or below 80% of AMI
Lake Park	Tumwater	8	Homeless families with children at or below 50% of AMI, rents set at HUD Low HOME rents
McKenna Lane	Tumwater	6	At or below 50% of AMI, rents set at HUD Low HOME rents, set aside units for families with a hh member with a developmental disability and for families pursuing higher education
Sequoia	Tumwater	40	8 units set aside for homeless families and veterans. 13 units are affordable to households at or below 80% of AMI. 19 units are unrestricted work-force housing.
Spring Court	Tumwater	8	RCW 35.82 at or below 80% of AMI
Trails End	Tumwater	8	At or below 50% of AMI, rents set at HUD Low HOME rents

SOURCE: HOUSING AUTHORITY OF THURSTON COUNTY (SEPTEMBER 2022)

Housing Vouchers

The Housing Authority of Thurston County supports approximately 5,000 people in various housing voucher programs. The largest voucher program is the Housing Choice Voucher (formerly Section 8). Other voucher programs include Veterans Administration Supportive Housing (VASH) and various special need voucher programs.

Table 25: Housing Vouchers – 2022 (Housing Authority of Thurston County)

Total vouchers	Project based	Emergency Housing	Special Purpose Voucher			
			VASH	Family Unification Program	Non-elderly Disabled (NED)	Mainstream (Homeless, Non-elderly Disabled)
2,070	475	68	105	68	425	140

SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM_OFFICES/PUBLIC_INDIAN_HOUSING/PROGRAMS/HCV/DASHBOARD](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard) AND HOUSING AUTHORITY OF THURSTON COUNTY

Housing Choice Vouchers

The Housing Choice Voucher (HCF) Program is the federal government’s major program for providing housing assistance to families. The voucher program assists very low-income families, the elderly, and the disabled to afford decent, safe and sanitary housing in the private market. Participants find their own housing that meets the requirements of the program and not be limited to units located in subsidized housing projects. The family that is issued a housing voucher must find suitable housing and the owner of the housing must agree to rent under the program. Rental units must meet minimum standards of health and safety. The housing subsidy is paid to the landlord directly by the Housing Authority. To qualify for the program, you must earn 50% or less of the area median income.

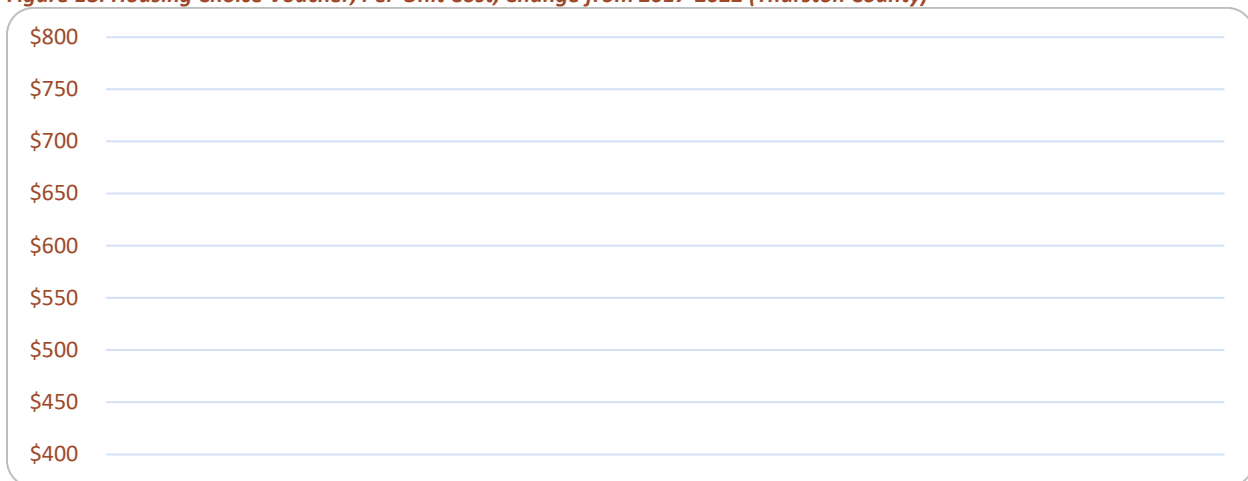
Table 26: Housing Choice Vouchers (Housing Authority of Thurston County)

Housing Choice Vouchers	
Total Units under Annual Contributions Contract (ACC)	2,070
Current Reported Leasing	1,824
2022 YTD Spending of Budget	102.6%
2022 YTD Unit Leasing Percentage	88.1%

SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM_OFFICES/PUBLIC_INDIAN_HOUSING/PROGRAMS/HCV/DASHBOARD](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard)

The Housing Authority of Thurston County has budget authority for the Housing Choice Voucher program of \$16,769,030 in 2022. This budget is used to provide the housing voucher to the family. The increase in rental housing costs affect this program as it is budget-based and not unit-based. Housing Choice Voucher per unit cost in July 2022 was \$801.66, a 35.62% increase in the past five years.

Figure 18: Housing Choice Voucher, Per-Unit Cost, Change from 2017-2022 (Thurston County)



SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM_OFFICES/PUBLIC_INDIAN_HOUSING/PROGRAMS/HCV/DASHBOARD](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard)

Special Purpose Voucher Programs

HUD provides special purpose voucher programs which are implemented by the Housing Authority of Thurston County. For more information about Housing Choice Programs and Initiatives, please visit

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/programs_and_initiatives

Emergency Housing Vouchers. The Emergency Housing Voucher (EHV) program is available through the American Rescue Plan Act (ARPA). Through EHV, HUD provided housing choice vouchers to the Housing Authority of Thurston County in order to assist individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

Mainstream Vouchers. Mainstream vouchers assist non-elderly persons with disabilities. Aside from serving a special population, Mainstream vouchers are administered using the same rules as other housing choice vouchers.

Non-Elderly Disabled Vouchers. These vouchers enable non-elderly persons or families with disabilities to access affordable housing on the private market.

Veterans Affairs Supportive Housing. The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HUD's Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the [Department of Veterans Affairs \(VA\)](#). VA provides these services for participating Veterans at VA medical centers (VAMCs), community-based outreach clinics (CBOCs), through VA contractors, or through other VA designated entities.

Family Unification Program. The Family Unification Program (FUP) is a program under which Housing Choice Vouchers (HCVs) are provided to two different populations:

1. Families for whom the lack of adequate housing is a primary factor in:
 - a. The imminent placement of the family's child or children in out-of-home care, or
 - b. The delay in the discharge of the child or children to the family from out-of-home care. There is no time limitation on FUP family vouchers.
2. For a period not to exceed 36 months, otherwise eligible youths who have attained at least 18 years and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act, and is homeless or is at risk of becoming homeless at age 16 or older.

Project-Based Vouchers

The Housing Authority supports affordable housing that is owned by non-profit agencies that provide supportive services to residents. This support comes through "Project-Based Vouchers." The Housing Authority is supporting development and maintenance of up to 475 units. The following is an inventory of existing affordable housing with Project-Based Vouchers.

Table 27: Project-Based Vouchers, by Project (Thurston County)

Project Name	Population Served	Owner	City	Number of Units
B & B	Disabled-With Supportive Services	Behavioral Health Resources	Olympia	15
Billy Frank	Homeless Singles and Families-With Supportive Services	Low Income Housing Institute	Olympia	22
Drexel	Single Homeless-With Supportive Services	Catholic Community Services SWW	Olympia	25
Drexel II	Veterans Single Homeless-With Supportive Services	Catholic Community Services SWW	Olympia	50
Evergreen Vista I	Families Who Qualify For 2- And 3-Bedroom Units	Mercy Housing	Olympia	26
Evergreen Vista II	Families With Children, Households with Disabled Family Member, Victims of Domestic Violence-With Supportive Services	Mercy Housing	Olympia	50
Fleetwood	Single Homeless-With Supportive Services	Low Income Housing Institute	Olympia	43
Pear Blossom	Homeless Families with Children-With Supportive Services	Family Support Center South Sound	Olympia	7
Pear Street	Youth Aging Out of Foster Care-With Supportive Services	Community Youth Services	Olympia	6
Quixote Village	Single Homeless-With Supportive Services	Panza	Olympia	25
Unity Commons	Homeless Singles/Couples-With Supportive Services	Low Income Housing Institute	Olympia	61
Homes First	Low Income	Homes First	Olympia, Lacey, Tumwater	23
Tumwater Cove	Disabled-With Supportive Services	Behavioral Health Resources	Tumwater	8
Tumwater Gardens	Homeless Disabled-With Supportive Services	Behavioral Health Resources	Tumwater	34
			TOTAL	395

SOURCE: HOUSING AUTHORITY OF THURSTON COUNTY

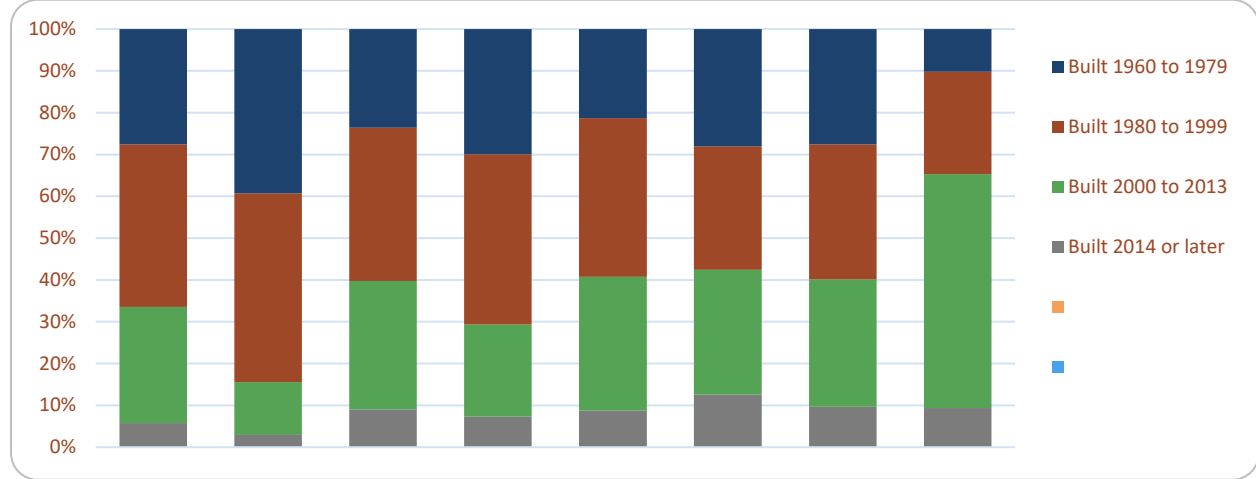
HOUSING PROBLEMS

The following section looks at the age of housing, housing that has been identified as being substandard or overcrowded based on HUD standards, and housing with a greater likelihood of having lead-based paint.

Age of Housing

36% of Thurston County’s housing stock was built before 1980. For Olympia and Tenino, the percentage of older housing units built before 1980 jumps to 48%. The town of Bucoda has the highest percentage of older housing stocks.

Figure 19: Year Structure Built (Thurston County and Cities)

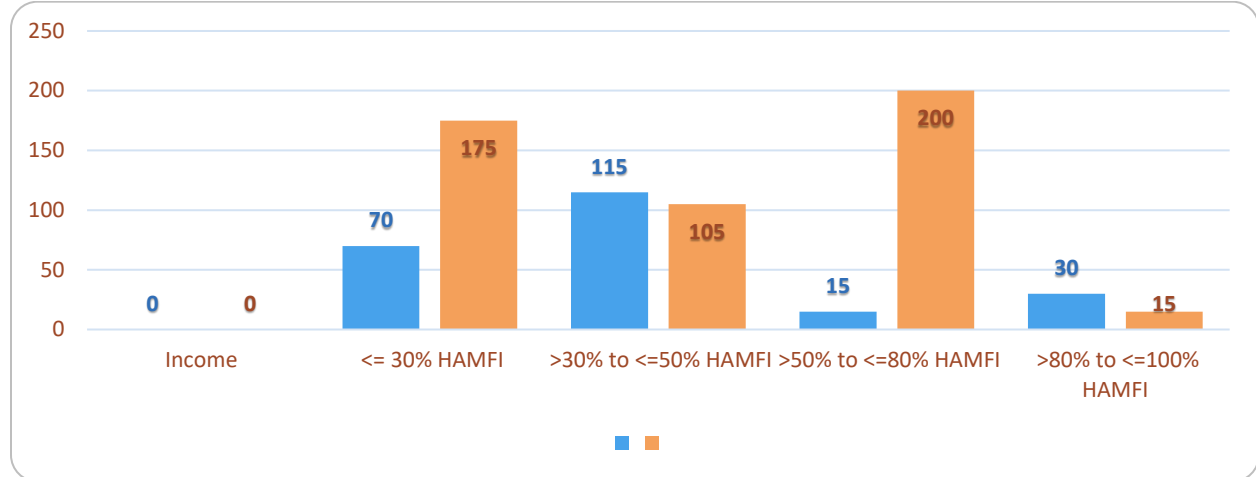


SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

Substandard Housing

The number of housing units which lack complete plumbing or kitchen facilities are shown below by income and tenure.

Figure 20: Substandard Housing, Lacks Complete Plumbing or Kitchen Facilities (Thurston County)



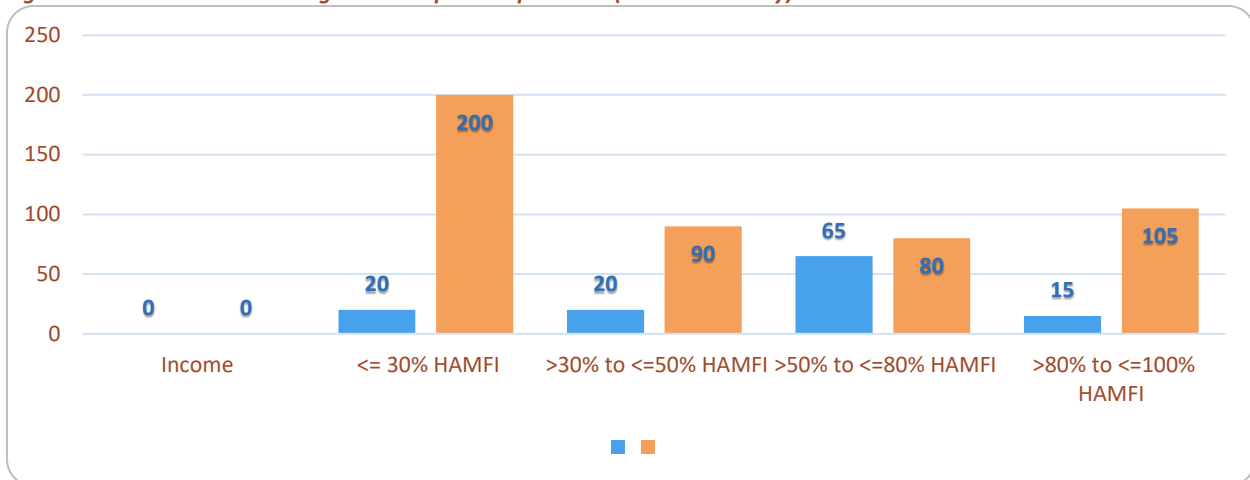
SOURCE: 2015-2019 CHAS DATA (TABLE 3)⁵

Overcrowded Housing

Having more than one person per room in a residence is considered overcrowding. Households with greater than 1.5 persons per room is considered by HUD as a severe housing problem.

⁵ "CHAS" data (Comprehensive Housing Affordability Strategy) is custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau received by HUD. The most recent data released is for the 2016-2019 period. Go to <https://www.huduser.gov/portal/datasets/cp.html>. "HAMFI" means HUD Area Median Family Income.

Figure 21: Overcrowded Housing with >1.5 persons per room (Thurston County)



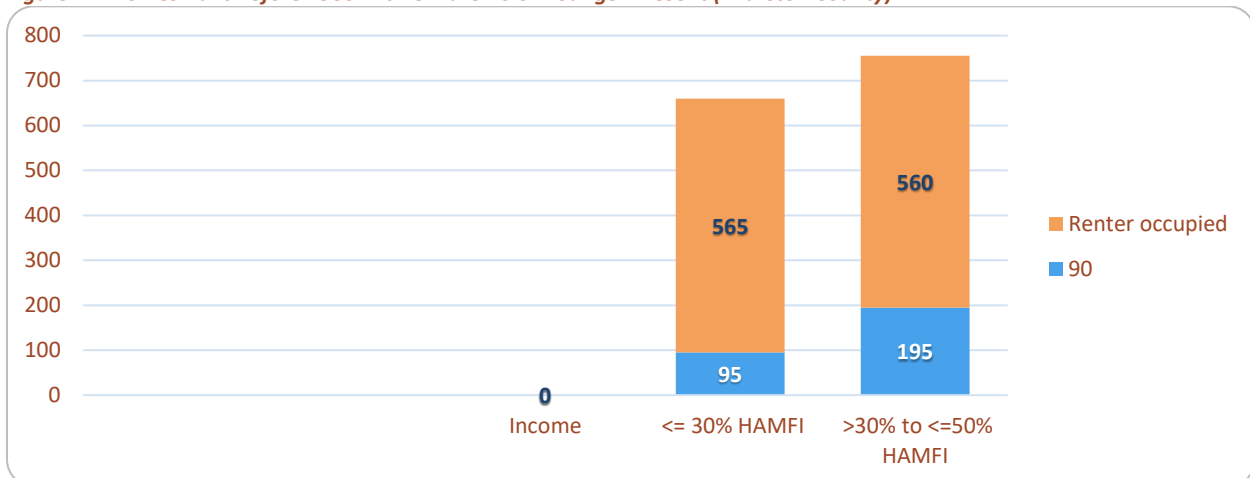
SOURCE: 2015-2019 CHAS DATA (TABLE 3)

Lead-Based Paint

Housing units built before 1978 may have paint that contains lead, which can pose a serious health hazard, particularly to children. In federally assisted housing, community development, and loan guarantee programs, HUD is authorized to require lead-based paint hazard control measures. Title X required that each federally assisted project less than \$25,000 per unit must reduce lead-based paint hazards through interim control or, if chosen, abatement. Federally assisted rehabilitation projects more than \$25,000 per unit must abate lead-based paint hazards; limited exceptions apply.

Approximately 36% of Thurston County’s housing stock and 48% of Olympia’s, was built before 1980,⁶ indicating a substantial number of homes with potential lead-based paint hazards. The following chart estimates the number of households with children 6 or younger living in structures that might have lead-based paint hazards.

Figure 22: Homes Built Before 1980 with Children 6 or Younger Present (Thurston County)



SOURCE: 2015-2019 CHAS DATA (TABLE 13)

⁶ Data on age of structure is limited to “before 1980”, whereas lead-based paint was prohibited earlier in 1978. See <https://www.hud.gov/sites/documents/LBPH-06.PDF> regarding HUD’s lead-based paint requirements in housing renovation.

HOUSING COSTS

The following section looks at home price (sales) and rental costs. The cost of housing has seen significant increases in the past five years.

Home Prices

In 2017, the median home price in Thurston County was \$285,800; in 2021, the median home price increased to \$460,500, an increase of 61%. The sharpest increases happened in 2020 and 2021.

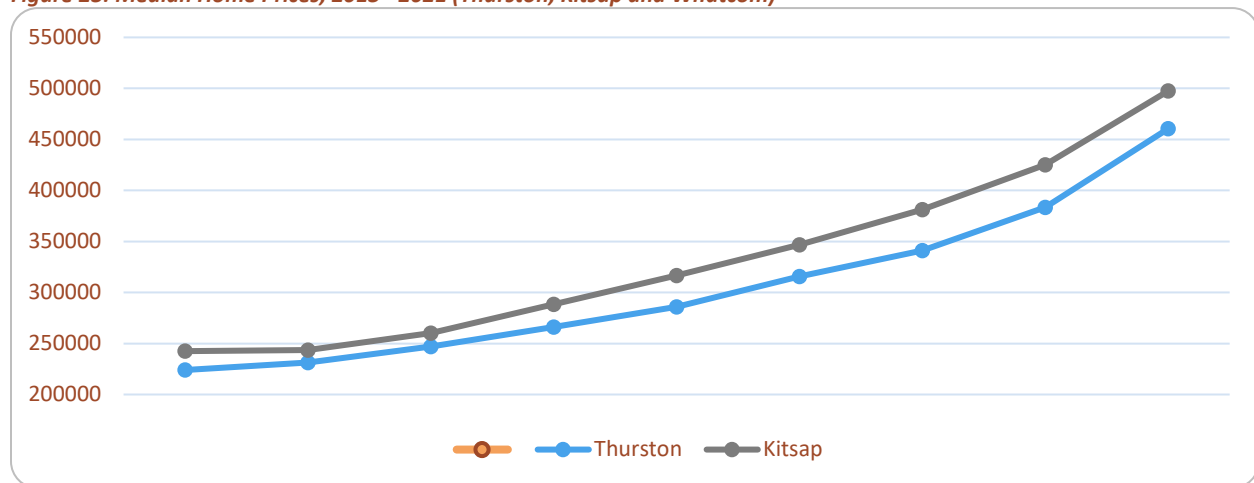
Table 28: Median Home Prices, 2013 - 2021 (Thurston County)

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Thurston	224,000	231,400	247,000	266,100	285,800	315,800	341,200	383,600	460,500
% increase		3.3%	6.7%	7.7%	7.4%	10.5%	8.0%	12.4%	20.0%

SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON

The increase in home prices follows similar trends of comparable sized counties in Western Washington.

Figure 23: Median Home Prices, 2013 - 2021 (Thurston, Kitsap and Whatcom)



SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON

Rent

Rents have increased 32-35% in Thurston County since 2017. The vacancy rate for Thurston County in Fall 2021 was 3.7%.

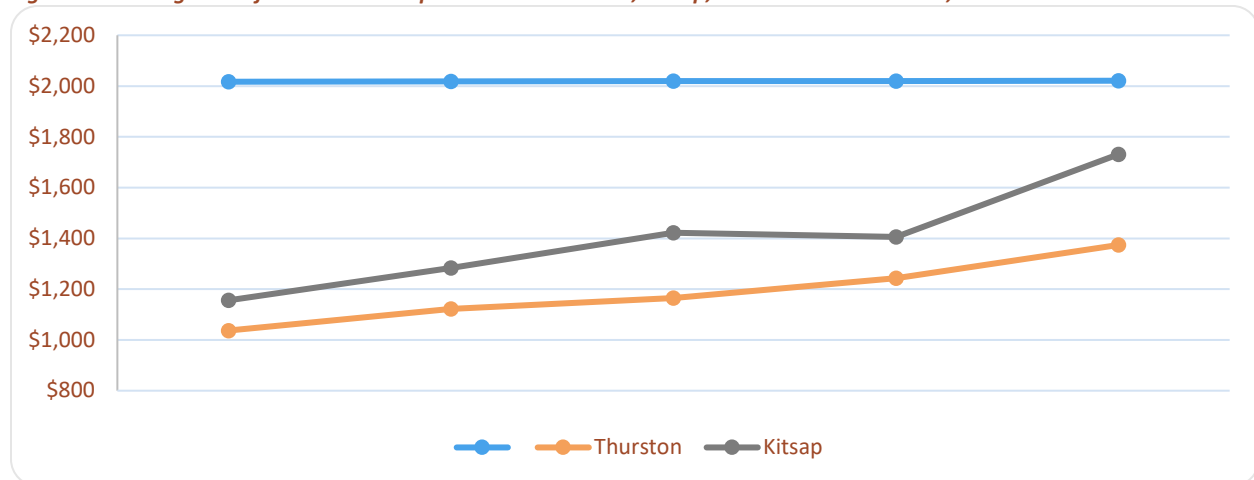
Table 29: Average Rent - Apartments (Thurston County)

	2017	2018	2019	2020	2021	Change since 2017
1-bedroom	\$ 962	\$ 1,055	\$ 1,096	\$ 1,162	\$ 1,296	35%
2-bedroom	\$ 1,037	\$ 1,122	\$ 1,165	\$ 1,243	\$ 1,374	32%

SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON, WASHINGTON STATE APARTMENT MARKET REPORT (FALL)

Kitsap County experienced a higher rise in average rent between 2020 and 2021 than in Thurston County, while Whatcom County rents track closely with Thurston County.

Figure 24: Average Rent for 2-Bedroom Apartment in Thurston, Kitsap, and Whatcom counties, 2017 - 2021



SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON, WASHINGTON STATE APARTMENT MARKET REPORT (FALL)

HOUSING COST BURDEN

Housing cost burden is defined as paying more than 30% of household income for housing (rent or mortgage, plus utilities). Severe housing cost-burden is defined as paying more than 50% of household income for housing.

Approximately 31% of Thurston County households, and 36% of Olympia households, pay more than 30% of their income for housing. 13% of Thurston County households, and 17% of Olympia households, are severely cost burdened, paying more than 50% of their income towards housing.

The households most impacted are low-income renters. 73% of rental households earning 30% or less of HUD Area Median Family Income (HAMFI) are severely cost burdened. When a low-income household is severely cost-burdened, it means that the household has less income for other essential needs, like transportation, health care, food and education; it is also an indicator of being at risk of homelessness.

Table 30: Housing Cost Burden by Tenure (Thurston County)

Housing Cost Burden	Owner	Renter	Total	Percent
Cost Burden <=30%	55,765	19,000	74,765	68.0%
Cost Burden >30% to <=50%	9,920	9,700	19,620	17.8%
Cost Burden >50%	5,735	8,720	14,455	13.1%
Cost Burden not available	485	650	1,135	1.0%
Total	71,910	38,075	109,985	

SOURCE: 2015-2019 CHAS SUMMARY DATA

Table 31: Housing Cost Burden by Tenure (Olympia)

Housing Cost Burden	Owner	Renter	Total	Percent
Cost Burden <=30%	8,445	5,545	13,990	62.5%
Cost Burden >30% to <=50%	1,275	2,965	4,240	18.9%
Cost Burden >50%	730	3,155	3,885	17.3%
Cost Burden not available	80	205	285	1.3%
Total	10,530	11,870	22,400	

SOURCE: 2015-2019 CHAS SUMMARY DATA

Table 32: Housing Cost Burden for Renters by Income (Thurston County)

Income by Cost Burden	Cost burden > 30%	Cost burden > 50%	Total	Cost burden > 30%	Cost burden > 50%
Household Income <= 30% HAMFI	6,545	5,780	7,950	82.3%	72.7%
Household Income >30% to <=50% HAMFI	6,165	2,270	7,190	85.7%	31.6%
Household Income >50% to <=80% HAMFI	4,735	565	9,325	50.8%	6.1%
Household Income >80% to <=100% HAMFI	645	50	4,695	13.7%	1.1%
Household Income >100% HAMFI	330	55	8,910	3.7%	0.6%
Total	18,420	8,720	38,075		

SOURCE: 2015-2019 CHAS SUMMARY DATA ("HAMFI" means HUD Area Median Family Income)

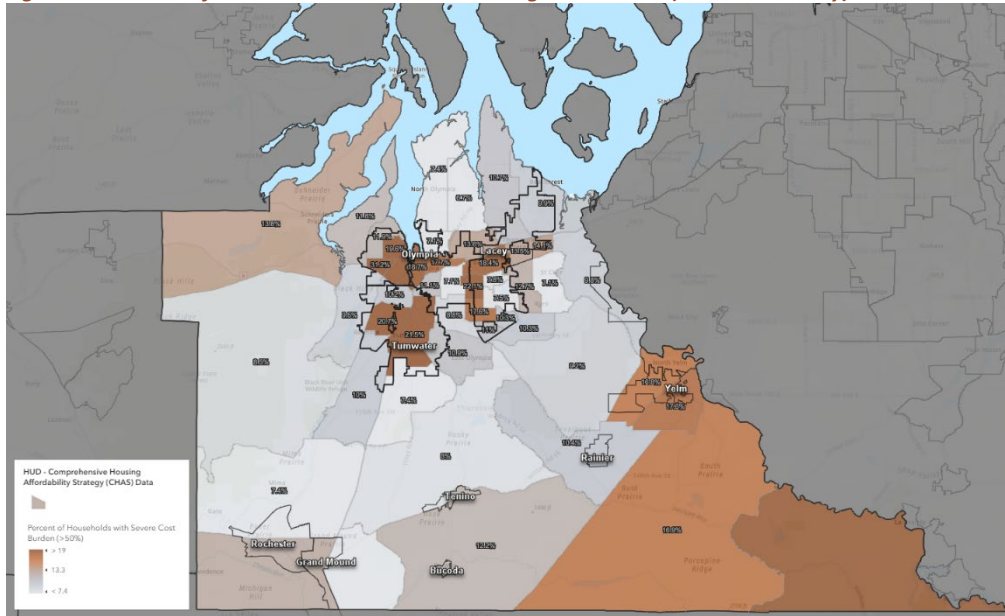
Table 33: Housing Cost Burden for Owners (Thurston County)

Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total	Cost burden > 30%	Cost burden > 50%
Household Income <= 30% HAMFI	4,205	3,175	5,860	71.8%	54.2%
Household Income >30% to <=50% HAMFI	3,080	1,515	5,045	61.1%	30.0%
Household Income >50% to <=80% HAMFI	4,245	715	11,045	38.4%	6.5%
Household Income >80% to <=100% HAMFI	1795	165	8,645	20.8%	1.9%
Household Income >100% HAMFI	2330	165	41,315	5.6%	0.4%
Total	15,655	5,735	71,910		

SOURCE: 2015-2019 CHAS SUMMARY DATA ("HAMFI" means HUD Area Median Family Income)

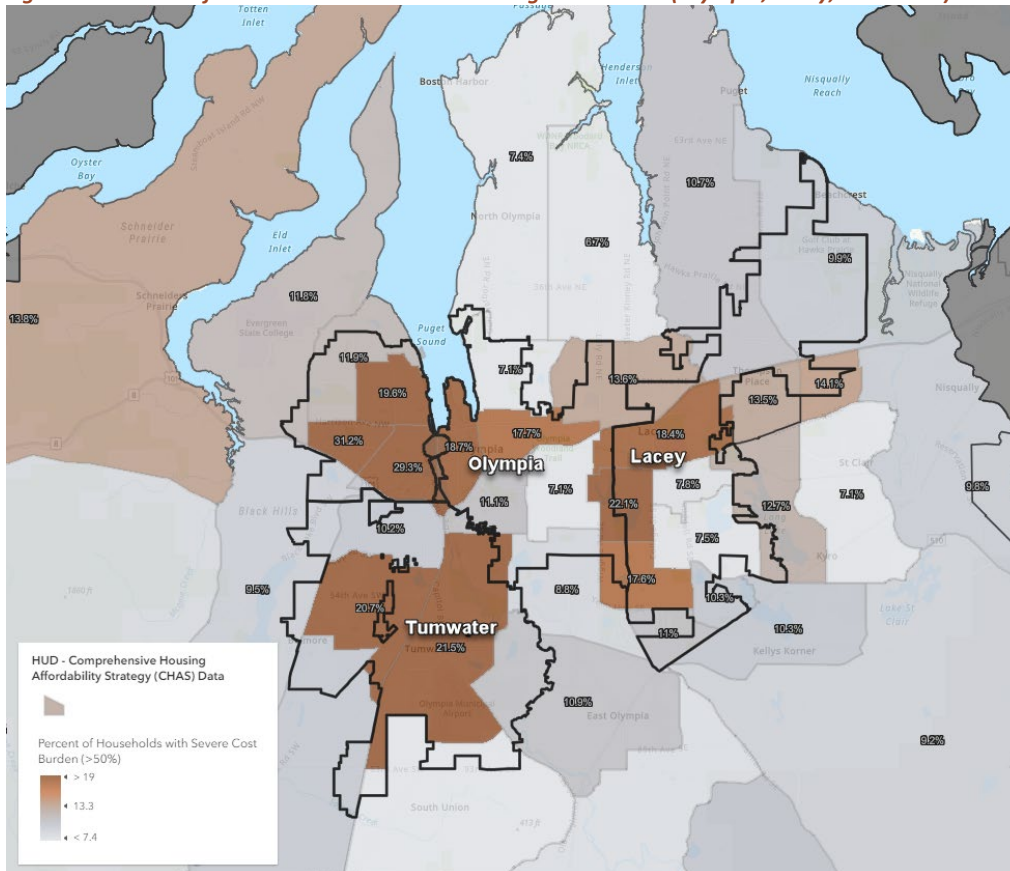
The following figures identify the percentage of households with severe housing cost burdens.

Figure 25: Percent of Households with Severe Housing Cost Burden (Thurston County)



SOURCE: 2015-2019 CHAS. MAP COURTESY OF CITY OF OLYMPIA.

Figure 26: Percent of Households with Severe Housing Cost Burden (Olympia, Lacey, Tumwater)



SOURCE: 2015-2019 CHAS. MAP COURTESY OF CITY OF OLYMPIA.

Income and Housing Cost

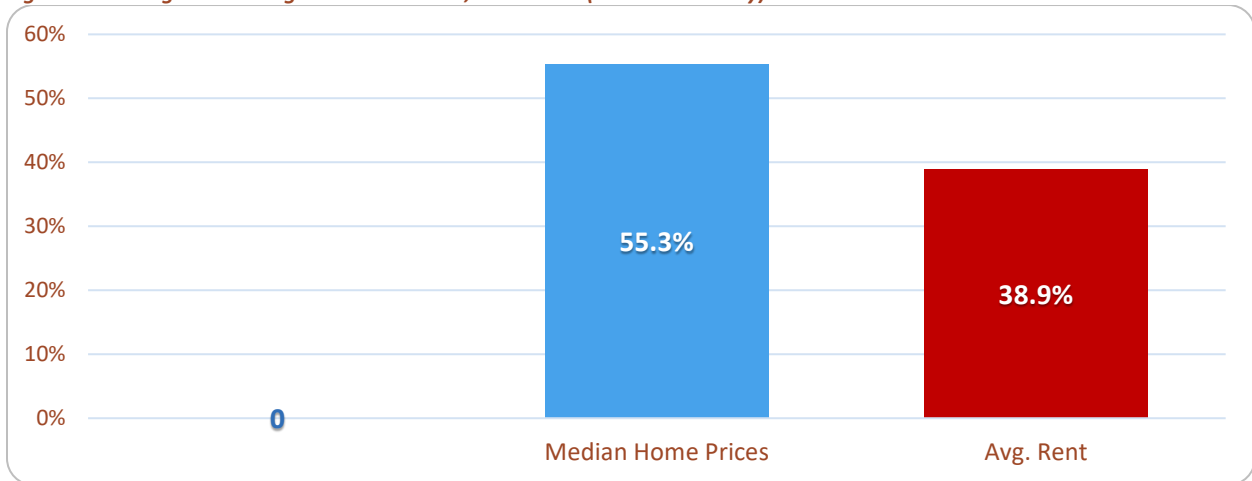
Incomes are not keeping pace with housing costs, making housing affordability more and more challenging.

Table 34: Change in Housing Costs vs. Income, 2015-2020 (Thurston County)

	2015	2020	Change
Median Home Prices	247,000	383,600	55.3%
Avg. Rent	895	1,243	38.9%
Median Household Income	67,349	75,867	12.6%

SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON AND U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (CP03)

Figure 27: Change in Housing Costs vs. Income, 2015-2020 (Thurston County)



SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON AND U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (CP03)

DISPROPORTIONATE HOUSING NEED

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10% or more) than the total households at that income level. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

A review of Census data indicates that there are disproportionately higher housing problems for Pacific Islander (30% HAMFI or below), and Hispanic (any race) and Black or African-American (>30% to <=50% HAMFI).

Disproportionate Severe Housing Problem

The four severe housing problems that HUD uses are:

- incomplete kitchen facilities;
- incomplete plumbing facilities;
- more than 1 person per room; and
- cost burden greater than 50%.

The following table identifies the members of a racial or ethnic group at a given income level that experience one or more of the severe housing problems at a rate of 10% or more than the income level as a whole (marked with an **X**). The number of households with severe housing problems are shown in parenthesis.

Table 35: Disproportionate Severe Housing Problems (Thurston County)

RACE OR ETHNICITY	INCOME LEVEL				
	≤ 30% HAMFI	>30% to ≤50% HAMFI	>50% to ≤80% HAMFI	>80% to ≤100% HAMFI	>100% HAMFI
White alone, non-Hispanic	(7,070)	(2,960)	(1,575)	(435)	(755)
Hispanic, any race	(945)	X (500)	(75)	(30)	(50)
Asian alone, non-Hispanic	(365)	(255)	(95)	(20)	(0)
Black or African-American alone, non-Hispanic	(180)	X (220)	(50)	(0)	(35)
American Indian or Alaska Native alone, non-Hispanic	(195)	(80)	(20)	(0)	(40)
Pacific Islander alone, non-Hispanic	X (100)	(8)	(0)	(0)	(20)

SOURCE: 2015-2019 CHAS DATA (TABLE 2)

Disproportionate Severe Housing Cost Burden

A severe housing cost burden is where a household pays more than 50% of their income on housing. A disproportionate impact exists when the members of a racial or ethnic group experience severe housing cost burden at a greater rate (10% or more) than all households in that tenure. There are not any races or ethnicities in Thurston County with a disproportionate severe housing cost burden. The table below shows the number of households, by race or ethnicity, with a severe housing cost burden.

Table 36: Severe Housing Cost Burden by Race or Ethnicity (Thurston County)

RACE OR ETHNICITY	Owner Occupied	Renter Occupied
White alone, non-Hispanic	4,685	6,445
Hispanic, any race	345	925
Asian alone, non-Hispanic	400	265
Black or African-American alone, non-Hispanic	65	380
other (including multiple races, non-Hispanic)	100	465
American Indian or Alaska Native alone, non-Hispanic	120	165
Pacific Islander alone, non-Hispanic	15	70

SOURCE: 2015-2019 CHAS DATA (TABLE 9)

PART THREE: HOMELESSNESS

On June 14, 2018, the Thurston County Board of Health (BoH) declared homelessness a public health crisis. In 2019, Thurston County adopted the [Thurston County Homeless Crisis Response Plan](#) (HCRP), a community-based framework for a strategic, focused approach to ending homelessness. The plan is intended to result in positive and innovative systemic changes in the way Thurston County addresses homelessness. The 5-year plan was last [updated in November 2021](#).

HOW MANY PEOPLE ARE HOMELESS?

Washington State counts the number of homeless individuals and families each year. The various counts include those people identified in the homeless management information system (HMIS); homeless students; and point-in-time count in January of most years.

Homeless Management Information System

All homeless service providers receiving public funding enter information about people they serve each day by their programs.

Homeless Students

All local educational agencies are required to count the number of homeless students throughout the school year. Students counted as homeless may be sleeping outdoors, in cars or other places not meant for human habitation, in temporary facilities, in hotels or motels, or who share housing of other persons (e.g., “couch surfing”).

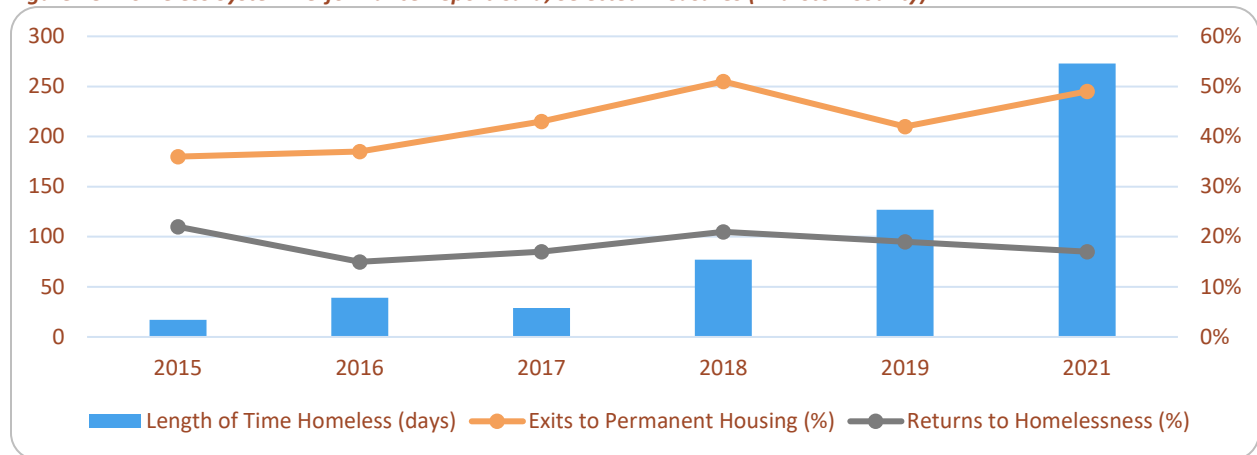
Point in Time (PIT) Count

Volunteers and homeless service providers collect this information on a single day in the last week of January. This count includes people living outside, living in places not meant for human habitation, and people who are housed in a temporary facility like emergency shelter or transitional housing.

Homeless Management Information System (HMIS) and Homeless System Performance

The Washington State Department of Commerce manages a [Homeless System Performance](#) dashboard and publishes an annual report on each county and the state, including year-to-year comparisons, to provide performance outcome results on exits to permanent housing, returns to homelessness, length of time homeless, and cost per exit to permanent housing.

Figure 28: Homeless System Performance Report Card, Selected Measures (Thurston County)



SOURCE: WASHINGTON STATE HOMELESS SYSTEM PERFORMANCE, THURSTON COUNTY REPORT CARD

The length of time being homeless showed a big increase in 2021 during the COVID-19 pandemic. The following targets and outcomes measure housing performance for Thurston County’s Consolidated Homeless Grant (CHG).

Table 37: Consolidated Homeless Grant Performance Tracker, 2019-2022 (Thurston County)

Performance Measure	Target	2019	2020	2021	2022
System Prioritization – CHG Grantees are required to increase the percent unsheltered homeless households and households fleeing violence entered by 5 percentage points each year or meet the statewide performance target.	60%	48%	61%	43%	49%
Emergency Shelters – Calculate the percent of people entered who exited to permanent housing.	50%	37%	30%	41%	41%
Drop-In Shelters - Calculate the percent of people entered who exited to positive outcomes from drop-in shelter.	50%	20%	18%	64%	53%
Transitional Housing – Calculate the percent of people entered who exited to permanent housing. .	80%	90%	85%	93%	77%
Rapid Re-Housing - Calculate the percent of people entered who exited to permanent housing.	80%	85%	69%	68%	77%
Permanent Supportive Housing – Calculate the percent of people entered who exited to or retained permanent housing.	95%	98%	98%	99%	98%

SOURCE: WASHINGTON STATE HOMELESS SYSTEM PERFORMANCE, THURSTON COUNTY REPORT CARD

Students who are Homeless

The Washington Office of Superintendent of Public Instruction provides data on school districts and schools, including those students that are homeless. For students, being homeless includes those that are doubled-up (living with other households), which can interfere with learning opportunities.

Table 38: Students Homeless by School District, 2021-22 School Year

District	Enrollment (% of Total)	Enrollment Count
Griffin	1.3%	x
North Thurston	3.6%	539
Olympia	1.7%	171
Rainier	0.0%	0
Rochester	4.0%	84
Tenino	2.4%	30
Tumwater	2.3%	148
Yelm	3.1%	168
Washington State	2.7%	

SOURCE: WASHINGTON STATE OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION (<https://www.k12.wa.us/student-success/access-opportunity-education/homeless-education/homeless-student-data-grant-recipients>)

Point in Time Counts

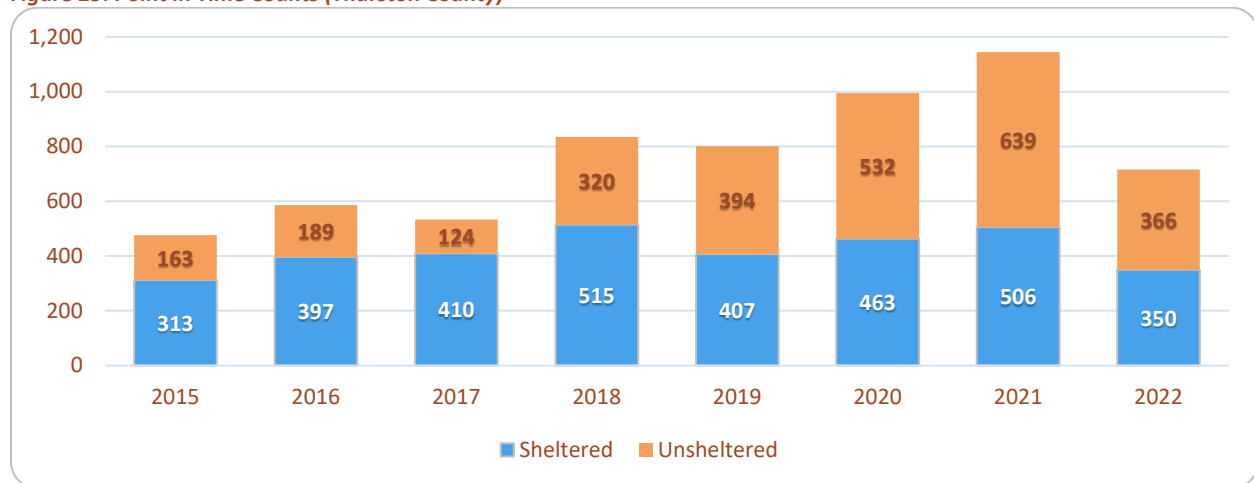
The Point in Time (PIT) count, required by HUD and Washington State, is an attempt to get an annual count of all persons staying in temporary housing programs (sheltered count) and places not meant for human habitation (unsheltered count). The following information is from Thurston County’s 2021 Annual Report.

- In 2021 there was an increase in total count of 150 people from the previous year: 100 living unsheltered, 40 sheltered, and 10 in Transitional Housing. In 2020, total PIT count was 995, in 2021, 1145 (for 2021 the final count is waiting on confirmation from the Department of Commerce).
- The highest concentration of those living unsheltered are in Olympia, Lacey, Tumwater, and Yelm.
- The majority of those counted in the 2021 PIT identified originating from Thurston or neighboring counties, which speaks to the regional issues at play in the cycle of homelessness.

In 2020, due to the COVID-19 pandemic, HUD waived their requirement to do a full unsheltered PIT count. Thurston County was able to do a baseline count of the existing encampments, and the urban cores of Lacey, Tumwater, and Olympia.

The 2021 and 2022 PIT counts are a story of the COVID pandemic. In 2021, the count was based on observation and no surveys were conducted. In 2022, Thurston County engaged in an abbreviated survey, but many people were missing from this total number, as they did not consent to being surveyed. These counts do not capture those doubled-up (staying with friends and family) nor those who were in a jail or hospital who don't have a permanent address.

Figure 29: Point in Time Counts (Thurston County)



SOURCE: WASHINGTON STATE DEPARTMENT OF COMMERCE, HOMELESS SYSTEM PERFORMANCE AND THURSTON COUNTY

HOUSING AND SHELTER FOR PERSONS HOMELESS

The Consolidated Plan must include an inventory of facilities, housing, and services that meet the needs of homeless persons within the jurisdiction, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. Information in this section has been compiled from various sources.

Table 39: Thurston County Shelter Capacity

Shelter Program Name & Host Agency	Population Served	Location of Shelter	Year-round Capacity #
Catholic Community Services – Drexel House	Single adult men	604 Devoe St, Olympia	16
Community Youth Services – Rosie’s	Transition Age Youth, All genders, ages: 18 – 24	520 Pear St SE, Olympia	18
Family Support Center – Pear Blossom Place	Families with children, all genders, all ages.	837 7 th Ave SE, Olympia	36
Family Support Center Main Campus Shelter	Families with children, all genders, all ages.	3545 7 th Ave SW, Olympia	10
Interfaith Works – Unity Commons	Single, childless adults, all genders, 18 & over.	2828 Martin Way NE, Olympia	52
St Michael’s Church	Single adult male-identified people, 18 & over.	1208 11 Ave SE, Olympia	0
Olympia Union Gospel	Single, childless adults, all genders. 18 & over, occasional families	413 Franklin NE, Olympia	46
Safeplace DV Shelter	Domestic violence survivors	C/O 521 Legion Way SE, Olympia	23 & Infants
Salvation Army – Center of Hope	Single, childless Veterans, Males 55 & over, vulnerable women	808 5 th Ave SE, Olympia	32
Micro shelters -Plum Street Village -Quince Street Village -Hope Village -New Hope	Single, childless adults, all genders, 18 & over.	Multiple locations in Olympia	142
TOTALS			207

SOURCE: THURSTON COUNTY

During the cold weather months, November 1- April 30, two shelters are contracted through the county to provide extra bed nights to accommodate for unsheltered households to escape the weather. Family Support Center through hotel vouchers for families, and Community Youth Services through adding additional beds for youth and young adults. Other temporary cold weather shelter beds are added during the cold weather season at St. Michael’s Parish for homeless men. When the Thurston County Public Health Director declares a Hazardous Weather Event for extended extreme weather, it is anticipated that Interfaith Works will be able to add an additional 50 emergency beds at their new facility, Sergio’s Place at 3444 Martin Way.

Table 40: Homeless Facilities and Services (Thurston County)

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	46	10	90	7	62
Households with Only Adults	187	78	20	109	0
Chronically Homeless Households	0	0	0	138	63
Veterans	0	0	11	50	0
Unaccompanied Youth	6	5	43	0	0

SOURCE: THURSTON COUNTY

The following table is an inventory of units funded by the Washington State Housing Trust Fund and/or the Washington State Housing Finance Commission which include units set aside for persons who were homeless upon entry. Due to funding from both sources on some projects, there are duplicates within this table.

Table 41: Housing Projects with Units Set Aside for Homeless (Thurston County)

Funding Source	Project Name	Sponsor	City	Total Units	Homeless Set-Aside
HTF	Oxford Housing Program (Lacey)	City of Lacey	Lacey		4
HTF	Youth Shelter-Scattered Sites (Sawyer & Peregrine)	Community Youth Services	Lacey, Olympia	6	6
HTF	Arbor Manor (The Mom's House)	Low Income Housing Institute (LIHI)	Olympia	5	5
9% Tax Credits	Devoe II	Catholic Community Services of Western Washington	Olympia	50	38
HTF	Drexel House	Catholic Community Services of Western Washington	Olympia	25	24
HTF	Drexel House	Catholic Community Services of Western Washington	Olympia	10	10
9% Tax Credits	Drexel House	Catholic Community Services of Western Washington	Olympia	25	5
HTF	Drexel House II (formerly Devoe II Housing)	Catholic Community Services of Western Washington	Olympia	50	25
HTF	Evergreen Vista II	Mercy Housing Northwest	Olympia	51	10
9% Tax Credits	Evergreen Vista II	Mercy Housing Northwest	Olympia	50	10
HTF	Fleetwood Apartments	Low Income Housing Institute (LIHI)	Olympia	42	42
HTF	FSCSS Family Housing Phase I	Family Support Center of South Sound	Olympia	62	62
9% Tax Credits	Martin Way	Low Income Housing Institute (LIHI)	Olympia	64	32

Funding Source	Project Name	Sponsor	City	Total Units	Homeless Set-Aside
9% Tax Credits	Martin Way Phase 2	Low Income Housing Institute (LIHI)	Olympia	63	32
9% Tax Credits	Olympia Commons	Low Income Housing Institute (LIHI)	Olympia	42	32
HTF	Oxford House	Homes First	Olympia	6	6
HTF	Pear Blossom Place	Family Support Center of South Sound	Olympia	40	6
HTF	Quixote Village	PANZA	Olympia	30	30
HTF	Safeplace Confidential Battered Women's Shelter	SafePlace	Olympia	28	28
HTF	Touchstone & Haven House	Community Youth Services	Olympia	25	25
HTF	Unity Commons (was Martin Way)	Low Income Housing Institute (LIHI)	Olympia	65	45
HTF	Unity Commons (was Martin Way)	Low Income Housing Institute (LIHI)	Olympia	64	45
HTF	Lake Park Apartments	Housing Authority of Thurston County	Tumwater	8	7
HTF	McKena Lane Project	Housing Authority of Thurston County	Tumwater	5	2
HTF	Yelm Community Services Homeless Shelter	Yelm Community Services	Yelm	6	6

WASHINGTON STATE HOUSING FINANCE COMMISSION AND WASHINGTON STATE DEPARTMENT OF COMMERCE, HOUSING TRUST FUND (SEPTEMBER 2022)

The following sections are from the Thurston County [Homeless Crisis Response Plan 2019-2024](#). The Thurston County Homeless Crisis Response System (HCRS) includes 1) emergency mitigation projects; 2) homelessness prevention; 3) diversion; 4) emergency shelter; 5) permanent supportive housing; and 6) affordable housing.

Emergency Shelter

In the Thurston County HCRS, there are emergency shelters for adults without children, youth and young adults, domestic violence survivors and families, and additional increased capacity during the cold weather season.

In Thurston County, there are two 24/7 low-barrier shelters for the youth/young adults/families with minors' populations, and 4 low-barrier shelter options for single adults.

In addition to emergency sheltering, the Thurston County HCRS has continuous stay and higher barrier shelters. Continuous stay shelters have beds assigned to folks who have been prioritized through coordinated entry vulnerability assessments. Higher barrier sheltering has increased eligibility requirements and an interview before enrollment.

In 2019 there are an estimated 357 shelter beds available. Of those beds, 95 are emergency beds (night-by-night low barrier shelters) 145 are shelter beds assigned to those individuals or families who have been prioritized through the coordinated entry system and 115 are tents in the encampment managed by the City of Olympia. All these beds are full on any given night and all these sheltering options are housed within a 1-mile radius of downtown Olympia.

Permanent Supportive Housing

Operating an effective and efficient HCRS from a Housing First perspective requires a significant increase in permanent supportive housing (PSH) units and attached supportive services to ensure housing placement stability. Currently in Thurston County, there are approximately 179 PSH units, all of which are occupied.

Thurston County's [Regional Housing Council](#), created with the primary purpose to leverage resources and partnerships, has developed a [strategy framework](#) to fund 150-200 units of Permanent Supportive Housing by 2024.

PART FOUR: SPECIAL NEEDS FACILITIES AND SERVICES

The Consolidated Plan must describe, to the extent information is available, the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

MENTAL HEALTH AND SUBSTANCE ABUSE

State financing and administrative approaches promote integrated and coordinated service delivery in physical and behavioral health settings. This approach was mandated by Washington State to be integrated by 2020.

Thurston Mason Behavioral Health Administrative Service Organization ([TMBH-ASO](#)) is governed by a Board of Directors consisting of County Commissioners from both Thurston and Mason. TMBH-ASO contracts with Washington State Health Care Authority (HCA), Molina Health, Amerigroup, United Health, and Coordinated Care (for foster care only) to provide care to individuals in the two-county region who are experiencing a crisis due to a behavioral health disorder.

Thurston County has adopted a Treatment Sales Tax ([TST](#)) as a local funding stream to work alongside federal and state funding, such as Medicaid, to meet health and substance use needs in Thurston County. Programs funded with TST aim to reduce justice involvement, emergency room use, health care costs, and public assistance. In 2020, this tax generated \$6.9 million in revenue. Funds are spent on a variety of services including treatment courts such as Drug Court, services at the Thurston County Correctional Facility, community programs, and programs serving youth and families.

Behavioral Health Agencies

There are numerous agencies licensed by the Department of Health to provide behavioral health services in Thurston County. For information on behavioral health agencies, please go to <https://doh.wa.gov/licenses-permits-and-certificates/facilities-z/behavioral-health-agencies-bha>. A directory of Behavioral Health Agencies directory can be found at this link: <https://doh.wa.gov/sites/default/files/2022-02/606019-BHADirectory.pdf?uid=633cc12158481>. You may also search by facility type, name, city, county or license number on the Department of Health Facility Search website: <https://fortress.wa.gov/doh/facilitysearch/>.

Residential Treatment Facilities

The following residential treatment facilities are licensed in Thurston County.

Table 42: Residential Treatment Facilities (Thurston County)

Name	City
Royal Life Center	Lacey
Royal Life Centers LLC	Lacey
The Haven Detox Center LLC	Lacey
Harvest House	Olympia
RI International - CRC	Olympia
Supreme Living LLC	Olympia
Telecare Olympia Next Steps	Olympia
Telecare Thurston Mason Crisis Stabilization and Treatment Unit (STU)	Olympia
Telecare Thurston Mason E and T	Olympia

Name	City
Thurston County Evaluations and Treatment Center	Olympia
Thurston County Triage and Crisis Stabilization	Olympia
Telecare Thurston Mason Crisis Triage	Tumwater

SOURCE: [HTTPS://FORTRESS.WA.GOV/DOH/FACILITYSEARCH/](https://fortress.wa.gov/doh/facilitysearch/)

Mental Health In-Patient Service

The following agencies are licensed to provide in-patient mental health services in Thurston County.

Table 43: Mental Health In-Patient Service (Thurston County)

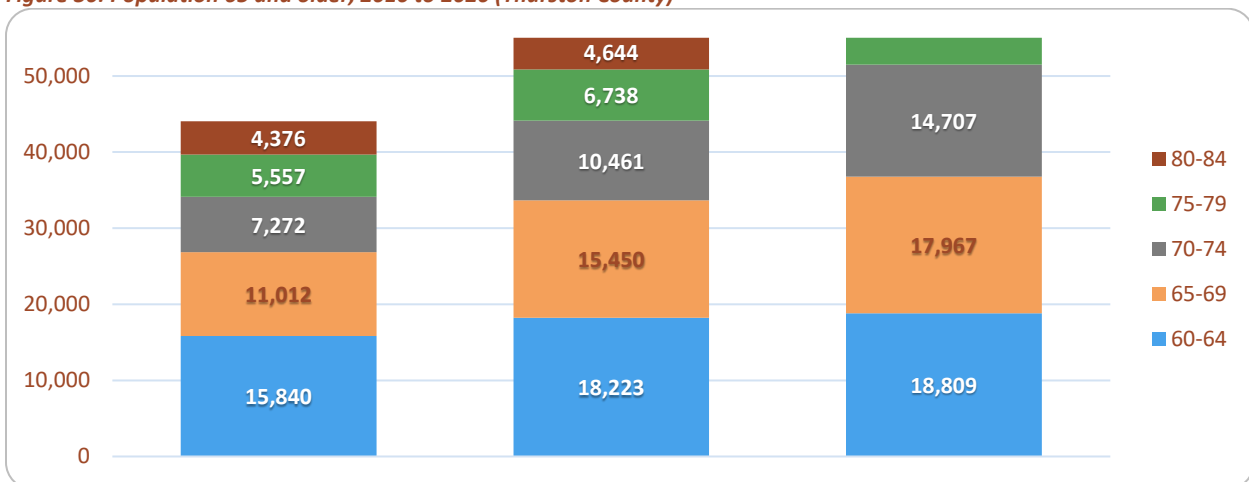
Name	City
South Sound Behavioral Hospital	Lacey
Bethel Hills Integrated Healthcare	Olympia
Supreme Living LLC	Olympia
Telecare - Thurston Mason E and T	Olympia
Telecare Olympia Next Steps	Olympia
Telecare - Thurston Mason Crisis Triage	Tumwater

SOURCE: [HTTPS://FORTRESS.WA.GOV/DOH/FACILITYSEARCH/](https://fortress.wa.gov/doh/facilitysearch/)

SENIOR POPULATION

The population of people 65 and older has been steadily increasing in Thurston County since 2010. In 2010, this cohort represented 13% of the county’s population; in 2020, it represented 18% of the population. In 2020, there were an estimated 20,000 more people living in Thurston County that are 65 and older than there were in 2010. This increase emphasizes the need for housing and services to meet the needs of this age group.

Figure 30: Population 65 and older, 2010 to 2020 (Thurston County)



SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 2 (FROM U.S. CENSUS BUREAU)

Area Agency on Aging

The Older Americans Act was signed into law in 1965. In 1973, the Act was amended and established “Area Agencies on Aging”. The Lewis Mason Thurston Area Agency on Aging (LMTAAA) was founded in 1976 and serves

older adults, adults with disabilities and family caregivers within the three counties. For more information and resources, please visit <https://www.lmtaaa.org/>.

The LMTAAA 2020-2023 Area Plan includes four issue area themes:

- ✓ Healthy aging
- ✓ Expanding and strengthening services and supports that prevent or delay entry into Medicaid funded long term services and supports
- ✓ Person-centered home and community-based services
- ✓ Planning with Native American tribes and tribal organizations

The majority of LMTAAA’s revenue is used on mandated federal and state funded services. The limited discretionary dollars funded by LMTAAA under the current plan are:

- ✓ Adult day care
- ✓ Case management for non-Medicaid consumers
- ✓ Information & assistance
- ✓ Transportation
- ✓ Volunteer support

LONG-TERM RESIDENTIAL CARE OPTIONS

Different types of homes or facilities are provided where a person can live and get care services in a residential setting. Some of the long-term residential care options include state licensed nursing homes, adult family homes, and assisted living facilities; other options include retirement communities/independent living facilities, and continuing care retirement community.

Nursing Homes

Nursing homes provide 24-hour supervised nursing care, personal care, therapy, nutrition management, organized activities, social services, room, board and laundry.

Table 44: Nursing Homes (Thurston County)

Nursing Home	Address	City
A Beacon of Care Adult Family Home LLC	5013 45th Ave Se	Lacey
Panorama City Convalescent & Rehab Center	1600 Sleater Kinney Rd SE	Lacey
ProMedica Skilled Nursing and Rehabilitation (Lacey)	4524 Intelco Loop SE	Lacey
Roo Lan Health & Rehab	1505 SE Carpenter Road	Lacey
Olympia Transitional Care and Rehabilitation	430 Lilly Rd NE	Olympia
Providence Mother Joseph Care Center	3333 Ensign Road NE	Olympia
Puget Sound Healthcare Center	4001 Capital Mall Dr SW	Olympia
Regency Olympia Rehabilitation and Nursing Center	1811 22nd Ave SE	Olympia

SOURCE: <https://fortress.wa.gov/dshs/adsaapps/lookup/NHPubLookup.aspx>

Assisted Living Facilities

Assisted Living Facilities are in a community setting where staff assumes responsibility for the safety and well-being of the adult.

Table 45: Assisted Living Facilities (Thurston County)

Facility	Location	City
Bonaventure of Lacey	4528 Intelco Loop SE	Lacey
Memory Care at The Lodges	1530 Carpenter Rd SE	Lacey
Panorama City	1751 Circle Ln SE	Lacey
The Cottages at Lacey	8570 Martin Way E	Lacey
Woodland Retirement & Assisted Living Community	4532 Intelco Loop SE	Lacey
Artesian Place	828 McPhee Rd SW	Olympia
Brookdale Olympia East	616 LILLY RD NE	Olympia
Brookdale Olympia West	420 YAUGER WAY SW	Olympia
Fieldstone Cooper Point	810 Fieldstone Dr SW	Olympia
Fieldstone Memory Care of Olympia	710 Fieldstone Dr SW	Olympia
Garden Courte Alzheimer Community	626 Lilly Rd NE	Olympia
Sequoia Village	825 Lilly Rd NE	Olympia
Hampton Special Care - Tumwater	1400 Trosper Rd SW	Tumwater
Olympics West Retirement Inn	929 Trosper Rd SW	Tumwater
Easthaven Villa	311 Cullens St NW	Yelm
Prestige Senior Living Rosemont	215 Killion Rd NW	Yelm

SOURCE: <https://fortress.wa.gov/dshs/adsaapps/lookup/BHPubLookup.aspx>

Adult Family Homes

Adult Family Homes are in neighborhoods where staff assumes responsibility for the safety and well-being of the adult. There are 169 Adult Family Homes in Thurston County, including 65 in Lacey, 88 in Olympia, 1 in Rochester, 14 in Tumwater, and 1 in Yelm. See: <https://fortress.wa.gov/dshs/adsaapps/lookup/AFHPubLookup.aspx>.

SPECIAL NEEDS/NON-HOMELESS PERMANENT SUPPORTIVE HOUSING

The following places provide permanent supportive housing for non-homeless persons.

Table 46: Special Needs/Non-Homeless Permanent Supportive Housing (Thurston County)

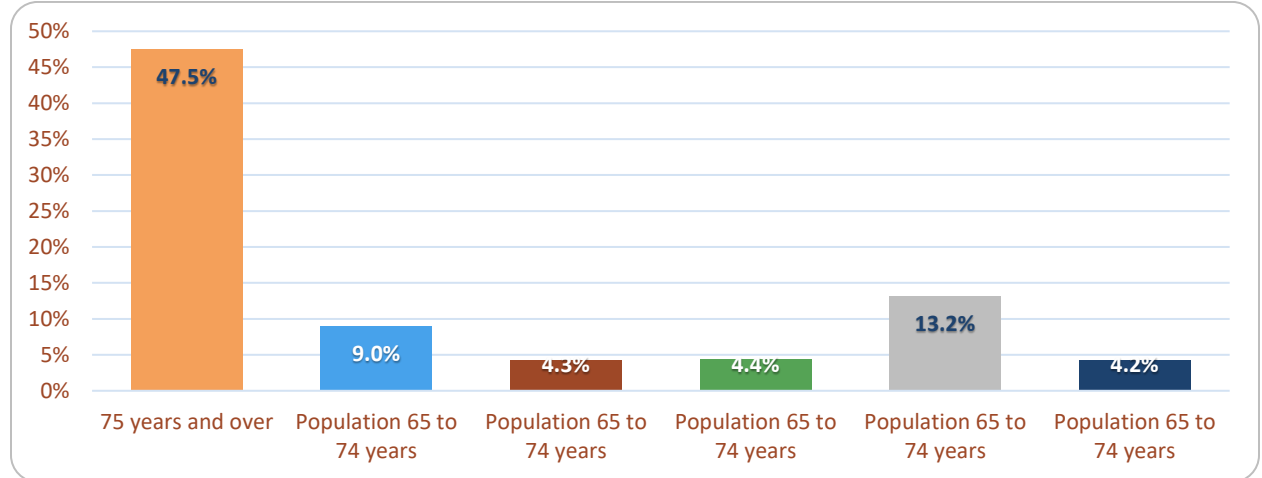
Development Name	Type	Restriction/ Capacity	Total LMI Units
Homes First!	HOME/PBV	Dev. Disabled	4
Homes First! & Koccuca	PBV	Dev. Disabled	12
Homes First! & Place One	PBV	Dev. Disabled	13
Homes First! & Comm. Resources	PBV	Dev. Disabled	4
Tumwater Cove	PBV	CMI	8
Mansfield apartments	HATC	CMI	7
BHR - B&B	PBV	CMI	15
Yelm Community Services	PBV		4
TOTAL			67

SOURCE: THURSTON COUNTY

DISABLED PERSONS AND HOUSEHOLDS

Nearly 14% of Thurston County’s noninstitutionalized population has a disability. The most prevalent difficulties are ambulatory (7.0%), independent living (5.5%), and cognitive (5.2%)

Figure 31: Disability Type (Thurston County)



SOURCE: AMERICAN COMMUNITY SURVEY, 2016-2020 (S1810)

47% of the population 75 years and over have a disability, and 24% of those 65 to 74 years have a disability. The most frequent disability for the elderly population is ambulatory and hearing difficulty.

Figure 32: Disability by Age (Thurston County)



SOURCE: AMERICAN COMMUNITY SURVEY, 2016-2020 (S1810)

PART FIVE: COMMUNITY DEVELOPMENT

Local government, special purpose districts, nonprofits and the community have been working together to improve the community. The following section identifies some of the principal local government and agency plans for the community, recent community development projects funded with CDBG funds, and environmental justice issues facing low-income persons.

REGIONAL AND COMMUNITY PLANNING

The Thurston Regional Planning Council ([TRPC](https://trpc.org)) is a public agency governed by elected and appointed officials from jurisdictions and organizations in Thurston County. TRPC carries out regionally focused plans and studies on topics such as transportation, growth management, and environmental quality.

Some of the recent plans and projects of TRPC, found at <https://trpc.org/101/Plans-Projects>, address:

Environment

[Climate Change](#)
[Disaster Recovery Planning](#)
[Flood Hazards](#)
[Hazards Mitigation Plan](#)
[Low-Impact Development Practices - Examples](#)
[WRIA 13 Salmon Habitat Recovery Lead Entity](#)

Community Interests

[Housing Affordability](#)
[Rural Transit](#)
[Sustainable Thurston](#)
[SW Thurston County Trail Feasibility Study](#)
[Thurston Commutes \(CTR\)](#)
[The Profile](#)

Growth Management

[Buildable Lands Program](#)
[Countywide Planning Policies](#)
[Thurston County Boundary Review Board](#)
[Amending Urban Growth Area Boundaries](#)

Transportation Core Program

[Coordinated Human Services Transportation Plan](#)
[Federal Funding Call for Projects](#)
[ITS Architecture](#)
[Regional Trails Plan Update](#)
[Regional Transportation Improvement Program](#)
[Regional Transportation Plan - What Moves You](#)
[State of Our Transportation System](#)
[Thurston Here to There](#)
[Transportation Priorities Survey](#)
[Unified Planning Work Program](#)

Land Use & Transportation

[Grand Mound Transportation Study](#)
[Martin Way Corridor Study](#)

TRPC also meets a variety of data and information needs of the region. The following maps and data are currently available at <https://trpc.org/31/Maps-Data>.

Thurston County Bicycle Map

Maps & GIS

South County Community Maps

[Bucoda](#)
[Rainier](#)
[Tenino](#)
[Yelm](#)

Monitoring Reports

[Buildable Lands](#)
[Climate Action Dashboard](#)
[State of Our Transportation System](#)
[Sustainable Thurston Report Card](#)

Travel Demand Modeling

[South Sound Travel Study](#)

The Profile: Thurston County Statistics & Data

[Land Use](#)
[Population & Demographics](#)
[Housing](#)
[Transportation](#)
[Employment](#)
[Economics](#)
[Education](#)
[Environment](#)
[Water](#)
[Racial Equity](#)

Data Programs

[Population, Housing, and Employment Data](#)
[Cost of Living](#)

Thurston County

Thurston County is the sixth most populated county in Washington State. Counties are tasked with carrying out the laws and rules that the Washington State Legislature makes. Thurston County is governed by a three-member Board of Commissioners.⁷ Elected officers in Thurston County also include Assessor, Auditor, Coroner-Medical Examiner, County Clerk, District Court, Prosecuting Attorney, Sheriff, Superior Court and Treasurer.

Thurston County is the lead entity for HOME funding for the county and the cities. For Community Development Block Grant (CDBG) funds, Thurston County is an Urban County consortium with the cities of Lacey, Tumwater, Tenino, Rainier, Yelm and the town of Bucoda. Olympia is its own CDBG entitlement community.

There are several plans and documents which guide housing, community and economic development in Thurston County. Here are some of the documents applicable to the Consolidated Plan update:

- [HUD Consolidated Plan 2018-2022](#)
- [HUD Program Year 2022 Annual Action Plan](#)
- [Affirmatively Furthering Fair Housing Report](#)
- [Citizen Participation Plan for Assessment of Fair Housing and Consolidated Plan](#)
- [Homeless Crisis Response Plan 2019-2024](#)
- [Thurston County Strategic Plan](#)
- [Comprehensive Plan](#)
- [County-wide Planning Policies](#)
- [Capital Improvement Plan](#)
- [Parks, Open Space, and Trails Plan](#)

Cities and Towns

There are six cities in Thurston County and own town. In 2022, Lacey's population (58,180) was estimated to surpass Olympia's (56,370) as the most populated city in Thurston County. Tenino is the smallest city with an estimated 2,030 residents.

Olympia receives Community Development Block Grant (CDBG) funds as an Entitlement City; Lacey is eligible to become a CDBG entitlement city and could choose to join the program during the period of this 2023-2027 Consolidated Plan.

Each city or town has land use and other community development plans that govern their respective jurisdiction.

- [City of Lacey](#)
- [City of Olympia](#)
- [City of Rainier](#)
- [City of Tenino](#)
- [City of Tumwater](#)
- [City of Yelm](#)
- [Town of Bucoda](#)

⁷ A ballot measure this fall will ask voters if they wish to expand the Board of Commissioners from three to five.

Other Agencies and Special Purpose Districts

Other agencies and special purpose districts which play an important role in community and economic development in Thurston County. The following are some most relevant to the Consolidated Plan update.

- [Thurston Economic Development Council](#)
- [Housing Authority of Thurston County](#)
- [Intercity Transit](#)
- [Olympic Region Clean Air Agency](#)
- [Port of Olympia](#)
- [Thurston PUD](#)
- [LOTT Clean Water Alliance](#)

COMMUNITY FACILITIES AND INFRASTRUCTURE

Community Development Block Grant (CDBG) funds can be used to help pay for public facilities and infrastructure, if they primarily benefit low- and moderate-income households. Projects often meet the benefit requirements by serving an area where it has been determined there are more than 50% of persons in a block group that are low- or moderate-income. See the maps in the Environmental Justice section where these neighborhoods are located.

The following public facilities and infrastructure projects were funded in the 2022 Annual Action Plans.

Table 47: 2022 CDBG-Funded Public Facilities and Infrastructure Projects (Thurston County and City of Olympia)

Project	CDBG
City of Tenino- Quarry Pool Renovation Phase 2	\$ 450,000
City of Yelm- Off Leash Dog Park	\$ 525,000
Boys and Girls Club - Tenino Teen Center Roof	\$ 13,742
Community Youth Services Behavioral Health Youth Facility (Olympia)	\$ 120,000
TOTALS	\$1,108,742

SOURCE: 2022 THURSTON COUNTY AND CITY OF OLYMPIA ANNUAL ACTION PLANS

ENVIRONMENTAL JUSTICE

Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice is an issue that must also be addressed with the use of federal funds, such as Community Development Block Grant (CDBG) and HOME funds. The question for environmental review is: Will the project have a disproportionate impact on low-income or minority populations? When answering that question, the issues to be explored include:

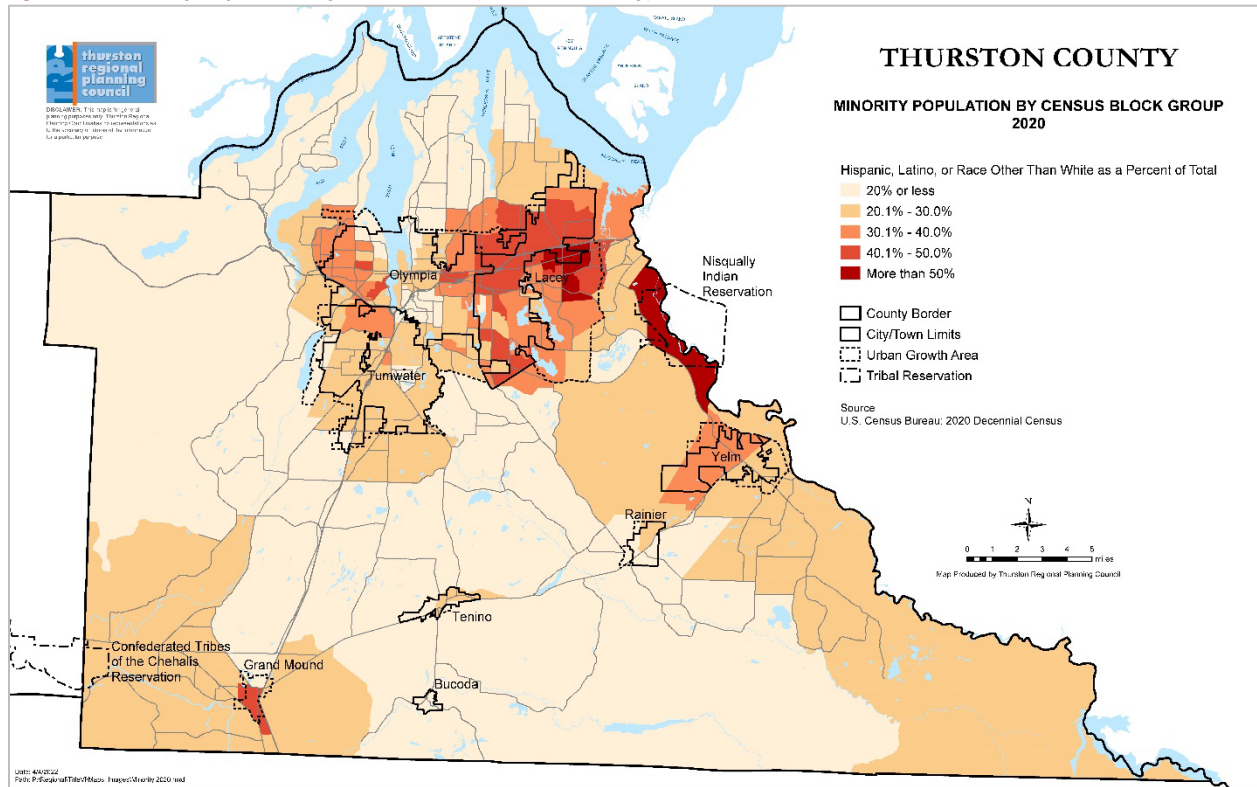
- Historic uses of the site, past land uses and patterns (such as lending discrimination and exclusionary zoning)
- Demographic profile of the people using the project and/or living and working in the vicinity of the project.
- Specific adverse impacts with adjacent uses, such as toxic sites, dumps, incinerators, hazardous materials.
- How adverse impacts and potentially harmful adjacent land uses might impact the people using and/or surround the project.

- Whether market-rate development exists in the area, and if not, would this project succeed as a market-rate project at the proposed site.

For example, if a project for a low-barrier project serving persons that were chronically homeless at entry were proposed, an environmental justice analysis would look at where it was being proposed. Is it being proposed in an area that is characterized by low-income populations, or adjacent to land uses that are potentially harmful? If so, then would a market-rate project succeed at that location?

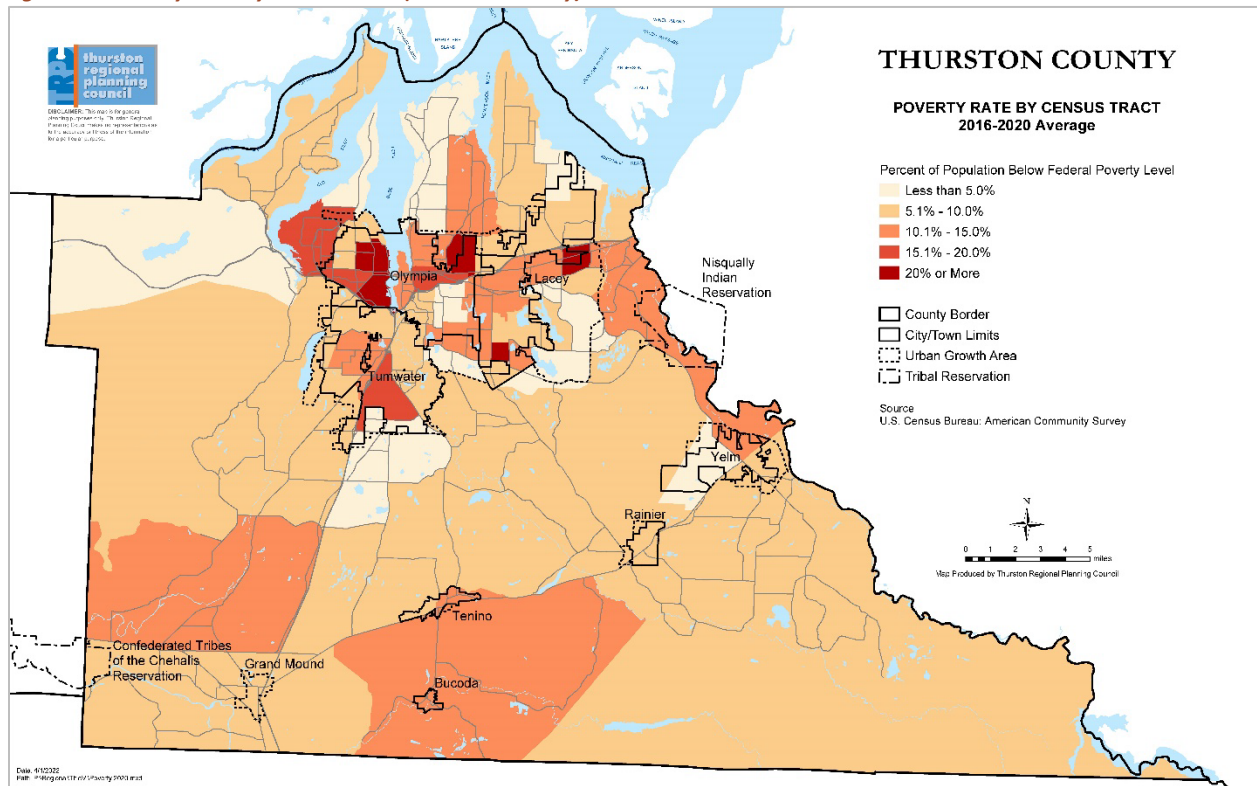
Reviewing data and maps provided by sources such as HUD’s [CPD maps](#), or [EPA’s Environmental Justice Screening and Mapping Tool](#), you can see that parts of the community have higher concentrations of racial and ethnic minorities, lower-incomes, and environmental risks.

Figure 33: Minority Population by Census Tract (Thurston County)



SOURCE: THURSTON REGIONAL PLANNING COUNCIL

Figure 34: Poverty Rate by Census Tract (Thurston County)



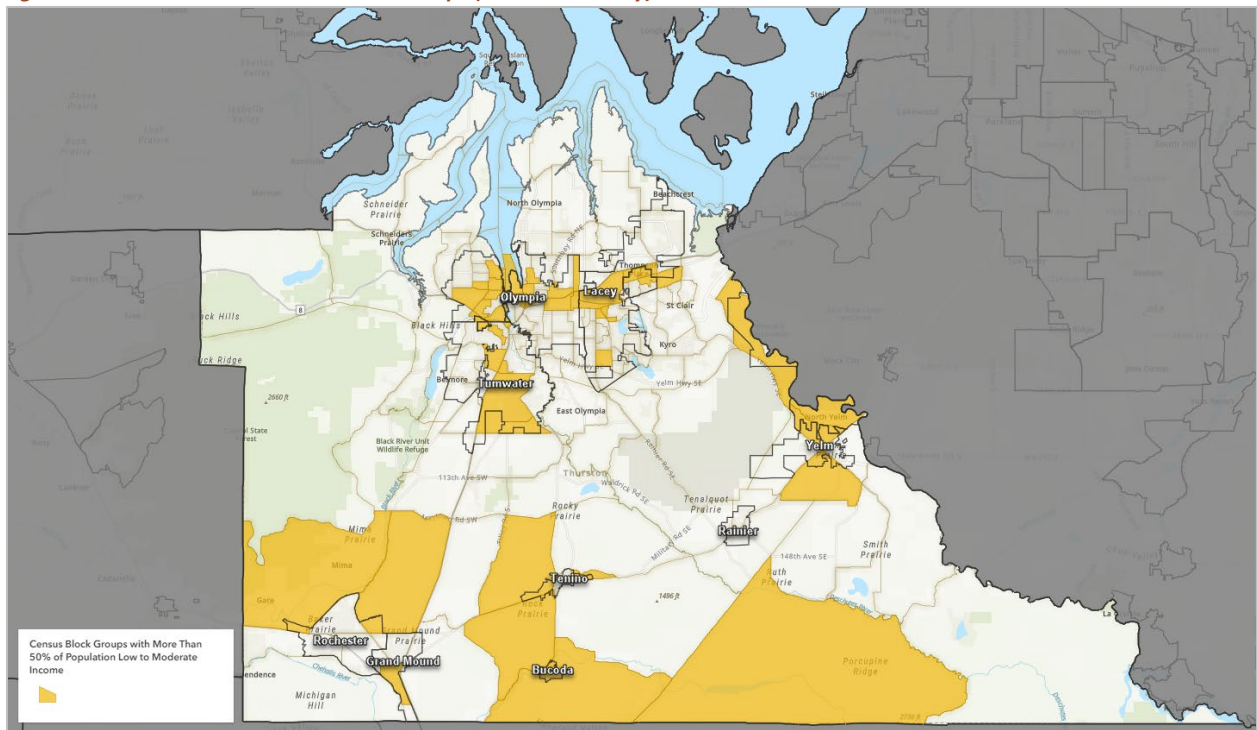
SOURCE: THURSTON REGIONAL PLANNING COUNCIL

Low-Income Block Group Areas

The CDBG Program considers area benefits for block groups where more than 50% of the persons are low- and moderate-income households (earn 80% of Area Median Income or less). The following maps show the location of these areas. These maps may be viewed online in an interactive map at this link:

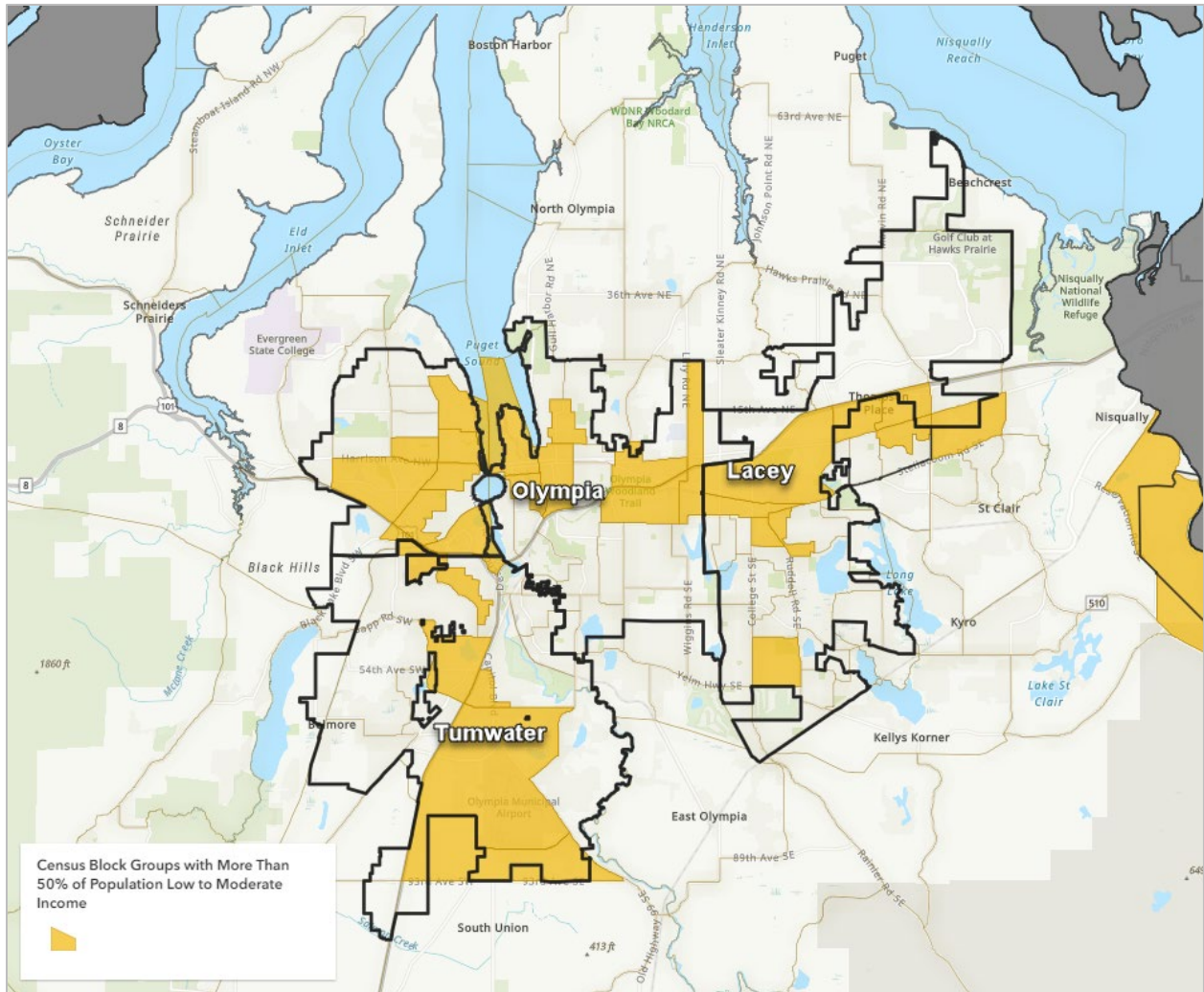
<https://hud.maps.arcgis.com/home/item.html?id=ffd0597e8af24f88b501b7e7f326bedd>

Figure 35: Low-Moderate Income Block Groups (Thurston County)



SOURCE: <https://hudgis-hud.opendata.arcgis.com/> AND CITY OF OLYMPIA (Red are block groups where more than 50% of the people are low-or moderate-income)

Figure 36: Low-Moderate Income Block Groups (Olympia, Lacey, Tumwater)



SOURCE: <https://hudgis-hud.opendata.arcgis.com/> AND CITY OF OLYMPIA (Red are block groups where more than 50% of the people are low-or moderate-income)

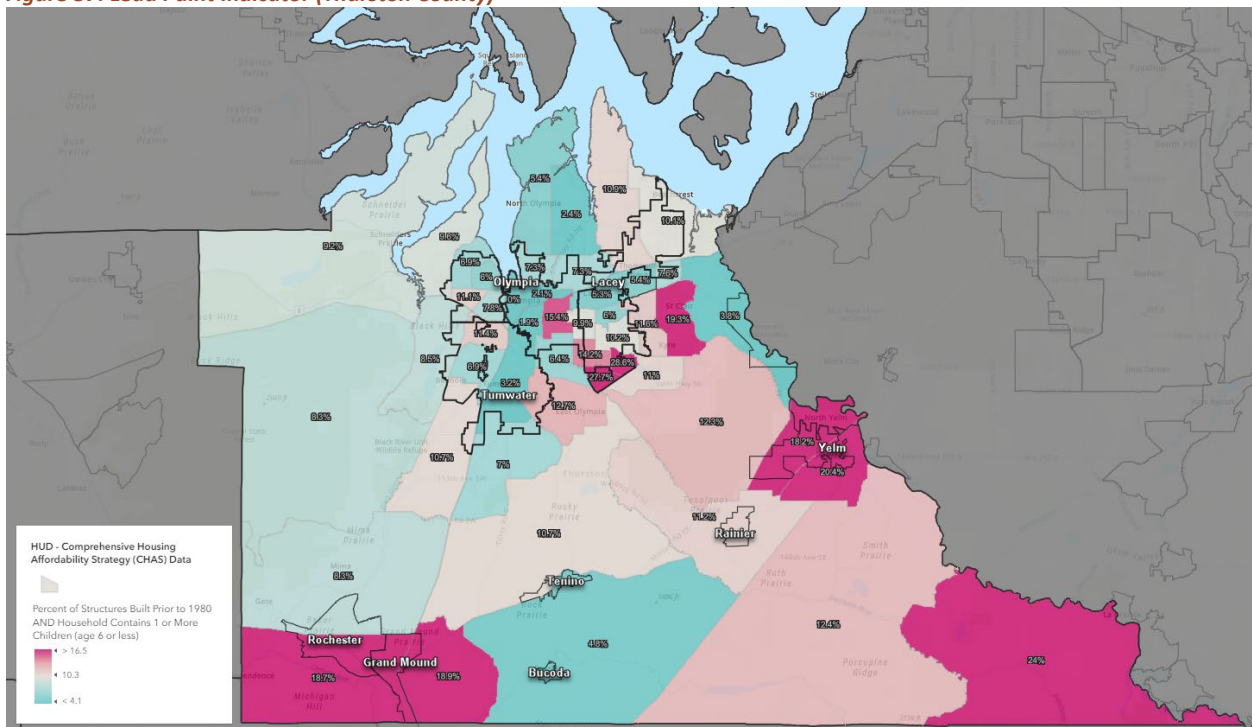
Lead-Based Paint Risks

The lead paint indicator is based on the percent of housing units built pre-1980 as an indicator of potential lead paint exposure. Data is retrieved from the American Community Survey.⁸

Housing units built before 1978 may have paint that contains lead, which can pose a serious health hazard, particularly to children. Lead paint controls or abatement is now required for any project that uses federal funds that triggers the Lead Safe Housing Rule.

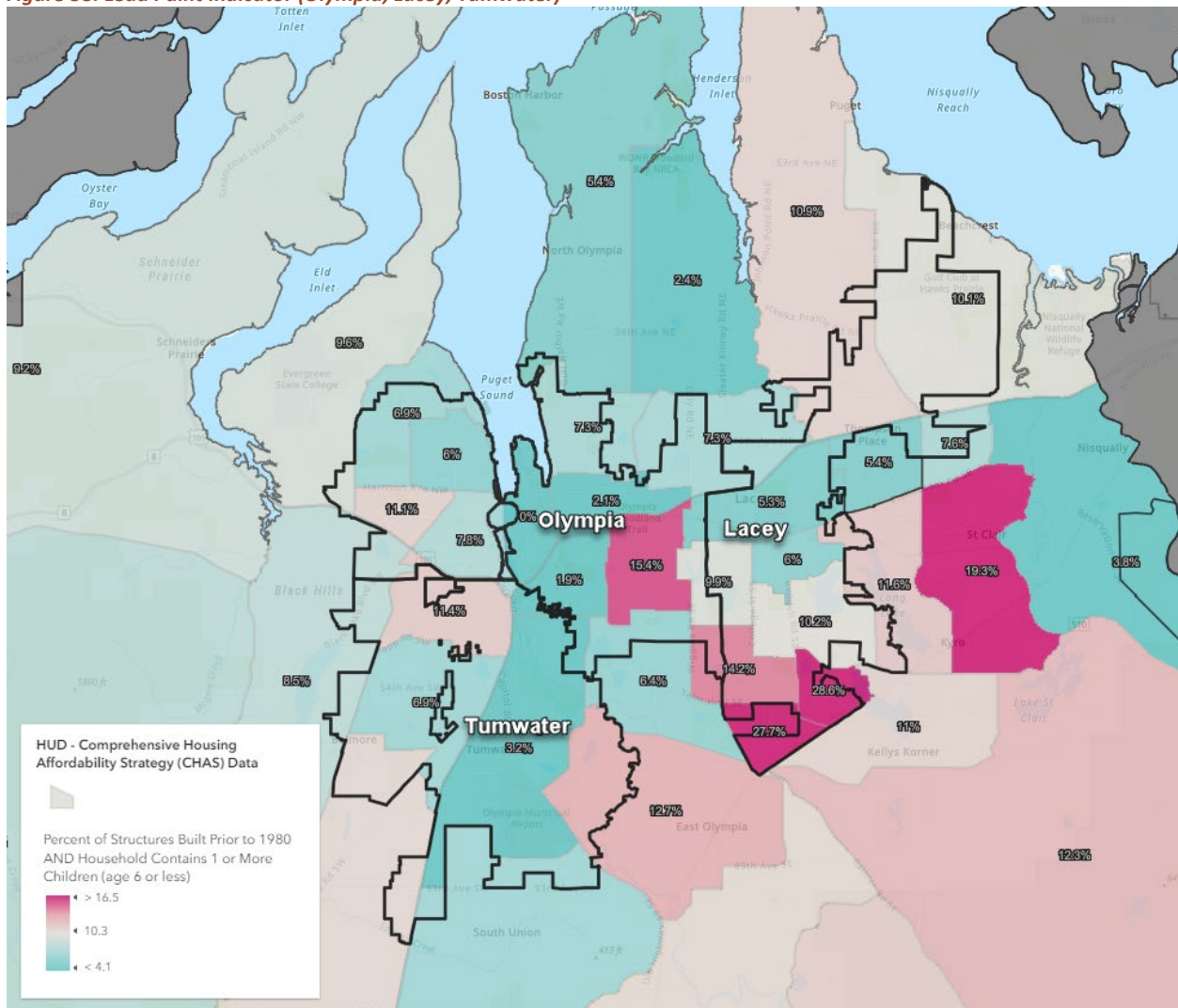
⁸ Data on age of structure is limited to “before 1980”, whereas lead-based paint was prohibited earlier in 1978. See <https://www.hud.gov/sites/documents/LBPH-06.PDF> regarding HUD’s lead-based paint requirements in housing renovation.

Figure 37: Lead Paint Indicator (Thurston County)



SOURCE: CHAS AND CITY OF OLYMPIA (Data shows structures built prior to 1980 and household contains 1 or more children age 6 or less). Map courtesy of City of Olympia.

Figure 38: Lead Paint Indicator (Olympia, Lacey, Tumwater)



SOURCE: CHAS AND CITY OF OLYMPIA (Data shows structures built prior to 1980 and household contains 1 or more children age 6 or less). Map courtesy of City of Olympia

Broadband Needs

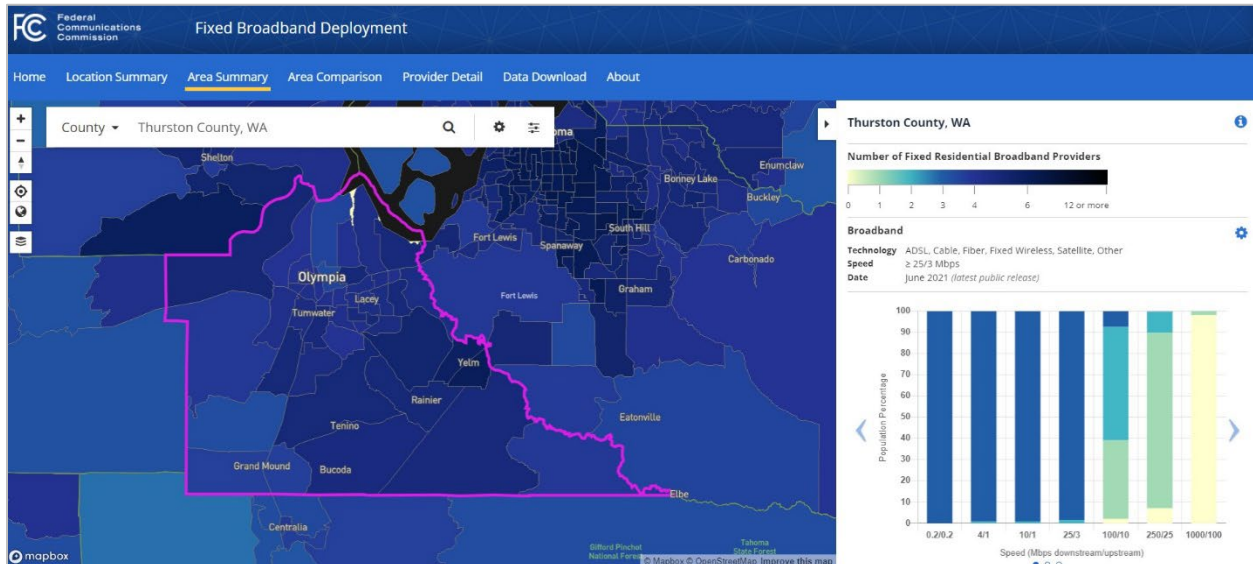
The COVID-19 pandemic highlighted a known divide in access to broadband and its importance for equitable access to information, education, and social connections. Thurston County and Olympia generally have good access to broadband as shown in the following maps. However, access does not necessarily mean it is affordable to low-income households.

The Bipartisan Infrastructure Law created the Affordable Connectivity Program (ACP), which provides eligible households \$30 per month off their internet bills (\$75 if on Tribal lands). ACP-eligible households can also receive a one-time discount of up to \$100 to purchase a laptop, desktop computer, or tablet. Leading internet providers have committed to offer ACP-eligible households a high-speed internet plan for no more than \$30 per month. For more information, go to www.getinternet.gov or <https://www.fcc.gov/affordable-connectivity-program>.

HUD has taken action to expand access to broadband for low-income households. Benefits that HUD-assisted families might receive is not determined to be income that could affect rents or eligibility for HUD assistance. HOME funds may be used for the following to help with access to broadband in eligible projects:

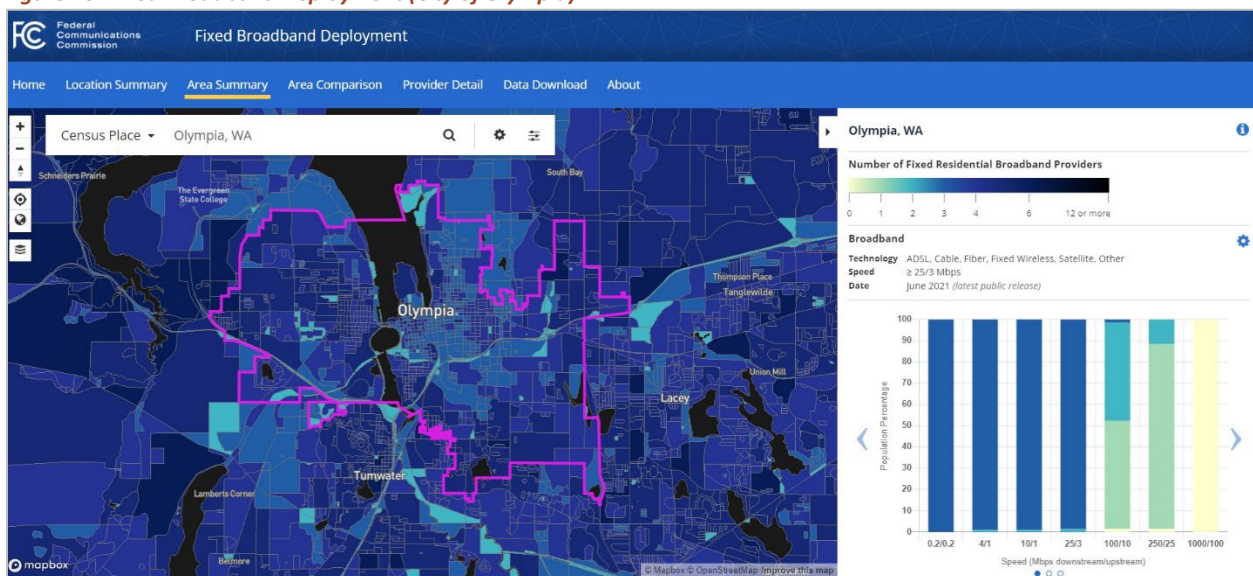
- actual costs of wiring for broadband
- costs for community facilities, such as a computer room, within the same building as the housing
- costs to make utility connections, including connections from the property line to the adjacent street, for broadband

Figure 39: Fixed Broadband Deployment (Thurston County)



SOURCE: [HTTPS://BROADBAND477MAP.FCC.GOV/](https://broadband477map.fcc.gov/)

Figure 40: Fixed Broadband Deployment (City of Olympia)



SOURCE: [HTTPS://BROADBAND477MAP.FCC.GOV/](https://broadband477map.fcc.gov/)

PART SIX: ECONOMIC ASSESSMENT

This part looks at the economic conditions in Thurston County, including employment, wages, business size, and taxable sales.

EMPLOYMENT

The U.S. Bureau of Labor Statistics (BLS) and the Washington State Employment Security Department (ESD) shows continued growth in the total employment in Thurston County. Unemployment in 2020, during the beginning of the COVID-19 pandemic, jumped significantly but has since returned to numbers slightly under previous rates.

Table 48: Resident Labor Force and Employment, 2017-2022, Not Seasonally Adjusted (Thurston County)

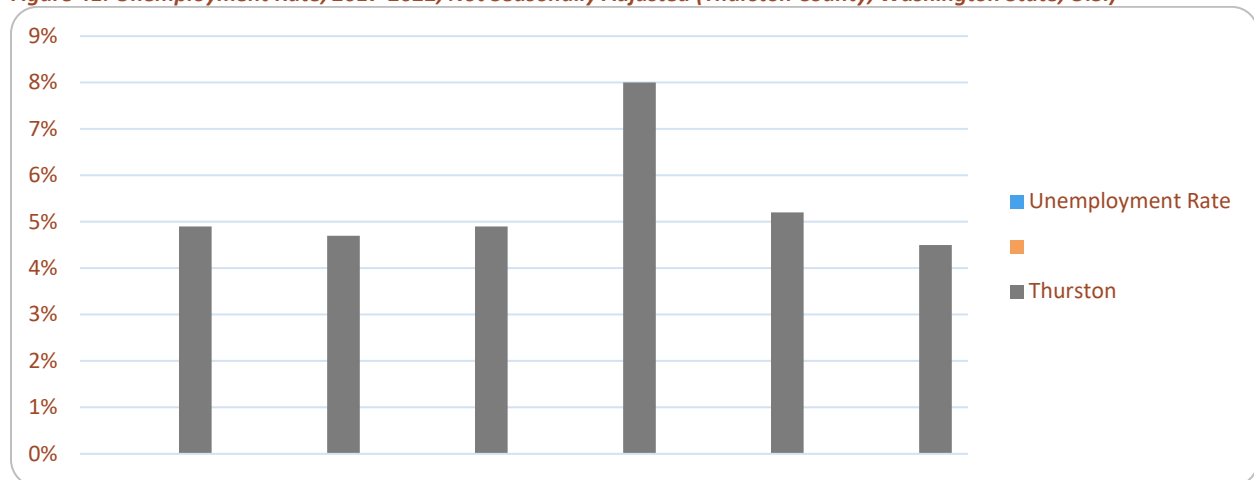
	2017	2018	2019	2020	2021	2022 (June)
Civilian Labor Force	134,916	138,851	144,136	147,482	145,161	145,875
Total Employment	128,322	132,256	137,010	135,613	137,617	139,357
Total Unemployment	6,594	6,595	7,126	11,869	7,544	6,518
Unemployment Rate	4.9%	4.7%	4.9%	8.0%	5.2%	4.5%

SOURCE: EMPLOYMENT SECURITY DEPARTMENT/LMEA; U.S. BUREAU OF LABOR STATISTICS, LOCAL AREA UNEMPLOYMENT STATISTICS

Unemployment Rates

Unemployment rates in Thurston County are similar to Washington State, as can be seen in the graph below.

Figure 41: Unemployment Rate, 2017-2022, Not Seasonally Adjusted (Thurston County, Washington State, U.S.)



SOURCE: EMPLOYMENT SECURITY DEPARTMENT/LMEA; U.S. BUREAU OF LABOR STATISTICS, LOCAL AREA UNEMPLOYMENT STATISTICS

Employment by Industry

The largest employment sectors in Thurston County are government (33%), followed by health care and social assistance (13%) and retail trade (11%).

Table 49: Average Annual Covered Employment by NAICS Categories, 2015-2021 (Thurston County)

Industry	2015		2021		Change (2015-2021)	
	Number	Percent	Number	Percent	Number	Percent
Government	36,092	34.0%	39,158	33.5%	3,066	-0.5%
Health care and social assistance	13,338	12.6%	15,669	13.4%	2,331	0.8%
Retail trade	12,138	11.4%	12,634	10.8%	496	-0.6%
Accommodation and food services	8,312	7.8%	8,130	6.9%	-182	-0.9%
Construction	4,329	4.1%	6,406	5.5%	2,077	1.4%
Administrative and waste services	5,652	5.3%	5,855	5.0%	203	-0.3%
Professional and technical services	3,862	3.6%	5,493	4.7%	1,631	1.1%
Other services, except public administration	3,507	3.3%	3,638	3.1%	131	-0.2%
Wholesale trade	3,095	2.9%	3,455	3.0%	360	0.0%
Manufacturing	3,304	3.1%	3,093	2.6%	-211	-0.5%
Finance and insurance	2,503	2.4%	2,586	2.2%	83	-0.1%
Transportation and warehousing	2,197	2.1%	2,229	1.9%	32	-0.2%
Educational services	1,755	1.7%	1,963	1.7%	208	0.0%
Agriculture, forestry, fishing and hunting	1,701	1.6%	1,691	1.4%	-10	-0.2%
Information	931	0.9%	1,532	1.3%	601	0.4%
Arts, entertainment, and recreation	1,208	1.1%	1,194	1.0%	-14	-0.1%
Real estate and rental and leasing	1,259	1.2%	1,109	0.9%	-150	-0.2%
Management of companies and enterprises	750	0.7%	999	0.9%	249	0.1%
Not elsewhere classified	0	0.0%	103	0.1%	103	0.1%
Utilities	172	0.2%	101	0.1%	-71	-0.1%
Mining	35	0.0%	4	0.0%	-31	0.0%
TOTAL	106,140		117,042		10,902	0

SOURCE: WASHINGTON EMPLOYMENT SECURITY DEPARTMENT, U.S. BUREAU OF LABOR STATISTICS

<https://esdor.chardstorage.blob.core.windows.net/esdwa/Default/ESDWAGOV/labor-market-info/Libraries/Regional-reports/County-Data-Tables/Thurston%20County%20data%20tables.xlsx>

Wages by Industry

The highest paying industry sectors include Utilities and Information.

Table 50: Average Annual Wage by Industry, 2021 (Thurston County)

All Sectors	Annual Average Wage
All Industries	\$62,155
Utilities	\$109,719
Information	\$103,509
Finance & insurance	\$92,670
Mgmt. of companies & enterprises	\$90,717
Professional & technical services	\$86,901
Wholesale trade	\$85,444
Government	\$73,132

All Sectors	Annual Average Wage
Construction	\$69,938
Health care & social assistance	\$60,201
Manufacturing	\$59,901
Other services, ex. public admin.	\$54,477
Transportation & warehousing	\$52,808
Administrative & waste services	\$49,284
Real estate & rental & leasing	\$48,610
Ag., forestry, fishing & hunting	\$45,161
Mining	\$42,641
Retail trade	\$40,242
Educational services	\$36,420
Accommodation & food services	\$25,446
Arts, entertainment, & recreation	\$24,150

SOURCE: WASHINGTON EMPLOYMENT SECURITY DEPARTMENT, THURSTON COUNTY DATA TABLES

BUSINESS SIZE AND TAXABLE SALES

Small businesses, less than 10 employees, account for 67% of the business establishments in Thurston County. However, the total number of employees for business with 10+ employees accounts for 85% of the employment.

Establishment Size and Employment

The following table identifies the number of establishments based on size of the establishment and how many employees.

Table 51: Employment by Number of Establishments and Employment Size, March 2021 (Thurston County)

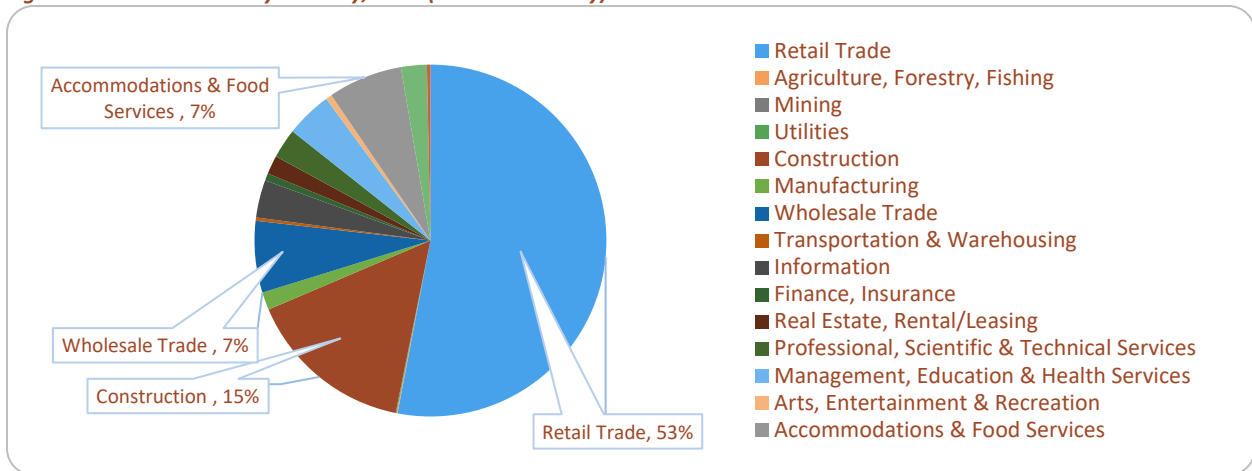
Size of Establishment	# of Establishments	# of Employees	% of Total Establishments	% of Total Employees
Size 1-4	6,140	8,520	67%	7%
Size 5-9	1,245	8,216	14%	7%
Size 10-19	830	11,342	9%	10%
Size 20-49	609	18,323	7%	16%
Size 50-99	181	12,191	2%	11%
Size 100-249	95	14,364	1%	13%
Size 250-499	29	10,123	0%	9%
Size 500-999	17	12,145	0%	11%
Size 1,000	11	18,995	0%	17%
Total	9,157	114,219		

SOURCE: EMPLOYMENT SECURITY DEPARTMENT (<https://www.esd.wa.gov/labormarketinfo/establishment-size>)

Taxable Sales

In 2020, retail trade in Thurston County accounted for 53% of the taxable sales by industry. Construction was second, accounting for 15% of taxable sales.

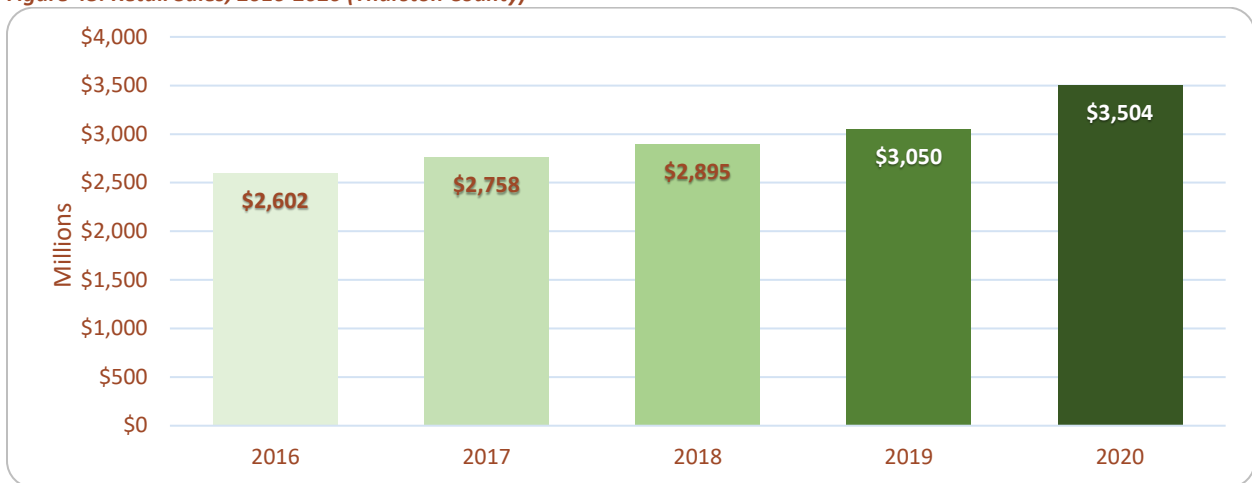
Figure 42: Taxable Sales by Industry, 2020 (Thurston County)



SOURCE: WASHINGTON EMPLOYMENT SECURITY DEPARTMENT, THURSTON COUNTY DATA TABLES

Sales tax from retail sales has been steadily increasing since 2016.

Figure 43: Retail Sales, 2016-2020 (Thurston County)



SOURCE: WASHINGTON EMPLOYMENT SECURITY DEPARTMENT, THURSTON COUNTY DATA TABLES