

HOUSING SECTION - CENTRAL PLANNING AREA

I. Housing

A. Housing Information Taken From 2000 Census and Information Provided by Thurston Regional Planning

Number of single family residential homes: ~~2,940~~ 2,470

Number of multi-family units: ~~2,350~~ 2,540

Number of manufactured homes: ~~230~~ 220

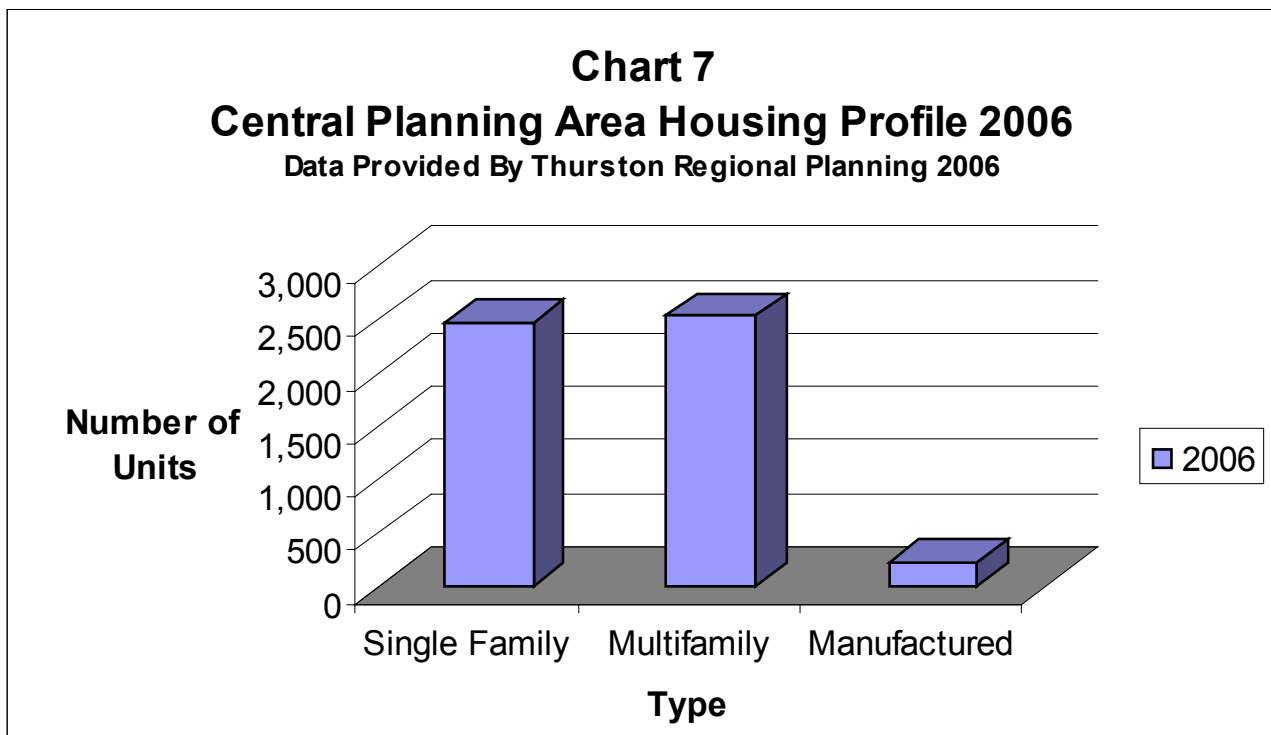
See Chart 7 for graphic display of Central Lacey Planning Area housing profile ~~2000~~ 2006.

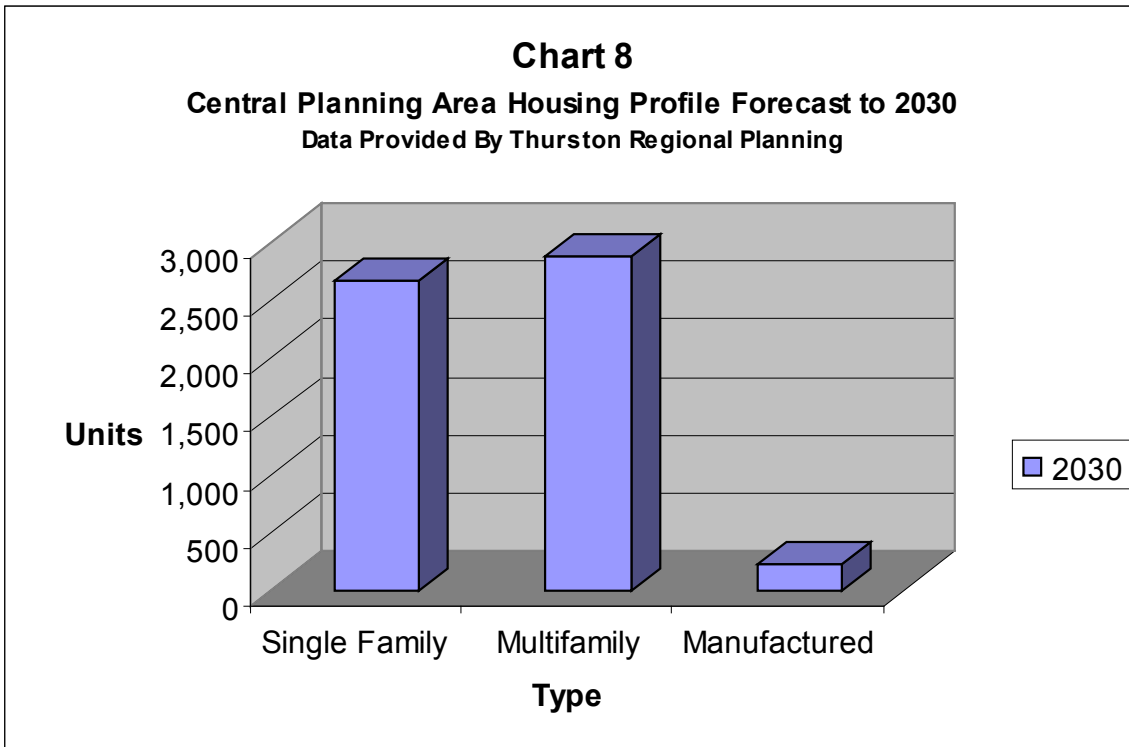
B. Housing for Special Needs Populations

The only housing for special needs populations identified in this planning area is Panorama City. Panorama City is a retirement community that includes a 155 bed convalescent facility and 868 living units. Of the total, 289 are apartment units and 579 are single family and duplex units. (~~Long term strategic plan for Panorama City Reserved~~).

C. Housing Costs

This planning area has a wide range of housing costs. In particular, it has a good stock of affordable housing. Several areas in this planning area are composed of older houses built in the 50's and 60's and the cost of these homes is generally more affordable than other areas of the city with newer housing stock. ~~Prior to 2003, with housing costs running from in this area ran~~ in the \$91,000 to ~~the~~ \$120,000 range. This area includes the Hall Street area, that area north of Mt. View Elementary School and south of Lacey Blvd., and that area east of Ruddell Road and west of Clearbrook, along Gemini and Alder Streets and Dogwood, and the Lacey Villas area, which is north of Pacific Avenue and west of Carpenter Road. This planning area also has middle range housing. Prior to 2003, values generally running ran anywhere from \$102,000 to \$158,000 in the Clearbrook area, \$130,000 to \$170,000 in Brentwood, and \$130,000 to \$150,000 in Montclair. After 2003, the run up in the housing market significantly impacted prices for housing across all price ranges. In 2008, homes sampled in the Hall Street area averaged





\$225,000 and the average house sampled in Clearbrook was \$283,000. The Panorama City Retirement Community includes a full range of housing costs to fit retirement needs. All values were established with a random sample of assessor values in 2002 and 2008, each multiplied by 20% to adjust for conservative assessor values.

In addition to well established single family residential areas, this planning area also has a significant amount of multifamily development. This includes a number of duplexes in the Clearbrook area, several apartment complexes along 12th Avenue west of Sleater Kinney, three major apartment buildings in Panorama City, several apartment complexes along College Street, and a number of other duplexes and apartment complexes sprinkled throughout the Central Lacey area. These apartment complexes rent from the low end of the spectrum to mid-range.

Overall, the neighborhoods in the Central Lacey Area are well established and stabilized neighborhoods, exceptions being that area along 12th Avenue west of Sleater Kinney, which has an opportunity for extensive new development as utilities and roads become more accessible, and

that area south of Lacey Blvd. and west of College St., which has experienced pressure in the past for transition to higher densities and commercial development. This is an area of affordable housing that could face pressure for development to other uses, most notably expansion of the downtown area or development of apartment complexes. This area, therefore, is considered an area with potential for re-development and may not be stable over the long term.

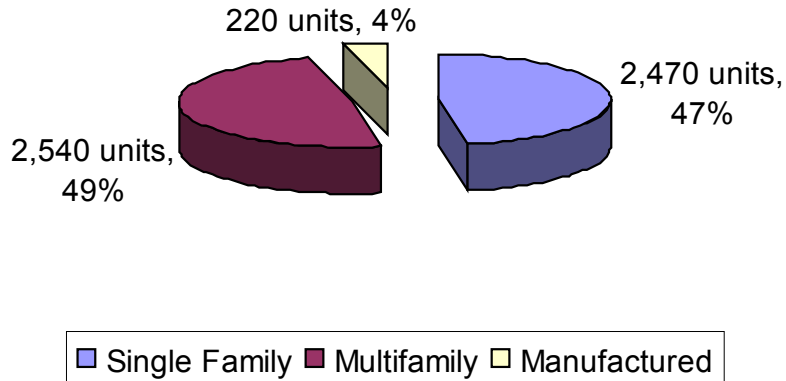
D. Neighborhood Areas

The Central Lacey Area has a number of identified neighborhoods and representative organizations. These include the Old Lacey or Lacey Villas neighborhood, the Clearbrook neighborhood, the Brentwood neighborhood, and Panorama City. In the past, representatives from these neighborhoods have become involved in land use planning issues, and have identified contact persons who can give feedback on planning related issues.

II. Analysis

A. Share of Housing Spectrum, Housing Alloca-

Chart 9
2006 Central Planning Area Housing Profile Showing
Percentage of Housing Types
Data Provided By Thurston Regional Planning

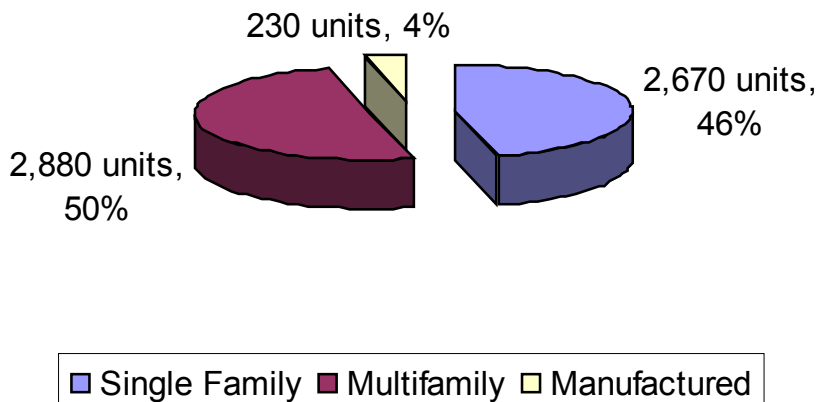


tion Forecast and Housing Opportunities

This area offers a full spectrum of housing opportunities, including single family residential, multi-family and mobile home parks. Chart 8 displays projected housing for the area by types for the year ~~2025~~ 2030. The Regional forecasts for this planning area show only marginal

increase in the number of units and only insignificant change in the overall percentage of unit types. According to Regional projections, ~~under the current trends scenario~~ the proportion of single family to multi-family will remain relatively constant; compare Chart 9 and 10. This area is not expected to change to any significant degree, given the stability of existing neighborhoods and

Chart 10
2030 Central Planning Area Housing profile Showing
Percentage of Housing Types
Data Provided By Thurston Regional Planning



the fact that most of the area is already built out. If change occurs, it would be expected to happen in that area adjacent to and south of 12th Avenue, and west of Sleater Kinney where there is undeveloped property or developed property that the City could encourage to be redeveloped, or in the Central Business District to take advantage of high density and mixed use opportunities.

While figures show little increase in the amount of housing in this area, there is the opportunity for mixing residential and commercial uses in the Woodland and Central Business District. Particular consideration should be given to the development of high density residential uses in Central Business District CBD4, Saint Martin's property and undeveloped areas along College Street, and in other CBD zones where high density residential development could provide convenient location to work sites and transit facilities. It should be noted that population and housing projections and allocations under the current trends scenario do not reflect this opportunity.

A considerable amount of affordable housing exists within this planning area, particularly in close proximity and surrounding the Central Business District. In the future, desire for expansion of the Central Business District may begin to encroach upon the older homes which make up a good proportion of the City's affordable housing. Efforts should be taken to preserve this affordable housing stock.

III. Goals and Policies

A. Goal: Provide a full spectrum of housing opportunities with emphasis on maintaining the existing stock of low and moderate income housing.

1. Policy: Preserve and maintain existing older housing stock as an affordable housing resource, particularly those areas in close proximity or adjacent to the Central Business District, including the Lacey Villas area and that area south of

Lacey Blvd., adjacent to and east of Hall St. and north of 22nd.

2. Policy: Encourage maintenance and renovation of older housing stock.

3. Policy: Promote quality high density redevelopment opportunities in that area adjacent to and west of Sleater-Kinney and particularly in the Mary Lou and Cora St. area.

4. Policy: Meet Old Lacey Neighborhood (Lacey Villas) housing goals to maintain historic neighborhood characteristics.

5. Policy: Promote mixed uses in the Central Business District area, with emphasis on high density residential opportunities providing convenient location to work places and transit.