

## Attachment C

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE UPDATING THE COMPREHENSIVE PLAN, CHAPTER 4 HOUSING, TO REFLECT THE THURSTON COUNTY CONSOLIDATED PLAN FOR HOUSING. THIS UPDATE REFERS TO THE LIST OF SPECIAL NEEDS POPULATIONS IN THE CONSOLIDATED PLAN FOR HOUSING AND THE HOUSING AND URBAN DEVELOPMENT (HUD) PARAMETERS FOR INCOME, AND AFFORDABLE HOUSING.

WHEREAS, the Comprehensive Plan outlines the County's objectives for housing; and

WHEREAS, the Thurston County Consolidated Plan for Housing addresses housing needs in the county and the cites; and

WHEREAS, the Consolidated Plan for Housing in Thurston County is more detailed and lists specific goals and deadlines that must be followed in order to receive funding through HUD; and

WHEREAS, the Consolidated Plan for Housing in Thurston County is a sub plan of the Comprehensive Plan and every item must be supported by the Comprehensive Plan and as required by RCW 30.70A; and

WHEREAS, special needs are defined differently in the Comprehensive Plan and the Consolidated Plan for Housing; and

WHEREAS, the proposed text change would update the Comprehensive Plan to include the populations that are not listed as special needs; and

WHEREAS, the Consolidated Plan used the most recent income parameters from HUD; and

WHEREAS, the proposed text change would update the Comprehensive Plan to use the most recent income parameters from HUD; and

WHEREAS, the Consolidated Plan mentions the importance of locating affordable housing in close proximity to transportation and services, as well and the need for affordable fair share of housing; and

WHEREAS, the Comprehensive Plan proposed text change would add the word "affordable" to faire share housing.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THURSTON COUNTY, AS FOLLOWS:**

Section 1. Chapter 4 Housing of the Comprehensive Plan is hereby amended to read as follows:

Deleted Text:           ~~Strikethrough~~           Proposed Changes:           Underlined  
Staff Comments:       *Italics*                   Unaffected Omitted Text:   (...)

...

New housing development should be directed into the most suitable areas. The most intensive, for example, should be located where public facilities and services can be provided most economically and where rural and sensitive areas will be least impacted. There is also a need for a variety of housing types to meet the requirements of special needs populations ~~such as low income, elderly and handicapped residents~~ while generally providing a broad range of units for family sizes, age groups, and income levels characteristic of the county.

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As the previous tables show there is sufficient land within the rural county and to accommodate the expected population increases through 2025. Land, however, is not the only consideration. The challenge lies in adequately providing for the low- and moderate-income households. For these households, location, social, health, transportation, ~~and~~ housing services, ~~and~~ proximity to jobs, shopping, and businesses, become much more integral to determining housing affordability. For example, it costs approximately \$6,000 yearly to own and operate a vehicle. If a household's gross annual income is \$19,300 (see Table 4-4), this cost for transportation becomes prohibitive. If a household is able to reduce this cost, more money is available for housing and other essentials. When located in or near town, a household is able to avail itself more easily of transportation alternatives and subsidized housing. This can reduce the need for an automobile, or at least, multiple vehicles. Necessarily, more housing is being focused into the urban areas (which also addresses other GMA requirements, such as containing urban sprawl) where public services and facilities can more cost-effectively be provided.

**Affordability:** According to federal guidelines, housing is affordable when it costs no more than 30 percent of gross household income, including the cost of utilities. Finding affordable housing is not a problem when income levels are substantially higher than average. However, low- and moderate-income households are increasingly challenged to find housing within their budgets.

The U.S. Department of Housing and Urban Development (HUD) established national definitions of low- and moderate-income levels. They are based on percentages of county median incomes. People most likely to have difficulty finding housing are within the following income ranges:

Extremely Low:	0 percent to 30 percent of the median income
Very Low:	31 percent to 50 percent of the median income
Low <u>to moderate</u> :	51 percent to 80 percent of the median income
Moderate:	<u>does not exceed 80 percent</u> <del>to 95 percent</del> of the median income

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Substandard housing is a large consideration when discussing affordable housing. Typically, as housing costs go down so do amenities and basic features. Housing may be affordable to someone but may be lacking basic features (electricity, heat source, complete kitchen or plumbing) or may be overcrowded, dilapidated, or unfit for habitation. The following table shows those housing units that are lacking basic features or are of substandard condition:

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**Fair Share Affordable Housing:** The Fair Share Affordable Housing targets, required by the County-Wide Planning Policies, were adopted January 31, 1994. The Urban Growth Management Committee of the Thurston Regional Planning Council established these regional numbers prescribing the amount of low-income housing the County and its jurisdictions would need to provide through the year 2015. The categories are based on the HUD income levels discussed above.

The following table estimates the needs for affordable housing which have been unmet ~~but~~ by the current housing stock. As shown, there is still a lack of affordable housing units for Thurston County residents who make below 50% of the median household income.

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This being the case, it is very likely that the county will not be able to accommodate its full share of the Fair Share Affordable Housing targets within the rural area. Therefore, the county will need to identify any potential shortfalls and work with the cities and towns to explore ways to accommodate a portion of the county's targeted share within urban growth areas. The Goals, Objectives, and Policies section below outlines ways to accomplish this.

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- Single family
- Manufactured housing
- Duplex
- Mixed residential/commercial
- Special needs housing
- Family member units
- Farm housing
- Group homes
- Subsidized housing
- Foster care facilities
- Transitional housing
- Accessory dwelling units
- Homeless encampments

Additional types of housing, such as accessory dwelling units, are also allowed within urban growth areas around cities and towns. Co-housing, community land trusts, and other housing alternatives are not precluded in the rural area. At the same time, the Joint Plans provide more housing diversity near services in the urban growth areas.

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**IV. SPECIAL NEEDS**

Special needs populations, as identified in the Consolidated Plan Thurston County, include ~~low income households, people with developmental disabilities, the homeless, the frail elderly, and others who~~ have particular difficulty securing housing due to unusual circumstances (i.e., ~~single parents, HIV/AIDS infected citizens, battered women etc.~~). Rising costs and limited housing choices are especially hard on low-income households and other people with special needs.

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Section 2. Severability. If any section, subsection, sentence, clause, phrase or other portion of this Ordinance or its application to any person is, for any reason, declared invalid, illegal or unconstitutional in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

Section 3. Effective Date. This Ordinance shall take effect immediately upon adoption.

ADOPTED: \_\_\_\_\_

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
Thurston County, Washington

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Chairman

APPROVED AS TO FORM:

EDWARD G. HOLM  
PROSECUTING ATTORNEY

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Jeffrey G. Fancher  
Deputy Prosecuting Attorney

\_\_\_\_\_  
Commissioner