

STAFF REPORT

Thurston County’s Comprehensive Plan Chapter 4 Housing update

Date: February 24, 2010

Public Hearing Date: March 3, 2010

Prepared by: Olivia Terwilleger

Proponent/Applicant: Thurston County

Action Requested: Review proposed amendments to the Comprehensive Plan and development regulations shown in Attachments A and B to the document.

Proposal Description: Update Chapter 4 of the Comprehensive Plan to ensure consistency with the Housing Plan, and address homeless encampments.

Map Changes Text Changes Both Affects Comprehensive Plans/documents
 Affected Jurisdictions

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

PURPOSE:

The intent of the preliminary staff report is to:

- Provide the Planning Commission (PC) with sufficient background information to objectively hear public testimony in the context of proposed amendments,
- Stimulate request by the PC for additional information from the staff as necessary,
- Facilitate focused deliberations by the PC, and
- Allow the PC to make informed recommendations to the Board of County (BoCC) Commissioners in either a final staff report or report from the PC directly to the BoCC.

BACKGROUND:

The Thurston County Comprehensive Plan and the Consolidated Plan for Housing in Thurston County (CPHTC) address housing needs in the county and the cities. The Comprehensive Plan outlines the county’s objectives; the CPHTC is more detailed and lists specific goals and deadlines that must be followed in order to receive grant and other funding through the United States Department of Housing and Urban Development (HUD).

The CPHTC is a sub plan of the Comprehensive Plan and as required by RCW 30.70A, must be consistent with the Comprehensive Plan. Outlined below are the inconsistencies between the

1 two plans and suggested updates to the Comprehensive Plan that if adopted would make the two
2 plans consistent.

3
4 Additionally, RCW 43.185C.160 requires jurisdictions include provisions for regulating
5 homeless encampments. While the CPHTC addresses homeless encampments as required by
6 RCW 43.185C.160, the Comprehensive Plan does not. Staff has reviewed homeless encampment
7 ordinances throughout western Washington jurisdictions. Through that review, staff has drafted a
8 homeless encampment ordinance (Attachment A) based on precedents set throughout western
9 Washington.

10 11 **COMPARISON OF COMPREHENSIVE PLANS AND CONSOLIDATED PLAN FOR** 12 **HOUSING:**

13 *Special Needs Definitions:*

14 Special needs are defined differently in the Comprehensive Plan and the CPHTC. In the
15 Comprehensive Plan, (Page 4-15, 4-15) special needs include:

- 16 • Low income
- 17 • Development disabilities
- 18 • Homeless
- 19 • Frail and elderly
- 20 • Single parents
- 21 • HIV/AIDS
- 22 • Battered women

23
24
25 In the CPHTC, (Pages 49-55) special needs include:

- 26 • Mobility impairments or disabilities
 - 27 ○ Mental
 - 28 ○ Physical
 - 29 ○ Developmental
- 30 • Alcohol/drug addiction
- 31 • Low income
- 32 • Extra elderly
- 33 • Young adults
- 34 • Linguistically isolated
- 35 • HIV/AIDS
- 36 • Veterans
- 37 • Domestic violence victims

38
39 The proposed text change would update the Comprehensive Plan to include the populations that
40 are not listed as special needs. These would include: Adding mental and physical disabilities,
41 veterans, linguistically isolated, young adults, and renaming “battered women” to “domestic
42 violence victims.”

43 44 *Income levels:*

45 Income levels have different standards between the two documents. The CPHTC includes a low-
46 to-moderate category, while the Comprehensive Plan does not. “Moderate” appears in both
47 plans; however, the Comprehensive Plan has an 81%-95% range, while the Consolidated Plan’s

