



Lacey City Council Worksession Agenda

Refer to the bottom of the agenda for meeting information.

Tuesday, January 27, 2026

6:00 PM

Council Chambers and Online

1. Call to Order

2. Roll Call

3. Land Acknowledgement

We, the City of Lacey, are on the ancestral land of the Tribal People of the Treaty of Medicine Creek, including the Nisqually Indian Tribe and Squaxin Island Tribe. We acknowledge and remember those Tribal People not recognized today who were absorbed or relocated into other tribes for survival. We recognize the ancestors and their descendants who are still here. We recognize and respect the Tribal People of the Treaty of Medicine Creek as the traditional stewards of this land since time immemorial and their role today in taking care of these lands in perpetuity. We recognize and have the responsibility to call attention to the histories of dispossession, forced removal, and abridged treaty rights that allowed our nation, state, and city to develop as they have today. We recommend that community members read the Medicine Creek Treaty of 1854.

4. Approval of the Agenda

5. Public Comment

Refer to the bottom of the agenda for instructions on how to provide public comment.

6. Agenda Items

A. Franz Anderson Permanent Supportive Housing Interlocal Agreement

Vanessa Dolbee, Community and Economic Development Director

Ryan Andrews, Community Planning Manager

Jennifer Adams, Housing Coordinator

B. House Bill 2015 Discussion

Shannon Kelley-Fong, Assistant City Manager

Troy Woo, Finance Director

Robert Almada, Police Chief

Lieutenant Jaime Newcomb

C. 2026 Retreat Overview

Rick Walk, City Manager

7. Adjourn

Meeting Information:

Attendance (Remote or In-Person)

The public may attend the meeting in person, or you may view or listen to the meeting using one of the following platforms:

In-Person: Council Chambers at Lacey City Hall
420 College Street SE, Lacey, WA 98503

Zoom: https://us02web.zoom.us/webinar/register/WN_pOH3ijfRT7e9MPhmOj2B4A

Website: <https://cityoflacey.org/government/public-meetings/>

Facebook: <https://www.facebook.com/cityoflacey>

YouTube: <https://www.youtube.com/watch?v=LUyzcceYKKI>

Phone: (888) 788-0099 or (877) 853-5247 (Webinar ID 825 2878 0507)

Verbal Public Comment

Each speaker is limited to three minutes. Comments are welcome on matters connected to City business or specific agenda items.

Prior to starting your comments, please provide your:

- a. Name
- b. City of residence or connection to the City
- c. Topic or subject matter of your comments

Those wishing to provide verbal public comment may do so in-person or by Zoom:

In Person: Use the sign-up sheet located in the Council Chambers.

Zoom: Preregister using the following Zoom link no later than two hours prior to the meeting:
https://us02web.zoom.us/webinar/register/WN_pOH3ijfRT7e9MPhmOj2B4A

Instructions and access details will be provided once registration is complete.

Written Public Comment

Public comments may also be submitted by email to PublicComment@cityoflacey.org. The commenting period will close two hours before the meeting time. Written comments will be provided to the City Council electronically prior to the meeting. Comments will not be addressed during the Council meeting; however, comments received will be added to the official record.



STAFF REPORT

Council Worksession
January 27, 2026

Subject: Franz Anderson Permanent Supportive Housing ILA
To: Lacey City Council
Prepared by: Rvan Andrews, Community Planning Manager *RA*
Department Director: Vanessa Dolbee, CED Director
Reviewed By: Not Applicable
Final Review: Rick Walk, City Manager *10 RW*

Purpose: Briefing

Recommendation: No recommendation at this time.

Brief: CED staff will brief the City Council on a proposed change to the proposed unit mix for the Franz Anderson Permanent Supportive Housing project located in Olympia. Options will be presented for Council consideration. Action by City Council is not necessary at this time. City Council can provide guidance for staff and the Council's representative to the RHC, request additional information and/or continue the discussion to a future worksession.

Alternatives:

1. See background below.

Fiscal Impact:

Budgeted Item: Yes

Amount: \$3,000,000

Project Code: N/A

Funding Source: General Fund

Attachments:

1. Interlocal Agreement Between the City of Olympia, City of Lacey, City of Tumwater, and Thurston County for Pooling and Transfer of Funds to Support Permanent Supportive Housing Project at Franz Anderson Road
2. Site Plans, Renderings, etc.
3. Letter from Low Income Housing Institute, dated Nov. 14, 2025
4. RHC Staff Report Dec. 10, 2025

Policy or Legal Alignment:

1. Existing Interlocal Agreement

Background:

In December of 2023, the Lacey City Council authorized the City Manager to sign an interlocal agreement (ILA) authorizing the future transfer of \$3 million from the General Fund to support the development of the Franz Anderson Permanent Supportive Housing (PSH) project in Olympia. The ILA was amended in late 2024/early 2025, however, the terms of the ILA for Lacey did not substantially change. Recently, the Low-Income Housing Institute (LIHI) has submitted a request to the City of Olympia and Thurston County to modify the unit mix for the project (Attachment 3).

The Franz Anderson project is currently designed as a 71-unit permanent supportive housing development with voluntary on-site supportive services for residents. LIHI is the project developer/operator and plans to construct the building on property located at approximately 527 Franz Anderson Road SE in Olympia. As initially proposed, all units—except for a manager’s unit—are intended to serve households earning no more than 30 percent of Area Median Income (AMI)—however, according to the ILA, Thurston County’s funding may be used for households with incomes below 50 percent AMI. Lacey’s funding is specifically identified for permanent supportive housing which targets very low-income individuals at or below 30 percent AMI.

For the Olympia-Lacey-Tumwater Metropolitan Statistical Area, incomes for 30 percent and 50 percent AMI as of April 1, 2025 are defined as:

	<u>1 Person Household</u>	<u>2 Person Household</u>
30% AMI	\$24,500	\$28,000
50% AMI	\$40,850	\$46,700

To date, LIHI had planned to rely on 18 project-based Housing Choice Vouchers (PBV) from the Housing Authority of Thurston County (HATC) as a key component of the project’s operating funding. These vouchers provide an operating subsidy by covering the gap between tenant rent contributions and the revenue required to sustain project operations. Due to current voucher funding constraints and other funding cuts to Apple Heath and Home and State ROW funding, LIHI no longer anticipates that the project is viable with 100% of the units at 30% AMI, necessitating the request to change the project’s unit mix.

Requested Change to the Project Unit Mix

In early summer 2025, LIHI met with Olympia and Thurston County staff to discuss concerns regarding a projected operational funding shortfall. This gap is the result of several programmatic changes over the past year that have reduced the availability of operating subsidies, including a decrease in funding through the Apple Health and Homes program. If the project were to proceed as originally planned—with all 71 units restricted to households earning at or below 30 percent AMI—LIHI projects an annual operating deficit of approximately \$285,500, with expenses significantly exceeding revenues.



LIHI sought alternative funding sources in fall 2025 to address this shortfall but was unsuccessful. As a result, LIHI is requesting recommendation from the RHC in their role as a funding source and also the, the additional regional funding partners established through the amended ILA—including the City of Lacey, City of Olympia, Thurston County, and the City of Tumwater—to revise the project’s unit mix. The proposed change would allow 35 of the 71 units to serve households earning up to 50 percent AMI, rather than limiting all units to 30 percent AMI. This adjustment is projected to generate a positive annual cash flow of approximately \$17,000, resulting in revenue to fully cover ongoing operating costs.

By adjusting the unit mix to include households with slightly higher incomes, LIHI would reduce its reliance on ongoing public subsidies and improve project cash flow. This change would significantly strengthen the operating pro forma and better position the project to attract a tax credit equity investor, enabling LIHI to close on the full financing package.

The project is fully funded from a capital development perspective. The financing package includes \$3 million from the City of Lacey, \$3.5 million from Thurston County, \$275,000 from the City of Tumwater, \$2.88 million from the Regional Housing Council, and land conveyed by the City of Olympia to LIHI for \$1. Additional sources include an award from the Washington State Housing Trust Fund and a 9% Low-Income Housing Tax Credit (LIHTC) allocation, which allows the project to raise upfront equity in exchange for tax credit benefits over a 15-year period.

The Franz Anderson project, as proposed, will primarily serve single adult clients exiting the existing Franz Anderson Tiny Shelter Village as well as Maple Court. These clients will be mixed with those at different income levels (below 50% AMI and below 30% AMI). While this is necessary to make the project financially viable, questions have arisen around how individuals at these different income levels will be provided services. With Franz Anderson, those at the lowest income scale will be those transitioning out of Maple Court and the Franz Anderson Tiny Home Village. These individuals will likely have the most acute need for services and case management. It is important that the program at Franz Anderson be appropriately scaled so that all residents have the services they need.

Maple Court

LIHI owns and operates Maple Court, an enhanced shelter located within Lacey. The City has received a \$4.25 million dollars in a legislative appropriation in the 2025 legislative session to fund the transition of Maple Court to a permanent supportive housing model within the next two years. Significant concerns over the operations of Maple Court have been raised since opening. It is anticipated that conversion to permanent supportive housing at Maple Court will improve the situation, however, concerns remain over the owner/operator provider model LIHI provides and the funding environment for operating expenses related to PSH facilities. The LIHI model is to own the building and property and also operate the facility. Lacey’s experience with this model has raised concerns around sufficient separation



between service providers and tenant issues, blending the lines between case workers and building management.

Interlocal Agreement

The Interlocal Agreement signed in 2023 and amended in late 2024 specifically states that Lacey's \$3 million are to be used for permanent supportive housing purposes at Franz Anderson. Modifying the unit mix means that approximately half of the units at Franz Anderson will no longer meet the traditional definition of permanent supportive housing and would require a modification to the Interlocal Agreement to reflect this.

A decision is not being requested at this time as this is the first opportunity for the Council to review the issue and provide guidance to staff, and to the Council's representative to the RHC, Council Member Dunning. staff has identified the following options the City Council can discuss and work through at the January 27 worksession to determine next steps the City Council would like to pursue in this regional conversation:

- Option 1: Amend the existing ILA to allow for mixed occupancy and continue commitment of Lacey's funding for the project.
- Option 2: Do not change the existing ILA and require the project to develop as originally proposed.
- Option 3: Monitor the voucher and funding landscape over the coming year and consider a modification to the ILA in early 2027 to allow the revised unit mix.
- Option 4: Remove Lacey from the ILA and use the funds dedicated to the Franz Anderson project to other affordable housing-related projects in Lacey.



**FIRST AMENDMENT AMENDING AND RESTATING
INTERLOCAL AGREEMENT
BETWEEN THE CITY OF OLYMPIA, CITY OF LACEY, CITY OF TUMWATER AND
THURSTON COUNTY
FOR
POOLING AND TRANSFER OF FUNDS
TO
SUPPORT PERMANENT SUPPORTIVE HOUSING PROJECT
AT
FRANZ ANDERSON ROAD**

THIS FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT ("Agreement") amends and restates the December 26, 2023 Interlocal Agreement ("Original Agreement") between the City of Olympia, a municipality organized under the laws of the State of Washington ("OLYMPIA"), the City of Lacey, a municipality organized under the laws of the State of Washington ("LACEY"), the City of Tumwater, a municipality organized under the laws of the State of Washington ("TUMWATER"), and Thurston County, a Washington municipal corporation, ("COUNTY"), jointly referred to herein as "the Parties," or singularly as a "Party."

RECITALS

WHEREAS, the Original Agreement involved the use of Coronavirus State and Local Fiscal Recovery Funds (SLFRF), established by the American Rescue Plan Act of 2021 (ARPA), this Agreement no longer utilizes those SLFRF/ARPA funds, and instead relies on funding provided by Thurston County and City of Tumwater, which removes requirements related to compliance with the SLFRF/ARPA; and

WHEREAS, RCW 39.34.010 permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, pursuant to RCW 39.34.080, each party is authorized to contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform; provided, that such contract shall be authorized by the governing body of each party to the contract and shall set forth its purposes, powers, rights, objectives and responsibilities of the contracting parties; and

WHEREAS, unsheltered and unmanaged homelessness constitutes a public health emergency that requires the Parties to coordinate their resources and actions to work together to abate detrimental effects that threaten public health and safety; and

WHEREAS, the Parties do not have sufficient resources to address the ongoing impacts or needs of unsheltered homelessness without mutual cooperation; and

WHEREAS, the Regional Housing Council supports the development of a permanent supportive housing project at the Franz Anderson Road property; and

WHEREAS, the development of a permanent supportive housing project at Franz Anderson Road property is aligned with the Permanent Supportive Housing Strategic Framework adopted by the Regional Housing Council in 2021 with the intent of funding 200 new permanent supportive housing units in Thurston County by 2024; and

WHEREAS, the Franz Anderson Road project was included in a proposal awarded funding through the State Rights of Way Safety Initiative, an initiative of the Washington State Governor's Office; and

WHEREAS, in March 2021, the American Rescue Plan Act of 2021 (ARPA) established the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) to provide State, local, and Tribal Governments with the resources needed to respond to the pandemic and its economic effects; and

WHEREAS, pursuant to RCW 39.34.030, local governments may enter into agreements for the purpose of financing joint projects; and

WHEREAS, the COUNTY has identified \$3,500,000 in local funds it intends to transfer to OLYMPIA for the facilitation of the development of permanent supportive housing at the Franz Anderson Road Property; and

WHEREAS, TUMWATER has identified \$275,000 in General Funds it intends to transfer to OLYMPIA for the facilitation of the development of permanent supportive housing at the Franz Anderson Road Property; and

WHEREAS, LACEY has identified \$3,000,000 in General Funds it intends to transfer to OLYMPIA for the facilitation of the development of permanent supportive housing at the Franz Anderson Road Property; and

WHEREAS, the funds will be pooled and managed by OLYMPIA; and

WHEREAS, the pooled funds will be disbursed by OLYMPIA on a cost reimbursement basis to Low Income Housing Institute (LIHI) to construct the permanent supportive housing at the Franz Anderson Road Property; and

WHEREAS, LIHI has proposed a development timeline to complete the construction of permanent supportive housing at the Franz Anderson Road Property by December 31, 2026.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Parties agree as follows:

Amended and Restated Interlocal Agreement/City of Olympia, City of Lacey, City of Tumwater, and Thurston County/Franz Anderson Road SE Property Permanent Supportive Housing

1. Purpose/Objective/Funding

The purpose of this Agreement is to accommodate for the transfer of funding available for affordable housing capital projects and originating from LACEY, TUMWATER, and COUNTY to OLYMPIA so that the funding may be pooled; committed by contract to be applied toward the development of a permanent supportive housing project (hereinafter “the Project”) proposed to occur at the Franz Anderson Road property (hereinafter “the Property”), as legally described in Exhibit “A” attached hereto; and managed by OLYMPIA in connection to the Project.

A. COUNTY has spent \$825,547 in SLFRF funds towards acquisition of the real property located on Franz Anderson Road and has identified \$3,500,000 in local document recording fee and sales tax funds it intends to transfer to OLYMPIA for the facilitation of the development of permanent supportive housing at the Franz Anderson Road Property for households with incomes below 50 percent of area median income.

B. LACEY has identified \$3,000,000 in General Funds it intends to transfer to OLYMPIA for the facilitation of the development of permanent supportive housing at the Franz Anderson Road Property.

C. TUMWATER has identified \$275,000 in General Funds it intends to transfer to OLYMPIA for the facilitation of the development of permanent supportive housing at the Franz Anderson Road Property.

D. OLYMPIA has spent \$825,547 towards acquisition of the real property located on Franz Anderson Road.

E. In the event LIHI is unable to construct the Franz Anderson Road project after financial closing occurs, any party to this Agreement may withdraw. Upon the withdrawal of any party, OLYMPIA shall return to such party all funds transferred by such party to OLYMPIA pursuant to this Agreement.

2. Scope of Agreement/Work

The responsibilities of the Parties are as follows:

A. OLYMPIA shall communicate with LACEY, TUMWATER, and COUNTY to indicate when the Project has demonstrated full funding and is ready to start construction.

B. LACEY, TUMWATER, and COUNTY shall facilitate the transfer of funds intended for the development of the Project to OLYMPIA, on a reimbursement basis, at the time that LIHI can demonstrate the Project is fully funded at the time of financial closing and construction is ready to commence. OLYMPIA will process draws by LIHI of funds only after execution of an agreement between OLYMPIA and LIHI that requires LIHI to submit an invoice package to OLYMPIA that includes the percentage of the project completed, what funding amount is being requested, what the funds cover regarding work performed, and

approval of the funds requested, and activities conducted as issued by the project architect. Prior to any payment to LIHI, OLYMPIA will visit the project site to confirm with photographic evidence the work performed. The agreement between OLYMPIA and LIHI shall require that invoice packages requesting funds shall be submitted by LIHI to all funders.

C. OLYMPIA shall perform the following:

- Coordinate with other State and private funders regarding financing of the Project;
- Approve funding draws submitted by LIHI for the Project;
- Prioritize LACEY, TUMWATER, and COUNTY funds to be drawn prior to other funds;
- Monitor the Project throughout the construction phase to ensure the Project is timely and in compliance with other requirements;
- Ensure that LIHI will perform all covenants in the Real Estate Purchase and Sale Agreement between OLYMPIA and LIHI (see, Exhibit A), including but not limited to LIHI pursuing project-based vouchers from the Housing Authority of Thurston County to meet affordability requirements; that LIHI shall utilize Thurston County's coordinated entry system to place persons into housing units to be constructed upon the Property; that LIHI shall give initial preference to single adults and couples associated with the State of Washington's Rights-of-Way Safety Initiative exiting OLYMPIA's tiny house village and then to single adults and couples associated with the State of Washington's Rights-of-Way Safety Initiative exiting Maple Court until Maple Court has been converted from an enhanced shelter to permanent supportive housing or has been funded for said conversion; that LIHI will use its best efforts to have Sea Mar Community Health Centers provide behavioral health services for tenants in the multi-family housing units to be constructed upon the Property; that LIHI shall provide two case managers who will have offices on-site in the project to be constructed on the Property; and that LIHI will operate with a low-barrier model and will offer consistent and accessible supportive services to eligible tenants but will not require tenants to participate in services as a condition of receiving housing.
- Ensure that LIHI shall execute and record a Restrictive Covenant as required by the Real Estate Purchase and Sale Agreement between OLYMPIA and LIHI, dictating that the Property shall be used for affordable housing in perpetuity;
- Execute any other agreements needed by LIHI to facilitate State, Federal, or private funding necessary to develop the Project;
- Provide periodic Project updates, as requested, to the Regional Housing Council;
- Close out the Project upon completion of development and upon lease up of Project.

D. Each Party to this Agreement is responsible for paying the full cost of its respective staff members to support this project.

E. The Parties shall have the opportunity to jointly participate in any neighborhood outreach or communications to facilitate open communications between the Parties, residents and surrounding businesses, or property owners.

3. Method of Payment

LACEY, TUMWATER, and COUNTY shall provide their respective portions of funding for the Project to OLYMPIA via wire transfer. The parties agree that OLYMPIA shall provide an opportunity to LACEY, TUMWATER, and COUNTY to review all contracts and subawards prior to execution for a period of thirty (30) days before processing same for payment.

4. Indemnification & Insurance

LACEY, TUMWATER, and COUNTY agree to defend, indemnify and hold OLYMPIA, its officers, officials, employees, and volunteers harmless from any and all claims, injuries, damages, losses, or suits including reasonable attorney fees, arising out of or in connection with OLYMPIA's responsibilities under this Agreement, except to the extent such injuries and damages are caused by the negligence of OLYMPIA.

OLYMPIA agrees to defend, indemnify and hold LACEY, TUMWATER, and COUNTY, and their officers, officials, employees, and volunteers harmless from any and all claims, injuries, damages, losses, or suits including reasonable attorney fees, arising out of or in connection with LACEY's, TUMWATER's, and COUNTY's responsibilities under this Agreement, except to the extent such injuries and damages are caused by the negligence of LACEY, TUMWATER, and COUNTY.

5. Duration of Agreement

This Agreement shall be effective until terminated in the manner described under the termination section of this Agreement, or upon completion of construction and issuance of a final certificate of occupancy by OLYMPIA and payment of all obligations under this Agreement.

6. Termination of Agreement

This Agreement may be terminated upon ninety (90) days' written notice to the other Parties using the method of notice provided for in this Agreement in Section 12 below.

7. Entire Agreement

This Agreement sets forth all terms and conditions agreed upon by the Parties and supersedes any and all prior agreements, oral or otherwise, with respect to the subject matter and property addressed herein.

8. Recitals Incorporated

The recitals set forth above are hereby incorporated into this Agreement as though fully set forth herein.

9. Counterparts

This Agreement may be executed in a number of identical counterparts which, taken together, constitute collectively one Agreement; but in making proof of this Agreement, it is not necessary to produce or account for more than one such counterpart. Additionally, (i) the signature pages taken from separate individually executed counterparts of this Agreement may be combined to form multiple fully executed counterparts; and (ii) a facsimile signature or an electronically

Amended and Restated Interlocal Agreement/City of Olympia, City of Lacey, City of Tumwater, and Thurston County/Franz Anderson Road SE Property Permanent Supportive Housing

scanned signature, or an electronic or digital signature where permitted by law, shall be deemed to be an original signature for all purposes. All executed counterparts of this Agreement are originals, but all such counterparts, when taken together, constitute one and the same Agreement.

10. Posting or Recording

Prior to its entry into force, this Agreement shall be posted upon the websites of the Parties or other electronically retrievable public source or filed with the Thurston County Auditor's Office or as required by RCW 39.34.040.

11. Employment Relationship

Employees of all Parties shall remain at all times under the direction and control of their original agency and the performance of work for any other agency pursuant to this Agreement shall not change that relationship for any purpose. No Parties shall be deemed to have agreed to pay the other agency's employees any wages or benefits afforded to its own employees. Further, each Party's responsibilities to its own employees for workplace injuries shall remain unchanged by this Agreement.

12. Notice/Contract Representative

Any notice required under this Agreement shall be to the party at the address listed below and shall become effective three days following the date of deposit in the United States Postal Service.

CITY OF OLYMPIA
Attn: Darian Lightfoot
Housing Manager
City of Olympia
PO Box 1967
Olympia, WA 98507-1967
dlightfo@ci.olympia.wa.us
360.753.8033

THURSTON COUNTY
Attn: Thomas Webster
Thurston County
412 Lilly Road
Olympia, WA 98506
Thomas.webster@co.thurston.wa.us
360.280.6265

CITY OF LACEY
Attn: Rick Walk
City of Lacey
420 College St. SE
Lacey, WA 98503
rwalk@ci.lacey.wa.us
(360) 438-2638

CITY OF TUMWATER
Attn: Lisa Parks
555 Israel Road SW
Tumwater, WA 98501
lparks@ci.tumwater.wa.us
(360) 754-4120

13. Records

Each party shall maintain its own public records and shall be solely responsible for responding to records requests received about the subject matter of this Agreement. Any public records request addressed to the Parties as if this interlocal created a separate legal entity, shall be deemed to be a request received by each party individually. Each party shall respond separately, unless agreed

to otherwise in writing and properly documented. The parties agree to cooperate in responding to requests for public records received about the subject matter of this Agreement.

14. Jurisdiction and Venue

This Agreement shall be governed by the laws of the State of Washington as to interpretation and performance. The Parties hereby agree that venue for enforcement of this Agreement shall be in the Superior Court of Washington for Thurston County.

15. Effective Date

This Agreement shall take effect upon the final signature date affixed hereto.

16. Modification

This Agreement may only be changed, amended, or modified, if in writing, and executed by each of the Parties hereto.

SIGNATURES APPEAR ON NEXT PAGE

CITY OF OLYMPIA

Steven J. Burney
Steven J. Burney, City Manager

12/11/2024
Date

Approved as to form:

Mark Barber
City Attorney

THURSTON COUNTY

Leonard Hernandez
Leonard X. Hernandez
County Manager

01/06/2025
Date

Approved as to form:

[Signature]
Deputy Prosecuting Attorney

CITY OF LACEY

Rick Walk
Rick Walk, City Manager

12/31/2024
Date

Approved as to form:

Dave Schneider
City Attorney

CITY OF TUMWATER

Debbie Sullivan
Debbie Sullivan, Mayor

12/30/2024
Date

Approved as to form:

Karen Kipatelli
City Attorney

EXHIBIT "A"
REAL ESTATE PURCHASE AND SALE AGREEMENT
BETWEEN CITY OF OLYMPIA AND LIHI

**AMENDMENT NO. 1
TO
REAL ESTATE PURCHASE AND SALE AGREEMENT**

This AMENDMENT NO. 1 to the Real Estate Purchase and Sale Agreement is made by and between the CITY OF OLYMPIA, a municipal corporation organized under the laws of the State of Washington (“Seller”), and LOW INCOME HOUSING INSTITUTE (LIHI), a Washington nonprofit corporation (“Buyer”), jointly referred to as “the Parties,” to modify and amend the Real Estate Purchase and Sale Agreement dated June 21, 2023.

1. Modification. The Parties wish to amend the Real Estate Purchase and Sale Agreement (“Agreement”) pursuant to Paragraph 5 of the Agreement, as regards the Closing Date.

2. Closing Date. The Closing Date in Paragraph 5 of the Agreement between the Parties is hereby modified and amended to provide that Closing will occur on or before February 28, 2025. All other terms and conditions in Paragraph 5 remain unchanged.

SELLER:

LOW INCOME HOUSING INSTITUTE(LIHI)

A Washington nonprofit corporation

By: Lynne Behar
Lynne Behar, Chief Financial Officer

Date: 02/28/2024

BUYER:

CITY OF OLYMPIA, a Washington municipal corporation

By: Steven J. Burney
Steven J. Burney, City Manager

Date: 02/28/2024

Approved as to form:

Mark Barber
Mark Barber, City Attorney

REAL ESTATE PURCHASE AND SALE AGREEMENT

This REAL ESTATE PURCHASE AND SALE AGREEMENT ("Agreement") is between the City of Olympia, a municipality organized under the laws of the State of Washington ("Seller"), and Low Income Housing Institute (LIHI), a Washington nonprofit corporation ("Buyer"), jointly referred to as "the Parties." This Agreement shall not be effective until the "Effective Date" (as defined in Paragraph 18.16 below).

RECITALS

Seller is the owner of certain real property ("Property") located in the **City of Olympia, Thurston County, Washington**, consisting of TPN Nos. 58900000300, 58900000301, 58900000400, 58900000500, and 58900000600 and located near Franz Anderson Road in Olympia, Thurston County, Washington, and more particularly described on **Exhibit "A"** (legal description) and shown on **Exhibit "B"** (sketch) attached hereto and by this reference incorporated herein.

Pursuant to the Washington State Constitution, Article VIII, § 7, Seller is permitted to make provision for the necessary support of the poor and infirm. The Seller intends, and the Parties agree, that the Property shall be used to construct permanent supportive housing and facilities in a multi-family rental project as the term "permanent supportive housing" is defined in RCW 36.70A.030(19), which is defined as subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors, and no other purpose except as expressly agreed by the Parties herein.

The Parties specifically agree that the Property shall in perpetuity be used to provide affordable housing as defined in RCW 36.70A.030(2) and permanent supportive housing as defined in RCW 36.70A.030(19). Buyer proposes, and Seller agrees, that the project to be constructed upon the Property will consist of approximately seventy (70) studio and one-bedroom housing units, with one additional one-bedroom unit for an on-site manager (the "Project"). Unit sizes will range from approximately 470 to 630 square feet. An estimated thirty (30) housing units will be accessible to disabled persons. Approximately thirty-five (35) housing units will be studio units designated for households with Area Median Income (AMI) of thirty percent (30%) or less by household size. The remaining thirty-five (35) units will be one-bedroom housing units designated for households with Area Median Income (AMI) at or below thirty percent (30%) by household size. At no time will tenants occupying these housing units pay an amount for rent and utilities that exceeds thirty percent (30%) of their income. Buyer agrees it will pursue project-based vouchers from the Housing Authority of Thurston County to meet affordability requirements.

It is further agreed by the Parties that Buyer shall utilize Thurston County's coordinated entry system to place persons into housing units to be constructed upon the Property. Preference will be given by Buyer to single adults and couples exiting Seller's tiny house village associated

with the State of Washington's Rights-of-Way Safety Initiative. Further, it is proposed by Buyer, and agreed by Seller, that best efforts will be made to have Sea Mar Community Health Centers provide behavioral health services for tenants in the multi-family housing units to be constructed upon the Property. Further, Buyer shall provide two case managers who will have offices on-site in the Project. Buyer proposes, and Seller agrees, that the Project will operate with a low-barrier model and will offer consistent and accessible supportive services to eligible tenants but will not require tenants to participate in services as a condition of receiving housing.

Buyer anticipates utilizing regional funds, including American Rescue Plan Act funds in an amount of approximately \$6.7 million in the development of the Project. Buyer shall use all reasonable due diligence to enter into an agreement to commit these regional funds no later than November 2024, and to fully draw these funds no later than December 2026 in connection with the housing project. The goal of the Parties is to have housing units upon the Property in service no later than April 2026.

The Parties agree and covenant that the use of the Property shall be subject to a restrictive covenant limiting the Property's use in perpetuity for affordable housing as defined in RCW 36.70A.030(2) and (19), as now or hereafter amended by law.

Buyer has determined that the Property is suitable for providing affordable housing and housing-related services and programs for persons experiencing homelessness, housing insecurity, or inability to secure affordable housing in Thurston County, Washington. Seller and Buyer agree that the Property is appropriate and suitable for redevelopment to provide new construction of affordable housing and facilities providing housing-related facilities and programs. Further, as additional consideration to Seller, Buyer agrees to comply with Olympia City Council Resolution No. M-2289, a copy of which is attached hereto and incorporated herein as "**Exhibit F**" to this Agreement, requiring new construction of housing units upon the Property to meet requirements for electrification, except where exemptions are necessary due to physical space limitations, availability of technology, or cost constraints as set forth in Section 2 of Resolution No. M-2289.

The signatories to this Agreement acknowledge they are authorized to execute associated documents, to correct legal descriptions, if necessary, and to correct scrivener's errors and other errors or omissions that are otherwise in substantial conformance with this Agreement.

The Parties now enter into this Agreement to memorialize the terms and conditions under which Seller will sell the Property to Buyer and Buyer will purchase the Property from Seller.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Property. Subject to the terms and conditions of this Agreement, Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, the following:

1.1 **Land.** The real property constituting the Property legally described on **Exhibit "A"** to this Agreement and generally shown on a sketch attached as **Exhibit "B"** to this Agreement "as is."

1.2 **Appurtenances.** All rights, privileges, and easements appurtenant to the Property owned by Seller, including without limitation any and all leases, subleases, easements, rights-of-way and other appurtenances, including any buildings, structures or fixtures, if any, used in connection with the beneficial use and enjoyment of the Property (the "Appurtenances").

The Property and Appurtenances described in Paragraph 1 above are collectively referred to in this Agreement as the "Property."

2. **Escrow.** Within thirty (30) business days after the Effective Date of this Agreement as defined in Paragraph 18.16, the Parties shall confirm that an escrow account is opened for the transaction contemplated by this Agreement with Thurston County Title Company (in such capacity, "Escrow Company"). Jen Dempsey or another designee of Escrow Company will serve as escrow agent for Closing of this Agreement ("Escrow Agent"). The Parties shall deliver a fully executed copy of this Agreement to Escrow Agent.

3. **Purchase Price.** The purchase price to be paid by Buyer to Seller for the Property (the "Purchase Price") is **One Dollar and NO/100 Cents** (\$1.00) U.S., together with other additional nonmonetary consideration consisting of a Restrictive Covenant to be recorded upon the Property, limiting the Property's use in perpetuity for affordable housing as defined in RCW 36.70A.030(2) and (19), as now or hereafter amended by law, and providing for electrification of all new construction upon the Property, except where exemptions are necessary due to physical space limitations, availability of technology, or cost constraints as set forth in Section 2 of Olympia City Council Resolution No. M-2289, a copy of which is attached hereto and incorporated herein as **"Exhibit F"** to this Agreement.

4. **Payment of Purchase Price.** On the Closing Date, Buyer shall deposit with Escrow Agent the amount of the Purchase Price, less any amounts to be credited against the Purchase Price, pursuant to this Agreement.

5. **Closing Date.** The Closing (the "Closing") of the purchase and sale of the Property under this Agreement shall be held at the offices of the Escrow Company, and shall occur on or before February 29, 2024, unless otherwise agreed in writing by the Parties. Closing shall occur when the Deed to Buyer and the Restrictive Covenant (as hereinafter defined) are executed and recorded, and the Purchase Price is delivered to the Escrow Company for delivery to Seller.

6. **Title and Survey Matters.**

6.1 **Title Binder and Survey.** Buyer shall order a preliminary commitment for an ALTA owner's extended coverage title insurance policy provided by Thurston County Title Insurance Company ("Title Company") describing the Property, showing all matters of record pertaining to the Property and listing Buyer as the prospective named insured. Following the mutual execution of this Agreement, Buyer shall obtain from Title Company a written

supplemental report to such preliminary commitment in a form acceptable to Buyer, updating the preliminary commitment to the execution date of the Agreement. Such preliminary commitment, supplemental reports and true, correct, and legible copies of all documents referred to in such preliminary commitment and supplemental reports as conditions or exceptions to title to the Property are collectively referred to herein as the "Title Binder." Buyer may order a survey of the Property (the "Survey").

6.2 Title Review. Within sixty (60) business days after Buyer's receipt of the updated Title Binder and Survey, Buyer shall review the Title Binder and any surveys of the Property, and shall notify Seller what exceptions to title, if any, affect the marketability or insurability of the title to the Property or which adversely affect the use of the Property (the "Title Review Period"). If no title matters appear in the updated Title Binder since the initial preliminary commitments, then the Parties shall proceed to Closing as set forth in this Agreement. If any title matters appear and Buyer objects to any of the same during the Title Review Period, then Seller shall have thirty (30) business days after receiving Buyer's objections to notify Buyer if Seller will remove any of the exceptions objected to prior to the Closing Date or if Seller elects not to remove such objected to exceptions. If Seller shall fail to remove any such exceptions objected to by Buyer from title prior to the Closing Date, and Buyer is unwilling to take title subject thereto, Buyer may elect to either terminate this Agreement, or take title despite the existence of such exception. If Buyer elects to terminate, neither Buyer nor Seller shall have any further liabilities, obligations or rights with regard to this Agreement which shall then become null and void and of no further force or effect.

6.3 Title Policy. At Closing, Seller and Buyer shall cause Title Company to issue a standard ALTA owner's policy ("Title Policy") to Buyer, at Buyer's cost. The Title Policy shall (a) be satisfactory to Buyer, (b) be issued in the amount of the total Purchase Price and (c) insure fee simple, indefeasible title to the Property in Buyer. The Title Policy shall contain endorsements as Buyer may require. Buyer's obligation to close this transaction shall be contingent on Buyer's approval, in its sole and absolute discretion of the Title Policy required under this Paragraph 6.

7. Conditions and/or Contingencies to Buyer's Obligations.

7.1 Documents and Reports. Within sixty (60) business days after the execution and delivery of this Agreement (the "Document Delivery Date"), Seller shall deliver to Buyer copies of the documents and reports listed on attached **Exhibit "C"** to this Agreement and in Seller's possession. Seller shall certify to Buyer, as of the Document Delivery Date, as to any documents listed on **Exhibit "C"** not in Seller's possession.

7.2 Inspection of the Property. Buyer shall have the right and permission from the date Seller signs this Agreement through the Closing Date (or earlier termination of this Agreement) to enter upon the Property or any part thereof at all reasonable times and from time to time for the purpose, at Buyer's cost and expense, of making all tests and/or studies of the Property that Buyer may wish to undertake, including, without limitation, soils tests (including borings), toxic and hazardous waste studies, surveys, structural studies and review of zoning, fire, safety and other compliance matters; provided, however, Buyer shall indemnify and hold

harmless Seller from and against any mechanic's or other liens or claims that may be filed or asserted against the Property or Seller as a direct result of any actions taken by Buyer in connection with the Property, including but not limited to permitting Seller to review a written description of Buyer's proposed testing and work to ensure same is properly done and will not exacerbate any existing condition of contamination on the property. Buyer shall also provide Seller with a copy of all soil or environmental test results for the property upon Seller's request. Buyer shall reasonably restore the Property to its condition immediately prior to any invasive testing. The effect of the representations and warranties made by Seller in this Agreement shall not be diminished or deemed to be waived by any inspections, tests or investigations made by Buyer or its agents.

7.3 Appraisal of the Property. Buyer shall have the right to obtain an appraisal. Buyer's appraiser may enter onto the property upon reasonable notice to Seller as is necessary to appraise the Property.

7.4 Approval of Property/Feasibility Contingency. Buyer's obligation to purchase the Property shall be subject to and contingent upon Buyer's approval, in its sole and absolute discretion, prior to the expiration of the Contingency Period, of all aspects of the Property, including, without limitation, the physical condition of the Property and documents delivered by Seller pursuant to Paragraph 7.1 above, or otherwise obtained by Buyer regarding the Property. Buyer's approval and obligation to purchase the Property under this paragraph shall be for the period set forth in Paragraph 7.5. Upon waiver by Buyer or expiration of the feasibility contingency, the Parties shall move on to Closing.

7.5 Feasibility Contingency Period. As used herein, the term "Contingency or Feasibility Period" shall mean the period from the Effective Date of this Agreement as defined in Paragraph 18.16 until the period ending on October 1, 2023.

7.6 Buyer's Right to Terminate. If in Buyer's sole and absolute discretion, Buyer is not satisfied with the condition of the Property, Buyer may terminate this Agreement by sending written notice to Seller and Escrow Agent (such notice referred to as a "Termination Notice") prior to the expiration of the Contingency/Feasibility Period. If Buyer gives its Termination Notice to Seller, this Agreement shall terminate and neither Buyer nor Seller shall have any further liability to the other under this Agreement.

7.7 Additional Closing Conditions. Buyer's obligation to purchase the Property shall also be subject to the following conditions that must be satisfied as of Closing.

(i) Prior to Closing, all Contracts or Leases (whether written or oral) with respect to the Property, if any, shall be terminated in writing by Seller. Seller shall provide Buyer, prior to Closing, with written termination agreements with respect to all Contracts or Leases, which are not assumed by Buyer;

(ii) All representations and warranties of Seller contained herein, to the best of Seller's knowledge, shall be true, accurate and complete at the time of the Closing as if made again at such time;

(iii) Seller shall have performed all obligations to be performed by it hereunder on or before Closing (or, if earlier, on or before the date set forth in this Agreement for such performance);

(iv) At Closing, title to the Property shall be in the condition required by Paragraph 6 of this Agreement and Escrow Agent shall deliver the Title Policy to Buyer; and

If the conditions set forth in this Paragraph 7 are not satisfied as of Closing and Buyer does not waive the same, Buyer may terminate this Agreement, and thereafter neither Buyer nor Seller shall have any further liability to the other under this Agreement.

8. Seller's Representations and Warranties. Seller hereby makes the following representations and warranties, to the best of Seller's knowledge, which representations and warranties shall be deemed made by Seller to Buyer also as of the Closing Date:

8.1 Title. Seller is the sole owner of the Property, except for reservations of record. At Closing, Seller shall convey the entire fee simple estate and right, title and interest in and to the Property by statutory warranty deed to Buyer with a restrictive covenant limiting use of the Property to affordable housing as provided in the Recitals hereto, free and clear of unapproved encumbrances of record.

8.2 Compliance with Law; Compliance with Property Restrictions. The Property complies in all material respects (both as to condition and use) with all applicable statutes, ordinances, codes, rules and regulations of any governmental authority having jurisdiction over the Property related to zoning, building, subdivision, and engineering.

8.3 Bankruptcy, etc. No bankruptcy, insolvency, rearrangement or similar action involving Seller or the Property, whether voluntary or involuntary, is pending, threatened, by a third party, or contemplated by Seller.

8.4 Taxes and Assessments. Other than amounts disclosed by the Title Binder, no other property taxes have been or will be assessed against the Property for the current tax year, and there are no general or special assessments or charges that have been levied, assessed or imposed on or against the Property.

8.5 Foreign Person. Seller is not a foreign person and is a "United States Person" as such term is defined in Section 7701(a) (30) of the Internal Revenue Code of 1986, as amended (the "Code") and shall deliver to Buyer prior to the Closing an affidavit evidencing such fact and such other documents as may be required under the Code.

8.6 Mechanics' Liens. No labor, material or services have been furnished in, on or about the Property or any part thereof as a result of which any mechanics', laborer's or materialmen's liens or claims might arise.

8.7 Underground Storage Tanks. Seller has knowledge of one underground storage tank, and a decommissioned well. Other than as previously stated, Seller has no knowledge of other (a) subterranean storage or underground storage tanks that exist on the Property, and (b) any previously existing underground storage tanks that have been removed or filled in compliance with applicable law. If there had been an underground storage tank on the site, to the best of Seller's knowledge, the tank was decommissioned in compliance with applicable law.

8.8 Leases and Other Agreements. Seller represents that there are no leases, occupancy agreements, service agreements, licenses, easements, or option agreements with regard to the Property, except those of record or disclosed pursuant to Paragraph 7.1.

8.9 Assumption of Liabilities. Buyer, by virtue of the purchase of the Property, will not be required to satisfy any obligation of Seller arising prior to the Closing Date.

8.10 Defaults. Seller is not in default and there has occurred no uncured event, which, with notice, the passage of time or both would be a default, under any contract, agreement, lease, encumbrance, or instrument pertaining to the Property.

8.11 Utilities. The Property may or may not be served by water, storm and sanitary or septic sewer, electricity, and telephone supplied directly to the Property by facilities of public utilities. All such utilities are located within the boundaries of the Property or within lands dedicated to public use or within recorded easements for the same.

8.12 Public Improvements. Seller has no knowledge of any federal, state, county, municipal or other governmental plans to change the road system in the vicinity of the Property.

8.13 Subdivision. The conveyance of the Property will not constitute a violation of any subdivision ordinance. The improvements on the Property comply in all material respects with all applicable subdivision ordinances and statutes.

8.14 Due Authority. Seller and Buyer have all requisite power and authority to execute and deliver this Agreement and to carry out its obligations hereunder and the transactions contemplated hereby. This Agreement has been, and the documents contemplated hereby will be, duly executed and delivered by Seller and Buyer and constitute their legal, valid and binding obligation enforceable against Seller and Buyer in accordance with its terms.

8.15 No Omissions. The copies of any documents furnished to Buyer in connection with this transaction are true and complete copies of the documents they purport to be and contain no untrue statement of material fact and do not omit to state any material facts necessary to make the statements contained therein not misleading.

9. Covenants of Seller. Seller covenants and agrees as follows:

9.1 **Perform Obligations.** From the date of this Agreement to the Closing Date, Seller will perform any monetary and non-monetary obligations they have regarding the Property.

9.2 **No Liens.** From the date of this Agreement to the Closing Date, Seller will not allow any lien to attach to the Property, nor will Seller grant, create, or voluntarily allow the creating of, or amend, extend, modify or change, any easement, right-of-way, encumbrance, restriction, covenant, lease, license, option or other right affecting the Property or any part thereof without Buyer's written consent first having been obtained.

9.3 **Provide Further Information.** From the date of this Agreement to the Closing Date, Seller will notify Buyer of each event of which Seller becomes aware affecting the Property or any part thereof immediately upon learning of the occurrence of such event.

10. Covenants of Buyer. Buyer covenants and agrees as follows:

10.1 **Perform Obligations.** Buyer shall perform all obligations from the date of this Agreement, including all provisions herein that shall survive the Closing, including those relating to its obligations to provide affordable low-income housing units upon the Property.

10.2 **Application for Impact Fee Reduction.** Buyer may apply for impact fee reductions as permitted by OMC Section 15.04.060.C. for any form of low-income housing occupied by households whose income meets the definition of low-income housing in OMC 15.04.020.Y when adjusted for size is at or below eighty percent (80%) of the area median income as annually adjusted by the U.S. Department of Housing and Urban Development (HUD) from paying school impact fees, provided a covenant is approved by the Olympia School District No. 111 to assure continued use for low income housing and that the covenant is recorded against the title to the Property. As provided in OMC 15.04.060.F, upon application a partial exemption of not more than eighty percent (80%) of park, transportation and school impact fees, with no explicit requirement to pay the exempted portion of the fee from public funds, may be granted to a low-income housing development.

10.3 **Application for Land Use Approval.** Buyer covenants and agrees it shall promptly submit the Project to Seller for land use approval following written removal of the contingency/feasibility period set forth in Paragraphs 7.4 and 7.5 herein; however, Buyer further agrees to schedule with Seller's planning staff a preapplication conference prior to submittal of Buyer's land use application for the Property.

10.4 **Seller's Option to Repurchase.** Buyer agrees that Seller shall have an option to repurchase the Property at the same price as the Property is sold to Buyer in this Agreement in the event Buyer fails to commence construction of the housing units contemplated in this Agreement within twenty-four (24) months of the Closing date. Seller agrees that Buyer will have an option to extend its period of construction for an additional year based upon an economic or financial circumstance beyond Buyer's control upon a showing of its best efforts to

move forward with the construction of affordable housing units contemplated in this Agreement. In the event the City (Seller) exercises its option to repurchase the Property, the City (Seller) shall pay any real estate excise tax due on repurchase. In no event shall any period of delay caused by the City permit approval process be counted against Buyer. Such approval process shall toll the deadlines in this paragraph.

11. Closing.

11.1 Time and Place. Provided that all the contingencies set forth in this Agreement have been previously fulfilled, the Closing shall take place at the place and time determined as set forth in Paragraph 5 of this Agreement.

11.2 Documents to be Delivered by Seller. For and in consideration of, and as a condition precedent to the payment to Seller of the Purchase Price, Seller shall obtain and deliver to Buyer at Closing the following documents (all of which shall be duly executed and acknowledged where required):

(i) **Title Documents.** Such other documents, including, without limitation, lien waivers, indemnity bonds, indemnification agreements, and certificates of good standing as shall be required by Buyer, or by the Title Company as a condition to its insuring Buyer's good and marketable fee simple title to the Property.

(ii) **Authority.** Such evidence as the Title Company shall require as to authority of Seller to convey the Property to Buyer.

(iii) **Surveys and Drawings.** All surveys, site plans, and plans and specifications relating to the Property as are in the possession or control of Seller, if any.

(iv) **Assignment.** Seller and Buyer agree any assignment of Buyer's rights under this Agreement shall be subject to Seller's approval, which shall not be unreasonably withheld, conditioned or denied except as provided in this Agreement. Seller acknowledges and agrees that Buyer shall either assign this Agreement or transfer the Property after Closing to an entity that is affiliated with Buyer. Such transfer or assignment shall not require the consent of Seller.

(v) **Warranty Deed.** A statutory warranty deed ("Deed") conveying to Buyer a good, marketable and indefeasible title in fee simple absolute to the Property in the form set forth in **Exhibit "D"** attached hereto.

(vi) **Restrictive Covenant.** A covenant restricting use of the Property in perpetuity for the specific purposes as defined in RCW 36.70A.030(2) and (19), and as otherwise agreed by the Parties, in the form set forth in **"Exhibit E"** attached hereto.

11.3 Payment of Costs. At Closing, Buyer shall pay all charges for title insurance for a standard ALTA owner's title policy insuring Buyer's title, the escrow fee, all

recording fees, technology fees, and real property excise taxes, if any, and any other costs of Closing.

11.4 **Taxes.** Seller is exempt from payment of real property excise taxes for the Property pursuant to WAC 458-61A-205(2).

11.5 **Monetary Liens.** Seller shall pay or cause to be satisfied at or prior to Closing all monetary liens on or with respect to all or any portion of the Property, including, but not limited to, mortgages, deeds of trust, security agreements, assignments of leases, rents and/or easements, judgment liens, tax liens (other than those for taxes not yet due and payable) and financing statements, except where Seller is exempt by statute or administrative rule or regulation.

11.6 **Possession.** Possession of the Property shall be delivered to Buyer at Closing. The Property, including without limitation the improvements, if any, shall be delivered to Buyer in good order.

11.7 **Proration.** All amounts required to be prorated hereunder as of Closing, shall be calculated as if Buyer were in possession of the Property as of the date of Closing.

12. Environmental.

12.1 Notwithstanding anything to the contrary in this Agreement or otherwise, the Parties agree that Seller shall have no obligation to defend, indemnify, or hold Buyer harmless with respect to any loss, liability, claim, demand, damage, or expense of any kind, including attorneys' fees, costs, and expenses (collectively, "Loss") arising (a) out of the release or threatened release of Hazardous Substances on, under, above, or about the Property after Closing, or (b) out of the past release or threatened release of any Hazardous Substance on, under, above, or about the Property caused or contributed to by Buyer, or any employee, agent, tenant, or contractor of Buyer.

12.2 **Definitions.** The term "Hazardous Substance" includes without limitation (a) those substances included within the definitions of "hazardous substances," "hazardous materials," "toxic substances," "hazardous wastes," or "solid wastes" in any Environmental Law; (b) petroleum products and petroleum byproducts; (c) polychlorinated biphenyls; (d) chlorinated solvents; and (e) asbestos. The term "Environmental Law" includes any federal, state, municipal or local law, statute, ordinance, regulation, order or rule pertaining to health, industrial hygiene, environmental conditions, or hazardous substances.

13. **Indemnification.** Seller shall pay, protect, pay the defense costs of, indemnify and hold Buyer and their successors and assigns harmless from and against any and all loss, liability, claim, damage and expense suffered or incurred by reason of (a) the breach of any representation, warranty or agreement of Seller set forth in this Agreement, (b) the failure of Seller to perform any obligation required by this Agreement to be performed by Seller, (c) the ownership, maintenance, and/or operation of the Property by Seller prior to the Closing not in conformance with this Agreement, or (d) any injuries to persons or property from any cause

occasioned in whole or in part by any acts or omissions of the Seller, its representatives, employees, contractors or suppliers that occurred before Closing; provided, however, that nothing in this Paragraph 12 applies to Losses arising out of the presence of Hazardous Substances on, under, above, or about the Property, including Hazardous Substances that migrate or migrated to or from the Property except as specifically provided in Paragraph 11 above.

14. Condemnation. In the event of any commenced, to be commenced or consummated proceedings in eminent domain or condemnation (collectively “Condemnation”) respecting the Property or any portion thereof, Buyer may elect, by written notice to Seller, to terminate this Agreement and the escrow created pursuant hereto and be relieved of its obligation to purchase the Property. If Buyer terminates this Agreement, neither Buyer nor Seller shall have any further liability to the other hereunder. If Buyer fails to make such election prior to the Closing Date, this Agreement shall continue in effect, there shall be no reduction in the Purchase Price, and Seller shall, prior to the Closing Date, assign to Buyer, by an assignment agreement in form and substance satisfactory to Buyer, Seller’s entire right, title and interest in and to any condemnation award or settlement made or to be made in connection with such Condemnation proceeding. Buyer shall have the right at all times to participate in all negotiations and dealings with the condemning authority and approve or disapprove any proposed settlement in respect to such matter. Seller shall forthwith notify Buyer in writing of any such Condemnation respecting the Property.

15. Casualty. If any fire, windstorm or casualty occurs and materially affects all or any portion of the Property on or after the date of this Agreement and prior to the Closing, Buyer may elect, by written notice to Seller, to terminate this Agreement and the escrow created pursuant hereto and be relieved of its obligation to purchase the Property. If Buyer terminates this Agreement, neither Buyer nor Seller has any further liability to the other hereunder. If Buyer fails to make such election prior to the Closing Date, this Agreement shall continue in effect. The Purchase Price shall not be reduced by the amount of loss or damage occasioned by such casualty not covered by insurance, and Seller shall, prior to the Closing Date, assign to Buyer, by an assignment agreement in form and substance satisfactory to Buyer, its entire right, title and interest in and to all insurance claims and proceeds to which Seller may be entitled in connection with such casualty. Buyer shall have the right at all times to participate in all negotiations and other dealings with the insurance carrier providing such coverage and to approve or disapprove any proposed settlement in respect to such matter. Seller shall forthwith notify Buyer in writing of any such casualty respecting the Property.

16. Notices. Unless applicable law requires a different method of giving notice, any and all notices, demands or other communications required or desired to be given hereunder by any party (collectively, “Notices”) shall be in writing and shall be validly given or made to another party if delivered either personally or by FedEx, UPS, USPS or other overnight delivery service of recognized standing, or if deposited in the United States mail, certified, registered, or express mail with postage prepaid. If such Notice is personally delivered, it shall be conclusively deemed given at the time of such delivery. If such Notice is delivered by FedEx or other overnight delivery service of recognized standing, it shall be deemed given twenty-four (24) hours after the deposit thereof with such delivery service. If such Notice is mailed as provided herein, such shall be deemed given seven days (7) days after the deposit thereof in the

United States mail. Each such Notice shall be deemed given only if properly addressed to the party to whom such notice is to be given as follows:

To Seller: Steven J. Burney, City Manager
City of Olympia
601 4th Ave E
PO Box 1967
Olympia, WA 98507-1967
Email: jburney@ci.olympia.wa.us

With a copy to: Mark Barber, City Attorney
City of Olympia
601 4th Ave E
PO Box 1967
Olympia, WA 98507-1967
Email: mbarber@ci.olympia.wa.us

To Buyer: Low Income Housing Institute (LIHI)
Attn: Lynne Behar, Chief Financial Officer
1253 S Jackson Street, Suite A
Seattle, WA 98144
Email: lynneb@lihi.org

Any party hereto may change its address for receiving notices as herein provided by a written notice given in the manner aforesaid to the other Party hereto.

17. Event of Default. In the event of a default under this Agreement by Seller (including a breach of any representation, warranty or covenant set forth herein), Buyer shall be entitled, in addition to all other remedies, to seek monetary damages and specific performance of Seller's obligations hereunder.

18. Miscellaneous.

18.1 Applicable Law. This Agreement shall in all respects, be governed by the laws of the State of Washington.

18.2 Further Assurances. Each of the Parties shall execute and deliver any and all additional papers, documents and other assurances, and shall do any and all acts and things reasonably necessary in connection with the performance of its obligations hereunder to carry out the intent of the Parties hereto.

18.3 Modification or Amendment, Waivers. No amendment, change or modification of this Agreement shall be valid, unless in writing and signed by all of the Parties hereto. No waiver of any breach of any covenant or provision in this Agreement shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision in

this Agreement. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

18.4 Successors and Assigns. All of the terms and provisions contained herein shall inure to the benefit of and shall be binding upon the Parties hereto and their respective heirs, legal representatives, successors and assigns. Any assignment shall be subject to Seller's approval, which shall not be unreasonably withheld, conditioned or denied except by the terms of this Agreement. Buyer must notify and, if required, request approval by Seller of any such assignment prior to the Closing. Any such assignee shall for all purposes be regarded as Buyer under this Agreement.

18.5 Entire Agreement and No Third Party Beneficiaries. This Agreement constitutes the entire understanding and agreement of the Parties with respect to its subject matter and any and all prior agreements, understandings or representations with respect to its subject matter are hereby canceled in their entirety and are of no further force or effect. The Parties do not intend to confer any benefit under this Agreement to any person, firm or corporation other than the Parties.

18.6 Jurisdiction, Venue, and Attorneys' Fees. Jurisdiction and venue shall be in the Superior Court of Thurston County for the State of Washington. Should either party bring suit to enforce this Agreement, the prevailing party in such lawsuit shall be entitled to an award of its reasonable attorneys' fees and costs incurred in connection with such lawsuit.

18.7 Construction. Captions are solely for the convenience of the Parties and are not a part of this Agreement. This Agreement shall not be construed as if it had been prepared by one of the Parties, but rather as if both Parties had prepared it. If the date on which Buyer or Seller are required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

18.8 Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby; and each such term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

18.9 Survival. The recitals, covenants, agreements, obligations to indemnify, representations and warranties made in this Agreement shall survive the Closing unimpaired and shall not merge into the Deed and the recordation thereof and are fully enforceable by either Party.

18.10 Finders' or Brokers' Fees. Seller represents and warrants that it has not engaged the services of any broker or finder to which a commission or other fee is due in connection with any of the transactions contemplated by this Agreement. Seller agrees to indemnify, defend and hold harmless Buyer against any loss, liability, damage, cost, claim or

expense, including interest, penalties and reasonable attorneys' fees that Buyer shall incur or suffer by reason of a breach by Seller of the representation and warranty set forth above.

18.11 **Time.** Time is of the essence of every provision of this Agreement.

18.12 **Risk of Loss.** All of Seller's personal property, of any kind or description whatsoever that is on the Property after Closing, shall be at Seller's sole risk of loss.

18.13 **Force Majeure.** Performance by Seller or Buyer of their obligations under this Agreement shall be extended by the period of delay caused by force majeure. Force majeure is war, natural catastrophe, strikes, walkouts or other labor industrial disturbance, order of any government, court or regulatory body having jurisdiction, shortages, blockade, embargo, riot, civil disorder, or any similar cause beyond the reasonable control of the party who is obligated to render performance (but excluding financial inability to perform, however caused).

18.14 **Recitals.** The Recitals set forth above are incorporated by this reference into this Agreement and are made a part hereof and shall survive the Closing unimpaired and shall not merge into the Deed and the recordation thereof and are fully enforceable by either Party.

18.15 **Counterparts.** This Agreement may be executed in a number of identical counterparts which, taken together, shall constitute collectively one Agreement; but in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart. Additionally, (i) the signature pages taken from separate individually executed counterparts of this Agreement may be combined to form multiple fully executed counterparts; and (ii) a facsimile signature or an electronically scanned or digital signature, where permitted by law, shall be deemed to be an original signature for all purposes. All executed counterparts of this Agreement shall be deemed to be originals, but all such counterparts, when taken together, shall constitute one and the same Agreement.

18.16 **Effective Date.** The term "date of this Agreement" or "date hereof" or "Effective Date," as used in this Agreement, shall mean the later of the following dates: (1) the date of Buyer's signature on this Agreement; or (2) the date of Seller's signature on this Agreement.

*****SIGNATURES APPEAR ON NEXT PAGE*****

BUYER:

**LOW INCOME HOUSING INSTITUTE
(LIHI)**, a Washington nonprofit corporation

Lynne Behar
Lynne Behar, Chief Financial Officer

Date: 06/07/2023

SELLER:

CITY OF OLYMPIA, a Washington
municipal corporation

Steven J. Burney
Steven J. Burney, City Manager

Date: 06/21/2023

APPROVED AS TO FORM:

Mark Barber
Mark Barber, City Attorney

Date: 06/06/2023

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 3, 4, 5, and 6 of Leach's Johnson Hill Tracts as recorded April 3, 1923, under Auditor's File No. 126186, in Volume 10 of Plats, Page 2, records of Thurston County, Washington.

TOGETHER WITH an easement for ingress and egress, over the North 12-feet of the South 77-feet of the East 200-feet of said Lot 3.

EXCEPTING therefrom those portions of said Lot 6 conveyed to the State of Washington for highway purposes by deeds recorded December 21, 1956 under Auditor's File No. 579323 and February 20, 1985 under Auditor's File No. 8502200047.

All situated in the Southeast Quarter of Section 18, Township 18 North, Range 1 West, W.M., Thurston County, Washington.

Subject to reservations, restrictions, and easements of record.

EXHIBIT "B"

GENERAL VICINITY SKETCH

Vol. 10 PG 2
AF # 126186

Vol. 12, Pg. 2

LEACH'S JOHNSON HILL TRACTS THURSTON COUNTY WASHINGTON

DEDICATION AND DESCRIPTION

This is to certify that Gertrude E. Leach, owner in her own right and as her separate estate of the following described premises:- Commencing at the $\frac{1}{4}$ corner between Sections 17 and 10 T. 10 N., R. 1 W., W.M., thence N. 09°-09'-32" W. 307.412 feet, thence S. 0°-04'-10" E. 772.900 feet to the true place of beginning, thence S. 0°-04'-10" E. 1119.70 feet, thence S. 84°-05'-09" W. 995.70 feet, thence N. 0°-34'-28" E. 1228.01 feet, thence S. 89°-42'-16" E. 974.59 feet to the place of beginning, containing 26.48 acres and that I have caused the same to be surveyed and platted to be hereafter known as "Leach's Johnson Hill Tracts". All streets and roads are hereby dedicated as highways for uses and benefits of the public forever.

In witness hereof I have hereunto set my hand and seal this 21st day of March, A.D. 1923.

Gertrude E. Leach

ACKNOWLEDGMENT

State of Washington) ss
County of Thurston) ss

This is to certify on this 21st day of March, A.D. 1923, personally appeared before me, a Notary Public in and for the State of Washington, Gertrude E. Leach well and truly known to me to be the person described in and who executed the foregoing instrument, and acknowledged the same as her voluntary act and deed for the uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal, the day and year first above written.

Notary Public in and for the State of Washington, residing at Olympia.

Certificate of Surveyor

This is to certify that I have surveyed and staked the above plat, and the same is correct.

W. C. Billings
Surveyor

Certificate of Treasurer

This is to certify that all of the taxes on the land herein platted have been fully paid and discharged up to and including the year 1922.

County Treasurer.

Certificate of County Engineer

Approved this 20th day of March, A.D. 1923.

County Engineer

Certificate of County Commissioners

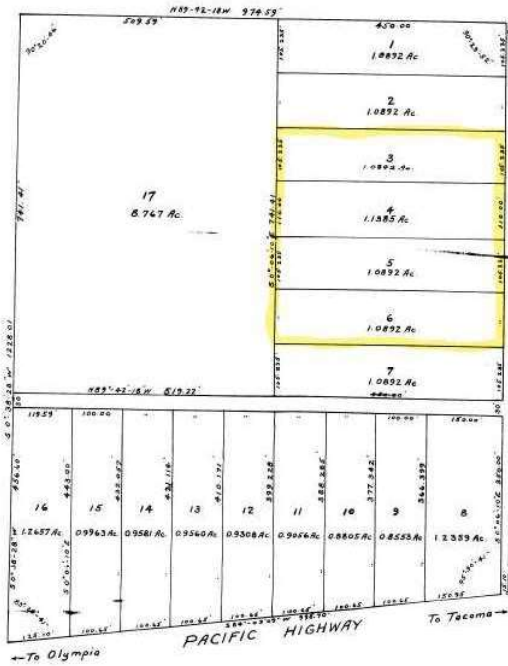
Approved by the Board of County Commissioners this 20th day of April, A.D. 1923.

Attest: *Chairman*
County Auditor & Clerk of Board

No. Filed for record this 21st day of March, 1923 at 2:10 o'clock at the request of Gertrude E. Leach, and recorded in Vol. Page of Plat Records of Thurston County Washington.

by *County Auditor*
Deputy.

Scale 1 inch = 100 feet



Note:- All stakes facing Pacific Highway offset 4 feet North.

EXHIBIT “C”
DOCUMENTS AND REPORTS

1. Copies of all leases or other occupancy agreements relating to the Property, if any, with originals to be delivered at Closing.
2. Copies of all licenses, permits and approvals, if any, issued by governmental authorities for the use and occupancy of the Property or any facility located thereon.
3. Any other information about the Property reasonably requested by Buyer if in the possession or control of Seller.
4. Any service contracts or other similar agreements related to the Property.
5. Reports of environmental conditions related to the Property, if any.
6. Surveys, if any.
7. Soils reports, if any.

EXHIBIT “D”
FORM OF STATUTORY WARRANTY DEED

Low Income Housing Institute (LIHI)
Attn: Lynne Behar, Chief Financial Officer
1253 S Jackson Street, Suite A
Seattle, WA 98144

Document Title:	Statutory Warranty Deed
Grantor:	City of Olympia, a Washington municipal corporation
Grantee:	Low Income Housing Institute (LIHI), a Washington nonprofit corporation
Abbreviated Legal Description:	Lots 3, 4, 5, and Ptn. of Lot 6, Leach’s Johnson Hill Tracts SE 18-18-1W
Assessor’s Tax Parcel Numbers:	58900000300, 58900000301, 58900000400, 58900000500, and 58900000600

The Grantor, **CITY OF OLYMPIA**, a Washington municipal corporation, for and in consideration of the sum of ONE and NO/100---(\$1.00) Dollar, and other good and valuable considerations, in hand paid, hereby conveys and warrants to the Grantee, **LOW INCOME HOUSING INSTITUTE (LIHI)**, a Washington nonprofit corporation, the following described real property and all rights thereto, situated in the City of Olympia, County of Thurston, in the State of Washington, including all after acquired title:

Lots 3, 4, 5, and 6 of Leach’s Johnson Hill Tracts as recorded April 3, 1923, under Auditor’s File No. 126186, in Volume 10 of Plats, Page 2, records of Thurston County, Washington.

TOGETHER WITH an easement for ingress and egress, over the North 12-feet of the South 77-feet of the East 200-feet of said Lot 3.

EXCEPTING therefrom those portions of said Lot 6 conveyed to the State of Washington for highway purposes by deeds recorded December 21, 1956 under Auditor’s File No. 579323 and February 20, 1985 under Auditor’s File No. 8502200047.

All situated in the Southeast Quarter of Section 18, Township 18 North, Range 1 West, W.M., Thurston County, Washington.

Subject to easements, restrictions, and reservations of record.

**EXHIBIT “E”
FORM OF RESTRICTIVE COVENANT**

After Recording Return to:

City of Olympia
Attn: Legal Department
P.O. Box 1967
Olympia, WA 98507-1967

Document Title:	Restrictive Covenant
Grantor:	Low Income Housing Institute (LIHI), a Washington nonprofit corporation
Grantee:	City of Olympia, a Washington municipal corporation
Abbreviated Legal Description:	Lots 3, 4, 5, and Ptn. of Lot 6, Leach’s Johnson Hill Tracts SE 18-18-1W
Assessor’s Tax Parcel Numbers:	58900000300, 58900000301, 58900000400, 58900000500, and 58900000600

RESTRICTIVE COVENANT

As additional consideration to the City of Olympia, a Washington municipal corporation (“Grantee”), for the purchase of its real property by Low Income Housing Institute (LIHI), a Washington nonprofit corporation (“Grantor”), Grantor and Grantee agree that the real property legally described as:

Lots 3, 4, 5, and 6 of Leach’s Johnson Hill Tracts as recorded April 3, 1923, under Auditor’s File No. 126186, in Volume 10 of Plats, Page 2, records of Thurston County, Washington.

TOGETHER WITH an easement for ingress and egress, over the North 12-feet of the South 77-feet of the East 200-feet of said Lot 3.

EXCEPTING therefrom those portions of said Lot 6 conveyed to the State of Washington for highway purposes by deeds recorded December 21, 1956 under Auditor’s File No. 579323 and February 20, 1985 under Auditor’s File No. 8502200047.

All situated in the Southeast Quarter of Section 18, Township 18 North, Range 1 West, W.M., Thurston County, Washington.

Subject to easements, restrictions, and reservations of record.

shall be held, transferred, sold, conveyed, leased, used, assigned, and occupied in perpetuity subject to the following covenants and restrictions:

1. The above legally described real property shall be used in perpetuity to provide affordable housing as defined in RCW 36.70A.030(2) and (19), as now or hereafter lawfully amended, and providing housing-related facilities and programs; and
2. The residential units to be constructed upon the real property shall have approximately seventy (70) studio and one-bedroom units, and one additional one-bedroom unit for an on-site housing manager; and
3. An estimated thirty (30) residential units shall be accessible to disabled persons; and
4. The real property shall be used to construct permanent supportive housing and facilities in a multi-family rental project as the term “permanent supportive housing” is defined in RCW 36.70A.030(19), as now or hereafter lawfully amended, which means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors, and no other purpose except as expressly agreed by the Parties herein; and
5. The residential units to be constructed upon the property shall be for households with Area Median Income (AMI) of thirty percent (30%) or less. At no time will tenants occupying these housing units pay an amount for rent and utilities that exceeds thirty percent (30%) of their income; provided, however, if a tenant is not receiving a project-based Section 8 voucher, such tenant may be charged the applicable restricted rent for such unit at 30% AMI; and
6. Grantor agrees it will seek project-based vouchers from the Housing Authority of Thurston County to meet affordability requirements; and
7. Grantor shall select persons for residential placement upon the real property by use of Thurston County’s Coordinated Entry system to prioritize persons who are homeless or facing housing insecurity in Thurston County, Washington; and
8. Grantor shall provide for electrification of all new construction upon the Property, except where exemptions are necessary due to physical space limitations, availability of technology, or cost constraints as set forth in Section 2 of Olympia City Council Resolution No. M-2289.

It is the express intent of the Grantor and Grantee that the provisions of the Restrictive Covenants stated herein shall be deemed to run with the land in perpetuity unless otherwise stated, and shall pass to and be binding upon Grantor’s successors in title, including any subsequent purchaser, grantee, owner, assignee, trustee, trustor, or lessee of any portion of the real property and any other person or entity having any right, title or interest therein and upon the respective heirs, executors, administrators, devisees, successors and assigns of any purchaser,

grantee, owner, assignee, trustee, trustor, or lessee of any portion of the real property and any other person or entity having any right, title or interest therein.

It is further agreed by Grantor and Grantee, that Grantee shall have the right to enforce the aforesaid Restrictive Covenants running with the land by either a request for equitable relief and specific performance or an action at law for damages, or by both such equitable relief and monetary damages, in the Superior Court of Thurston County for the State of Washington, as permitted by law. The prevailing party shall be entitled to recover its attorneys' fees and costs of litigation to enforce the covenants set forth herein.

GRANTOR: LOW INCOME HOUSING INSTITUTE (LIHI),
a Washington nonprofit corporation

Lynne Behar, Chief Financial Officer

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that **Lynne Behar**, Chief Financial Officer of the Low Income Housing Institute (LIHI), a Washington nonprofit corporation, appeared before me, and that said person acknowledged that she signed this instrument, and on oath stated that she is authorized to execute this instrument, and acknowledged it as her free and voluntary act for the uses and purposes mentioned in the instrument.

Signature
Print Name _____
NOTARY PUBLIC in and for the State of _____
Residing at _____
My appointment expires: _____

EXHIBIT "F"

RESOLUTION NO. M-2289

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON, TO RESPOND TO THE CLIMATE EMERGENCY, DECLARING THE INTENT OF THE CITY TO ELECTRIFY CITY-OWNED FACILITIES AND OLYMPIA'S BUILT ENVIRONMENT

WHEREAS, climate change is an existential crisis posing one of the most serious threats to the existence of humanity and all species on the planet; a threat that intersects and compounds all other crises facing humanity and our earth; and

WHEREAS, the 11th United Nations Intergovernmental Panel on Climate Change ("IPCC") report from October 2018 states that we must cut greenhouse gas emissions in half by 2030 to limit devastating global warming and avoid a climate catastrophe; and

WHEREAS, in 2018, the City of Olympia adopted Resolution No. M-1976 adopting common targets to reduce communitywide greenhouse gas emissions 45 percent below 2015 levels by 2030, and then 85 percent below 2015 levels by 2050. In 2019 these goals were placed in the Comprehensive Plan via amendment; and

WHEREAS, in 2019, in collaboration with Olympia High School students, Olympia approved a Resolution Expressing a Commitment to Protect the Youth of this Community from the Risks of Climate Destruction (M-2045), which among other things committed the City to achieve net zero emissions by 2040; and

WHEREAS, in February 2021, the City passed a Resolution Declaring a Climate Emergency (M-2194). A declaration that challenges our regional partners and community members to "to help further the Thurston County Climate Mitigation Plan through partnership with local jurisdictions and other entities" and to "adopt a lens of climate change and climate equity" in planning, zoning, permitting, budgeting, expenditures, ordinances, and all other city efforts, policies, and practices to further climate action efforts and our accepted regional climate mitigation plan; and

WHEREAS, in February 2021, the City accepted the Thurston Climate Mitigation Plan (TCMP), committing the City to working with Thurston County, the cities of Lacey and Tumwater and the Thurston Regional Planning Council to substantially reduce regional greenhouse gas emissions; and

WHEREAS, a Greenhouse Gas Inventory Report for Calendar Years 2015 – 2019 found that Thurston County greenhouse gas emissions have increased 15% since 2015, and the built environment was responsible for 63% of all emissions in 2019; and

WHEREAS, in Washington State, homes and buildings are the single fastest growing source of carbon pollution, up 50 percent since 1990, and now account for 27 percent of Washington's carbon emissions; and

WHEREAS, natural gas consumption represents the second largest source of greenhouse gas emissions from the built environment in Thurston County and the Thurston Climate Mitigation Plan identifies reducing natural gas use as a key strategy to achieve the most substantial reductions in local greenhouse gas emissions; and

WHEREAS, methane leaks during the production, processing, transmission, and distribution of natural gas can be substantial, releasing a potent greenhouse gas with 84 times the warming potential of carbon dioxide; and

WHEREAS, the United States and other leading economies recently agreed to the Global Methane Pledge to reduce Methane emissions 30 percent by 2030; and

WHEREAS, in 2019, Washington State passed the Clean Energy Transformation Act (CETA), which sets milestones for electric utilities to transition toward a 100% clean electricity. Under CETA, utilities must eliminate coal-fired electricity from their mix by 2025, become greenhouse-gas neutral by 2030 (using offsets, if necessary), and provide 100 percent renewable energy by 2045; and

WHEREAS, Olympia must take additional measures to decarbonize, transitioning from fossil fuel powered space-heating, water-heating, and cooking equipment to all-electric buildings powered by affordable, renewable electricity; and

WHEREAS, electrification will improve indoor air quality and overall health, by eliminating natural gas combustion inside homes that produces harmful indoor air pollution; and

WHEREAS, there are well-documented risks to respiratory health from gas stove pollution, and infants and children are particularly vulnerable to respiratory illnesses associated with gas stove pollution; and

WHEREAS, lower-income households are more likely to suffer from health impacts from outdoor and indoor air pollution, which are exacerbated when exposed to pollution from gas stoves; and

WHEREAS, electrification is widely recognized as a powerful strategy to address both climate change and poor air quality in the frontline communities most vulnerable to climate impacts; and

WHEREAS, every new building relying on fossil fuels for heating, cooling, and cooking will have a negative impact on the climate for decades to come and require additional investments to be retrofitted to electric systems as the climate emergency worsens; and

WHEREAS, in June of 2021, the Olympia City Council supported a referral to require the electrification of all new City-owned buildings and major renovations of existing City buildings; and

WHEREAS, in June of 2021, the Olympia City Council supported a referral directing staff to develop a scope, schedule, and budget to conduct a regional cost assessment of requiring non-fossil fuel sourced heating and power in new commercial and residential development in the City; and

WHEREAS, the City has the opportunity to lead by example to make decisive, transformative, and sustainable changes in its municipal energy consumption, and can significantly lower the City's greenhouse gas emissions and overall carbon impact; and

WHEREAS, citywide building electrification is necessary to achieve Olympia's greenhouse gas reduction targets, and such actions will also improve public health and increase the quality of life throughout the City;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OLYMPIA, that the City of Olympia recognizes the global and local benefits of accelerating the transition to all-electric buildings throughout the City; and be it

FURTHER RESOLVED as follows:

Section 1. The City Manager is directed to electrify all newly constructed City-owned buildings and major renovations of existing City buildings, except where exemptions are necessary due to physical space limitations, availability of technology, or cost constraints. Additional upfront costs of five percent (5%) or less shall not be considered a cost constraint. Exemptions must be approved by the City Council and exempt buildings should be built in a manner to support the easy transition to electric systems at any time during the life of the building. This policy will become effective January 12, 2022.

Section 2. The City Manager is directed to require the electrification of all new projects and major renovations of existing buildings receiving City funding of \$50,000 or more, a donation of City property with an appraised value of \$50,000 or more, or a sale of City-owned property where the difference between the appraised value and sale price is \$50,000 or more, except where exemptions are necessary due to physical space limitations, availability of technology, or cost constraints. Council may consider the total cost of construction and operating costs in determining the issue of cost constraints. Exemptions must be approved by the City Council and exempt buildings should be built in a manner to support the easy transition to electric systems at any time during the life of the building. This policy will become effective following a work session to discuss citywide electrification on or before April 1, 2022.

Section 3. The City Manager is directed to inventory City-owned facilities that use fossil fuels and evaluate the feasibility of retrofitting existing buildings to become all-electric by 2030. The inventory and evaluation will make use of existing reports and data to prepare preliminary feasibility recommendations by January 1, 2024.

Section 4. The City of Olympia will encourage the Washington State Legislature and State Building Code Council, and other local entities, such as Thurston County, neighboring cities, school districts, and major institutions, to join in this step to address regional greenhouse emissions from our built environment, by adopting similar building electrification policies to invest in clean energy assets.

Section 5. The City Manager is directed to schedule a City Council work session no later than April 1, 2022, to discuss policy pathways and potential challenges to citywide electrification of all new buildings

PASSED BY THE OLYMPIA CITY COUNCIL this 18th day of January 2022.


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY



Franz Anderson
Phase 1

05.30.2025

ENCORE
ARCHITECTS



fora
LANDSCAPE ARCHITECTS

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➤ UNITY COMMONS AND LOTUS COURT

Project Team

Developer

Low Income Housing Institute
1253 S. Jackson St., Suite A
Seattle, WA 98144

CONTACT

Eric Blank
eric.blank@lihi.org
Sharon Lee
sharonl@lihi.org

Architect

Encore Architects
411 First Avenue S
Seattle, WA 98104

CONTACT

Blair Stone
blairs@encorearchitects.com

Landscape Architect

Fora Landscape Architects
21430 NE 65th Street
Seattle, WA 98115

CONTACT

Callie Roberts ASLA, PLA
Callie@wdginc.com

Featured projects shown designed or
developed by members of the project team

Narrative + Context

PROJECT NARRATIVE

Franz Anderson – Phase 1

Land Use Permit 23-7443

Project Narrative

Overall Project:

The project is located at 527 Franz Anderson Rd SE. The 4.33-acre site is currently occupied by four demolished single-family residences that are razed to the foundation level. This design incorporates Phase 1 of (2) planned phases. This application will concern Phase 1 located on the west side of Franz Anderson Rd SE and will consist of a 5 story Residential structure with approximately 71 residential permanent supportive housing units and associated site improvements.

The project is located within the General Commercial Zone (GC).

Concept design review meeting was held on February 22, 2024 with the following conditions set forth by the review board:

1. Show a Type II landscaping screen or other screening device around any above ground mechanical equipment and utility vaults that are visible from the ROW on engineering plans. Adequate space should be provided between the screening and equipment for equipment maintenance.

Landscape Design:

Landscape will conform to street use standards, wetland requirements, and Urban Forestry requirements, while preserving a large portion of the site. The required vegetation is located along the street to the east, in and around the parking lot to the south, and at the northern and southern site perimeters, while additional plants work their way into the use and narrative of the building. This planting near the building is used as features, screen elements, and design elements to enjoy. An exterior shelter is provided north of the building's lobby and club room to provide easy access. A fenced dog area is provided near the main entry to mitigate use elsewhere on site. Lastly, a large garden west of the building enables residents the opportunity to grow their own food in raised beds and pick fruit from new and existing fruit-bearing trees - all while taking advantage of the expansive views toward the western wetland. All these features provide usable open space per **OMC 18.170.040 – Usable open space.**

Building Design:

The building siting responds to the site context by placing the short end parallel to Interstate 5 to reduce the sound impact and provide views of the wetlands to the west. The building entrance is on the portion of the building along the Franz Anderson Rd SE right-of-way. A brightly colored canopy clearly defines the entrance under **OMC 18.170.100 – Building orientation and entries** and wraps around the north providing weather protection at the entrance and over the short-term bike parking. Signage for the building will be located on the entry canopy above.

Drawing on inspiration of the many trees on the site, the massing of the building plays on a concept of a grove of trees. The Level 1 base of the building and vertical twelve-foot-wide slot are in the same plane representing the trunk and branches of a tree. Each side is flanked with

two-foot-deep bays that are twenty-four-foot-wide cantilevering from level 2 to the roof representing the canopy of the trees. There are additional angled bays that modulate vertically between levels 3 and the top of level 5. These are the "bird nest" in the trees. These bays wrap around the corners at the north and south ends. At the shorter north and south facades, a six-foot-wide vertical slot breaks up the façade. These moves create visual interest and rhythm at a residential scale in accordance with **OMC 18.170.120 – Building modulation.**

A palette of materials continues the biophilic response to the site in line with **OMC 18.170.140 – Materials and colors.** The materials and colors are inspired by looking up through the tree leaves to the sky. At the base of the building, three colors of concrete block will be randomly blended to give a texture and effect of bark. The slot between the bays with the horizontal dark brown siding is the tree trunk and branches. On the upper bays with its five different colors of fiber cement panels represent viewing the sky through the dappled tree leaves. The "bird nest" have wood like horizontal fiber cement siding. The materials, colors, and modulation invite a rhythmic view of the building as one passes by the building at multiple speeds, either driving or walking.

Parking:

A total proposed 27 on-site stalls, 4 street stalls on Franz Anderson Rd SE, and 4 stalls on the driveway will provide 35 total stalls for the development. The parking lot entry is south of the building. The parking lot will be screened by landscaping from the shared driveway in accordance with **OMC 18.130.030 – Parking location and design.**

Narrative + Context

PROJECT INFORMATION

FRANZ ANDERSON PHASE 1

PERMANENT SUPPORTIVE HOUSING

71 UNITS
37 1 BED
34 STUDIOS

4 STREET PARKING
4 DRIVEWAY PARKING
27 PARKING LOT PARKING
35 TOTAL PARKING STALLS



Narrative + Context

NEARBY STRUCTURES/CONTEXT



1



➤ COMMERCIAL ON MARTIN WAY E

4



➤ APARTMENTS ON MARTIN WAY E

8



➤ COMMERCIAL ON STOLL RD SE

Narrative + Context

NEARBY STRUCTURES/CONTEXT



ENCORE ARCHITECTS



7 LIGHT INDUSTRIAL



2 SINGLE FAMILY



9 FIRE STATION

Narrative + Context

NEARBY STRUCTURES/CONTEXT



3



➤ SINGLE STORY APARTMENTS

5



➤ MULBERRY PLACE APARTMENTS

6



➤ HEARTHSTONE APARTMENTS

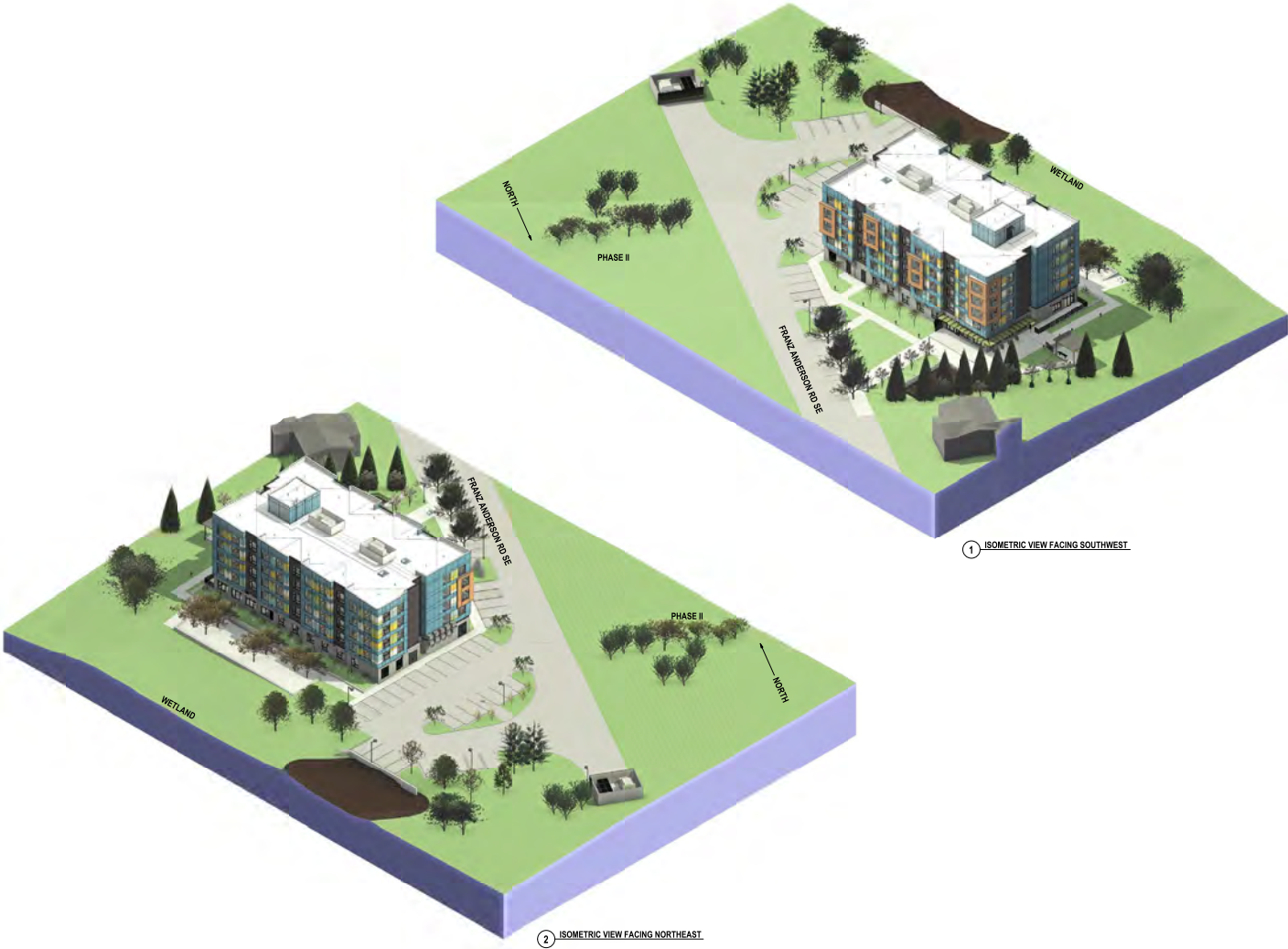
Narrative + Context

AERIAL SITE PLAN



Narrative + Context

ISOMETRIC VIEWS



Narrative + Context

CONTEXT ELEVATION



SITE PLAN AT CONCEPTUAL DESIGN REVIEW



Narrative + Context

RESPONSE TO CONCEPTUAL DR CONDITION



VIEW FROM END OF FRANZ ANDERSON RD SE

Narrative + Context

RESPONSE TO CONCEPTUAL DR CONDITION

Show a Type II landscaping screen or other screening device around any above ground mechanical equipment and utility vaults that are visible from the ROW on engineering plans. Adequate space should be provided between the screening and equipment for equipment maintenance.

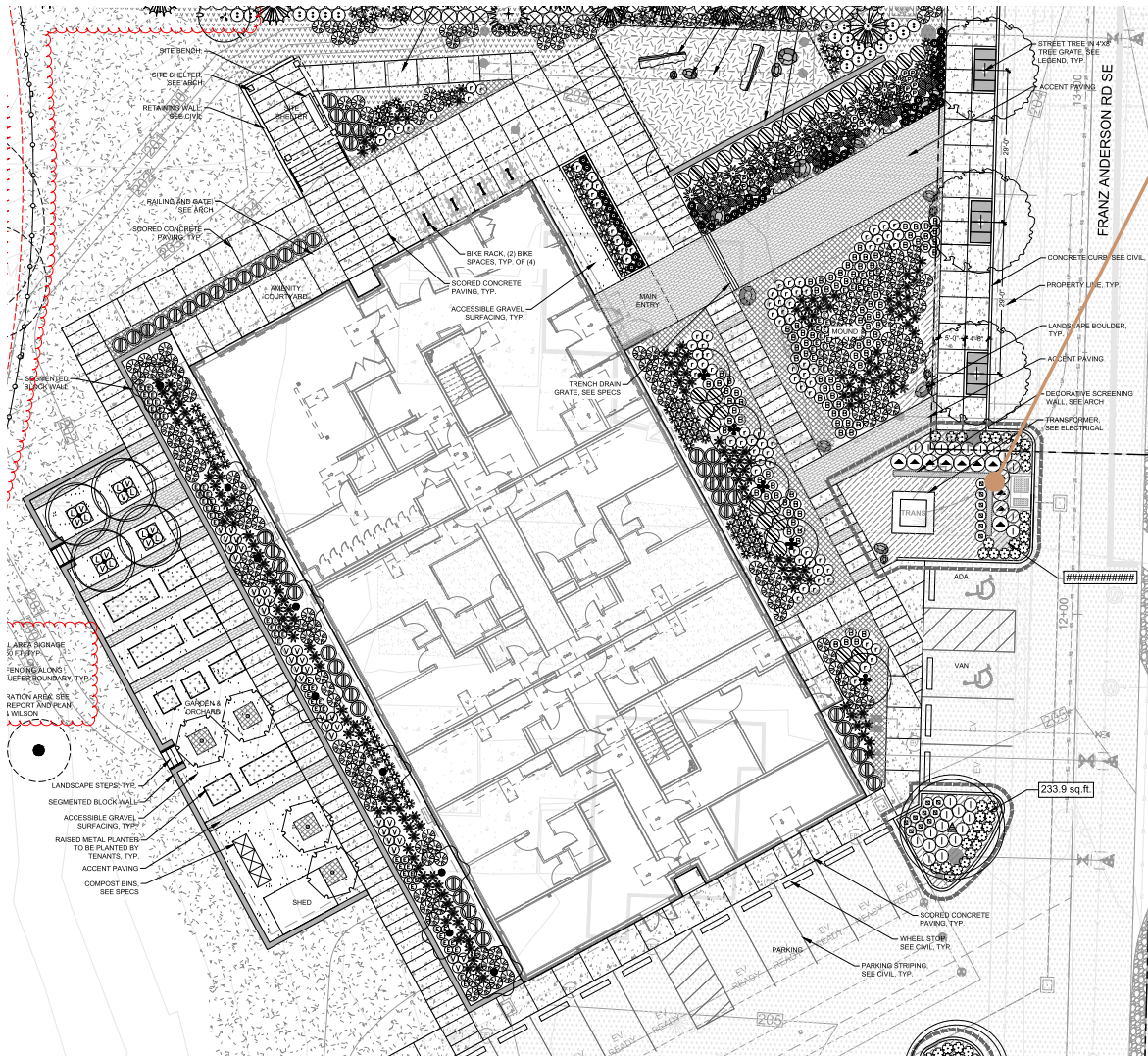
The above grade utility is the electrical transformer. There are clearance and combustibility requirements from Puget Sound Energy. We are proposing a concrete wall with landscape screening in front of the wall, similar to the wall along the entry.



➤ Concrete wall texture

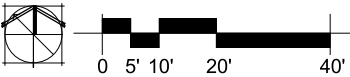


➤ View of transformer screen wall



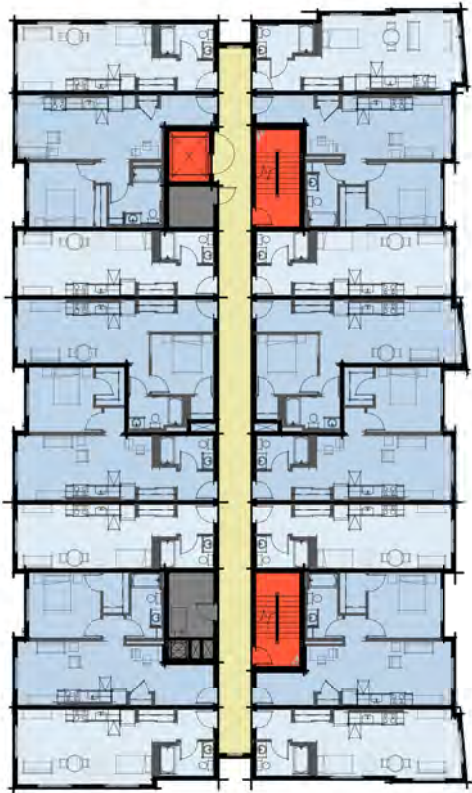
Floor Plans

LEVEL 1 & 2

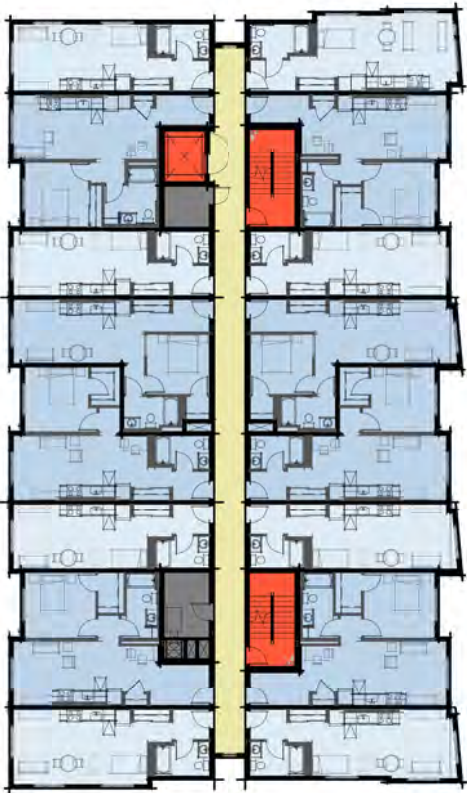
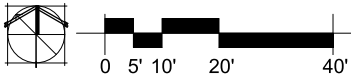


Floor Plans

LEVEL 3 & 4



LEVEL 3



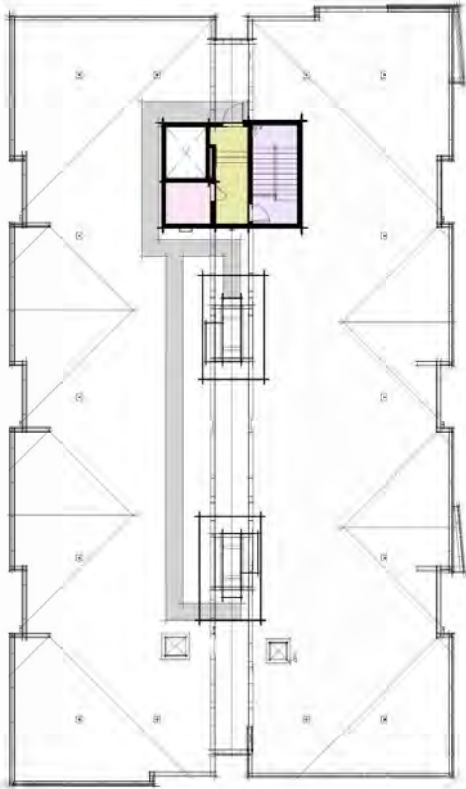
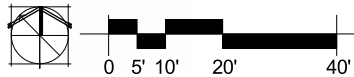
LEVEL 4

Floor Plans

LEVEL 5 & ROOF



LEVEL 5



ROOF

Detailed Building Elevations

COLOR ELEVATION - EAST

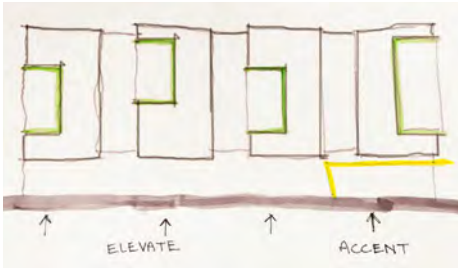


18.170.110 NEIGHBORHOOD SCALE AND CHARACTER
Use wall plane modulation to divide the building facade into house-size building segments.

The building's long façades modulated into two-foot-deep cantilevering bays twenty-four-foot-wide. These bays are further modulated with additional twelve-foot angled bays. This modulation breaks down to smaller volumes, their scale relating to smaller residential structures.

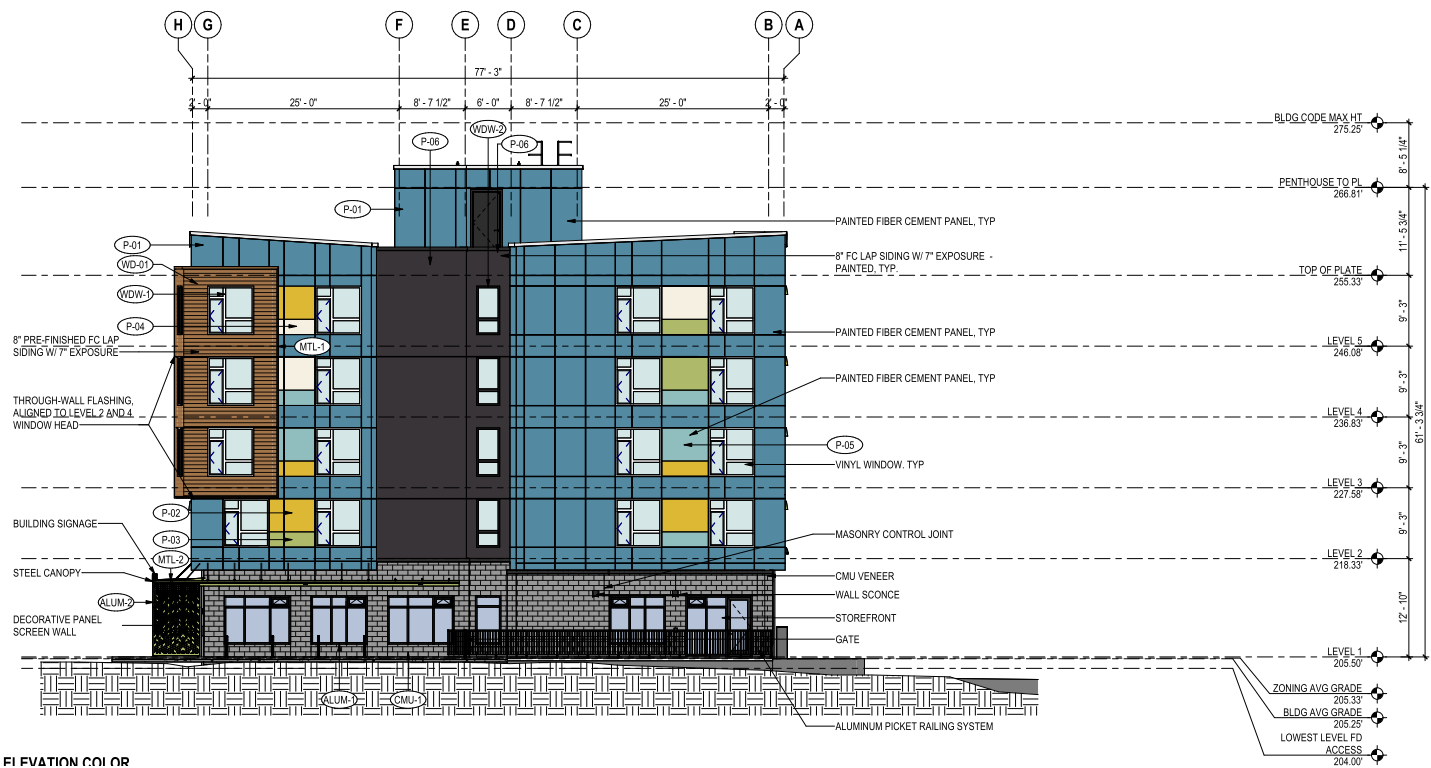
18.170.120 BUILDING MODULATION
Modulate the building facade at regular intervals.

The building's long façades are modulated into two-foot-deep bays twenty-four-foot-wide cantilevers every twelve feet from level 2 to the roof. This breaks up the façade into smaller portions. These bays are further modulated with additional twelve-foot bays that modulate vertically between levels 3 and the top of level 5. The bays wrap around the corners at the north and south ends. At the shorter north and south facades, a six-foot-wide slot breaks up the façade. These moves break down the building with visual interest and rhythm.



Detailed Building Elevations

COLOR ELEVATION - NORTH



18.170.110 NEIGHBORHOOD SCALE AND CHARACTER
Use building facade materials similar to those used on existing residential buildings in the neighborhood.

The upper massing inset bays incorporate a fiber cement shingles in a cedar tone, fiber cement panel, and fiber cement lap board which relates to the materiality of the existing residential buildings in the neighborhood.

18.170.110 NEIGHBORHOOD SCALE AND CHARACTER
Use window patterns and proportions similar to those on existing residential structures in the neighborhood.

Windows work to fit within the proportions of the responsive massing of the overall building. Unit windows have a similar width proportion to the multi-family projects in the area.

18.170.120 BUILDING MODULATION
Provide porches, balconies, and covered entries.

Covered canopy is provided at the residential entry and wraps around to the north creating porch protection.

18.170.130 BUILDING WINDOWS
Use multiple-pane windows.

Windows incorporate multiple panes that work to accent the language of the overall building.

Detailed Building Elevations

COLOR ELEVATION - WEST



18.170.120 BUILDING MODULATION
Provide light fixtures, trellises or architectural to accentuate modulation intervals.

The wall sconces on the elevations are centered under the cantilevered bays above therefore accenting the rhythm of the modulation.

18.170.140 MATERIALS AND COLORS
Use changes in colors or building materials to differentiate the ground floor from upper floors of the building.

Change in color, plane, and material occur between Level 1.

COLOR ELEVATION - SOUTH

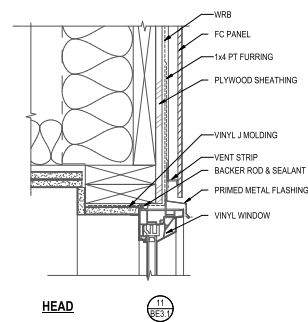


↗ South Elevation

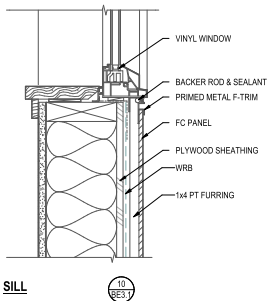
Decorative metal screens shall be used for architectural character at areas of blank walls on the south and east sides of the building.

Detailed Building Elevations

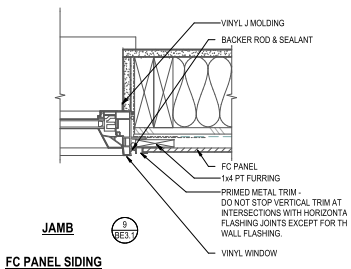
WINDOW DETAILS



HEAD



SILL



JAMB

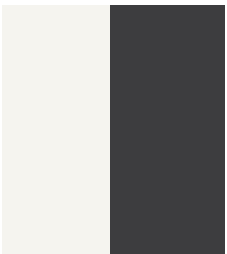
FC PANEL SIDING

DETAILS TO TO SCALE - REFER TO A5.04



18.170.120 BUILDING MODULATION
Provide deeply recessed or protruding windows.

Windows are contrasted in color against their adjacent wall for a striking visual presence. Between the two-foot bays are black vinyl windows to provide more emphasis of the change in plane.

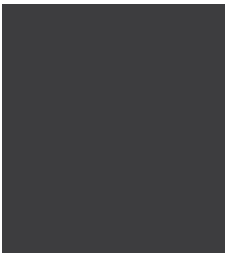


WDW-01 | WDW-02

Vinyl window

VPI - ENDURANCE SERIES

Color: White | Black



ALUM-1

Aluminum Storefront

Color: Black

Detailed Building Elevations

BUILDING ENTRY AND CANOPY



18.170.100 BUILDING ORIENTATION AND ENTRIES
Use distinctive architectural elements and materials to indicate the entry.

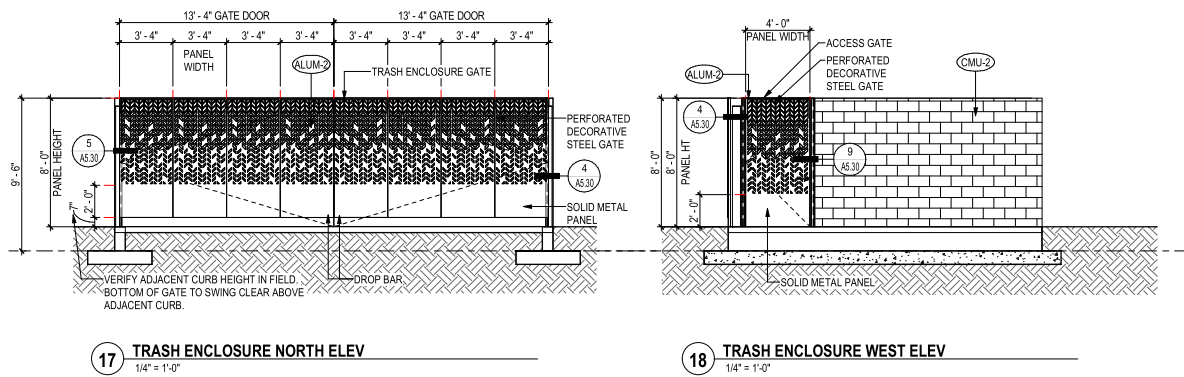
The entry canopy with its bright pop of color folds down and helps to define the entry.



21 CANOPY PROFILE AND SCREEN ADJACENT TO ENTRY DOOR EXAMPLE FROM UNITY COMMONS

Detailed Building Elevations

SOLID WASTE ENCLOSURE



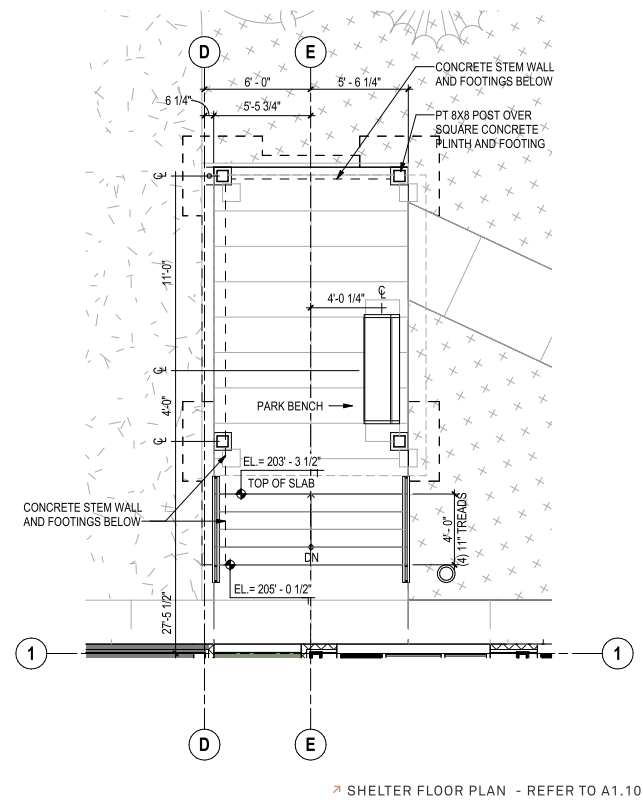
➤ ELEVATIONS NOT TO SCALE - REFER TO A1.05



➤ SOLID WASTE ENCLOSURE AT END OF DRIVE

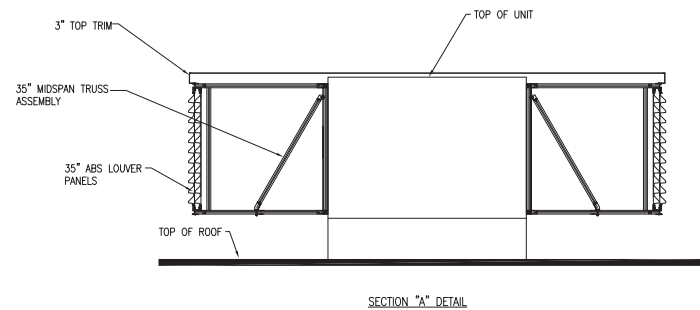
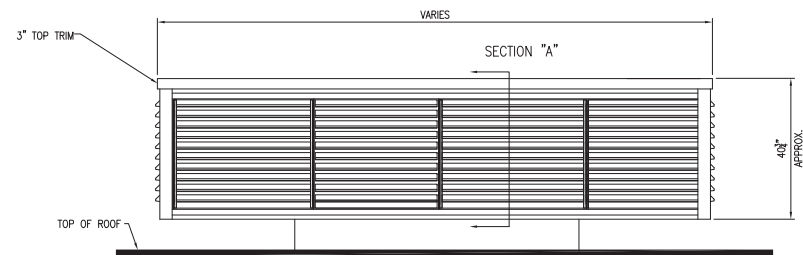
Detailed Building Elevations

OUTDOOR SHELTER



Detailed Building Elevations

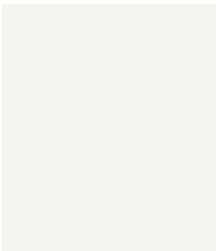
ROOFTOP MECHANICAL SCREEN



Louver



3" Lineal Band



P-04

Color: White

Detailed Building Elevations

EXTERIOR LIGHTING CUT SHEETS - SITE



FIXTURES



WALL LIGHT
LRS-F-MCT-C90-BK
Color: Black



PARKING LOT LIGHT POLES
Beacon Ratio Series LED
Color: Black



SURFACE MOUNT LIGHTS
Juno Slimform LED 11"
Color: White



PEDESTRIAN LIGHT POLES
WAC Archetype
Color: Black



STREET LIGHT on existing
pole
GE Evolve ELR2
Color: White



PATH LIGHTS
WAC Ledge LED 23"
Color: Black

Detailed Building Elevations

EXTERIOR LIGHTING CUT SHEETS - SITE

LRS SERIES

Outdoor Lighting

LRS-F-MCT-C90-MGBR

WESTGATE

THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

Customer Name:

Project Name:

Note:

Type:

4"

6 3/4"

6 3/4"(W) x 4"(H)

LED Non-Cutoff Wall Pack with Photocell is ideal for general site lighting, loading docks, doorway, pathway and parking areas.

Features

• Back plate: Die-cast aluminum

• Polycarbonate Lens

• 7-Year Warranty

• Multi CCT Switch is Inside Fixture

Technical Specifications

Electrical:

• Voltage: 120V AC 60Hz

• Wattage: 12W

• Power Factor: >0.90

• Efficacy: 54 LPW

Mechanical:

• Back plate: Die-Cast Aluminum with Mounting/Gasket Installed

• Operating Temperature: -4°F to 104°F

• Wet Location

• 7-Year Warranty

• IP44

Lighting:

• LED Type/Brand: SMD 3030/ Philips Lumileds LEDs

• Total Lumens: 650LM

• Color Temperatures: 3000K/ 4000K/ 5000K

• Color Rendering Index: CRI ≥ 90

• Beam Angle: 90° x 110°

• Rated life: 70,000 Hrs

Applications:

• Ideal for general site lighting, loading docks, doorway, pathway and parking areas.

Other Models:

• 12W | 650LM | LRS-F-MCT-C90-WH

• 12W | 650LM | LRS-F-MCT-C90-BK

Phone: (877) 805-2252 | Fax: (877) 805-2252

www.westgatemfg.com | www.westgatecontrols.com

22-402-12-01A

WALL LIGHT

ENCORE ARCHITECTS

Juno

Juno SlimForm™ LED with Selectable CCT

11" and 13" Round Downlight for JBox Installation

JSF Series

Project:

Fixture Type:

Location:

Contact/Phone:

Product Features

Sleek, ultra-low profile energy efficient LED surface mount downlights available in 11" and 13" sizes. Provides general illumination in residential and commercial applications including multi-family and hospitality. Ideal for use in corridors, living spaces, closets, hallways, pantries, stairways, outdoor covered areas with Emergency Option and much more.

With the newly added selectable CCT switch, the JSF gives the ultimate in flexibility for both the distributor as well as the end user.

Applications

• Suitable for wet locations (indoor/outdoor covered ceilings); perfect for closets, showers, bathrooms, outdoor soffits, and covered ceiling applications.

• Residential and Light Commercial applications including multi-family and hospitality.

• Ideal for use in corridors, foyers, living spaces, closets, hallways, pantries, stairways and much more

• Installs directly into industry standard junction boxes

• Suitable for use within closet storage spaces when installed per NEC requirements. Junction box sizes vary - Verify compatibility with fixture prior to installation

Performance

Delivered Lumens

JSF 11IN = 1393L - 1560L

JSF 13IN = 1884L - 2110L

Led Color Temperature

Switchable White (2700K, 3000K, 3500K, 4000K, 5000K) Default set at 3000K

CRI

90+

Voltage

Dedicated 120V and MVOIT (120V/277V)

Dimming

Phase Dimming down to 10%, 0-10V and phase dimming available.

Specifications

Width

Depth

JSF 11IN

11.08 (28.14)

1.14 (2.9)

JSF 13IN

13.05 (33.15)

1.14 (2.9)

All dimensions are in inches (centimeters unless otherwise indicated).

Dimensions

4.5"

1.4"

2.04"

WIDTH

EMERGENCY BATTERY FOR 11" AND 13"

BATTERY HOUSING

FIXTURE

JSF 11IN (11.0 IN)

JSF 13IN (13.0 IN)

RETRICUAL TEST SWITCH

0.75"

0.31"

AcuityBrands

One Lithia Way • Cary, GA 30012 • Phone 1-800-705-SERV (7378) • TechSupport@Acuitybrands.com • Visit us at www.acuitybrands.com

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Light Commercial & Residential

1 of 7

SURFACE MOUNTED LIGHTS

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Detailed Building Elevations

EXTERIOR LIGHTING CUT SHEETS - SITE

Evolve®

LED Roadway Lighting

ERL1-ERLH-ERL2

Typical Specifications: ERL1-ERLH-ERL2

LED & Optical

- **Output Range:** 1900 – 30000 lm
- **Photometric Options:** Type II Narrow, Type II Wide, Type III, Type IV
- **System Efficacy:** 100 - 145 LPW
- **CCT:** 2700K, 3000K, 4000K; LEDs @ 70 CRI

Lumen Maintenance Tables

Projected Lxx per IES TM-21 at 25°C for reference:

ERL1 LUMEN OUTPUT CODES	25,000 HR	50,000 HR	60,000 HR
02,03,04,05,06	L96	L95	L94
07,08,09	L95	L93	L89
10	L93	L90	L76

ERLH LUMEN OUTPUT CODES	25,000 HR	50,000 HR	60,000 HR
30, 11	L97	L96	L96
13, 14	L95	L93	L92
15, 16	L94	L91	L91

ERL2 LUMEN OUTPUT CODES	25,000 HR	50,000 HR	60,000 HR
16, 18, 19, 21, 23	L96	L94	L95
25, 27, 28	L95	L93	L92
30	L94	L91	L90

Note: Projected Lxx based on LM80 (10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

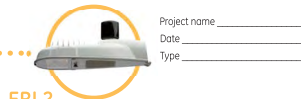
Electrical

- **Input Voltage:** 120-277 volt and 347-480 volt
- **Input Frequency:** 50/60Hz
- **Power Factor (PF):** >90%
- **Total Harmonic Distortion (THD)*:** <20%

*Power factor and THD tolerance exceptions: ERL1 "10" Lumen output, PF and THD within tolerances shown only at 120 volt. ERL1 "13" Lumen output, @ 120 volt PF=0.89, @ 480 volt THD=26%. ERL1 "16" Lumen output, @480 volt THD=22%.

Ratings

- **Surge Protection:** per ANSI C136.2-2015.
- **Driver Internal:**
 - 6kV/3kA "Basic" (120 Strikes)" - Standard on ERL1 (02-06)
 - 10kV/5kA "Enhanced" (40 Strikes)" - Standard on ERL1 (07 - 10), ERLH, ERL2
- **(Additional Separate Secondary SPD)**
 - 10kV/5kA "Enhanced" (40 Strikes) - Option "R"
 - 20kV/10kA "Elevated" (40 Strikes) - Option "T"
- **Safety:** UL/ULC Listed, UL 1598 listed, suitable for wet locations.
- **Environmental:** Compliant with the materials restrictions of RoHS
- **EMI:** Title 47 CFR Part 15 Class A
- **Vibration:** 3G per ANSI C136.31-2010
- **LM-79** testing in accordance with IESNA Standards
- **Std. Optical enclosure** rated per ANSI C136.25-2009:
 - ERL1/ERLH/ERL2 = IP65, Optional: IP66



Operating Temperature:

PRODUCT ID	LUMEN OUTPUT	AMBIENT READINGS
ERL1	02-10	-40°C to 50°C
ERLH	10-11, 13	-40°C to 50°C
ERLH	14-16	-40°C to 45°C
ERL2	16-28	-40°C to 50°C
ERL2	30	-40°C to 45°C

Delayed start may be experienced < -35°C

Construction & Finish

- **Housing:**
 - Die Cast Enclosure
 - Costing-integral heat sink for maximum heat transfer
- **Lensing:** Impact resistant tempered glass, standard
- **Paint:** Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
 - Standard Colors: Dark Bronze, Black, & Gray
 - RAL & custom colors available
 - Optional coatofast finish available.
- **Weight:** 12.4lbs (5.6kg) – 24lbs (10.9kg)

Warranty

- **System Warranty:** 5 Year Standard, 10 Year Optional

Controls

- **Dimming:**
 - Standard: 0-10V; Optional: DALI (120-277V Only)
- **Sensors:**
 - Photo electric sensors (PE) available.
- LightGrid™ compatible

Mounting

- Slipfitter with +/- 5 degree of adjustment for leveling.
- Integral die cast mounting pipe stop.
- Adjustable for 1.25 in. or 2 in. mounting pipe.

Suggested HID Replacement Lumen Levels

- ~4,000-5,000 lumens to replace 100W HPS Cobra-head
- ~7,000-8,800 lumens to replace 150W HPS Cobra-head
- ~8,500 - 11,500 lumens to replace 200W HPS Cobra-head
- ~11,500-14,000 lumens to replace 250W HPS Cobra-head
- ~21,000-30,000 lumens to replace 400W HPS Cobra-head

Note: Actual replacement lumens may vary based upon mounting height, pole spacing, design criteria, etc.

CONVERSION FROM PREVIOUS GENERATION OPTICS TO CURRENT GENERATION OPTICS*	PREVIOUS DESCRIPTION	CURRENT DESCRIPTION
A1, B1	Extra Narrow/Narrow Asymmetric	A1 Type II Narrow
C1, E1	Asymmetric Short/Medium	B3 Type II Wide
D1, G1	Asymmetric Forward/Extra Wide	C3 Type III
F1	Asymmetric Wide	D3 Type IV
		E3 Type II Enhanced Back Light

*The information above is designed to provide a guideline to select the correct luminaire for a roadway application. The best and most accurate way to ensure the proper design is do a lighting layout. Utilizing A0.

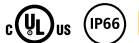


RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knockout arm fitter option available for 2-3/8" OD tendon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

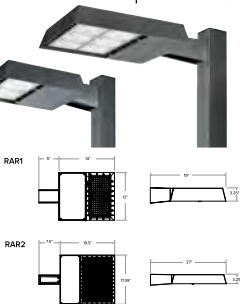
ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature: -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C82.41-2 Category C High and Surge Location Category C3. Automatically takes fixture offline for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Distributed Intelligence™ available with in future wireless control module, features dimming and occupancy sensor

MICROSTRIKE | STRIKE



	Weight	EPA at 0'
RAR1	13.5 lbs / 6.1 kg	45ft ² / 13m ²
RAR2	24 lbs / 10.9 kg	55ft ² / 17m ²

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list
- Listed to UL1598 and CSA C22.2 22.250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt

This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9 and Trade Agreements Act (FAR 52.225-1)). See Buy American's Solutions link to <https://www.currentlighting.com/resources/american-solutions>

WARRANTY

- 5 year limited warranty
- See [H1 Standard Warranty](#) for additional information

STREET LIGHT POLE

ENCORE ARCHITECTS



currentlighting.com/beacon

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Rev 03/02/25

BEA_Ratio_RAR_1,2_Spec_B09

PARKING LOT LIGHT POLES

Detailed Building Elevations

EXTERIOR LIGHTING CUT SHEETS - SITE

WAC LIGHTING

Archetype

28" Outdoor Post Lantern 3000K

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
PM-W15928 28"	3000K	BK Black	16W	1200	382

Example: **PM-W15928-BK**

For custom requests please contact customs@wacighting.com

DESCRIPTION

A low profile, artful design adds a distinctive, sophisticated look in any outdoor application.

FEATURES

- Aluminum hardware with etched glass diffuser
- Mount on 3" maximum post (not included)
- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC, 50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	54,000 Hours
Standards:	ETL, cETL, IP65, Title 24 JAB Compliant, Wet Location Listed, Dark Sky

FINISHES:

Black

LINE DRAWING:

PM-W15928

Fixture Type:

Catalog Number:

Project:

Location:

LEDGE LED PATH LIGHT

6081

WAC

LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

5 1/2" 3 1/2" 23"

PRODUCT DESCRIPTION

Sleek linear design blends seamlessly into pathways while providing soft, directional illumination

FEATURES

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Translucent lens provides uniform light distribution
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
- Recommended spacing for installation: Residential: 8 to 10ft; Commercial: 5 to 7ft
- Maintains constant lumen output against voltage drop
- UL & cUL 1838 Listed

SPECIFICATIONS

Input:	9-15VAC (Transformer is required)
Power:	3.0W / 4.5VA (Use VA value for sizing the transformer and calculate voltage drop.)
Brightness:	Up to 105 lm
CRI:	90
Rated Life:	60,000 hours

ORDERING NUMBER

	Color Temp	Finish
6081 Linear Path	27 30 2700K Warm White 3000K Pure White	BK BZ Black on Aluminum Bronze on Aluminum

6081-__BK

Example: 6081-30BK

0.1fc 0.2fc 1fc 3' 1" 4' 9" 5' 7" from the source

Avg 4.4fc

PEDESTRIAN LIGHT POLES

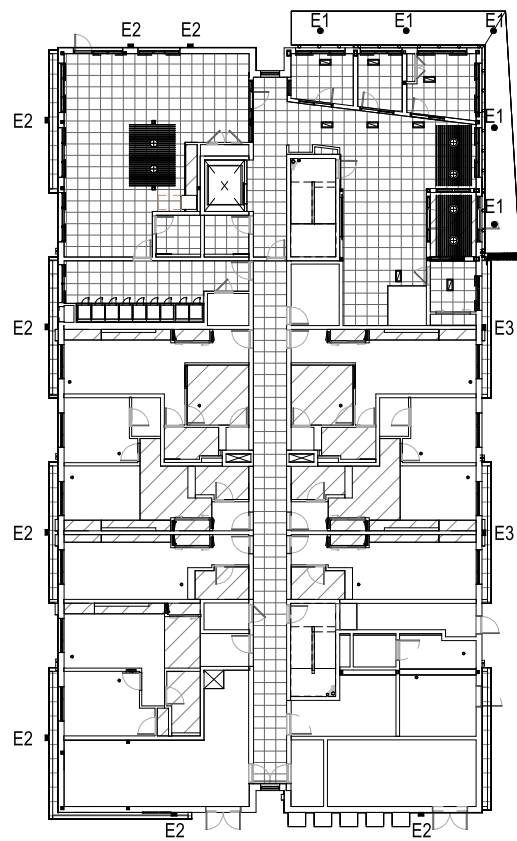
ENCORE ARCHITECTS

PATH LIGHTS

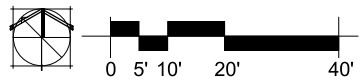
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Detailed Building Elevations

EXTERIOR LIGHTING CUT SHEETS - BUILDING



LEVEL 1



FIXTURES



- E-1
CANOPY LIGHT
Juno Slimform LED 11"
Color: White



- E-2
WALL SCONCE
WESTGATE LW360
LED
Color: Black



- E-3
WALL SCONCE
MODERN FORMS FLUE
Color: Black

Detailed Building Elevations

EXTERIOR LIGHTING CUT SHEETS - BUILDING

Flue Outdoor LED Wall Sconce By Modern Forms

Flue Outdoor LED Wall Sconce
By Modern Forms

Product Options

Color Temperature: 2700

Details

Color temperature can be set upon installation or adjusted in the field
Finish: Black

Dimensions

Backplate: Width 5", Depth 5"
Fixture: Width 5.5", Height 3.8", Depth 5.5", Weight 1.59Lbs
Lighting
2700

Lamp Type	LED Built-in
Total Lumens	320
Total Watts	12.10
Volts	120
Color Temp	2700 (Warm)
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No



Notes:

Prepared
by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
<https://www.lumens.com/flue-outdoor-led-wall-sconce-by-modern-forms-MFM2535717.html>
Rating: ETL Listed Wet

ITEM#: MFM2535717



Created March 20th, 2025

Detailed Landscaping Plan

LANDSCAPE PLAN - OVERALL SITE



OVERALL LANDSCAPE PLAN



A Entry walk



B Dog area

C Bike racks



D Orchard and raised garden beds



LANDSCAPE PLAN - ENLARGED NORTH



LANDSCAPE PLAN - ENLARGED SOUTH



Detailed Landscaping Plan

PLANTING DEPICTIONS

PLANT SCHEDULE									
SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONDITION/REMARKS	QTY	SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONDITION/REMARKS	QTY
DECIDUOUS TREES									
	* POPULUS TREMULOIDES QUAKING ASPEN	MIN. 2" CAL., 12'-12" MIN. HT.	MATCHED, BAB, WELL BRANCHED ABOVE 6 HT.	1		* MAGNOLIA DOMESTICA (DULF STREAM) DULF STREAM MAGNOLIA / GABSOO	MIN. 18" 84" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	80
	* ULMOIDES FRAGANTIOSA (BERRAS) 'BURBURY' BURBURY COMMON HORNED OLEST	MIN. 2" CAL., 12'-12" MIN. HT.	MATCHED, BAB, WELL BRANCHED ABOVE 6 HT.	1		* SALIX PURPUREA NANA DWARF PURPLE OUSE WILLOW	MIN. 18" 84" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	81
	* QUERCUS AGRIFFOLIA AMERICAN OAK	MIN. 2" CAL., 12'-12" MIN. HT.	MATCHED, BAB, WELL BRANCHED ABOVE 6 HT.	1		* VACCINIUM X BLUEBERRY	MIN. 2" GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	82
	* PRUNUS AMERICANA (AFERSON) AMERICAN BLM.	MIN. 2" CAL., 12'-12" MIN. HT.	MATCHED, BAB, WELL BRANCHED ABOVE 6 HT.	1		* VIBURNUM DAVIDII DAVID VIBURNUM	MIN. 18" 24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	83
EVERGREEN TREES						* CORNUS X KOLOPOMENA (KILSEY) KILSEY DOGWOOD	MIN. 18" 24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	118
	* CALOCEDRUS DECURRENS INCENSE CEDAR	MIN. 8" 10" HT.	FULL AND BUSHY TO BASE, BAB ON CONT.	1		* MAHONIA AQUIFOLIUM OREGON GRAPPE	MIN. 24" 30" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	19
	* PINUS CONTORTA SHORE PINE	MIN. 8" 10" HT.	FULL AND BUSHY TO BASE, BAB ON CONT.	1		* SYMPHORICARPOS ALBUS COMMON WHITE SMOKEBERRY	MIN. 18" 24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	20
	* THUJA PLICATA (KORAN) KORAN CEDAR	MIN. 8" 10" HT.	FULL AND BUSHY TO BASE, BAB ON CONT.	1		* VACCINIUM OVATUM EVERGREEN HAZELBERRY	MIN. 18" 24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	81
SMALL ACCENT TREES						* ILEX CRENATA (GREEN ISLAND) GREEN ISLAND JAPANESE HELL	MIN. 17" 18" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	119
	* ACER CIRCINNATUM (MULTI-STEM) VINE MAPLE	(10) 1" CAL. TRUNKS, MIN. 8" 10" HT.	MATCHED, BAB, WELL BRANCHED	1		* RHAMNUS OFFICINALIS (TURCAN BLUE) TURCAN BLUE ROSEMARY	MIN. 5" GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	82
	* AMELANCHIER ALNIFOLIA (BAX D-STEM) SERVICEBERRY	(20) 1" CAL. TRUNKS, MIN. 8" 10" HT.	MATCHED, BAB, WELL BRANCHED	1	LARGE SHRUBS				
	* MAGNOLIA VIRGINIANA (JAM WILSON) MOONLIGHT WHITE BLOSSOM MAGNOLIA	MIN. 1.5" CAL., 8'-10" HT.	MATCHED, BAB, WELL BRANCHED	1		* RIBES SANGUINEUM RED FLOWERING CURRANT	MIN. 30" 30" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	10
	* PRUNUS COCCINEA TOWNHILL PINE	MIN. 1.5" CAL., 8'-10" HT.	MATCHED, BAB, WELL BRANCHED	1		* HAMAMELIS X INTERMEDIA (MINOR PROMISE) MINOR PROMISE WITCH HAZEL	MIN. 2" 4" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	9
	* PRUNUS X YEDOENSIS (AKESONO) FLOWERING CHERRY	MIN. 2" CAL., 12'-12" MIN. HT.	MATCHED, BAB, WELL BRANCHED	1	PERENNIALS, FERNS AND GRASSES				
						* ERIOPHYLLUM LANATUM WOOLLY SUNFLOWER	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	80
						* FESTUCA OVINA SHEEP FESCUE	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	100
						* GERANIUM MACRORRHIZUM BROAD-LEAF GERANIUM	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	99
						* POLYSTICHUM MONTANUM WESTERN SWORD FERN	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	102
						* BOUTELLOUA GRACILIS BLUE GRASS GRASS	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	100
						* CALAMAGROSTIS X ACUTIFLORA (KORAN) FOXTAIL RED GRASS	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	101
						* CAREX OSHIMENSIS (EVSPOLO) VAREGATED JAPANESE SEDGE	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	103
						* ECHINACEA PURPUREA PURPLE CONEFLOWER	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	104
						* LAVANDULA X INTERMEDIA (GROSSO) GROSSO LAVENDER	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	9
						* RUBROECDA FLOUIDA (SULLIVANT) BLACK EYED SUSAN	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	80
					GROUND COVER AREAS				
						* FRAGARIA CHILOENSIS BEACH STRAWBERRY	MIN. 1 GAL. CONTAINER	12" O.C. TRIMS, SPAC. START FIRST ROW 8" FROM EDGE, FULL & BUSHY	800
						* GALIUM VERUM SHALLOON MALE	MIN. 1 GAL. CONTAINER	18" O.C. TRIMS, SPAC. START FIRST ROW 12" FROM EDGE, FULL & BUSHY	1,100
						* MAHONIA REPENS GREENING MAHONIA	MIN. 1 GAL. CONTAINER	12" O.C. TRIMS, SPAC. START FIRST ROW 8" FROM EDGE, FULL & BUSHY	2,000
						* MEDICAGO LUPULINA HYDRANGEA	HYDRANGEA	100 SPECIFICATIONS	

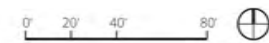
Detailed Landscaping Plan

PLANTING ZONES



PLANTING ZONES

- NATIVE BUFFER
- STREET FRONTAGE
- ENTRY ACCENTS
- ORNAMENTAL PLANTING
- PARKING LOT ISLANDS



Detailed Landscaping Plan

PLANTING PALETTE

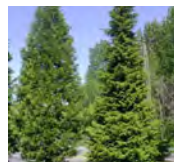
NATIVE BUFFER



Vine Maple
Acer circinatum



Shore Pine
Pinus contorta



Incense Cedar
Calocedrus decurrens



Hogan Cedar
Thuja plicata 'Hogan'



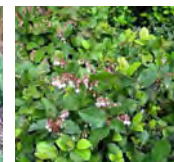
Evergreen Huckleberry
Vaccinium ovatum



Western Sword Fern
Polystichum munitum



Blue Forest Creeping Juniper
Juniperus Horizontalis 'Blue Forest'



Salal
Gaultheria shallon



Common White Snowberry
Symphoricarpos albus

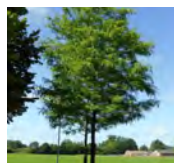


Oregon Grape
Mahonia aquifolium



Red Flowering Currant
Ribes sanguineum

STREET FRONTAGE



Honey Locust
Gleditsia triacanthos 'Sunburst'

ENTRY ACCENTS



Quaking Aspen
Populus tremuloides



Variegated Japanese Sedge
Carex Oshimensis 'Evergold'



Western Sword Fern
Polystichum munitum



Black-Eyed Susan
Rubeckia Fulgida Sullivantii 'Goldsturm'



Feather Reed Grass
Calamagrostis x 'Karl Foerster'



Tuscan Blue Rosemary
Rosmarinus officinalis 'Tuscan Blue'



Bigroot Geranium
Geranium Macrorrhizum



Purple Coneflower
Echinacea purpurea

Detailed Landscaping Plan

PLANTING PALETTE

ORNBAMENTAL PLANTING



Moonglow Sweetbay Magnolia
Magnolia virginiana 'Jim Wilson'



Italian Plum
Prunus Cocomilla



Flowering Cherry
Prunus x Yedoensis 'Akebono'



Arnold Promise Witch Hazel
Hamamelis X Intermedia 'Arnold Promise'



Black-Eyed Susan
Rubeckia Fulgida Sullivantii 'Goldsturm'



Woolly Sunflower
Eriophyllum lanatum



Creeping Mahonia
Mahonia repens



Idaho Fescue
Festuca idahoensis



Blue Grama Grass
Bouteloua Gracilis



Western Sword Fern
Polystichum munitum



Grosso Lavandin
Lavandula x intermedia 'Grosso'



Tuscan Blue Rosemary
Rosmarinus officinalis 'Tuscan Blue'



David Viburnum
Viburnum davidii



Beach Strawberry
Fragaria chiloensis



Blue Forest Creeping Juniper
Juniperus Horizontalis 'Blue Forest'



Blueberry
Vaccinium X 'Sunshine Blue'

PARKING LOT ISLANDS



Serviceberry
Amelanchier alnifolia



American Elm
Ulmus x 'Jefferson'



Gulf Stream Heavenly Bamboo
Nandina domestica 'Gulf Stream'



Dwarf Purple Osier Willow
Salix purpurea 'Nana'



Green Island Japanese Holly
Ilex crenata 'Green Island'



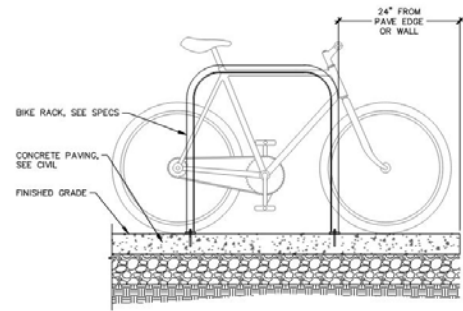
Kelsey Dogwood
Cornus sericea 'Kelsey'

Detailed Landscaping Plan

SHORT TERM BIKE PARKING



➤ Short term bike parking location



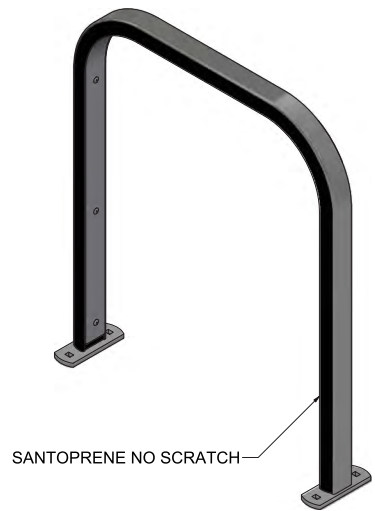
- NOTES:
1. SPORTWORKS "TOING NO SCRATCH" BIKE RACK BY SPORTWORKS NORTHWEST.
 2. SURFACE MONOTOP WITH CONCRETE, BRIDGE ANCHORS, SEE SPEC.
 3. INSTALL BIKE RACK PLUMB AND LEVEL.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.

8 BIKE RACK

1" = 1'-0"

P-FA1-19

➤ Short term bike parking detail (N.T.S. seet L4.01)



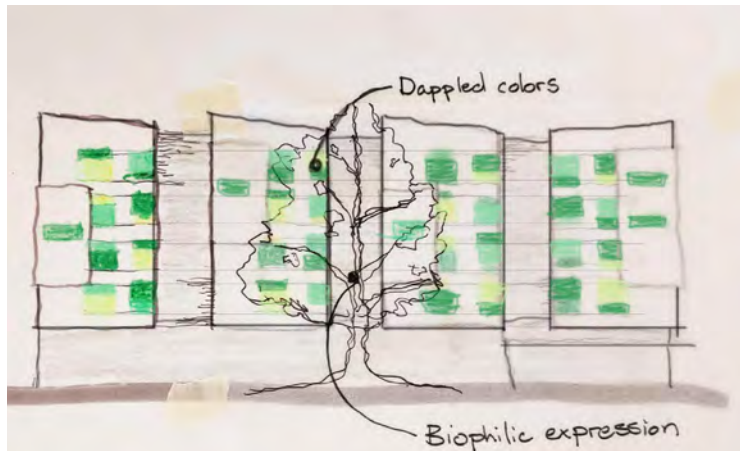
➤ Short term bike parking rack image

Materials and Colors

CONCEPT



➤ Inspiration



➤ Concept sketch

18.170.140 MATERIALS AND COLORS

Use natural appearing materials such as painted or natural finish horizontal lap siding, brick, stone, stucco, ceramic or terra cotta tile.

The base of the building has three different concrete block colors which will provide a variety of aggregate colors. The dark brown horizontal lap siding is used to contrast the smooth panels. We are also using a “wood like” horizontal lap siding at the angled bays.

18.170.140 MATERIALS AND COLORS

Coordinate change in materials and color with building modulation

The materials and colors are inspired by looking up through the tree leaves to the sky. At the base of the building, three colors of concrete block will be randomly blended to give a texture and effect of bark. The slot between the bays with the horizontal dark brown siding is the tree trunk and branches. On the upper bays with its five different colors of fiber cement panels represent viewing the sky through the dappled tree leaves. The “bird nest” have wood like horizontal fiber cement siding. The materials, colors, and modulation invite a rhythmic view of the building as one passes by the building at multiple speeds, either driving or walking.

Materials and Colors

ELEVATION



➤ Entry Perspective

Materials and Colors

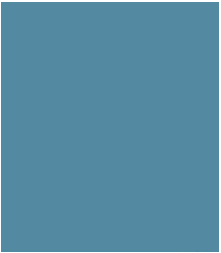
BUILDING PALETTE



ALUM-2 & ALUM-3
BOK MODER ALUMINUM
PANEL PATTERN A38



CMU
Running bond pattern
See colors below



P-01
Color: Zurich White



WD-01
“Wood Like”
Fiber Cement Siding
Woodtone



ALUM-1
Color: Powder coated
Color: Black



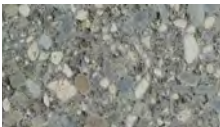
C-01
CMU - Gound Face
Basalite - Natural



P-02
Color: Yellow



ALUM-2
Color: Powder coated
Color: Green



C-02
CMU - Gound Face
Basalite - Charcoal



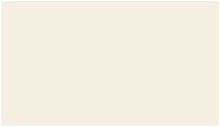
P-03 & MTL-03
Color: Green



ALUM-3
Color: Powder coated
Color: Grey



C-03
CMU - Gound Face
Basalite - Onyx



P-04
Color: White



MTL-1
Color: Powder coated
Color: Brown



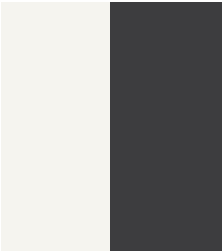
P-05
Color: Light Blue



MTL-2
Color: Powder coated
Color: Green



P-06
Color: Dark Brown



WDW-01 | WDW-02
Vinyl window
VPI - ENDURANCE SERIES
Color: White | Black
ALUM-1
Aluminum Storefront
Color: Black



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SOLID WASTE CALCULATIONS

Franz Anderson – Solid Waste calculations

12/15/2023

Phase 1 Only

Residential – 71 units

Trash

1.25 cubic yards/household/month

- 1,254.33 weeks/month = 29 cubic yards/household/week
- 71 households X 29 cubic yards/household/week = 20.59 cubic yards/week
- 20.59 cubic yards/week Compacted = 6.33 = 8.79 cubic yards/week

Recyclable material, corrugated cardboard, and compostable organic materials

Allocate 60% to recycling/compact (20.59 cubic yards/week X 0.6) = 12.54 cubic yards

- Compacted cardboard = (2) 4 cy dumpster = 8 cy
- Compostable organic materials = (2) 95-gallon carts = 94 cy
- Mixed recycle = 12.54 cy – 8 cy (cardboard) – 94 cy (compost) = 3.6 cy or (6) 95-gallon carts

Trash

- Proposing pick up 1x weekly of (1) 12 Yard self-contained Compactor
- Stored in trash enclosure

Recycling

- Compacted cardboard - Proposing pick up 1x weekly of (2) 4 Yard Dumpsters
- Stored in trash enclosure and parked out prior to Friday pick-up
- Compost - Proposing pick up 1x weekly of (2) 95-gallon carts
- Stored in building and out for site load off driveway
- Mixed recycle - Proposing pick up 1x weekly of (6) 95-gallon carts
- Stored in building and out for site load off driveway

Franz Anderson – Solid Waste calculations

12/15/2023

Phase 1 & 2 Combined

Residential – (71 + 79) 150 units

Trash

1.25 cubic yards/household/month

- 1,254.33 weeks/month = 29 cubic yards/household/week
- 150 households X 29 cubic yards/household/week = 43.8 cubic yards/week
- 43.8 cubic yards/week Compacted = 6.33 = 14.36 cubic yards/week

Recyclable material, corrugated cardboard, and compostable organic materials

Allocate 60% to recycling/compact (43.8 cubic yards/week X 0.6) = 26.1 cubic yards

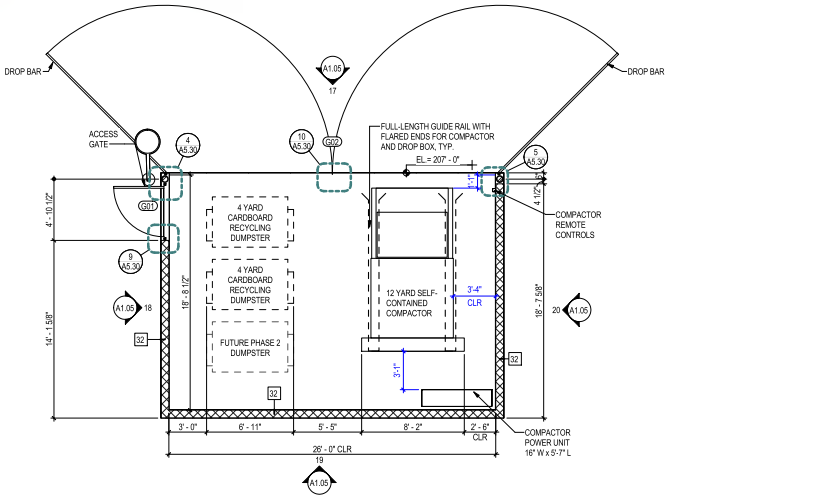
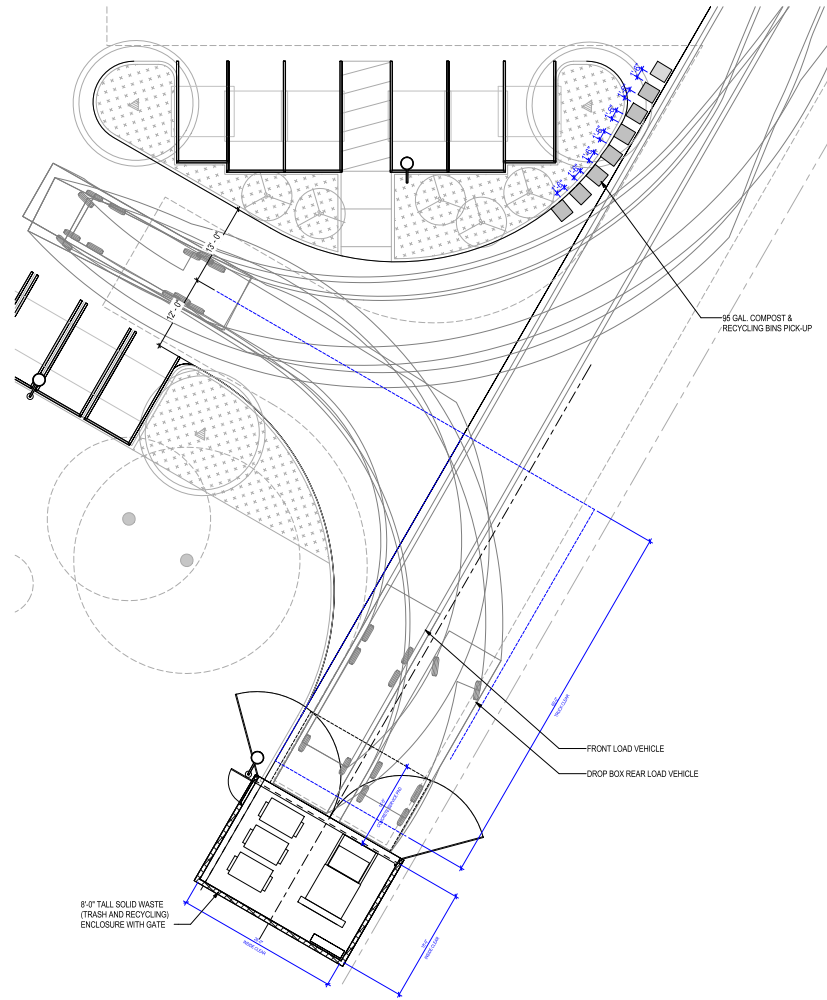
- Compacted cardboard = (3) 4 cy dumpster = 12 cy
- Compostable organic materials = (4) 95-gallon carts = 1.88 cy
- Mixed recycle = 26.1 cy – 12 cy (cardboard) – 1.88 cy (compost) = 12.22 cy or (28) 95-gallon carts

Trash

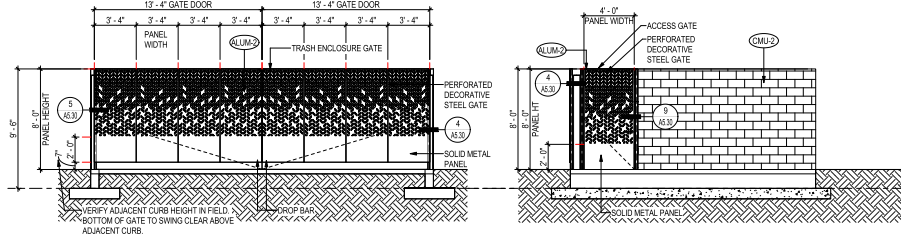
- Proposing pick up 1x weekly of (1) 12 Yard self-contained Compactor
- Stored in trash enclosure

Recycling (Non-standard request for mixed recycle will need to be requested)

- Compacted cardboard - Proposing pick up 1x weekly of (2) 4 Yard Dumpsters
- Stored in trash enclosure and parked out prior to Friday pick-up
- Compost - Proposing pick up 1x weekly of (4) 95-gallon carts
- Stored in building and out for site load off driveway
- Mixed recycle - Proposing pick up 1x weekly of (16) 95-gallon carts
- Stored in building and out for site load off driveway



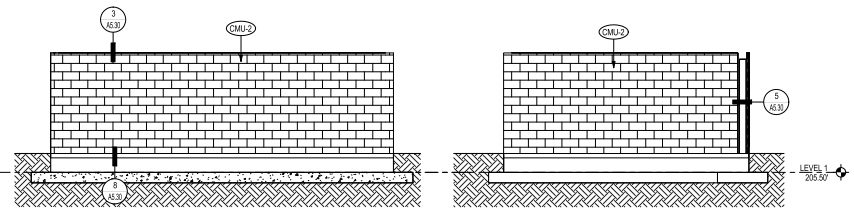
12 TRASH ENCLOSURE ENLARGED PLAN
1/4" = 1'-0"



17 TRASH ENCLOSURE NORTH ELEV
1/4" = 1'-0"

18 TRASH ENCLOSURE WEST ELEV
1/4" = 1'-0"

14 ENLARGED SITE PLAN - TRASH ENCLOSURE
1/8" = 1'-0"



19 TRASH ENCLOSURE SOUTH ELEV
1/4" = 1'-0"

20 TRASH ENCLOSURE EAST ELEV
1/4" = 1'-0"

MATERIALS SCHEDULE - TRASH ENCLOSURE	
MATERIAL MARK	MATERIAL DESCRIPTION
ALUM-2	BOK MODERN ALUMINUM PANEL - PATTERN A38 - POWDER-COATED - GREEN P-03
CMU-2	8X8X16 CMU BLOCK BLEND WITH ANTI-GRAFFITI COATING - BLENDED GRAYS

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ARCHITECTS

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2023
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FOR
PERMIT
THIS DOCUMENT HAS BEEN PREPARED
FOR PERMIT APPLICATION AND IS SUBJECT
TO REVIEW AND MODIFICATION BY
GOVERNMENTAL AGENCIES

1 182424 ENG CORRECTION #1

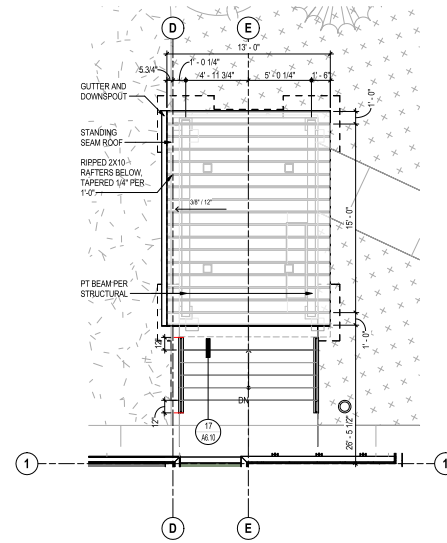
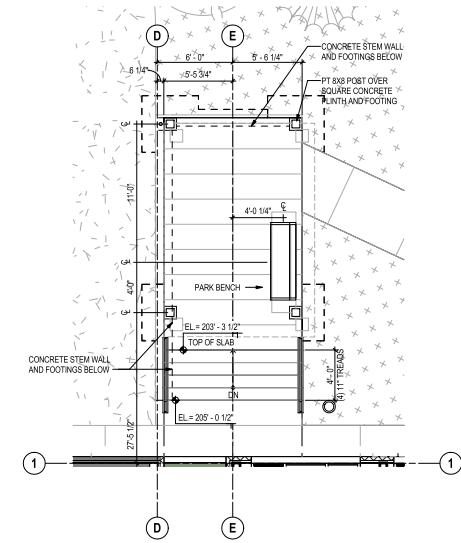
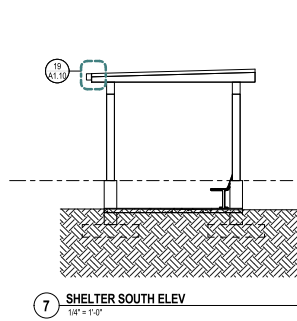
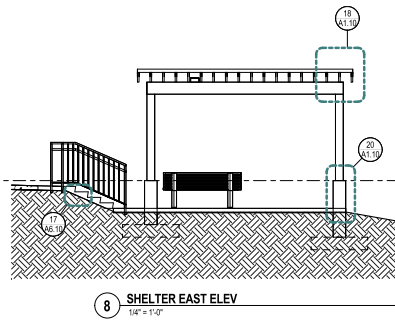
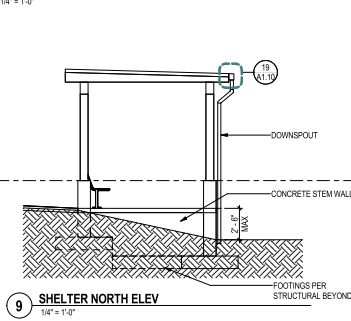
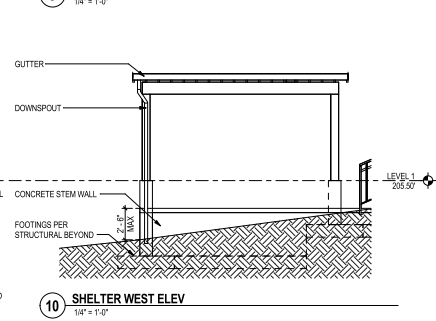
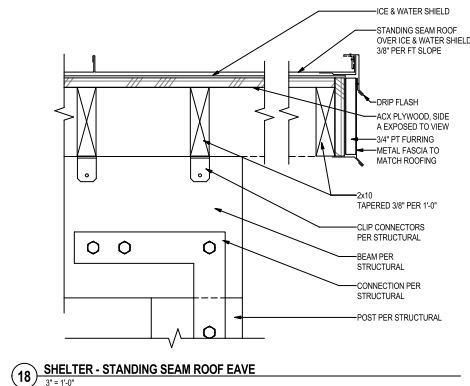
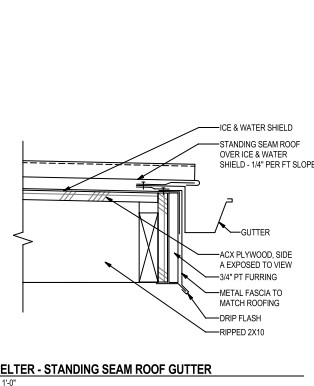
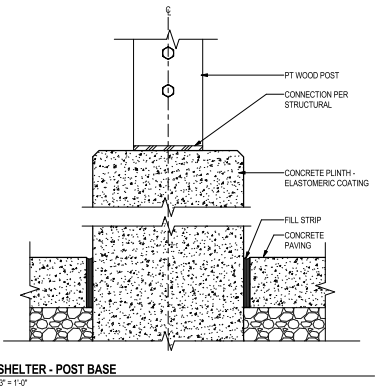
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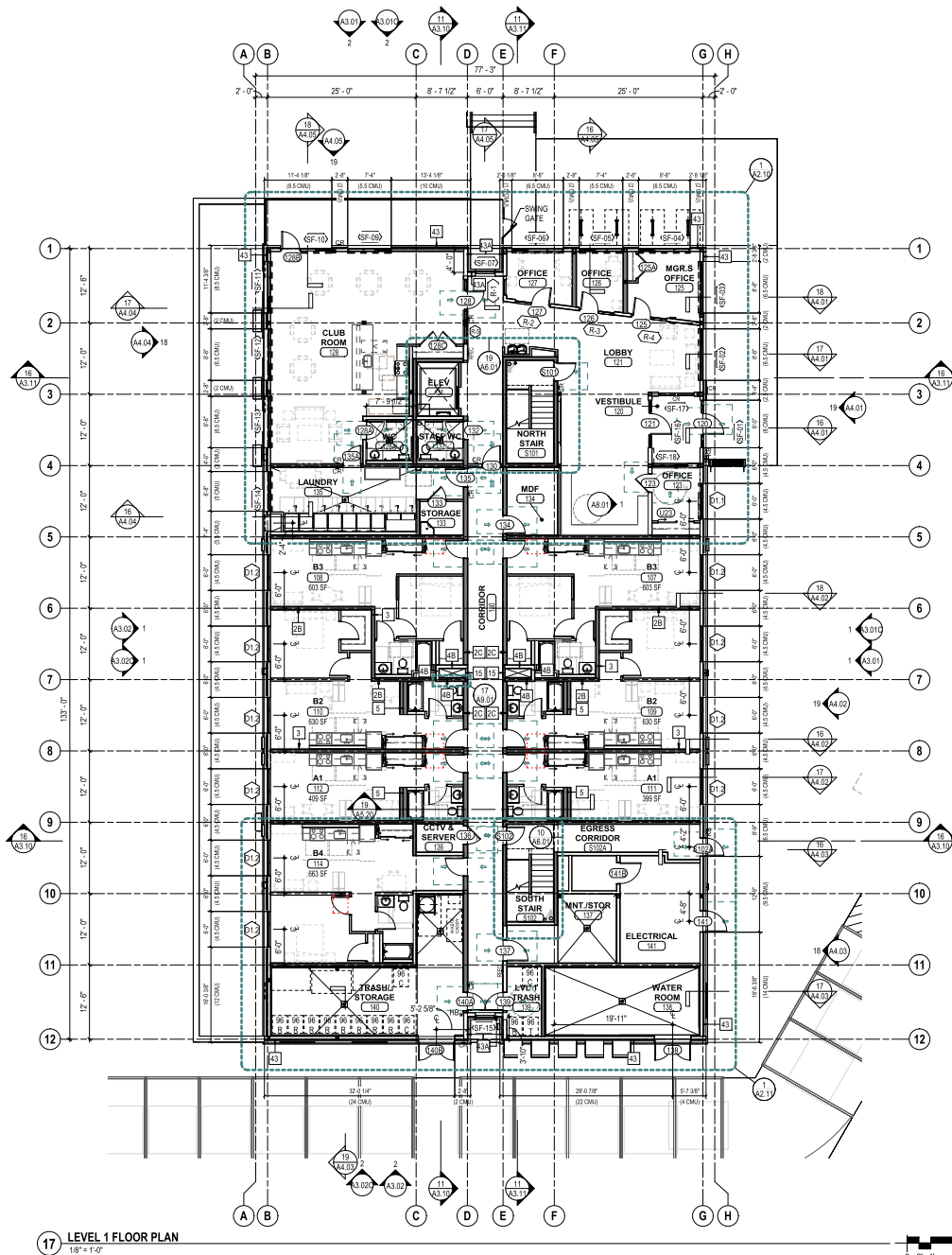
CL BS, JC
DETAILED DR 03/14/25

SOLID WASTE
ENCLOSURE

A1.05

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4 ENLARGED SHELTER PLAN ROOF PLAN
1/4\" = 1'-0"5 ENLARGED SHELTER FLOOR PLAN
1/4\" = 1'-0"7 SHELTER SOUTH ELEV
1/4\" = 1'-0"8 SHELTER EAST ELEV
1/4\" = 1'-0"9 SHELTER NORTH ELEV
1/4\" = 1'-0"10 SHELTER WEST ELEV
1/4\" = 1'-0"18 SHELTER - STANDING SEAM ROOF EAVE
3\" = 1'-0"19 SHELTER - STANDING SEAM ROOF GUTTER
3\" = 1'-0"20 SHELTER - POST BASE
3\" = 1'-0"



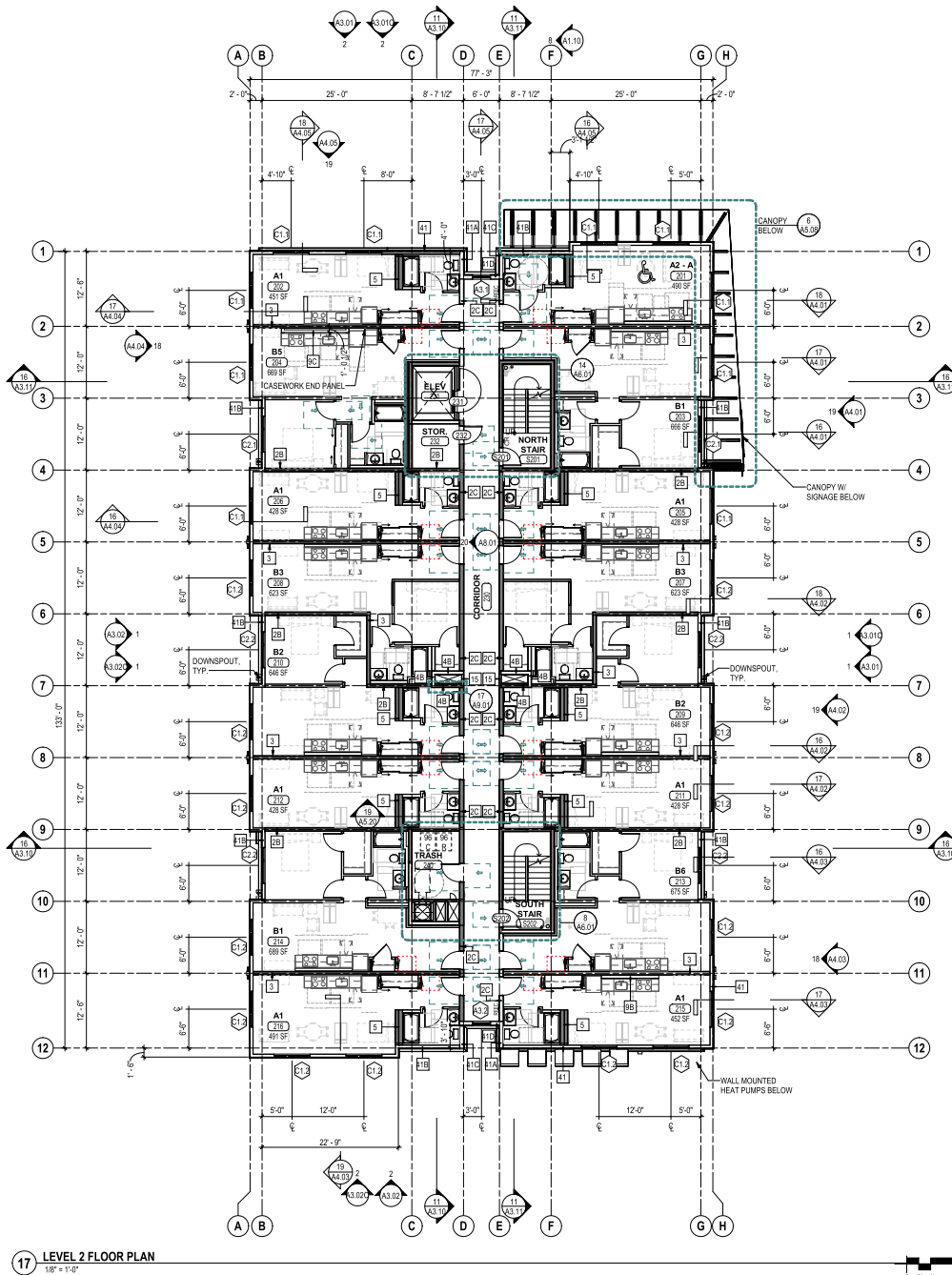
17 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

OVERALL PLAN NOTES

- SEE A10.01 - A10.03 FOR EXTERIOR & INTERIOR ASSEMBLIES. FOLLOWING ARE TYPICAL INTERIOR WALL TYPES, UNO:
- | | |
|--------------------|----|
| EXTERIOR | 41 |
| CORRIDORS | 2 |
| DEMISING | 28 |
| INTERIOR PARTITION | 1 |
| SHAFTS | 48 |
| FLOORING | 9 |
- DIMENSIONS ARE TO GROUNDLINE FACE OF (FO) CONCRETE, FO MASONRY, FO FRAMING AT EXTERIOR WALLS, FO FRAMING AT PARTITIONS, CL OF AIR SPACE IN DOUBLE STUD ASSEMBLIES AND CL OF DOORS & WINDOWS, UNO. GROUNDLINE AT FACE OF STUD AT EXTERIOR, CENTERLINE OF DEMISING WALLS.
 - CONTRACTOR TO VERIFY CLEARANCE REQUIREMENTS FOR APPLIANCES, PLUMBING FIXTURES, ETC. PRIOR TO FRAMING.
 - INSIDE FINISHED DOOR JAMB 4" FROM WALL AT HINGE SIDE, UNO.
 - CLOSET DOORS CENTERED, UNO.
 - PROVIDE BACKING/ BLOCKING FOR GRAB BARS PER G3.11 - G3.13 AND AS SPECIFIED.
 - SEE G3.11 FOR REQUIRED MIN. CODE CLEARANCES.
 - SEE G3.11 - G3.13 FOR REQUIRED MOUNTING HEIGHTS.
 - REFER TO G3.13 FOR VANITY AND BATHROOM ACCESSORY MOUNTING HEIGHTS.
 - REFER TO A2.20 FOR UNIT TYPES. SEE A8.02 FOR UNIT INTERIOR ELEVATIONS.
 - COMMON CLOSETS TO HAVE 50% OF SHELF AND ROD AT 48" AFF, 50% @ 72" AFF.
 - SEE SHEET AT SHEETS FOR SORTING AND LOCATION OF SMOKE AND CO2 DETECTORS.
 - CORNER GUARDS AT ALL OUTSIDE CORNERS IN COMMON AREAS.

OVERALL PLAN LEGEND

- | | |
|-----|---|
| FEC | SEMI-RECESSED METAL FIRE EXTINGUISHER CABINET - SEE DETAIL |
| FEC | SURFACE MOUNTED PLASTIC FIRE EXTINGUISHER CABINET |
| | SHEAR WALL PER STRUCTURAL DWGS |
| | DOUBLE-SIDED SHEAR WALL AT LOWER LEVELS. REFER TO STRUCTURAL DRAWINGS |
| | SINGLE-SIDED SHEAR WALL, ARROW INDICATES LOCATION OF SHEATHING |



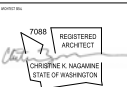
OVERALL PLAN NOTES

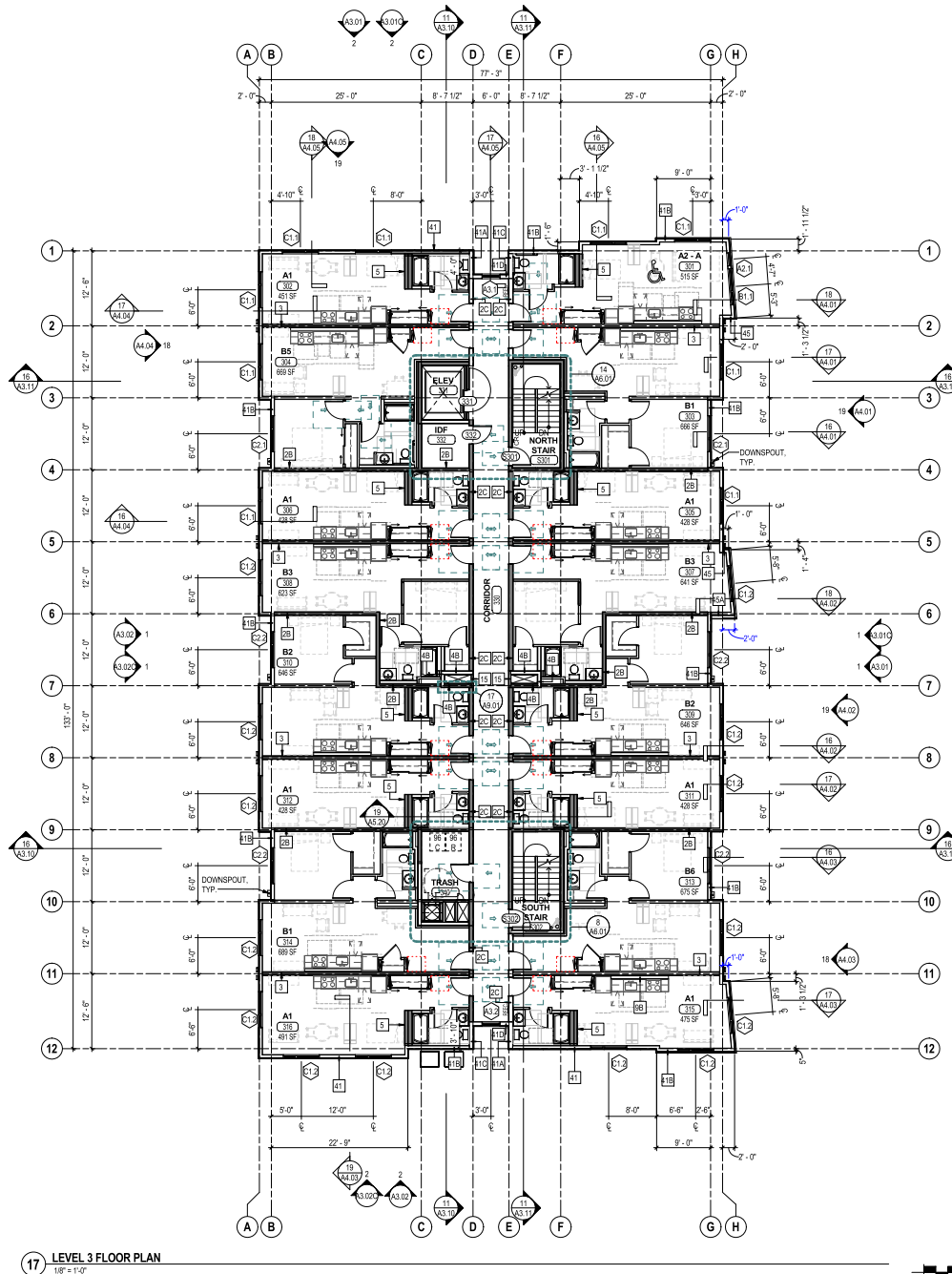
SEE A10.01 - A10.03 FOR EXTERIOR & INTERIOR ASSEMBLIES, FOLLOWING ARE TYPICAL INTERIOR WALL TYPES, UNO:

- | | |
|--------------------|----|
| EXTERIOR | 41 |
| CORRIDORS | 2 |
| DEMISING | 28 |
| INTERIOR PARTITION | 1 |
| SHAFTS | 48 |
| FLOORING | 9 |
- DIMENSIONS ARE TO GRIDLINE, FACE OF (FO) CONCRETE, FO MASONRY, FO FRAMING AT EXTERIOR WALLS, FO FRAMING AT PARTITIONS, CL OF AIR SPACE IN DOUBLE STUD ASSEMBLIES AND CL OF DOORS & WINDOWS, UNO. GRIDLINES AT FACE OF STUD AT EXTERIOR, CENTERLINE OF DEMISING WALLS.
 - CONTRACTOR TO VERIFY CLEARANCE REQUIREMENTS FOR APPLIANCES, PLUMBING FIXTURES, ETC. PRIOR TO FRAMING.
 - INSIDE FINISHED DOOR JAMB 4" FROM WALL AT HINGE SIDE, UNO.
 - CLOSET DOORS CENTERED, UNO.
 - PROVIDE BACKING/ BLOCKING FOR GRAB BARS PER G3.11 - G3.13 AND AS SPECIFIED.
 - SEE G3.11 FOR REQUIRED MIN. CODE CLEARANCES.
 - SEE G3.11 - G3.13 FOR REQUIRED MOUNTING HEIGHTS.
 - REFER TO G3.13 FOR VANITY AND BATHROOM ACCESSORY MOUNTING HEIGHTS.
 - REFER TO A2.20 FOR UNIT TYPES, SEE A8.02 FOR UNIT INTERIOR ELEVATIONS.
 - COMMON CLOSETS TO HAVE 50% OF SHELF AND ROD AT 48" AFF, 50% @ 72" AFF.
 - SEE SHEET AT SHEETS FOR SORTING AND LOCATION OF SMOKE AND CO2 DETECTORS.
 - CORNER GUARDS AT ALL OUTSIDE CORNERS IN COMMON AREAS.

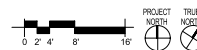
OVERALL PLAN LEGEND

- | | |
|-----|---|
| FEC | SEMI-RECESSED METAL FIRE EXTINGUISHER CABINET - SEE DETAIL |
| FEC | SURFACE MOUNTED PLASTIC FIRE EXTINGUISHER CABINET |
| | SHEAR WALL PER STRUCTURAL DWGS |
| | DOUBLE-SIDED SHEAR WALL AT LOWER LEVELS, REFER TO STRUCTURAL DRAWINGS |
| | SINGLE-SIDED SHEAR WALL, ARROW INDICATES LOCATION OF SHEATHING |





17 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"

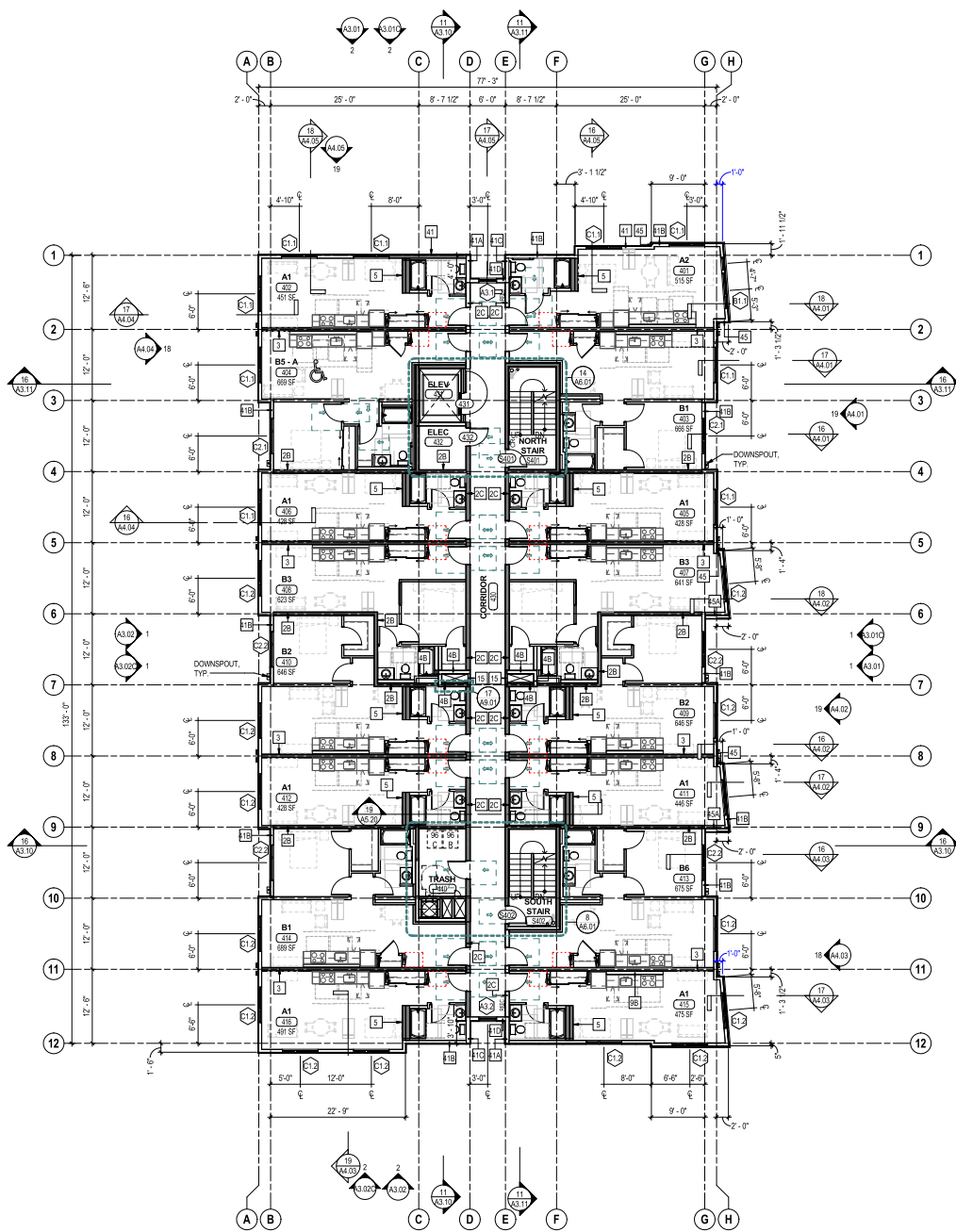


OVERALL PLAN NOTES

- SEE A10.01 - A10.03 FOR EXTERIOR & INTERIOR ASSEMBLIES, FOLLOWING ARE TYPICAL INTERIOR WALL TYPES, UNO:
- | | |
|--------------------|----|
| EXTERIOR | 41 |
| CORRIDORS | 2 |
| DEMISING | 2B |
| INTERIOR PARTITION | 1 |
| SHAFTS | 4B |
| FURRING | 9 |
- DIMENSIONS ARE TO GRIDLINE, FACE OF (FC) CONCRETE, (FO) MASONRY, (FO) FRAMING AT EXTERIOR WALLS, (FO) FRAMING AT PARTITIONS, (FO) AIR SPACE IN DOUBLE STUD ASSEMBLIES AND (FO) OF DOORS & WINDOWS, UNO, (FO) GROUNDES AT FACE OF STUD AT EXTERIOR, CENTERLINE OF DEMISING WALLS.
 - CONTRACTOR TO VERIFY CLEARANCE REQUIREMENTS FOR APPLIANCES, PLUMBING FIXTURES, ETC. PRIOR TO FRAMING.
 - INSIDE FINISHED DOOR JAMB 4" FROM WALL AT HINGE SIDE, UNO.
 - CLOSET DOORS CENTERED, UNO.
 - PROVIDE BACKING / BLOCKING FOR GRAB BARS PER GL.11 - GL.13 AND AS SPECIFIED.
 - SEE GL.11 FOR REQUIRED MIN. CODE CLEARANCES.
 - SEE GL.11 - GL.13 FOR REQUIRED MOUNTING HEIGHTS.
 - REFER TO GL.13 FOR VANITY AND BATHROOM ACCESSORY MOUNTING HEIGHTS.
 - REFER TO A2.20 FOR UNIT TYPES. SEE A8.02 FOR UNIT INTERIOR ELEVATIONS.
 - COMMON CLOSETS TO HAVE 50% OF SHELF AND ROD AT 48" AFF, 50% @ 72" AFF.
 - SEE SHEET A7 SHEETS FOR SORTING AND LOCATION OF SMOKE AND CO2 DETECTORS.
 - CORNER GUARDS AT ALL OUTSIDE CORNERS IN COMMON AREAS.

OVERALL PLAN LEGEND

- | | |
|--|---|
| | SEMI-RECESSED METAL FIRE EXTINGUISHER CABINET - SEE DETAIL |
| | SURFACE MOUNTED PLASTIC FIRE EXTINGUISHER CABINET |
| | SHEAR WALL PER STRUCTURAL DWGS |
| | DOUBLE-SIDED SHEAR WALL AT LOWER LEVELS, REFER TO STRUCTURAL DRAWINGS |
| | SINGLE-SIDED SHEAR WALL, ARROW INDICATES LOCATION OF SHEATHING |



17 LEVEL 4 FLOOR PLAN
1/8" = 1'-0"



OVERALL PLAN NOTES

- SEE A10.01 - A10.03 FOR EXTERIOR & INTERIOR ASSEMBLIES, FOLLOWING ARE TYPICAL INTERIOR WALL TYPES, UNO:
- | | |
|--------------------|----|
| EXTERIOR | 41 |
| CORRIDORS | 2 |
| DEMISING | 2B |
| INTERIOR PARTITION | 1 |
| SHAFTS | 4B |
| FURRING | 9 |
- DIMENSIONS ARE TO GRIDLINE, FACE OF (FC) CONCRETE, (FO) MASONRY, (FO) FRAMING AT EXTERIOR WALLS, (FO) FRAMING AT PARTITIONS, (FO) AIR SPACE IN DOUBLE STUD ASSEMBLIES AND (FO) OF DOORS & WINDOWS, UNO, (FO) GROUNDLINE AT FACE OF STUD AT EXTERIOR, CENTERLINE OF DEMISING WALLS.
 - CONTRACTOR TO VERIFY CLEARANCE REQUIREMENTS FOR APPLIANCES, PLUMBING FIXTURES, ETC. PRIOR TO FRAMING.
 - INSIDE FINISHED DOOR JAMB 4" FROM WALL AT HINGE SIDE, UNO.
 - CLOSET DOORS CENTERED, UNO.
 - PROVIDE BACKING / BLOCKING FOR GRAB BARS PER GL 11 - GL 13 AND AS SPECIFIED.
 - SEE GL 11 FOR REQUIRED MIN. CODE CLEARANCES.
 - SEE GL 11 - GL 13 FOR REQUIRED MOUNTING HEIGHTS.
 - REFER TO GL 13 FOR VANITY AND BATHROOM ACCESSORY MOUNTING HEIGHTS.
 - REFER TO A2.20 FOR UNIT TYPES. SEE A8.02 FOR UNIT INTERIOR ELEVATIONS.
 - COMMON CLOSETS TO HAVE 50% OF SHELF AND ROD AT 48" AFF, 50% @ 72" AFF.
 - SEE SHEET A7 SHEETS FOR SMOKE AND CO2 DETECTORS.
 - CORNER GUARDS AT ALL OUTSIDE CORNERS IN COMMON AREAS.

OVERALL PLAN LEGEND

- | | |
|-----|---|
| FEC | SEMI-RECESSED METAL FIRE EXTINGUISHER CABINET - SEE DETAIL |
| FEC | SURFACE MOUNTED PLASTIC FIRE EXTINGUISHER CABINET |
| | SHEAR WALL PER STRUCTURAL DWGS |
| | DOUBLE-SIDED SHEAR WALL AT LOWER LEVELS, REFER TO STRUCTURAL DRAWINGS |
| | SINGLE-SIDED SHEAR WALL, ARROW INDICATES LOCATION OF SHEATHING |



FRANZ ANDERSON-PH1

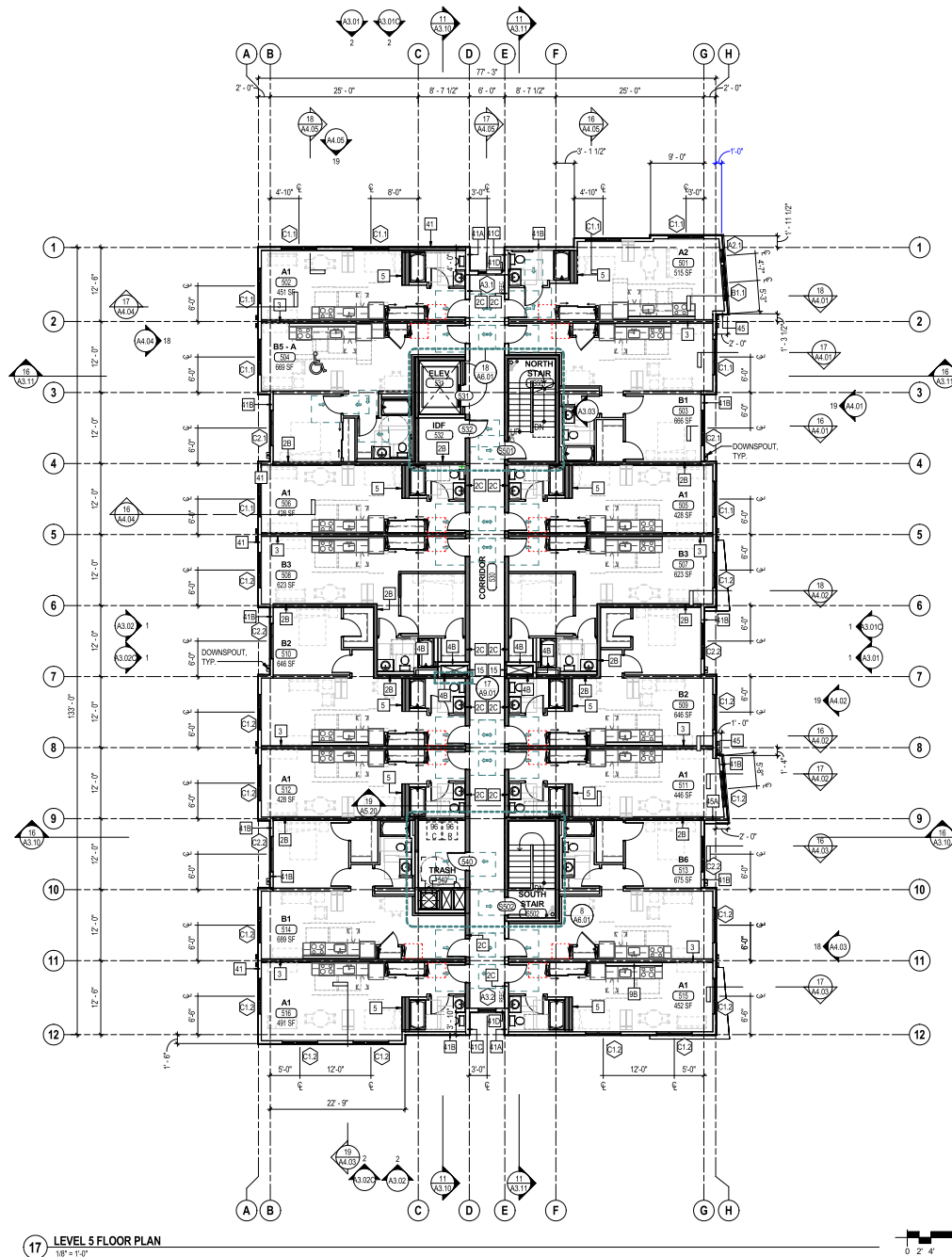
527 FRANZ ANDERSON RD SE
OLMPIA, WA 98501
LH - LOW INCOME HOUSING INSTITUTE

FOR PERMIT
THIS DOCUMENT HAS BEEN PREPARED FOR PERMIT APPLICATION AND IS SUBJECT TO REVIEW AND MODIFICATION BY GOVERNMENTAL AGENCIES

PROJECT NO.	23102
DATE PREPARED BY	
DATE	
PROJECT	
CL	BS, JC
DETAILED DR	03/14/25

FLOOR PLAN - LEVEL 4

A2.04



OVERALL PLAN NOTES

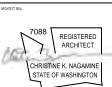
SEE A10.01 - A10.03 FOR EXTERIOR & INTERIOR ASSEMBLIES, FOLLOWING ARE TYPICAL INTERIOR WALL TYPES, UNO:

EXTERIOR	41
CORRIDORS	2
DEMISING	2B
INTERIOR PARTITION	1
SHAFTS	4B
FURRING	9

- DIMENSIONS ARE TO GRIDLINE, FACE OF (FC) CONCRETE, FO MASONRY, FO FRAMING AT EXTERIOR WALLS, FO FRAMING AT PARTITIONS, CL OF AIR SPACE IN DOUBLE STUD ASSEMBLIES AND CL OF DOORS & WINDOWS, UNO, GRIDLINES AT FACE OF STUD AT EXTERIOR, CENTERLINE OF DEMISING WALLS.
- CONTRACTOR TO VERIFY CLEARANCE REQUIREMENTS FOR APPLIANCES, PLUMBING FIXTURES, ETC. PRIOR TO FRAMING.
- INSIDE FINISHED DOOR JAMB 4" FROM WALL AT HINGE SIDE, UNO.
- CLOSET DOORS CENTERED, UNO.
- PROVIDE BACKING / BLOCKING FOR GRAB BARS PER G3.11 - G3.13 AND AS SPECIFIED.
- SEE G3.11 FOR REQUIRED MIN. CODE CLEARANCES.
- SEE G3.11 - G3.13 FOR REQUIRED MOUNTING HEIGHTS.
- REFER TO G3.13 FOR VANITY AND BATHROOM ACCESSORY MOUNTING HEIGHTS.
- REFER TO A2.20 FOR UNIT TYPES. SEE A8.02 FOR UNIT INTERIOR ELEVATIONS.
- COMMON CLOSETS TO HAVE 50% OF SHELF AND ROD AT 48" AFF, 50% @ 72" AFF.
- SEE SHEET A7 SHEETS FOR SIGHTING AND LOCATION OF SMOKE AND CO2 DETECTORS.
- CORNER GUARDS AT ALL OUTSIDE CORNERS IN COMMON AREAS.

OVERALL PLAN LEGEND

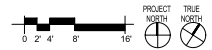
FEC	SEMI-RECESSED METAL FIRE EXTINGUISHER CABINET - SEE DETAIL
FEC	SURFACE MOUNTED PLASTIC FIRE EXTINGUISHER CABINET
	SHEAR WALL PER STRUCTURAL DWGS
	DOUBLE-SIDED SHEAR WALL AT LOWER LEVELS, REFER TO STRUCTURAL DRAWINGS
	SINGLE-SIDED SHEAR WALL, ARROW INDICATES LOCATION OF SHEATHING



FOR PERMIT
THIS DOCUMENT HAS BEEN PREPARED FOR PERMIT APPLICATION AND IS SUBJECT TO REVIEW AND MODIFICATION BY GOVERNMENTAL AGENCIES

PROJECT NO.	23102
DATE PREPARED BY	
DATE	
PROJECT	CL
DESIGNED BY	BS, JC
DATE	03/14/25

FLOOR PLAN -
LEVEL 5



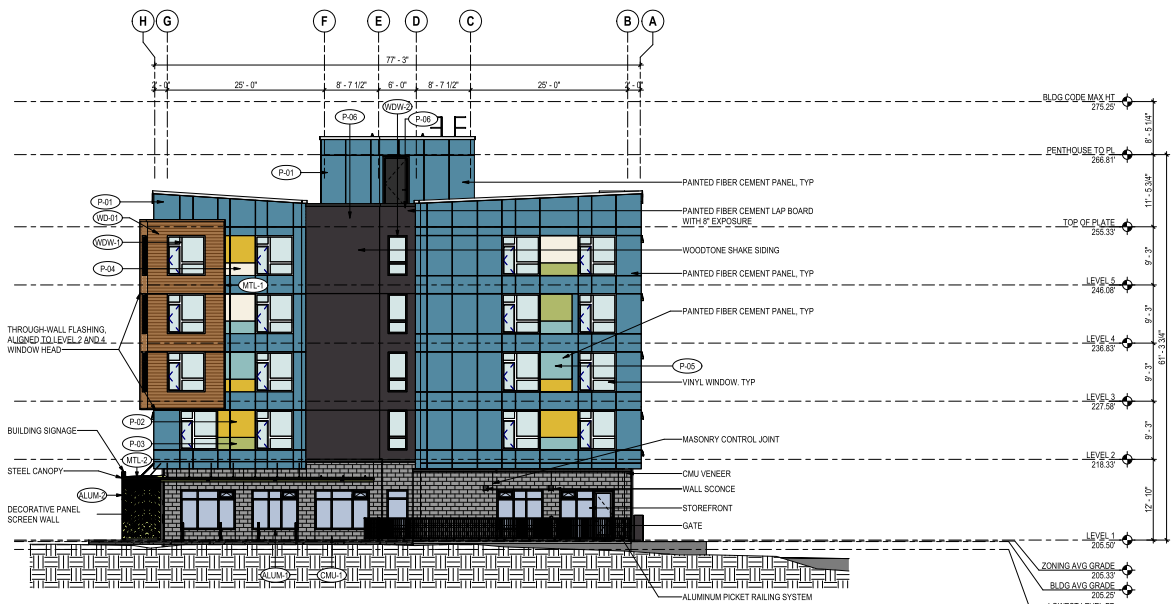
18 PENTHOUSE ROOF PLAN
1/8" = 1'-0"



ORIGINAL SHEET SIZE 30" x 42"



1 EAST BUILDING ELEVATION COLOR
1/8" = 1'-0"

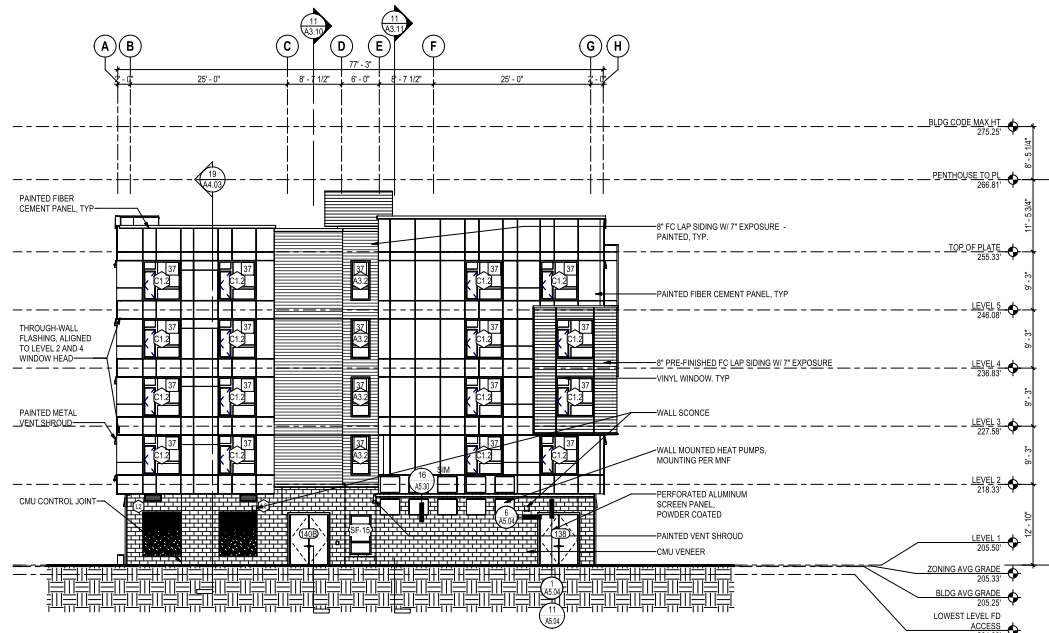


2 NORTH BUILDING ELEVATION COLOR
1/8" = 1'-0"

MATERIALS SCHEDULE - EXTERIOR	
WT	MATERIAL DESCRIPTION
ALUM-1	ALUMINUM - POWDER COATED - BLACK
ALUM-2	BOX MODERN ALUMINUM PANEL - PATTERN A38 - POWDER COATED - GREEN P-03
ALUM-3	BOX MODERN ALUMINUM PANEL - PATTERN A38 - POWDER COATED - GRAY
CMU-1	CMU VENEER BLEND WITH ANTI-GRAFFITI COATING - BLENDED GRAYS
CMU-2	BOX16 CMU BLOCK BLEND WITH ANTI-GRAFFITI COATING - BLENDED GRAYS
MTL-1	PREFINISHED METAL PANEL - CEDAR BROWN
MTL-2	STEEL PLATE - POWDER COATED - GREEN MATCH P-03
P-01	FC PANEL SIDING - PAINT - MEDIUM BLUE
P-02	FC PANEL SIDING - PAINT - YELLOW
P-03	FC PANEL SIDING - PAINT - GREEN
P-04	FC PANEL SIDING - PAINT - WHITE
P-05	FC PANEL SIDING - PAINT - LIGHT BLUE
P-06	FC LAP SIDING - PAINT - DARK BROWN
WD-01	FC LAP SIDING - WOOD LINE CEDAR BROWN
WDW-1	VINYL WINDOW - WHITE
WDW-2	VINYL WINDOW - BLACK



1 WEST BUILDING ELEVATION
1/8" = 1'-0"



2 SOUTH BUILDING ELEVATION
1/8" = 1'-0"

GENERAL ELEVATION NOTES:

- SEE G2.02 SHEETS FOR LANDUSE CODE SECTIONS SHOWING BUILDING HEIGHTS AS WELL AS AVERAGE GRADE CALCULATIONS ON SHEET G2.02.
- SEE SHEET A3.00 EXTERIOR MATERIAL MATRIX FOR ADDITIONAL PRODUCT INFORMATION & NOTES.
- SEE SHEET A10.10 OVERALL ACUSTIC DIAGRAMS FOR REQUIRED STC RATINGS IN LIVING AREAS AND BEDROOMS (SLEEPING AREAS).
- PROVIDE WINDOWS AND GLAZING AS REQUIRED.
- REFER TO A10.01 - A10.03 FOR WALL TYPES AND ASSEMBLIES.
- REFER TO SHEETS A10.10 FOR WINDOW, LOUVER AND STOREFRONT SCHEDULES.
- FIELD PAINT MECH. VENT SHROUDS, LOUVERS, DOORS FRAMES, COPING, LADDERS TO MATCH ADJACENT FINISH TYP. U.O.N.
- PAINT DOWNSPOUTS TO MATCH ADJACENT FINISH TYP. U.O.N.
- REFER TO ELEVATIONS SECTIONS W-A4.00 SERIES OF SHEETS FOR ADDITIONAL WALL DETAIL REFERENCES.
- APPLY ANTI-GRAFFITI SEALANT AT CMU, TYP.

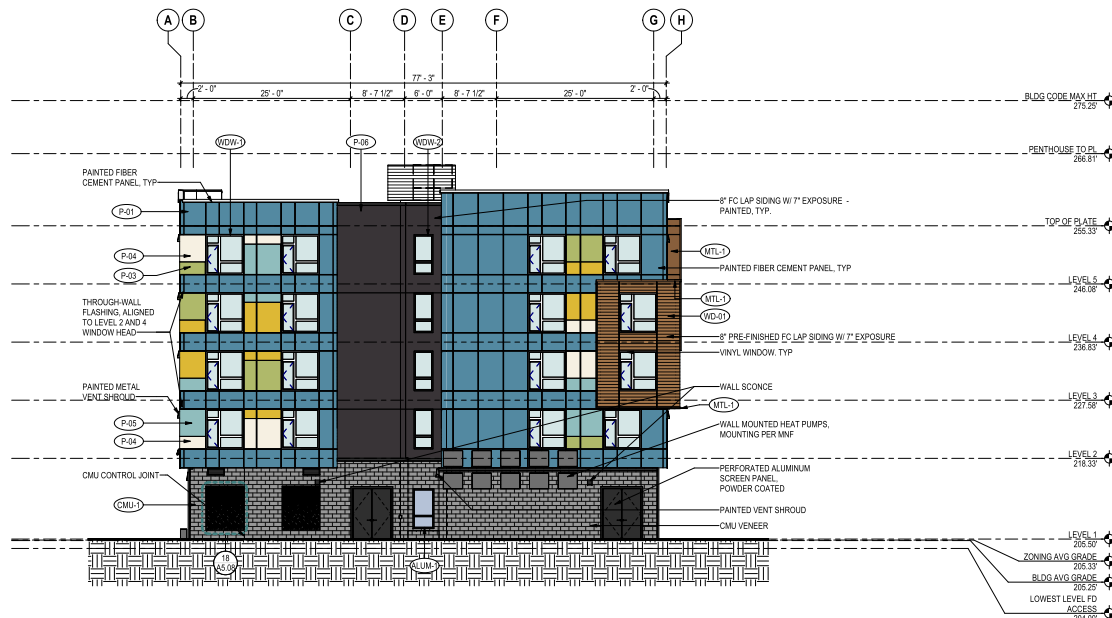
ELEVATION LEGEND:

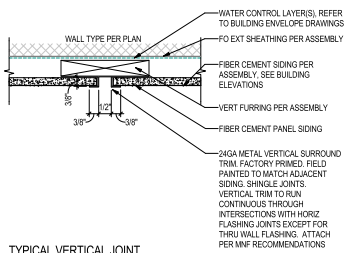
- SHADING INDICATES WINDOW AC PORT INSERT
- WINDOW STC RATINGS



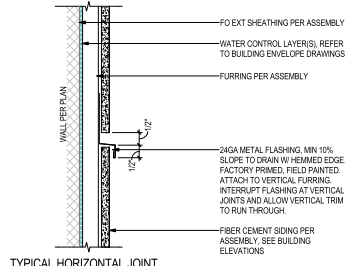
WT	MATERIAL DESCRIPTION
ALUM-1	ALUMINUM - POWDER COATED - BLACK
ALUM-2	BOX MODERN ALUMINUM PANEL - PATTERN A38 - POWDER COATED - GREEN P-03
CMU-1	CMU VENEER BLEND WITH ANTI-GRAFFITI COATING - BLENDED GRAYS
CMU-2	8X8X16 CMU BLOCK BLEND WITH ANTI-GRAFFITI COATING - BLENDED GRAYS
MTL-1	PREFINISHED METAL PANEL - CEDAR BROWN
MTL-2	STEEL PLATE - POWDER COATED - GREEN MATCH P-03
P-01	FC PANEL SIDING - PAINT - MEDIUM BLUE
P-02	FC PANEL SIDING - PAINT - YELLOW
P-03	FC PANEL SIDING - PAINT - GREEN
P-04	FC PANEL SIDING - PAINT - WHITE
P-05	FC PANEL SIDING - PAINT - LIGHT BLUE
P-06	FC LAP SIDING - PAINT - DARK BROWN
WD-01	FC LAP SIDING - WOOD LIKE CEDAR BROWN
WDW-1	VINYL WINDOW - WHITE
WDW-2	VINYL WINDOW - BLACK

2 SOUTH BUILDING ELEVATION COLOR
1/8" = 1'-0"

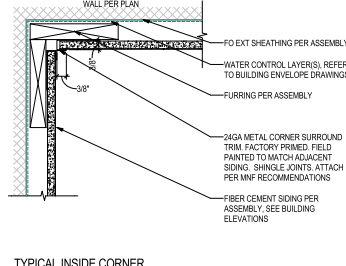




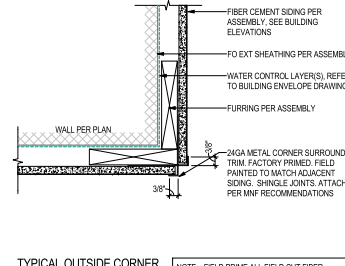
TYPICAL VERTICAL JOINT
SEE 1/2 BE



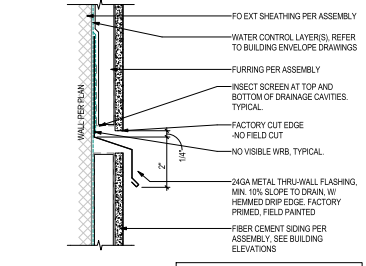
TYPICAL HORIZONTAL JOINT
SEE 12/2 BE200



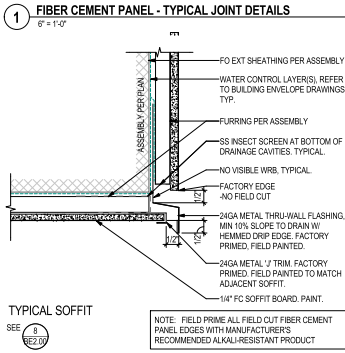
TYPICAL INSIDE CORNER
SEE 3/2 BE200



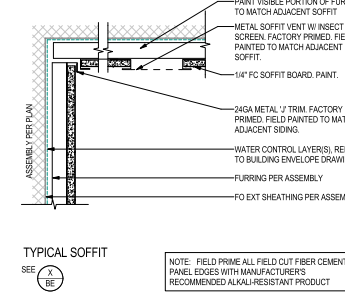
TYPICAL OUTSIDE CORNER
NOTE: FIELD PRIME ALL FIELD CUT FIBER CEMENT PANEL EDGES WITH MANUFACTURER'S RECOMMENDED ALKALI-RESISTANT PRODUCT
SEE 4/2 BE200



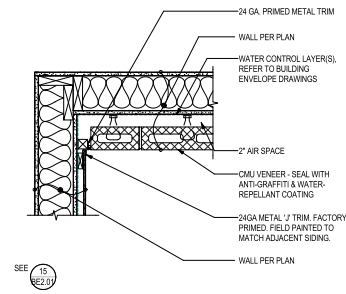
TYP HOR THRU WALL JOINT @ FCP
NOTE: FIELD PRIME ALL FIELD CUT FIBER CEMENT PANEL EDGES WITH MANUFACTURER'S RECOMMENDED ALKALI-RESISTANT PRODUCT
SEE 16/2 BE200



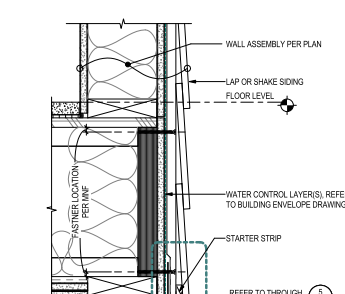
TYPICAL SOFFIT
NOTE: FIELD PRIME ALL FIELD CUT FIBER CEMENT PANEL EDGES WITH MANUFACTURER'S RECOMMENDED ALKALI-RESISTANT PRODUCT
SEE 8/2 BE200



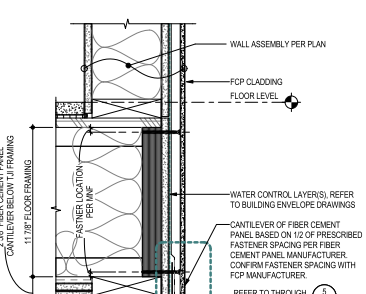
TYPICAL SOFFIT
NOTE: FIELD PRIME ALL FIELD CUT FIBER CEMENT PANEL EDGES WITH MANUFACTURER'S RECOMMENDED ALKALI-RESISTANT PRODUCT
SEE 10/2 BE200



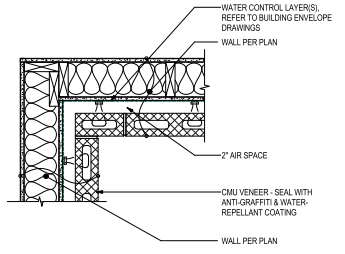
TYPICAL CMU - FCP INSIDE CORNER
NOTE: FIELD PRIME ALL FIELD CUT FIBER CEMENT PANEL EDGES WITH MANUFACTURER'S RECOMMENDED ALKALI-RESISTANT PRODUCT
SEE 16/2 BE200



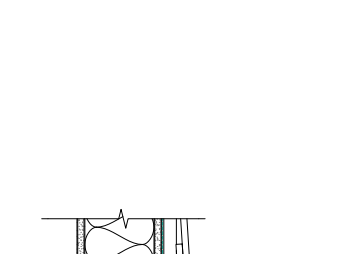
TYPICAL THRU WALL FLASHING @ WOODTONE SHAKE SIDING
NOTE: VERIFY MANUFACTURER'S ALLOWABLE FASTENER TYPE, SPACING, & LOCATION. VERIFY FURRING PER ASSEMBLY
SEE 10/2 BE200



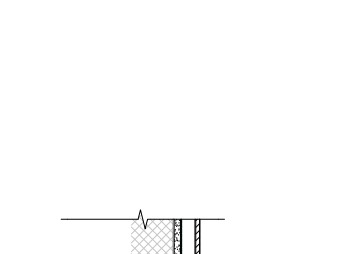
TYPICAL THRU WALL FLASHING @ FCP
NOTE: VERIFY MANUFACTURER'S ALLOWABLE FASTENER TYPE, SPACING, & LOCATION. VERIFY FURRING PER ASSEMBLY
SEE 16/2 BE200



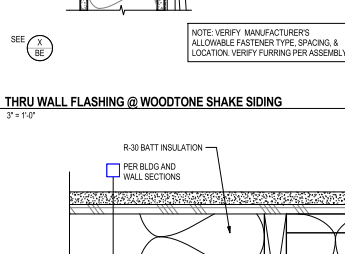
TYPICAL CMU - CMU INSIDE CORNER
SEE 2/2 BE200



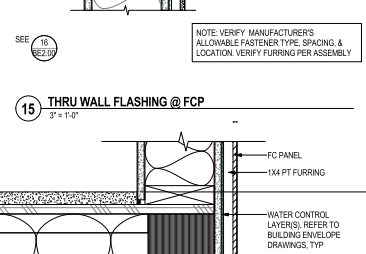
TYPICAL TOP OF CMU WALL AT LAP / SHAKE SIDING
SEE 9/2 BE200



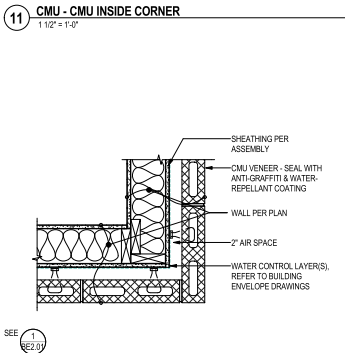
TYPICAL TOP OF CMU WALL AT FCP
SEE 16/2 BE200



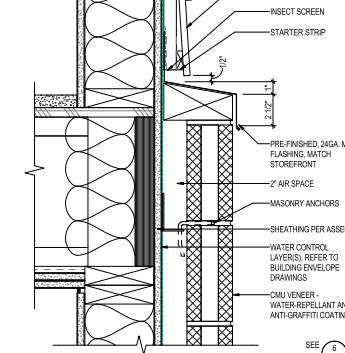
TYPICAL TOP OF CMU WALL AT FCP SOFFIT
SEE 16/2 BE200



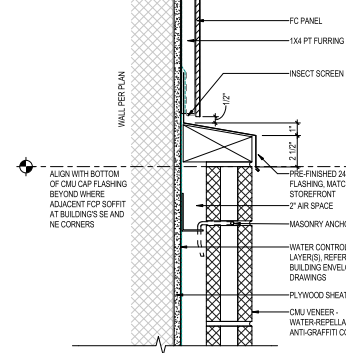
TYPICAL TOP OF CMU WALL AT FCP SOFFIT
SEE 16/2 BE200



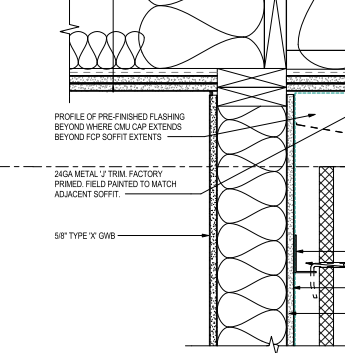
TYPICAL CMU - CMU OUTSIDE CORNER
SEE 1/2 BE200



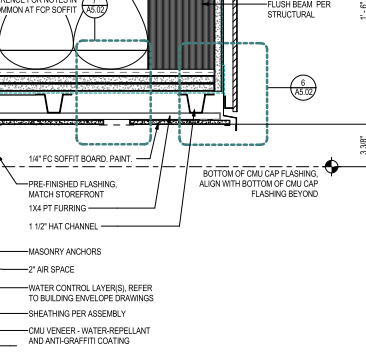
TYPICAL TOP OF CMU WALL AT LAP / SHAKE SIDING
SEE 9/2 BE200



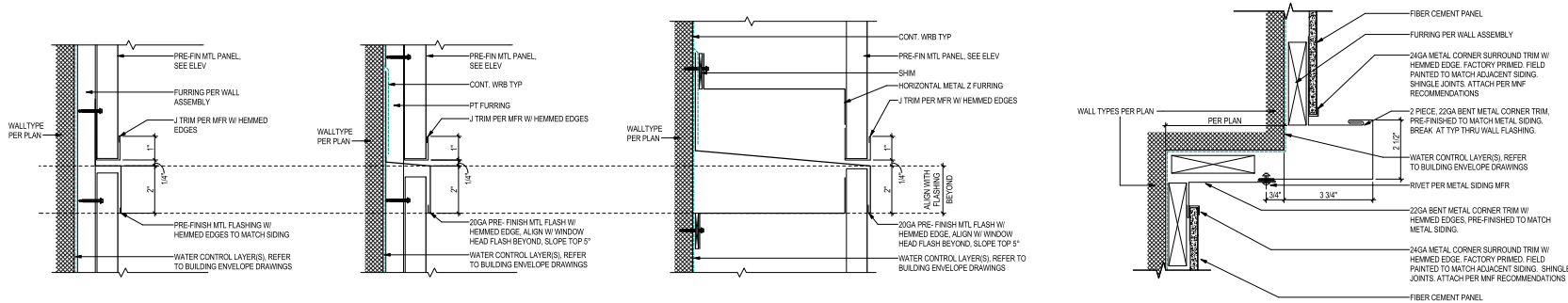
TYPICAL TOP OF CMU WALL AT FCP
SEE 16/2 BE200



TYPICAL TOP OF CMU WALL AT FCP SOFFIT
SEE 16/2 BE200



TYPICAL TOP OF CMU WALL AT FCP SOFFIT
SEE 16/2 BE200

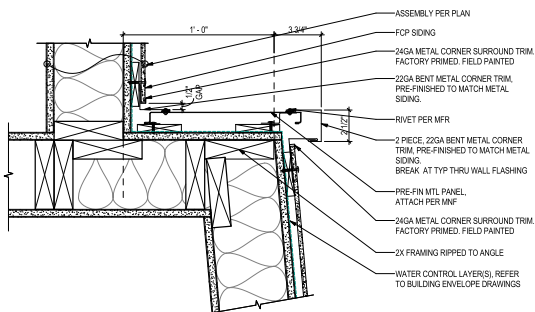


1 TYP HORIZ JOINT @ VERTICAL METAL PANEL
6" = 1'-0"

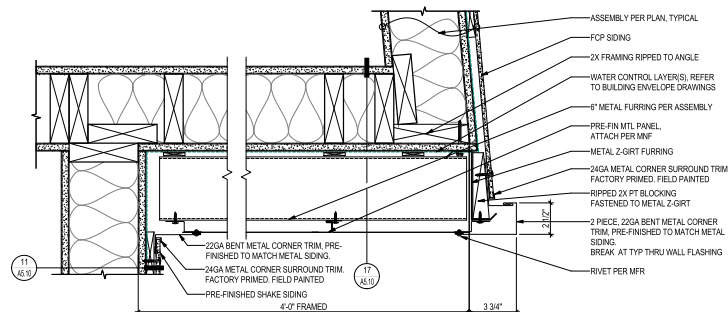
2 TYP HORIZ THRU WALL @ VERTICAL METAL PANEL 01
6" = 1'-0"

3 TYP HORIZ THRU WALL @ VERTICAL METAL PANEL 02
6" = 1'-0"

4 TYP OUTSIDE CORNER @ VERTICAL METAL PANEL & FCP (PLAN)
6" = 1'-0"

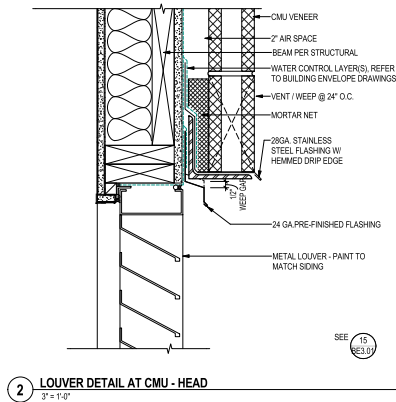


6 CORNER PLAN DETAIL - METAL PANEL TO FCP
3" = 1'-0"

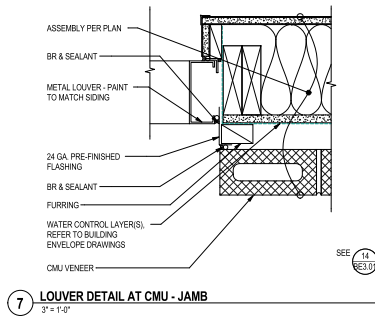


8 CORNER PLAN DETAIL - METAL PANEL ON GIRT TO SHAKE SIDING
3" = 1'-0"

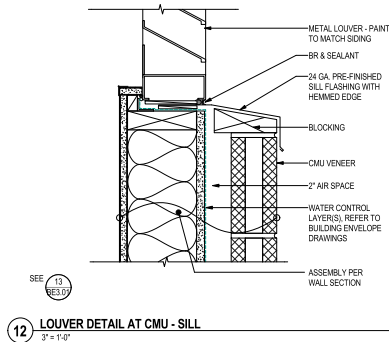
5 VINYL WINDOW - SILL AT FCP SIDING ON WD
3" = 1'-0"



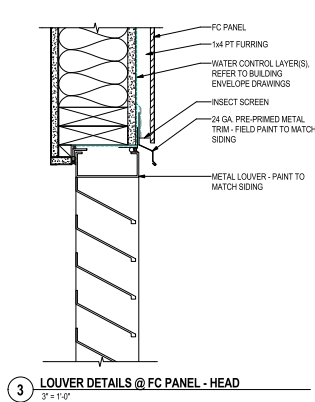
2 LOUVER DETAIL AT CMU - HEAD
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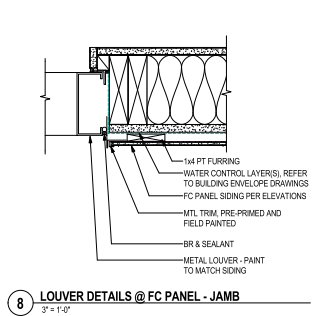
7 LOUVER DETAIL AT CMU - JAMB
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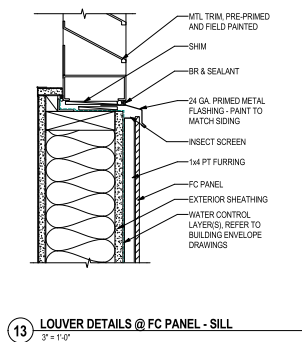
12 LOUVER DETAIL AT CMU - SILL
3\"/>



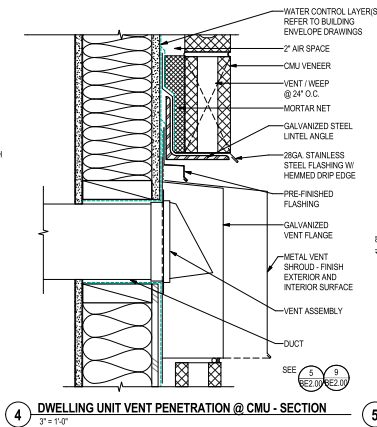
3 LOUVER DETAILS @ FC PANEL - HEAD
3\"/>



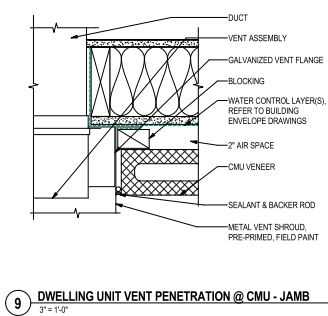
8 LOUVER DETAILS @ FC PANEL - JAMB
3\"/>



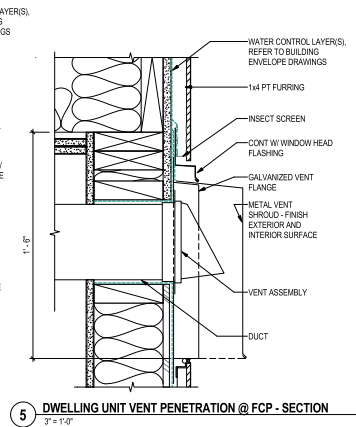
13 LOUVER DETAILS @ FC PANEL - SILL
3\"/>



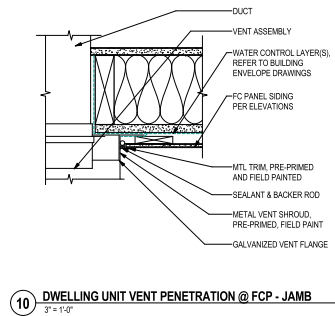
4 DWELLING UNIT VENT PENETRATION @ CMU - SECTION
3\"/>



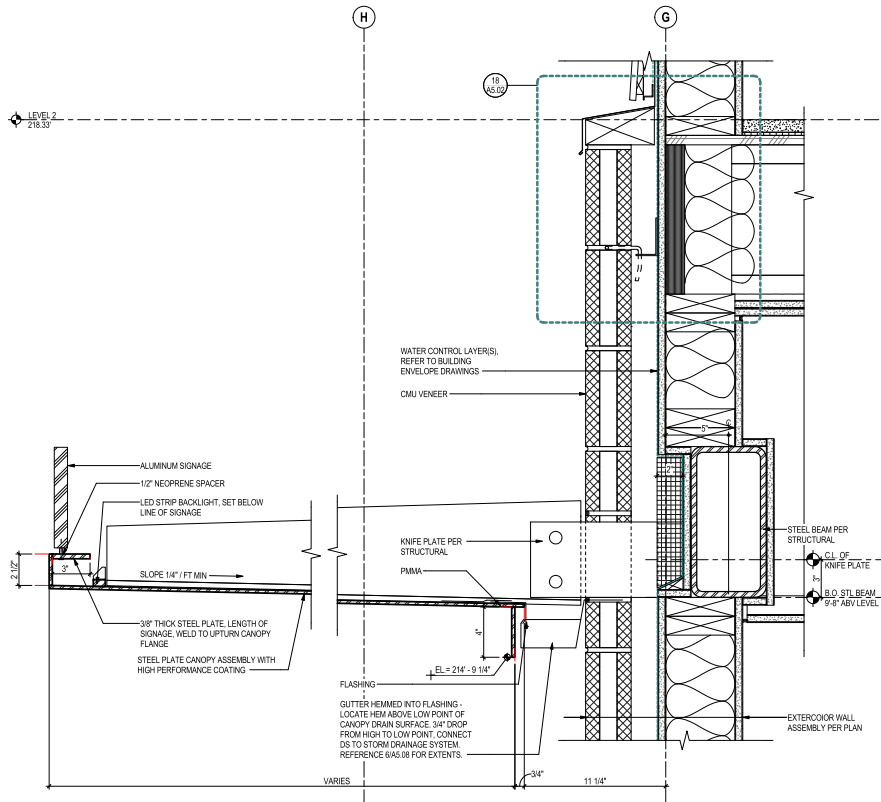
9 DWELLING UNIT VENT PENETRATION @ CMU - JAMB
3\"/>



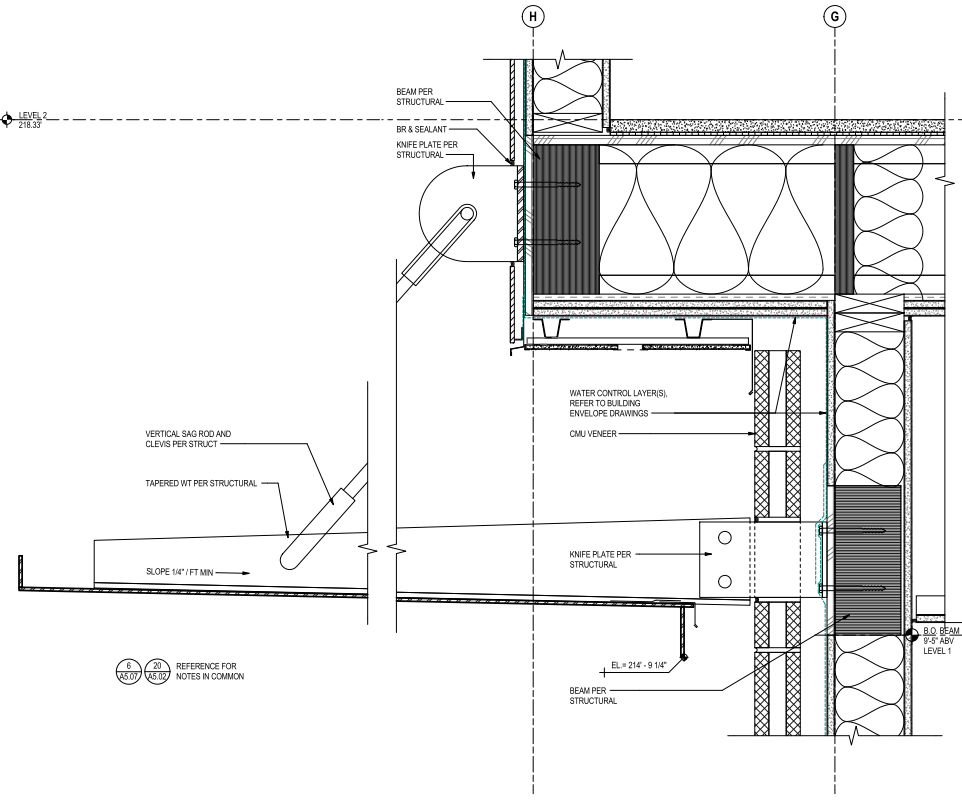
5 DWELLING UNIT VENT PENETRATION @ FCP - SECTION
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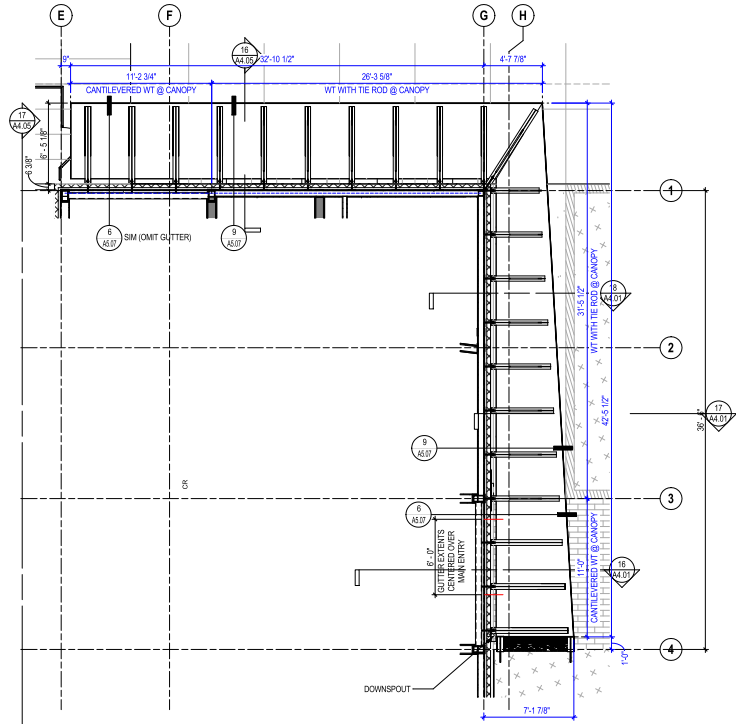
10 DWELLING UNIT VENT PENETRATION @ FCP - JAMB
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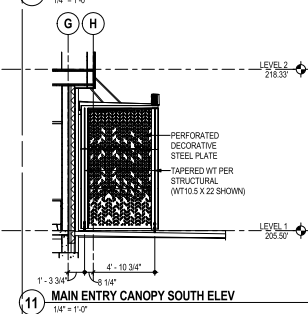
6 MAIN ENTRY CANOPY - CANTILEVERED CONDITION
3" = 1'-0"



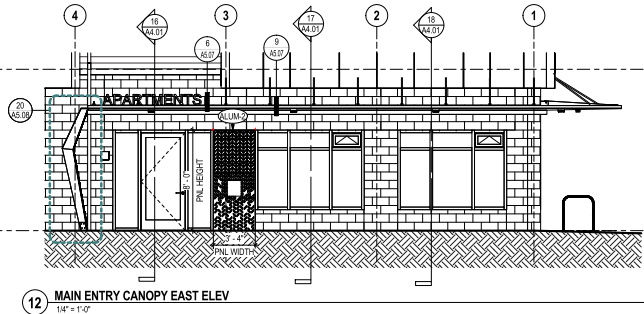
9 MAIN ENTRY CANOPY - TIE ROD CONDITION
3" = 1'-0"



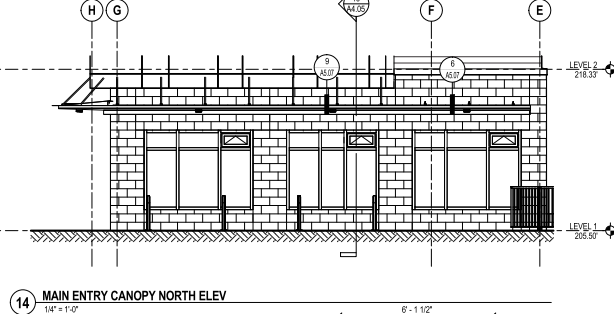
6 ENLARGED MAIN ENTRY CANOPY PLAN
1/4\" = 1'-0"



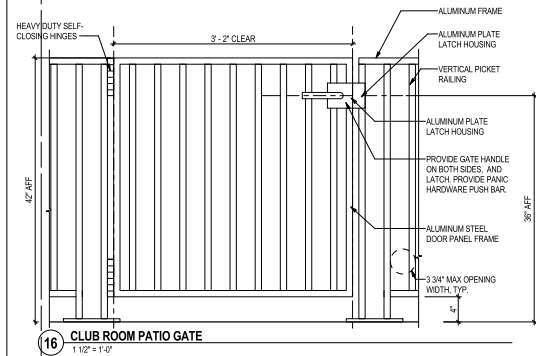
11 MAIN ENTRY CANOPY SOUTH ELEV
1/4\" = 1'-0"



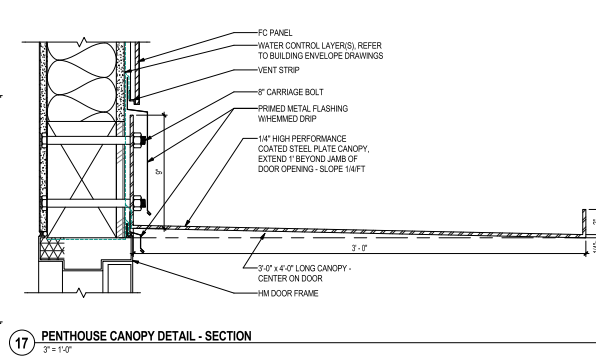
12 MAIN ENTRY CANOPY EAST ELEV
1/4\" = 1'-0"



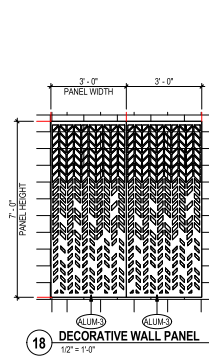
14 MAIN ENTRY CANOPY NORTH ELEV
1/4\" = 1'-0"



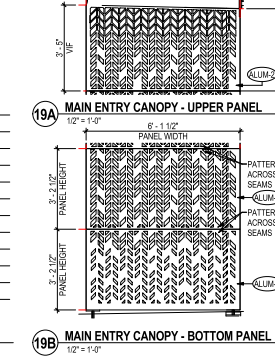
16 CLUB ROOM PATIO GATE
1 1/2\" = 1'-0"



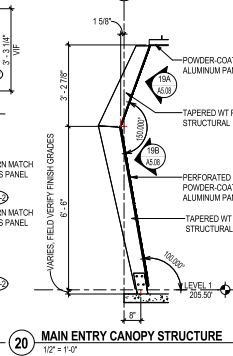
17 PENTHOUSE CANOPY DETAIL - SECTION
3\" = 1'-0"



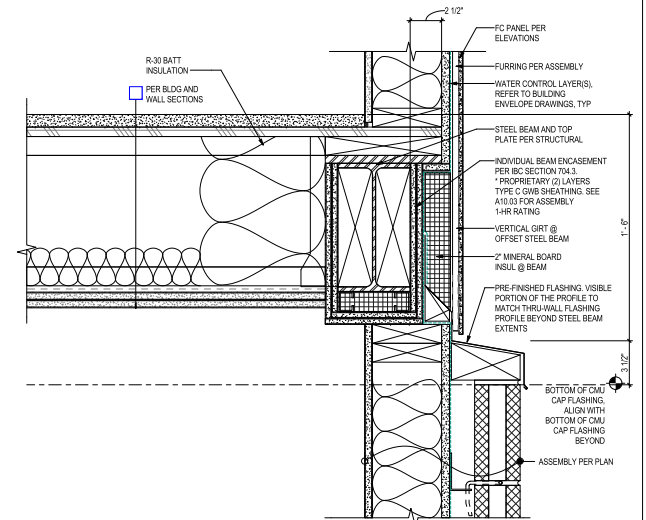
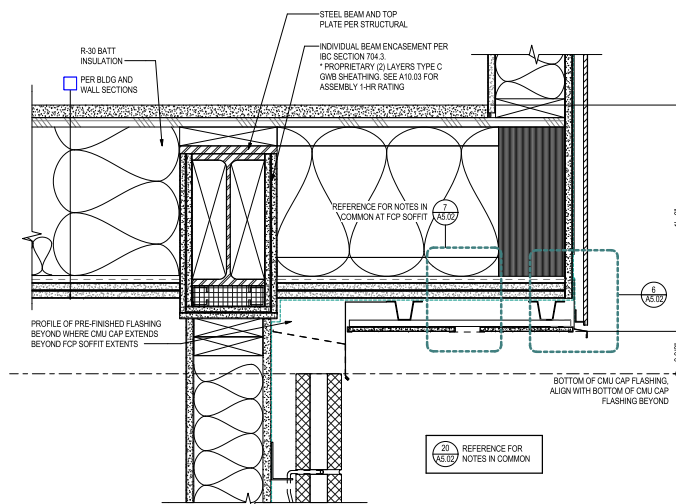
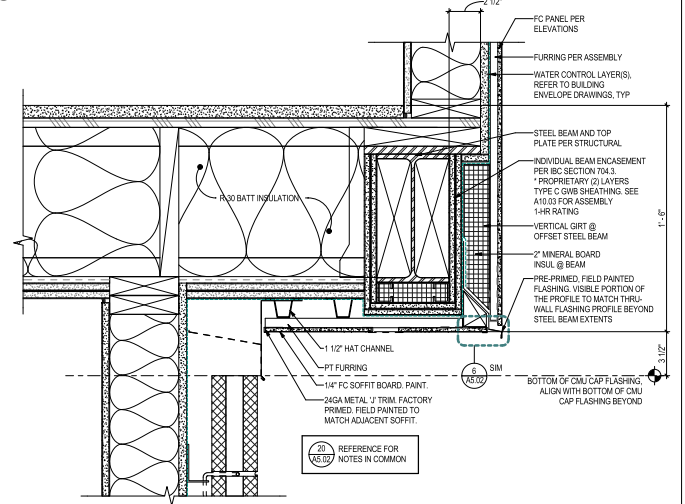
18 DECORATIVE WALL PANEL
1/2\" = 1'-0"

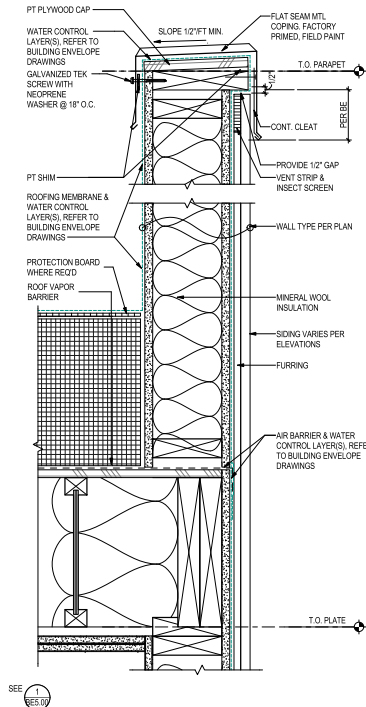


19A MAIN ENTRY CANOPY - UPPER PANEL
1/2\" = 1'-0"



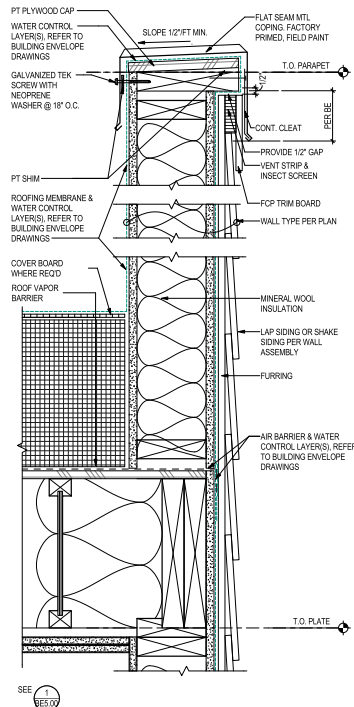
19B MAIN ENTRY CANOPY - BOTTOM PANEL
1/2\" = 1'-0"

10 STEEL BEAM AT CLADDING TRANSITION
3" = 1'-0"17 STEEL BEAM AT INSET WALL WITH FCP SOFFIT
3" = 1'-0"20 STEEL BEAM AT CANTILEVERED WALL WITH FCP SOFFIT
3" = 1'-0"



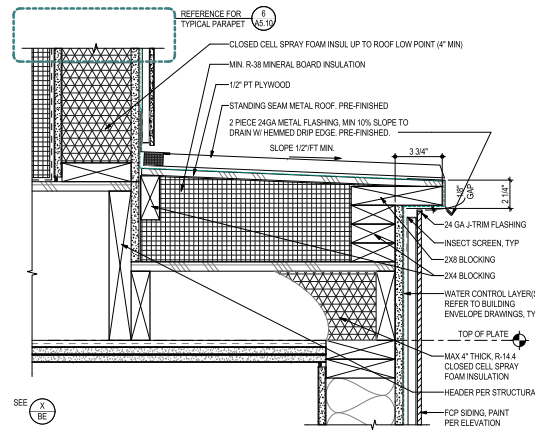
6 TYPICAL PARAPET AT FCP / METAL PANEL

3' x 1'-0"



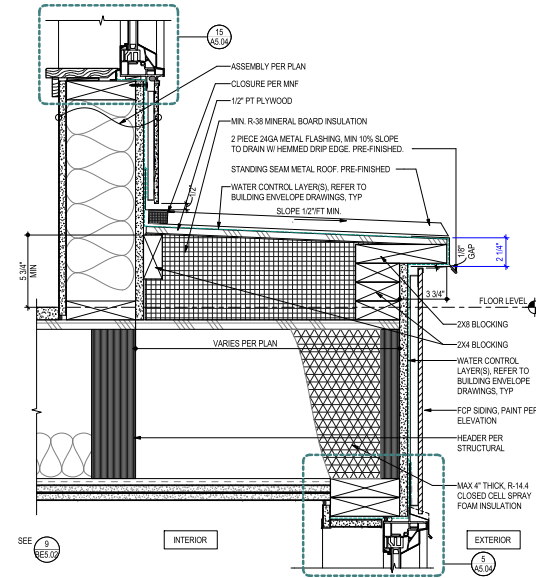
7 TYPICAL PARAPET AT LAP / SHAKE SIDING

3' x 1'-0"



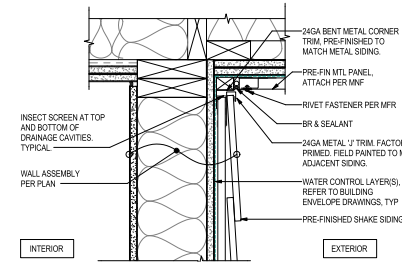
8 CANTILEVERED BAY - ROOF CONDITION @ PLATE

3' x 1'-0"



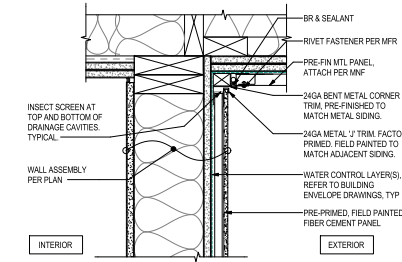
10 CANTILEVERED BAY - ROOF CONDITION @ FLOOR

3' x 1'-0"



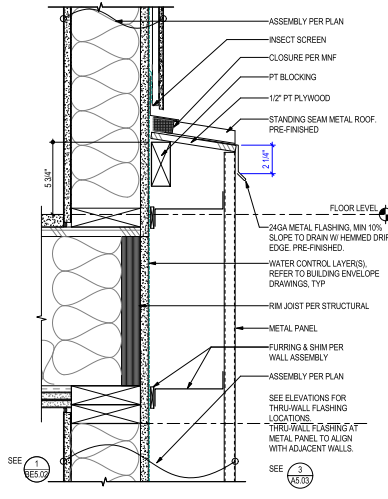
11 SOFFIT - METAL PANEL TO SHAKE SIDING

3' x 1'-0"



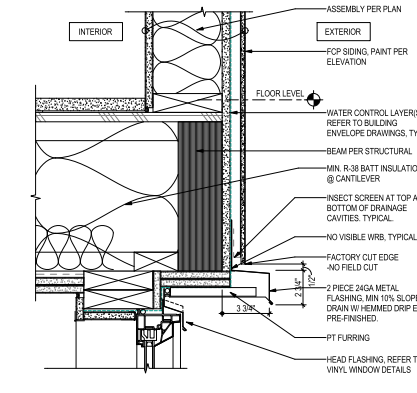
16 SOFFIT - METAL PANEL TO FIBER CEMENT PANEL

3' x 1'-0"



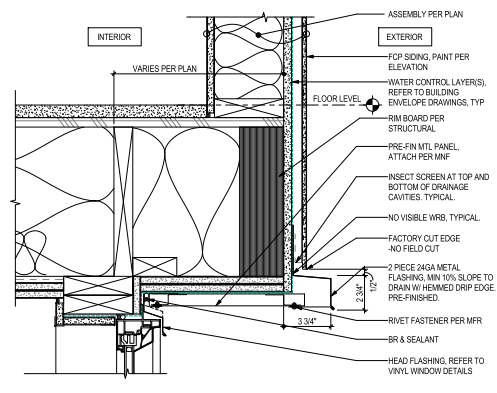
17 CANTILEVERED BAY - TRANSITION DETAIL

3' x 1'-0"



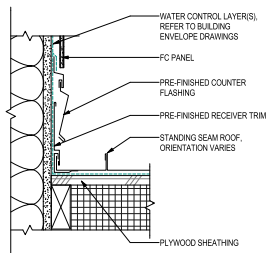
18 SOFFIT - METAL FLASHING

3' x 1'-0"

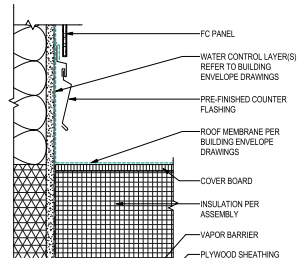


20 SOFFIT - METAL PANEL

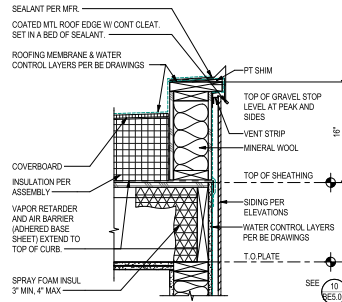
3' x 1'-0"

SEE 9
SECTION

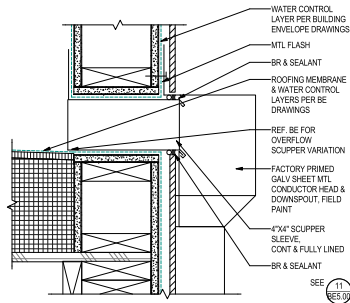
1 STANDING SEAM ROOF TERMINATION TO FC WALL
3' = 1'-0"

SEE 9
SECTION

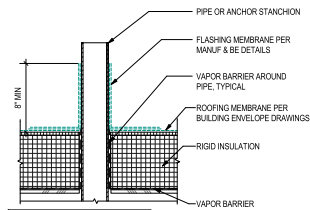
2 ROOF MEMBRANE TO FC WALL
3' = 1'-0"

SEE 10
SECTION

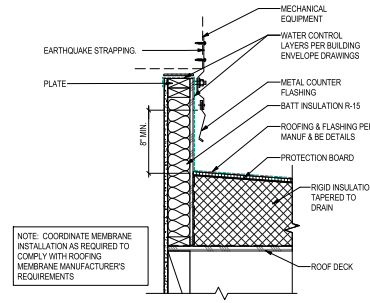
3 GRAVEL STOP ROOF
1 1/2' = 1'-0"

SEE 11
SECTION

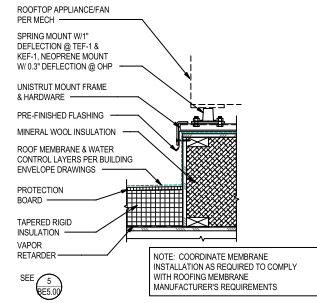
6 ROOF SCUPPER DETAIL
3' = 1'-0"

SEE 4
SECTION

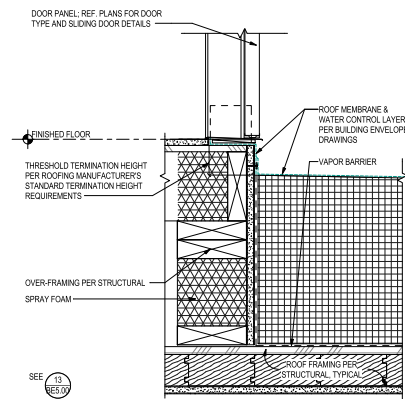
7 ANCHOR / PIPE PENETRATION - SBS
1 1/2' = 1'-0"

NOTE: COORDINATE MEMBRANE
INSTALLATION AS REQUIRED TO
COMPLY WITH ROOFING
MEMBRANE MANUFACTURERS
REQUIREMENTS

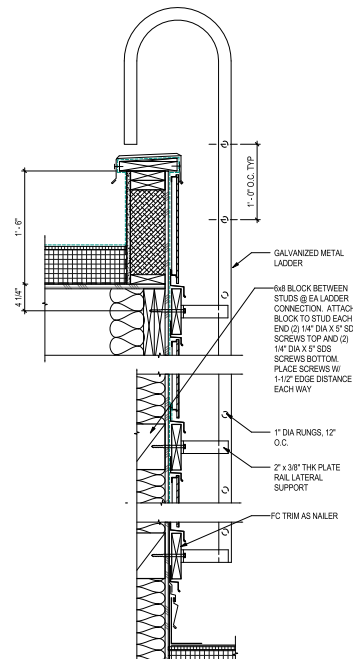
9 ROOF EQUIPMENT CURB
1 1/2' = 1'-0"

SEE 5
SECTIONNOTE: COORDINATE MEMBRANE
INSTALLATION AS REQUIRED TO
COMPLY WITH ROOFING MEMBRANE
MANUFACTURERS REQUIREMENTS

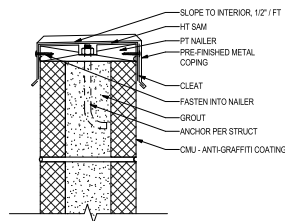
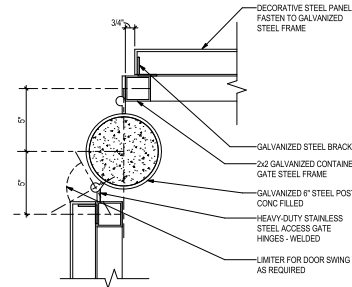
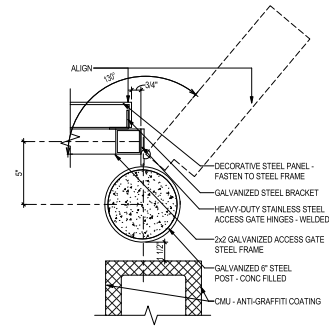
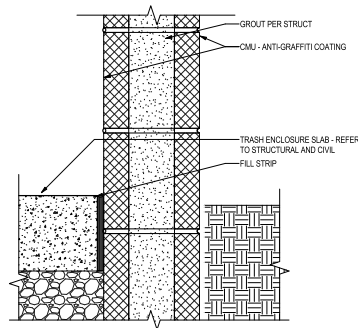
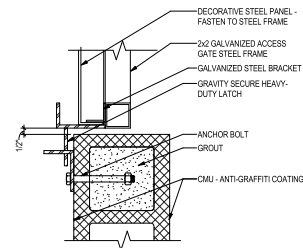
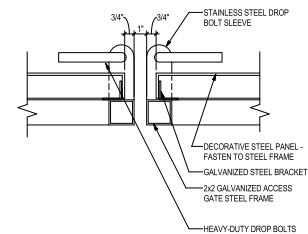
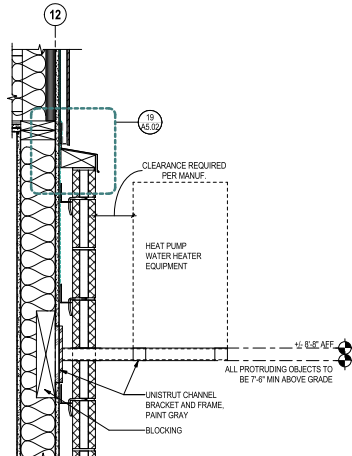
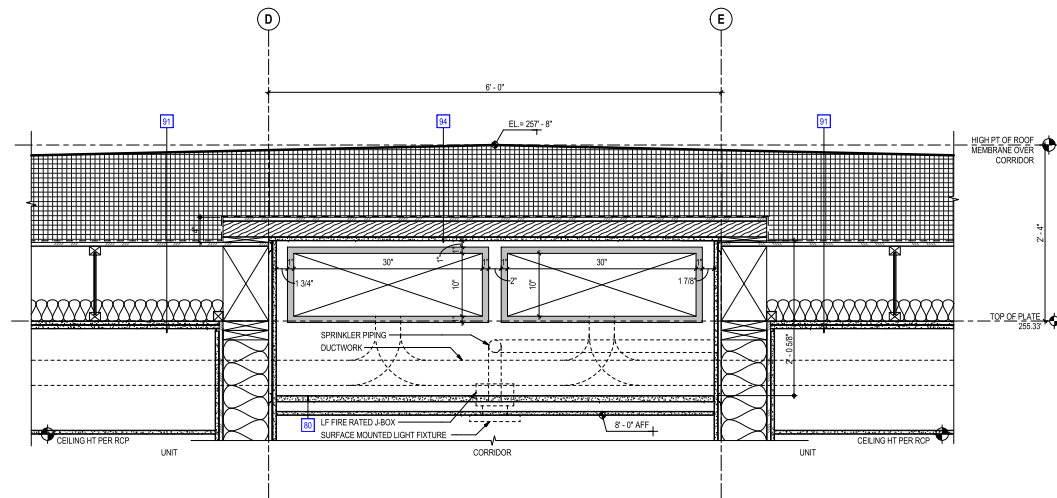
10 ROOF APPLIANCE SUPPORT PLATFORM
1 1/2' = 1'-0"

SEE 3
SECTION

19 DOOR THRESHOLD AT ROOF
3' = 1'-0"



20 ACCESS LADDER & LATERAL SUPPORT
1 1/2' = 1'-0"

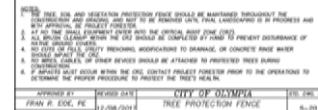

3 CMU CAP FLASHING
 3' x 1'-0"

4 WASTE ENCLOSURE - ACCESS GATE HINGE
 3' x 1'-0"

5 WASTE ENCLOSURE - GATE HINGE
 3' x 1'-0"

8 CMU SILL @ WASTE ENCLOSURE
 3' x 1'-0"

9 WASTE ENCLOSURE - ACCESS GATE LATCH
 3' x 1'-0"

10 WASTE ENCLOSURE - GATE LATCH
 3' x 1'-0"

16 WALL MOUNTED EQUIPMENT
 1'-0" x 1'-0"

18 ROOF CONDITION AT CORRIDOR
 1'-0" x 1'-0"



NOTE: A BLUE SPRUCE (TREE 33 IN THE SOIL AND VEGETATION PLAN) WAS REMOVED BY VANDALS AND THUS NOTED AS 'TO BE REMOVED' ON THE PLAN, BUT IS NOT INCLUDED IN THE TREES TO BE REMOVED QUANTITY.

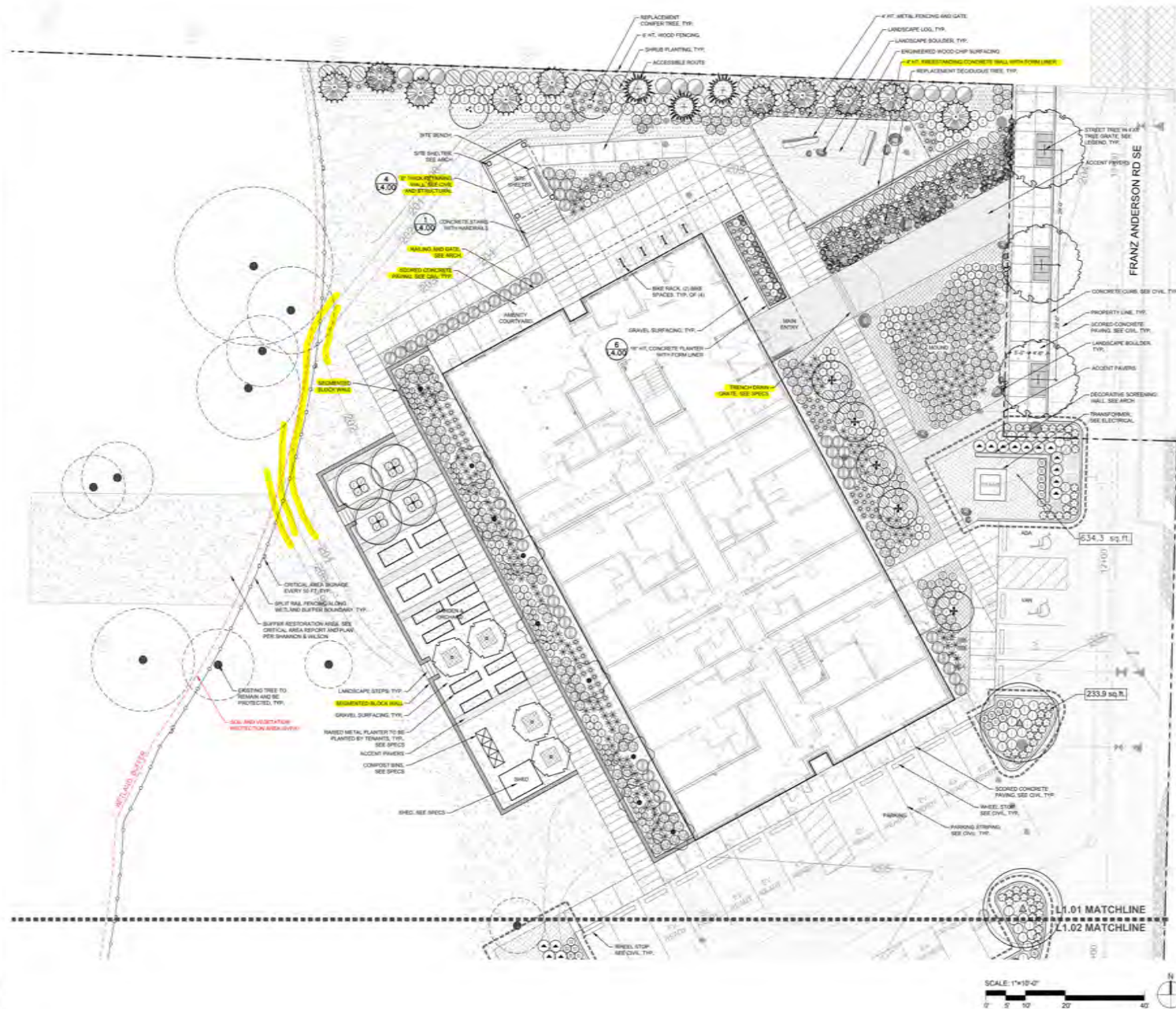
THE FOLLOWING SUMMARY INDICATED THE TREE DENSITY REQUIRED FOR THIS PROJECT. REFER TO LEVEL V SOIL AND VEGETATION PLAN, PREPARED BY SOUND URBAN FORESTRY FOR ADDITIONAL INFORMATION.

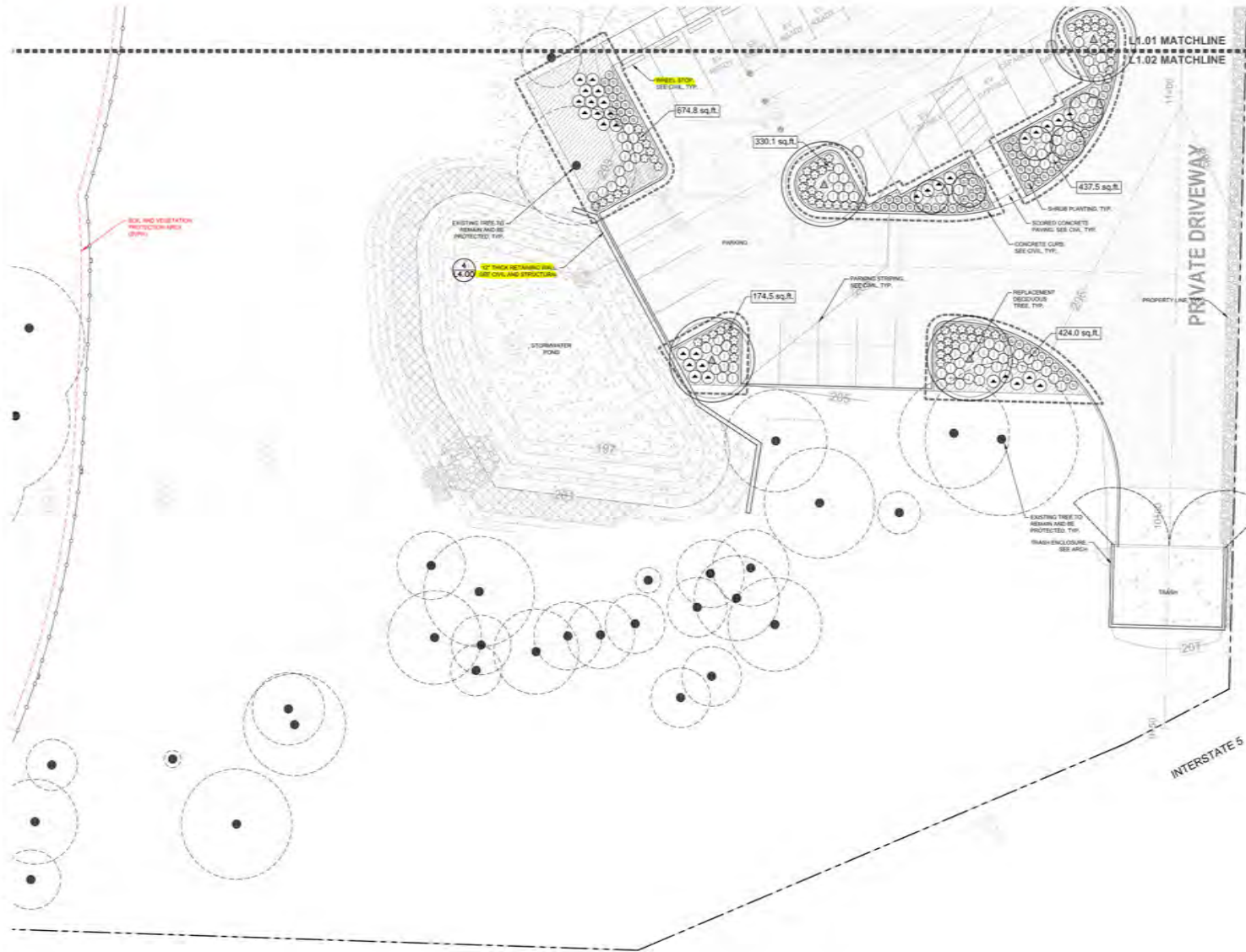
TREE #	SPECIES	DBH	CONDITION	COMMENTS
2	BIG LEAF CEDAR	40"	FAIR	RETAIN, WITHIN WETLAND BUFFER
3	BIRD CHERRY	10"	GOOD	RETAIN, WITHIN WETLAND BUFFER
4	BIG LEAF MAPLE	10"	GOOD	RETAIN, WITHIN WETLAND BUFFER
5	BIG LEAF MAPLE	10"	GOOD	RETAIN, WITHIN WETLAND BUFFER
6	BIG LEAF MAPLE	10"	GOOD	RETAIN, WITHIN WETLAND BUFFER
7	APPLE	20"	GOOD	RETAIN, WITHIN WETLAND BUFFER
8	BIRD CHERRY	10"	GOOD	RETAIN, WITHIN WETLAND BUFFER
9	BIG LEAF MAPLE	10"	GOOD	RETAIN, WITHIN WETLAND BUFFER
10	DOUGLAS FIR	10"	GOOD	RETAIN, WITHIN WETLAND BUFFER
11	DOUGLAS FIR	10"	GOOD	RETAIN, WITHIN WETLAND BUFFER
12	PORT ORFORD CEDAR	18"	POOR	DOING DUE TO PHYTOPHTHORA INFECTION, REMOVE
24	VINE MAPLE	30"	FAIR	RETAIN
25	ENGLISH WALNUT	14"	FAIR	RETAIN
26	MALBERRY	14"	FAIR	RETAIN
28	ENGLISH WALNUT	18"	FAIR	RETAIN
29	EASTERN DOGWOOD	10"	FAIR	RETAIN
30	SWEETGUM	10"	GOOD	RETAIN
31	SITKA SPRUCE	30"	GOOD	RETAIN
32	SITKA SPRUCE	24"	GOOD	RETAIN
33	MINOHA	14"	GOOD	RETAIN
34	BLUE SPRUCE	10"	GOOD	RETAIN
35	MALBERRY	10"	POOR	REMOVED BY VANDALS
36	DOUGLAS FIR	10"	POOR	REMOVED BY VANDALS
38	PACIFIC DOGWOOD	20"	FAIR	RETAIN
39	MOUNTAIN ASH	10"	GOOD	RETAIN
40	DOUGLAS FIR	22"	GOOD	RETAIN
41	DOUGLAS FIR	10"	GOOD	RETAIN
42	DOUGLAS FIR	20"	GOOD	RETAIN
43	DOUGLAS FIR	10"	GOOD	RETAIN
44	DOUGLAS FIR	10"	GOOD	RETAIN
45	DOUGLAS FIR	14"	GOOD	RETAIN
46	DOUGLAS FIR	14"	GOOD	RETAIN
47	DOUGLAS FIR	10"	GOOD	RETAIN
48	DOUGLAS FIR	20"	GOOD	RETAIN
49	DOUGLAS FIR	20"	GOOD	RETAIN
50	DOUGLAS FIR	20"	GOOD	RETAIN
51	DOUGLAS FIR	10"	GOOD	RETAIN
52	DOUGLAS FIR	10"	GOOD	RETAIN
53	DOUGLAS FIR	14"	GOOD	RETAIN
54	DOUGLAS FIR	14"	GOOD	RETAIN
55	DOUGLAS FIR	48"	POOR	DAMAGED BY VANDALS BEFORE REPAIR, REMOVE
56	DOUGLAS FIR	14"	FAIR	RETAIN
57	COTTONGWOOD	24"	FAIR	RETAIN
58	COTTONGWOOD	20"	FAIR	RETAIN
59	COTTONGWOOD	4"	FAIR	RETAIN
60	COTTONGWOOD	24"	FAIR	RETAIN
61	DOUGLAS FIR	10"	FAIR	RETAIN
62	DOUGLAS FIR	10"	GOOD	RETAIN
63	COTTONGWOOD	12"	FAIR	RETAIN, WITHIN WETLAND BUFFER
64	COTTONGWOOD	18"	FAIR	RETAIN, WITHIN WETLAND BUFFER
65	COTTONGWOOD	14"	FAIR	RETAIN, WITHIN WETLAND BUFFER
66	COTTONGWOOD	14"	FAIR	RETAIN, WITHIN WETLAND BUFFER
67	COTTONGWOOD	12"	FAIR	RETAIN, WITHIN WETLAND BUFFER
68	COTTONGWOOD	4"	FAIR	RETAIN, WITHIN WETLAND BUFFER
69	COTTONGWOOD	22"	FAIR	RETAIN, WITHIN WETLAND BUFFER
70	COTTONGWOOD	20"	FAIR	RETAIN, WITHIN WETLAND BUFFER
71	COTTONGWOOD	20"	FAIR	RETAIN, WITHIN WETLAND BUFFER
72	COTTONGWOOD	20"	FAIR	RETAIN, WITHIN WETLAND BUFFER
73	COTTONGWOOD	20"	GOOD	RETAIN, WITHIN WETLAND BUFFER
74	COTTONGWOOD	18"	GOOD	RETAIN, WITHIN WETLAND BUFFER
75-88	BIRD CHERRY	6"	FAIR, GOOD	RETAIN, WITHIN WETLAND BUFFER
89	COTTONGWOOD	20"	FAIR	RETAIN, WITHIN WETLAND BUFFER
90	COTTONGWOOD	20"	FAIR	RETAIN, WITHIN WETLAND BUFFER
91	BIG LEAF MAPLE	34"	GOOD	RETAIN, WITHIN WETLAND BUFFER
92	BIG LEAF MAPLE	34"	GOOD	RETAIN, WITHIN WETLAND BUFFER
93	PORT ORFORD CEDAR	18"	POOR	DOING DUE TO PHYTOPHTHORA INFECTION, REMOVE
94-107	BIRD CHERRY	48" 10"	FAIR, GOOD	RETAIN, WITHIN WETLAND BUFFER
108	COTTONGWOOD	24"	GOOD	RETAIN, WITHIN WETLAND BUFFER
109	COTTONGWOOD	14"	GOOD	RETAIN, WITHIN WETLAND BUFFER
110	COTTONGWOOD	20"	GOOD	RETAIN, WITHIN WETLAND BUFFER
111	COTTONGWOOD	20"	GOOD	RETAIN, WITHIN WETLAND BUFFER
112	COTTONGWOOD	20"	GOOD	RETAIN, WITHIN WETLAND BUFFER
113	COTTONGWOOD	20"	GOOD	RETAIN, WITHIN WETLAND BUFFER
114	COTTONGWOOD	20"	GOOD	RETAIN, WITHIN WETLAND BUFFER
115	COTTONGWOOD	20"	GOOD	RETAIN, WITHIN WETLAND BUFFER
116	COTTONGWOOD	20"	GOOD	RETAIN, WITHIN WETLAND BUFFER
117	COTTONGWOOD	20"	GOOD	RETAIN, WITHIN WETLAND BUFFER
118	PORT ORFORD CEDAR	4"	POOR	DOING DUE TO PHYTOPHTHORA INFECTION, REMOVE





NATIVE / WELL-ADAPTED DROUGHT-TOLERANT VEGETATION REQUIRED LANDSCAPING:	0%
PROPOSED NATIVE / WELL-ADAPTED DROUGHT-TOLERANT VEGETATION LANDSCAPING: (BASE NATIVE/ADAPTED / 0.6/0.6 TOTAL PLANTS)	0%

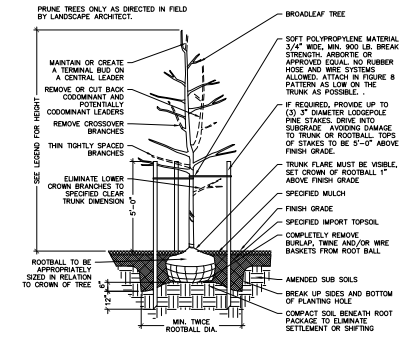




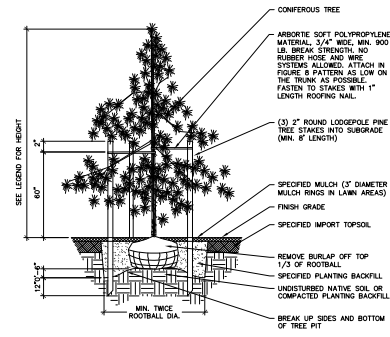
MATERIALS & FINISHES LEGEND

SYMBOL	DESCRIPTION
	SCORED CONCRETE PAVING SAW CUT JOINTS WITH BRICKED FINISH. SEE CIVIL FOR DETAIL AND SPECIFICATIONS.
	ACCENT PAVERS SAND-SET CONCRETE PLANE FINISH BY MANUAL METHOD. 2" SP. X 12" PLANNING BOND PATTERN PER PLAN. CURVED COLOR. SEE SPECS.
	GRAVEL SURFACING COMPACTED AND SET LEVEL. AND FLUSH WITH CONCRETE SURFACE. SEE SPECS.
	MEADOW MIX
	ENGINEERED WOOD CHIP SURFACING
	RAISED METAL PLANTER-MODULAR STEEL. RAISED GARDEN BED SET PLANTERS BY VESIO COLOR OLIVE GREEN. SEE SPECS.
	SITE BENCH "COLLUSION GIANT TIMBER BENCH" BY TIMBERFORM. BACKED. 8" LONG. SURFACE MOUNT. SEE SPECS.
	BIKE RACK "TOP RACK NO SCRATCH-BIKE RACK" BY SPORTWORKS. SURFACE MOUNT. SEE SPECS.
	4" x 4" WOOD FENCING SOLID CEDAR WOOD FENCING. 4" HT. SEE SPECS.
	SPLIT RAIL FENCING ROUGH CUT 4" x 4" CEDAR WOOD FENCING WITH CORNER WEA. BEAMS EVERY 30 FT.
	4" x 4" METAL FENCING AND GATE "TESTE DOUBLE WIRE" FENCING AND PEDESTAL. SINGLE SPRING LATE BY OMEGA. 4" HT. PANELS. COLOR BLACK. SEE SPECS.
	4" HT. FREE-STANDING CONCRETE WALL WITH FORM LINER "HIBBROUGH BARN FARM" BY FITZGERALD FORMLINERS. SEE SPECS.
	SEGMENTED BLOCK WALL "SEGMENTAL PRO" BY BASALTITE. 30" MAX. HT. SPLIT FACE FINISH. NATURAL COLOR. SEE SPECS.
	LANDSCAPE STEPS "SEGMENTAL PRO" STAIRS BY BASALTITE. NATURAL COLOR. SEE SPECS.
	LANDSCAPE LOG SEE SPECS.
	LANDSCAPE BOULDER SEE SPECS.
	4" x 4" x 12" STYLE TREE GRATE BY LUMBER ACCESSORIES. GREY BROWN PATINA/SET CONDITIONS. PER CITY OF OLYMPIA STANDARDS.
	PROPOSED REPLACEMENT TREES
	EXISTING TREES TO REMAIN AND BE PROTECTED

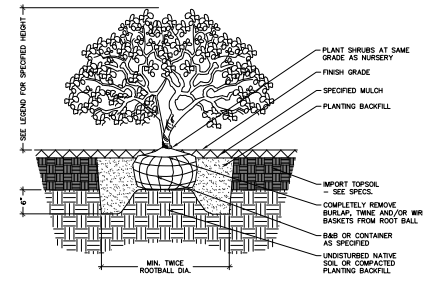




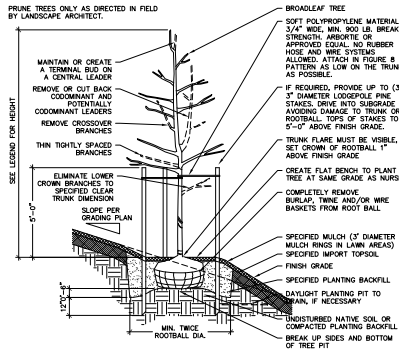
1 DECIDUOUS TREE PLANTING NTS



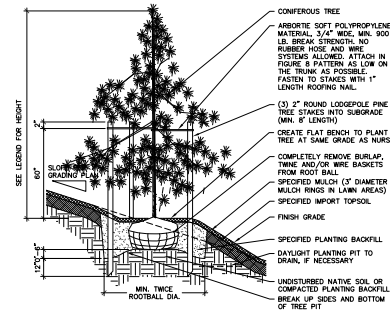
2 CONIFEROUS TREE PLANTING NTS



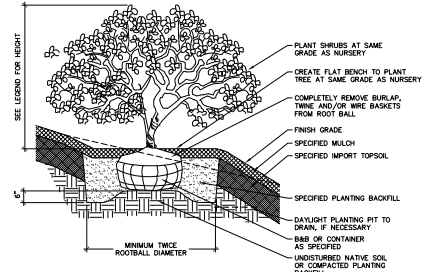
3 SHRUB PLANTING NTS



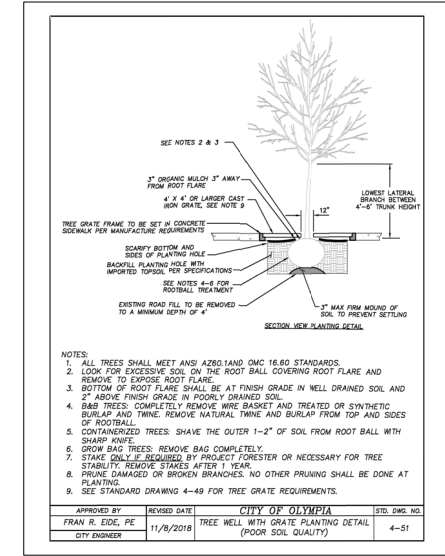
4 DECIDUOUS TREE PLANTING ON SLOPE NTS



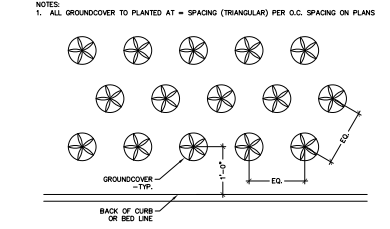
5 CONIFEROUS TREE PLANTING ON SLOPE NTS



6 SHRUB / GROUNDCOVER PLANTING ON SLOPE NTS

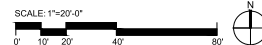
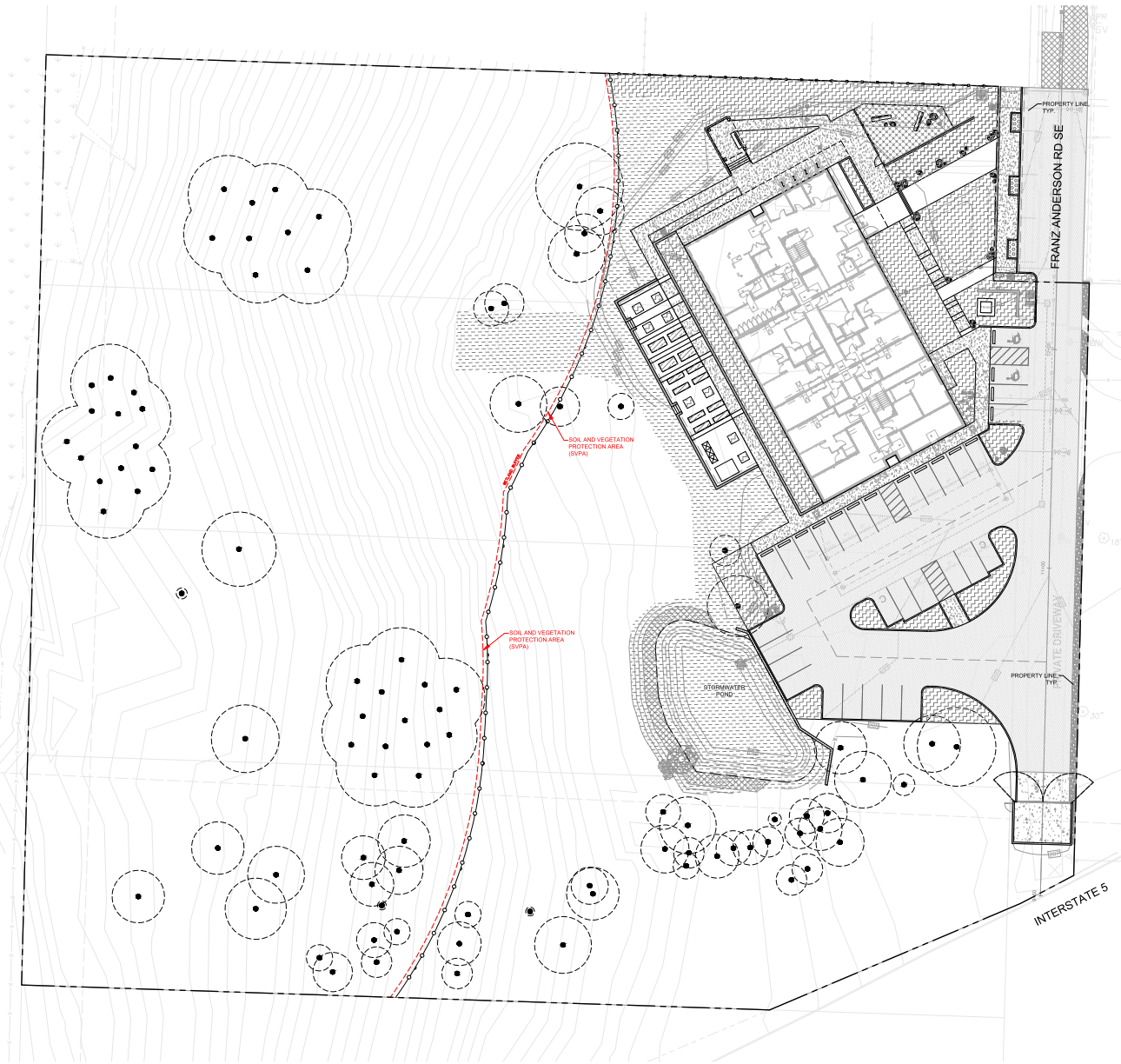


7 TREE PLANTING Detail NTS



8 GROUNDCOVER PLANTING NTS

ENCORE ARCHITECTS, INC. 411 First Avenue S, Suite 210 Seattle, WA 98104 encorchitects.com



SOIL DEPTH LEGEND

SYMBOL	SOIL DEPTH & DESCRIPTION
	15' MIN DEPTH IMPORT TOPSOIL AND PER CITY OF OLYMPIA STANDARDS. SEE DETAIL AND SPEC.
	8' MIN DEPTH IMPORT TOPSOIL AND 3' MIN DEPTH SPECIFIED MULCH. SEE LANDSCAPE PLAN AND SPEC FOR ADDITIONAL REQUIREMENTS.
	8' MIN DEPTH IMPORT TOPSOIL. SEE LANDSCAPE PLAN AND SPEC FOR ADDITIONAL REQUIREMENTS.
	15' MIN DEPTH CEDAR GROVE VEGETABLE GARDEN MULCH. SEE LANDSCAPE PLAN AND SPEC FOR ADDITIONAL REQUIREMENTS.
	6' MIN DEPTH ENGINEERED WOOD CHIP SURFACING. SEE LANDSCAPE PLAN AND SPEC FOR ADDITIONAL REQUIREMENTS.

NOTES

1. SEE CITY OF OLYMPIA STANDARDS FOR LANDSCAPE STRIP REQUIREMENTS IN THE RIGHT-OF-WAY.
2. SEE LANDSCAPE PLAN AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. REFER TO TREE PLANTING DETAILS FOR SOIL DEPTH AT TREE ROOT BALLS.
4. CROWN SOIL TO 6" AT ALL PLANTERS AND 2" AT FREESTANDING PLANTERS. SEE SPEC.



FRANZ ANDERSON-PH1

527 FRANZ ANDERSON RD SE
OLYMPIA, WA 98501
LIH - LOW INCOME HOUSING INSTITUTE

FOR PERMIT

THIS DOCUMENT HAS BEEN PREPARED FOR PERMIT APPLICATION AND IS SUBJECT TO REVIEW AND MODIFICATION BY GOVERNMENTAL AGENCIES

REV	DATE	DESCRIPTION
09/01/2023	100% SD SET	
11/03/2023	30% DD SET	
12/01/2023	100% DD SET	
1	10/24/2024	ENG CORRECTION #1

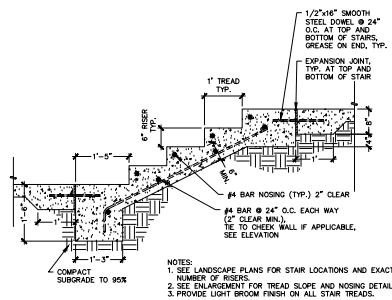
PROJECT NO. 23102

DATE OF PRELIMINARY DESIGN CR, IL

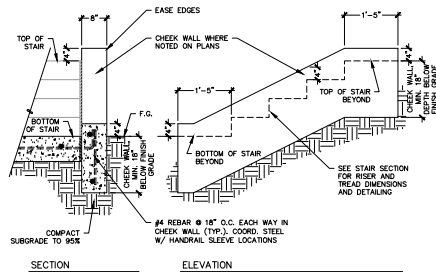
FOR PERMIT 10/24/2024

SOIL PLAN

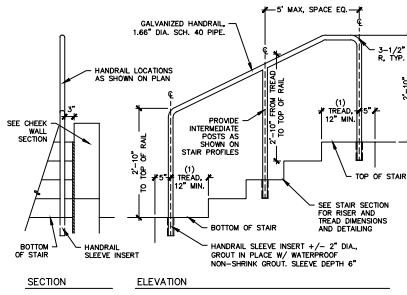
L2.00



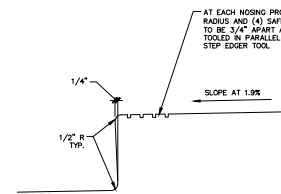
SECTION: 6" RISER, 12" TREAD



CHEEKWALL: 8" WIDTH



HANDRAIL: GALVANIZED STEEL

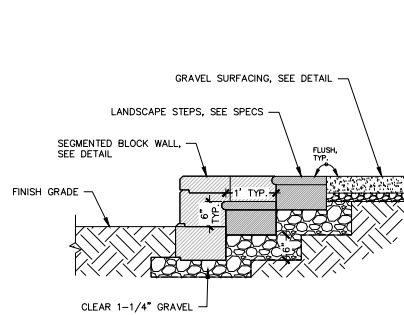


STAIR NOSING: TOOLED

1 CONCRETE STAIR

3/4" = 1'-0"

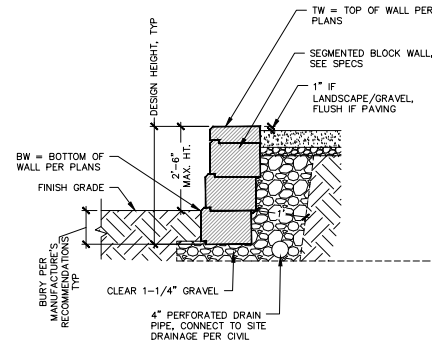
P-FA1-82



2 LANDSCAPE STEPS

1" = 1'-0"

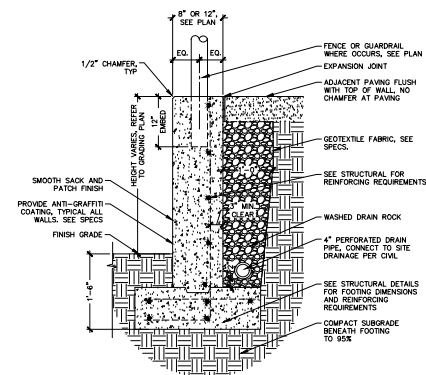
P-FA1-181



3 SEGMENTED BLOCK WALL

1" = 1'-0"

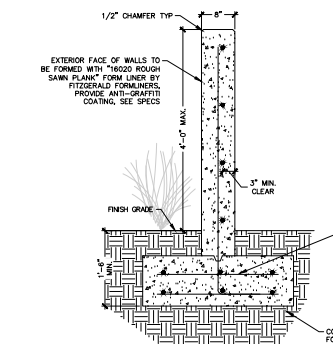
P-FA1-180



4 RETAINING WALL

1" = 1'-0"

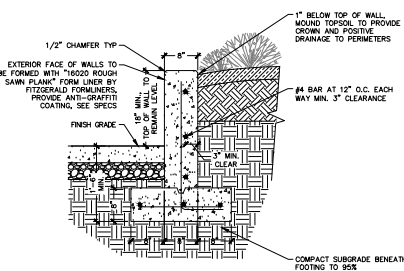
P-FA1-183



5 4' HT. FREESTANDING CONCRETE WALL

1" = 1'-0"

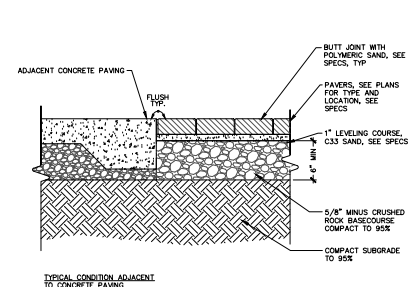
P-FA1-184



6 18" HT. CONCRETE PLANTER

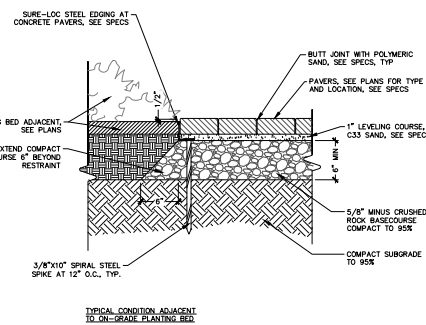
1" = 1'-0"

P-FA1-185



7 SAND SET ACCENT PAVERS

1 1/2" = 1'-0"

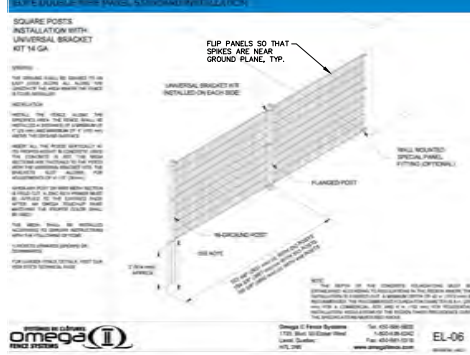
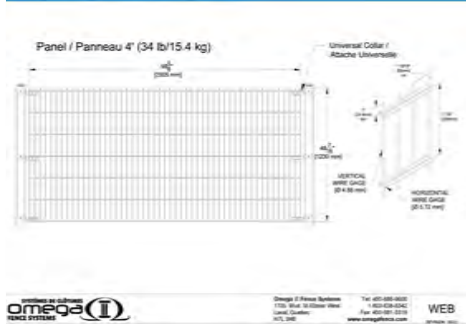


8 GRAVEL SURFACING

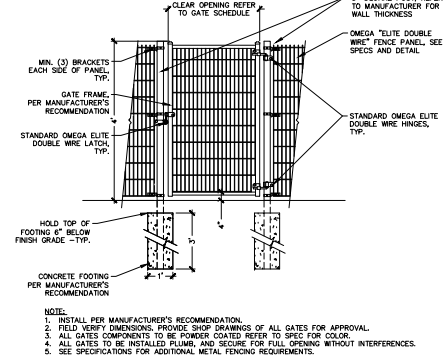
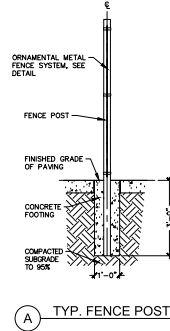
1" = 1'-0"

P-FA1-83

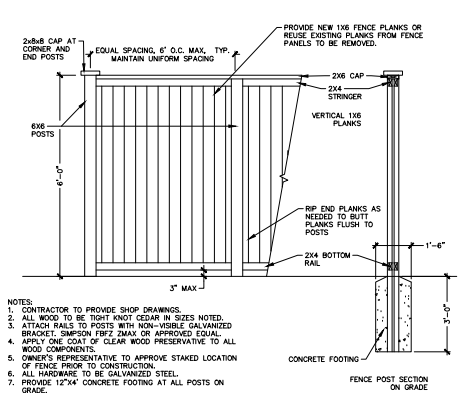
WIRE DOUBLE-WIRE PANEL, STANDARD INSTALLATION



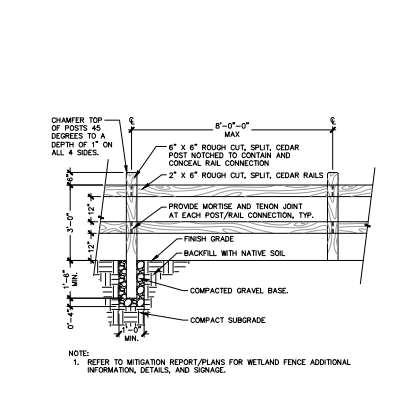
- NOTES:
1. OMEGA "ELITE DOUBLE WIRE" FENCE SYSTEM, OMEGA TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR TO CONTACT OMEGA FENCE SYSTEMS FOR SHOP DRAWINGS AND SPECS. FENCE AND GATES TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 2. ATTACH HARDWARE BY MEANS WHICH WILL PREVENT UNAUTHORIZED REMOVAL.
 3. ALL FENCE COMPONENTS TO BE BLACK, POWDERCOATED GALVANIZED STEEL.
 4. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



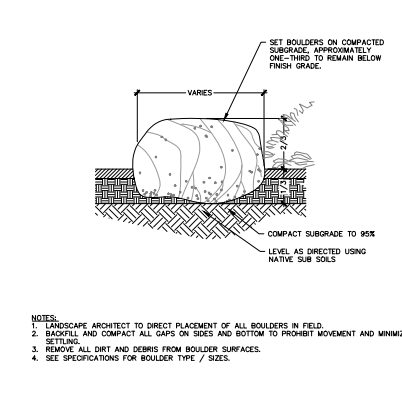
1 4' HT. METAL FENCING



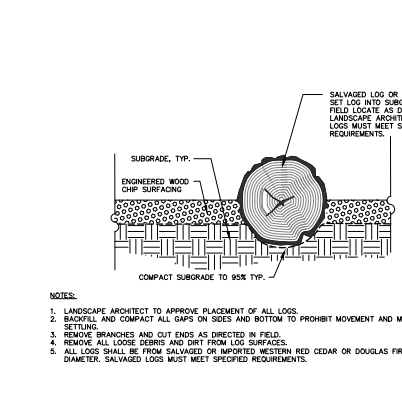
2 4' HT. METAL SINGLE SWING GATE



3 6' HT. WOOD FENCING



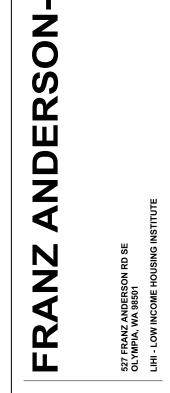
4 SPLIT RAIL FENCING



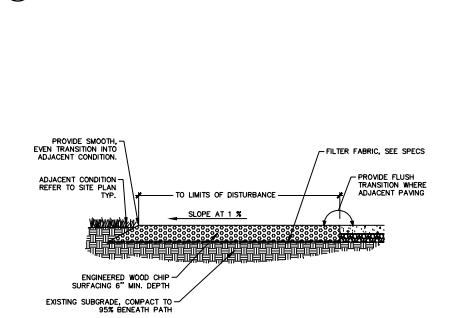
5 LANDSCAPE BOULDER



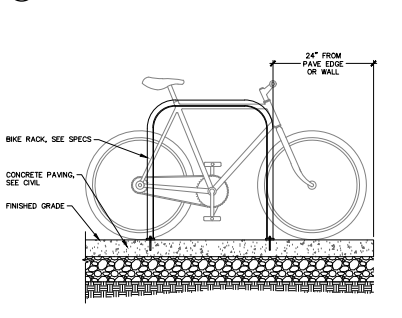
6 LANDSCAPE LOG



7 ENGINEERED WOOD CHIP SURFACING



8 BIKE RACK



9 SITE DETAILS



10 SITE DETAILS



FRANZ ANDERSON - PHASE 1

527 FRANZ ANDERSON RD SE, OLYMPIA, WA 98501

The Right of Way vacation
(application 24-6360)
process must be completed
prior to the allowance of a
final Certificate of
Occupancy

LEGEND	
	EX. DECIDUOUS TREE
	EX. CONIFER TREE
	EX. POWER POLE
	EX. SERVICE POLE
	EX. PVC RISER
	EX. WATER VALVE COVER
	EX. WATER METER
	EX. FIRE HYDRANT
	EX. SANITARY SEWER MANHOLE
	EX. MAILBOX
	EX. WOOD WALL
	EX. WIRE FENCE
	EX. WOOD BOARD FENCE
	EX. CHAINLINK W/ BARB WIRE
	EX. SANITARY SEWER LINE
	PAINTED LOCATE (RED)
	EX. UNDERGROUND POWER LINES
	PAINTED LOCATE (ORANGE)
	EX. UNDERGROUND COMMUNICATION
	PAINTED LOCATE (YELLOW)
	EX. GAS LINE
	PAINTED LOCATE (SILVER)
	EX. WATER LINE
	EX. ASPHALT
	EX. CONCRETE
	EX. GRAVEL
	EX. WETLANDS PER APPROVED PLAT
	CENTER LINE
	RIGHT OF WAY
	PROPERTY BOUNDARY
	PARCEL LINE
	NEW STORM LINE
	NEW ROOF DRAIN LINE
	NEW WATER MAIN
	NEW WATER SERVICE LINE
	NEW WATER FIRE LINE
	NEW SEWER LATERAL
	NEW ELECTRICAL CONDUIT
	NEW JUNCTION BOX
	NEW ELECTRICAL SERVICE BOX
	NEW DUAL FUNCTION STREET LIGHT
	NEW ROOF DRAIN CLEANOUT
	NEW YARD DRAIN
	NEW TYPE 1 CATCH BASIN
	NEW FIRE DEPT. CONNECTION
	NEW FIRE HYDRANT
	NEW WATER VALVE
	NEW POST INDICATOR VALVE
	NEW WATER METER
	NEW RPBA
	NEW SEWER CLEANOUT
	NEW CONCRETE SIDEWALK
	NEW CONCRETE PAVERS
	NEW ASPHALT PAVEMENT
	NEW GRAVEL

CONSTRUCTION STAKING:
THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR.

RECORD DOCUMENTS:
THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER WITH A DRAWING(S) SHOWING THE CHANGES MADE TO THE DESIGN DRAWING(S).

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.
ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

NOTE: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

PROJECT PROPONENT

LOW INCOME HOUSING INSTITUTE (LIHI)
1253 S. JACKSON ST., STE. A
SEATTLE, WA 98144
CONTACT: ERIC BLANK
(206) 443-9935
eric.blank@lihi.org

CALHOUN, PAULA & JOSHUA
517 FRANZ ANDERSON RD SE
OLYMPIA, WA 98501
ASSESSOR PARCEL # 58900001700

CITY OF OLYMPIA
ASSESSOR PARCEL # 58900000300

CITY OF OLYMPIA
519 FRANZ ANDERSON RD SE
OLYMPIA, WA 98501
ASSESSOR PARCEL # 58900000301

CITY OF OLYMPIA
523 FRANZ ANDERSON RD SE
OLYMPIA, WA 98501
ASSESSOR PARCEL # 58900000400

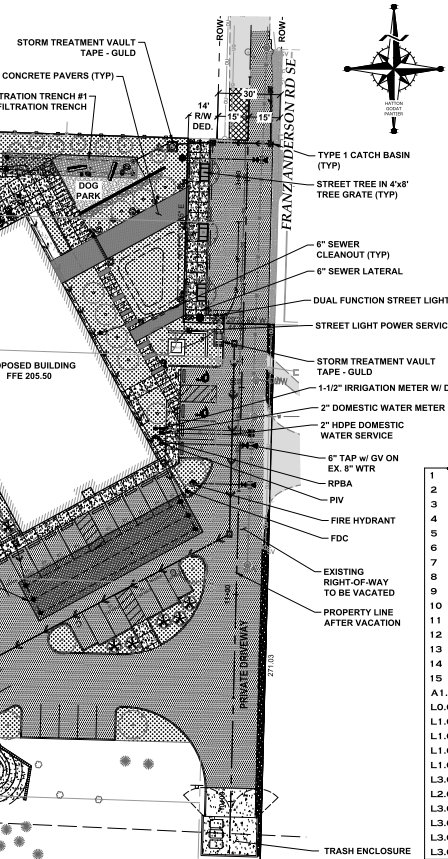
CITY OF OLYMPIA
527 FRANZ ANDERSON RD SE
OLYMPIA, WA 98501
ASSESSOR PARCEL # 58900000500

CITY OF OLYMPIA
ASSESSOR PARCEL # 58900000600

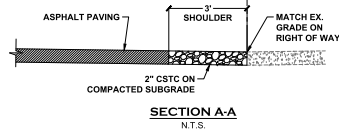
WA DEPT OF TRANSPORTATION
ASSESSOR PARCEL # 58900000700

PROJECT DATA

PROPOSER:	LOW INCOME HOUSING INSTITUTE 1253 S. JACKSON ST., STE. A, SEATTLE, WA 98144	BUILDING COVERAGE:	0.23 ACRES (9,914 SF)
		IMPERVIOUS SURFACE COVERAGE:	0.68 ACRES (29,764 SF)
		OPEN SPACE:	1.25 ACRES (54,415 SF)
SITE ADDRESS:	527 FRANZ ANDERSON RD SE, OLYMPIA, WA 98501	SETBACKS:	FRONT = 0', 10', SIDE = 0', REAR = 10' 60'-2" (60.5' MAX)
ASSESSOR PARCEL NO.'S	58900000300, 58900000301, 58900000400, 58900000500, 58900000600	BUILDING HEIGHT:	71 UNITS
S/T/R:	SECTION 18, TOWNSHIP 18, RANGE 1W, W.M. GC (GENERAL COMMERCIAL)	OCCUPANCY:	
ZONING		WATER:	CITY OF OLYMPIA
		SEWER:	CITY OF OLYMPIA
		ELECTRIC/GAS:	P.S.E.
		SCHOOL DISTRICT:	NORTH THURSTON
CURRENT SITE SIZE:	4.34 ACRES (188,891 SF)	PARKING REQUIRED:	0-1.5 SPACES PER UNIT (0-106)
WETLAND AREA	0.03 ACRES (1,499 SF)	PARKING PROPOSED:	31
BUFFER AREA	2.14 ACRES (93,414 SF)	RIGHT-OF-WAY:	4
PROPOSED DEDICATION:	0.03 ACRES (1,246 SF)	DRIVEWAY PARKING:	4
PROPOSED VACATION:	0.19 ACRES (8,382 SF)	PARKING LOT PARKING:	27
NET TOTAL SITE AREA:	4.50 ACRES (196,027 SF)	TOTAL PARKING SPACES:	35



3. Additional overlay or reconstruction: when the remaining pavement area to the edge of existing pavement on either side is less than one travel lane or pavement is less than five years old. No longitudinal joints will be allowed in the wheel path.



ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE
REVIEWED AND APPROVED BY HATTON GODAT RANTIER

3.1599 FAX: 360
hantonpantier.com

FRANZ ANDERSON - PHASE 1
FRANS ANDERSON RD SE, OLYMPIA, WA 98501

FRANZ ANDERSON ROAD SE
FRONTAGE IMPROVEMENTS

AGENCY NO. 23-7443
SHEET: 6 OF 27
H:\DGN\23-000\23-032A\CDs
INDEX: 23-032A fl.dwg
JOB: 23-032A

GRADING AND EMBANKMENT NOTE:

1. ALL GRADING WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY RILEY GROUP.
2. ALL EMBANKMENT MATERIAL SHALL BE SELECT NATIVE MATERIAL OR IMPORTED SELECT MATERIAL.
3. EMBANKMENT MATERIAL SHALL BE PLACED & COMPACTED TO 95% OF THE MAXIMUM DENSITY PER WSDOT/APWA STANDARDS 2-03.3(14)(C).
4. EMBANKMENTS FOR ROADWAYS, BUILDINGS, ETC. SHALL BE PLACED PER METHOD C. ALL OTHER EMBANKMENTS SHALL BE PLACED PER METHOD A.
5. AREAS TO BE FILLED SHALL BE CLEARED & GRUBBED PRIOR TO PLACING ANY FILL MATERIAL.
6. THE GEOTECHNICAL FIRM OF RECORD AND A SEPARATE WABO REGISTERED SPECIAL INSPECTOR SHALL SUPERVISE ALL FILL PLACEMENT AND COMPACTION OF SOILS UNDER FIRE LANES, BUILDING FOUNDATIONS, AND UTILITY TRENCHES, AND SHALL SUBMIT INSPECTION & COMPACTION REPORTS TO THE PROJECT ENGINEER.
7. NO FILL SHALL BE PLACED DURING PERIODS OF UNFAVORABLE WEATHER OR WHILE THE FILL IS FROZEN OR THAWING.
8. WHEN WORK IS STOPPED BY RAIN, PLACEMENT OF FILL SHALL NOT RESUME UNTIL THE GEOTECHNICAL FIRM DETERMINES THAT THE MOISTURE CONTENT IS SUITABLE FOR COMPACTIVE EFFORT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REWORKING OF ANY FILL THAT HAS SOFTENED OR HAS LESS THAN THE REQUIRED COMPACTION.
10. ALL DISTURBED SOILS SHALL BE SEED, MULCHED OR OTHERWISE PROTECTED FROM SHEET WASHING AS SOON AS POSSIBLE FOLLOWING GRADING.
11. ALL DISTURBED AREAS SHALL BE SEED OR SOODED UPON COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT COMPLETE COVERAGE OF THE DISTURBED AREAS IS PROVIDED & THAT GROWTH OF THE VEGETATION IS ESTABLISHED. SEE ADDITIONAL REQUIREMENTS FOR EROSION CONTROL SHEET 4.

GEOTECHNICAL SPECIFICATIONS:

1. ALL EMBANKMENT MATERIAL SHALL CONFORM TO SECTION 2-03.14(1) GRAVEL BORROW OF THE WSDOT STANDARD SPECIFICATIONS.
2. EMBANKMENT MATERIAL SHALL BE PLACED AND COMPACTED TO 95% OF THE MAXIMUM DENSITY PER WSDOT/APWA STANDARDS 2-03.3(14)(C).
3. EMBANKMENTS SHALL BE PLACED PER WSDOT STANDARD SPECIFICATIONS METHOD C.
4. AREAS TO BE FILLED SHALL BE CLEARED AND GRUBBED PRIOR TO PLACING ANY FILL MATERIAL.
5. A GEOTECHNICAL FIRM CAPABLE OF SUCH WORK SHALL SUPERVISE ALL FILL PLACEMENT AND SUBMIT INSPECTION AND COMPACTION REPORTS TO THE PROJECT ENGINEER.
6. NO FILL SHALL BE PLACED DURING PERIODS OF UNFAVORABLE WEATHER OR WHILE THE FILL IS FROZEN OR THAWING.
7. WHEN THE WORK IS STOPPED BY RAIN, PLACEMENT OF FILL SHALL NOT RESUME UNTIL THE GEOTECHNICAL FIRM DETERMINES THAT THE MOISTURE CONTENT IS SUITABLE FOR COMPACTIVE EFFORT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REWORKING OF ANY FILL THAT HAS SOFTENED OR HAS LESS THAN THE REQUIRED COMPACTION.
9. ALL DISTURBED SOILS SHALL BE SEED, MULCHED OR OTHERWISE PROTECTED FROM SHEET WASHING AS SOON AS POSSIBLE FOLLOWING GRADING.
10. ALL DISTURBED AREAS SHALL BE SEED OR SOODED UPON COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT COMPLETE COVERAGE OF THE DISTURBED AREAS IS PROVIDED & THAT GROWTH OF THE VEGETATION IS ESTABLISHED. SEE ADDITIONAL REQUIREMENTS FOR EROSION CONTROL ON SHEET 4.

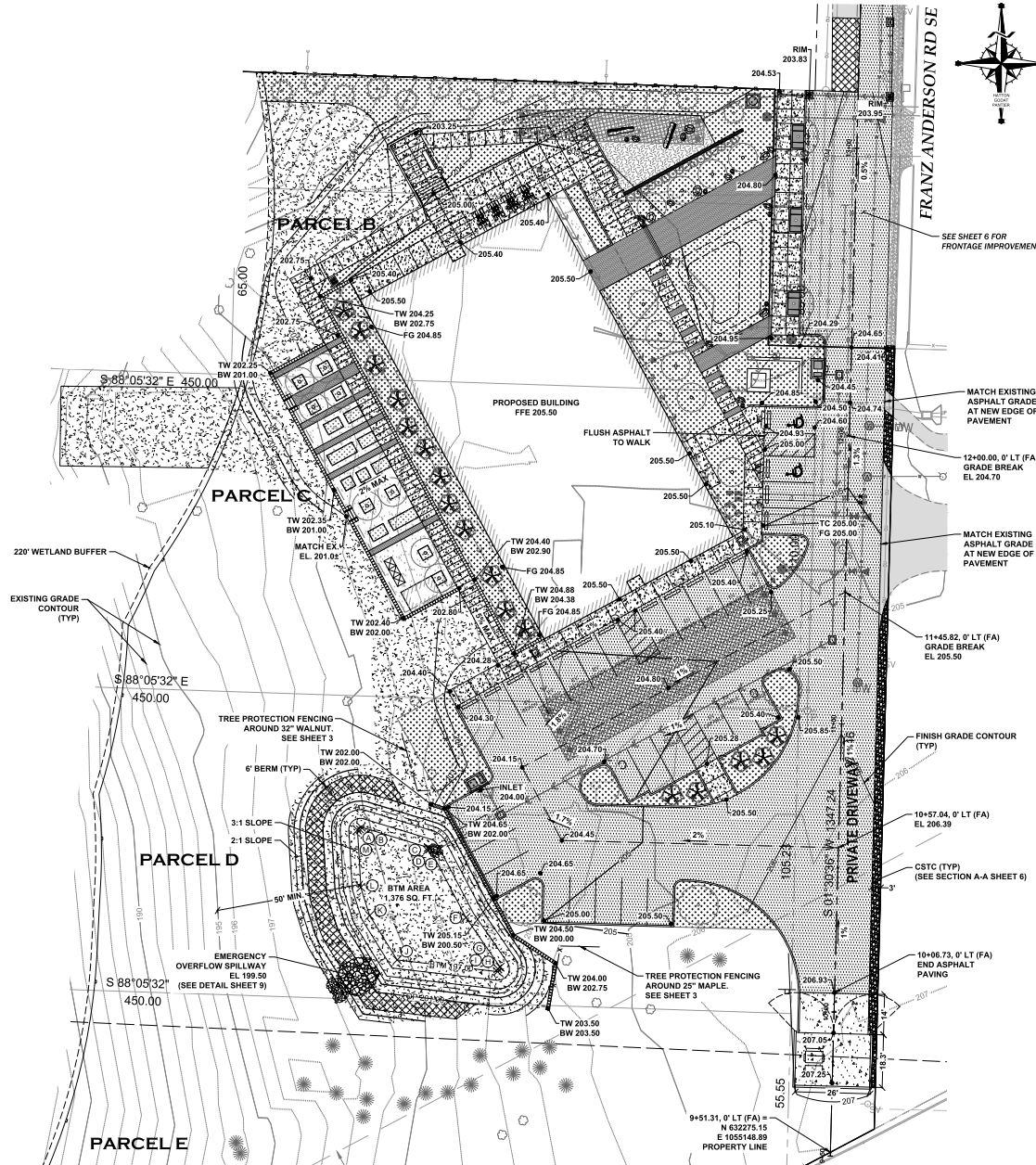
CUT / FILL NOTES:

- A. THE GROUND SURFACE FOR THE PLANNED FILL AREAS SHALL BE PREPARED TO RECEIVE FILL BY REMOVING ALL TREES, BRUSH, LANDSCAPING DEBRIS AND OTHER DELETERIOUS MATERIAL.
- B. EXISTING SOILS IN FILL AREA SHALL BE EXAMINED BY SOILS ENGINEER/GEOLOGIST RETAINED FOR PROJECT.
- C. TOP SOIL AND ANY OTHER SOILS THAT CAN NOT MEET COMPACTION REQUIREMENTS AS SHOWN IN THESE PLANS SHALL BE REMOVED PRIOR TO THE COMMENCEMENT OF FILL OPERATIONS.
- D. EXISTING SOILS IN FILL AREAS SHALL BE COMPACTED FOLLOWING THE RECOMMENDATIONS OF THE GEOLOGIST/SOILS ENGINEER.
- E. THE GEOLOGIST RETAINED FOR THE PROJECT SHOULD BE INVOLVED IN PLANNING THE EXTENT OF EXISTING SOILS TO BE REMOVED, THE LOCATION AND THICKNESS OF FILL PLACEMENT, OBSERVING PLACEMENT AND COMPACTION OF FILL SOILS AND IN VERIFYING COMPACTION REQUIREMENTS HAVE BEEN MET.

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

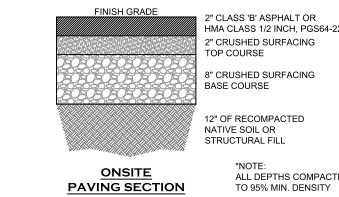
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NOTE: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



CITY OF OLYMPIA	
VERTICAL DATUM THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK CONTROL POINT K54M05-2 WSDOT BRASS DISK IN CONC. SIDEWALK SR 5 & LILLY RD (OVERPASS) NAVD 88 ELEVATION 216.95	MERIDIAN HORIZONTAL DATUM CITY OF OLYMPIA COORDINATE SYSTEM BASED ON THE EAST LINE OF THE SE QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. EQUALS SOUTH 01°58'18" WEST SCALE: 1" = 20'

POND LAYOUT SCHEDULE				
POINT	ELEVATION	NORTHING	EASTING	DESCRIPTION
A	197.00	632387.05	1054985.73	CENTER POINT R+1
B	197.00	632388.00	1054986.02	ANGLE POINT
C	197.00	632380.93	1055009.29	ANGLE POINT
D	197.00	632379.97	1055009.08	CENTER POINT R+1
E	197.00	632380.44	1055009.88	ANGLE POINT
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G	197.00	632339.41	1055034.26	ANGLE POINT
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I	197.00	632337.84	1055033.32	ANGLE POINT
J	197.00	632341.90	1054998.51	ANGLE POINT
K	197.00	632357.32	1054988.96	ANGLE POINT
L	197.00	632367.10	1054985.91	ANGLE POINT
M	197.00	632386.99	1054984.73	ANGLE POINT



ANY RETAINING WALL REQUIRING A BUILDING PERMIT SHALL BE APPROVED SEPARATELY WITH THE APPROPRIATE PERMITTING BY THE CITY OF OLYMPIA BUILDING DEPARTMENT.

Engineering Plans Exterior
(800) 733-6577
hgodat@olympia.wa.us or email
115436 AM102062025
APPROVED FOR CONSTRUCTION

DESIGNED BY: DWS
DRAWN BY: JEG/BSN
CHECKED BY: SDH
DATE: JANUARY 2024
SCALE: 1" = 20'

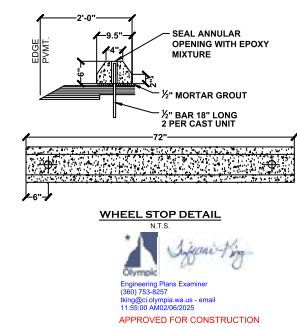
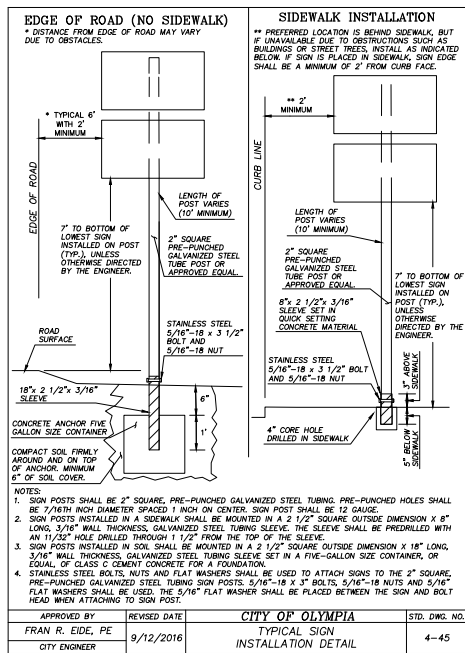
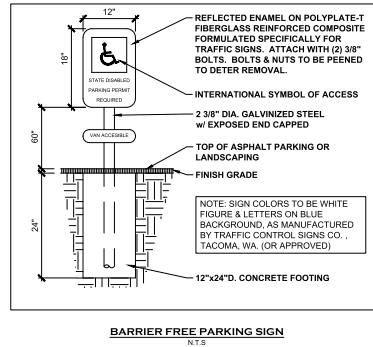
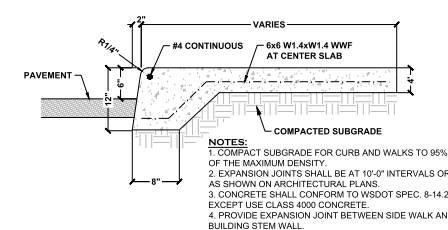
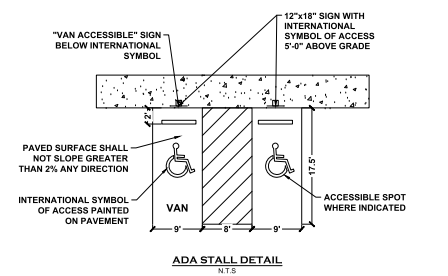
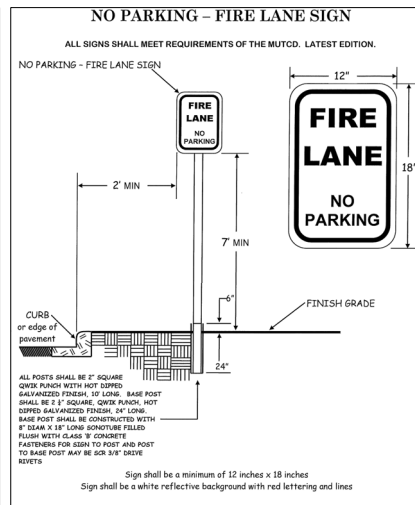
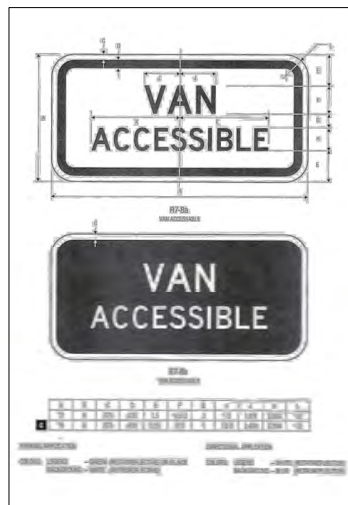


HATTON GODAT PANTIER
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TEL: 360.943.1599 FAX: 360.357.6299
haddon@hgpantier.com

REVISIONS:
DATE: 06/25/2024
CITY COMMENTS: 10/10/2024

FRANZ ANDERSON / PHASE 1
527 FRANS ANDERSON RD SE, OLYMPIA, WA 98501
GRADING PLAN
A PORTION OF THE SE 1/4, SW 1/4 AND 1/4 OF THE SE QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

AGENCY NO: 23-7443
SHEET: 8 OF 27
HDCN2400025-03ACDCA
INDEX: 23-032A.pdf.dwg
JOB: 23-032A



NOTE: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

THE DETAILS ON THIS SHEET WITH AN AGENCY TITLE BLOCK WERE PREPARED BY THE REVIEWING AGENCY AND WERE REQUIRED TO BE INCLUDED ON THIS SHEET BY SAID AGENCY. THE DESIGN ENGINEER MAKES NO WARRANTY AS TO THE SUITABILITY OR APPROPRIATENESS OF THOSE DETAILS. SOME AGENCY DETAILS ON THIS SHEET MAY HAVE BEEN MODIFIED TO SUIT DESIGN NEEDS AND HAVE BEEN NOTED AS SUCH.

DESIGNED BY: **DWS**

DRAWN BY: **JEG/BSN**

CHECKED BY: **SDH**

DATE: **JANUARY 2024**

SCALE: **N/A**

V. **N/A**



HATTON GODAT PANTIER

ENGINEERS AND SURVEYORS

3910 MARTIN WAY E. SUITE B

SEASIDE, WA 98138

TEL: 360.943.1599 FAX: 360.357.6299

hatterpantier.com

REVISIONS:

DATE: **06/25/2024**

CITY COMMENTS: **10/10/2024**

FRANZ ANDERSON - PHASE 1

527 FRANS ANDERSON RD SE, OLYMPIA, WA 98501

SITE DETAILS

A PORTION OF THE SE. 1/4, NW 1/4, 1/4 OF THE SE QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

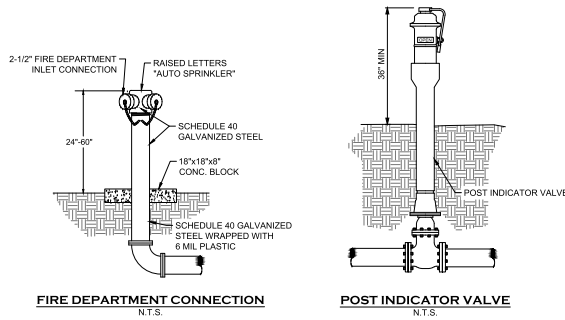
AGENCY NO. **23-7443**

SHEET: **12 OF 27**

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INDEX: **23-032A det.dwg**

JOB: **23-032A**



CITY OF OLYMPIA	
VERTICAL DATUM	MERIDIAN HORIZONTAL DATUM
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK CONTROL POINT K54M05-2 WSDOT BRASS DISK IN CONC SIDEWALK SR 5 & LILLY RD (OVERPASS) NAVD 88 ELEVATION 216.85	CITY OF OLYMPIA COORDINATE SYSTEM BASED ON THE EAST LINE OF THE SE QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. EQUALS SOUTH 01°58'18" WEST
SCALE: 1" = 10'	

DESIGNED BY: DWS
DRAWN BY: JEG/BSN
CHECKED BY: SDH
DATE: JANUARY 2024
SCALE: V. N/A
V. N/A

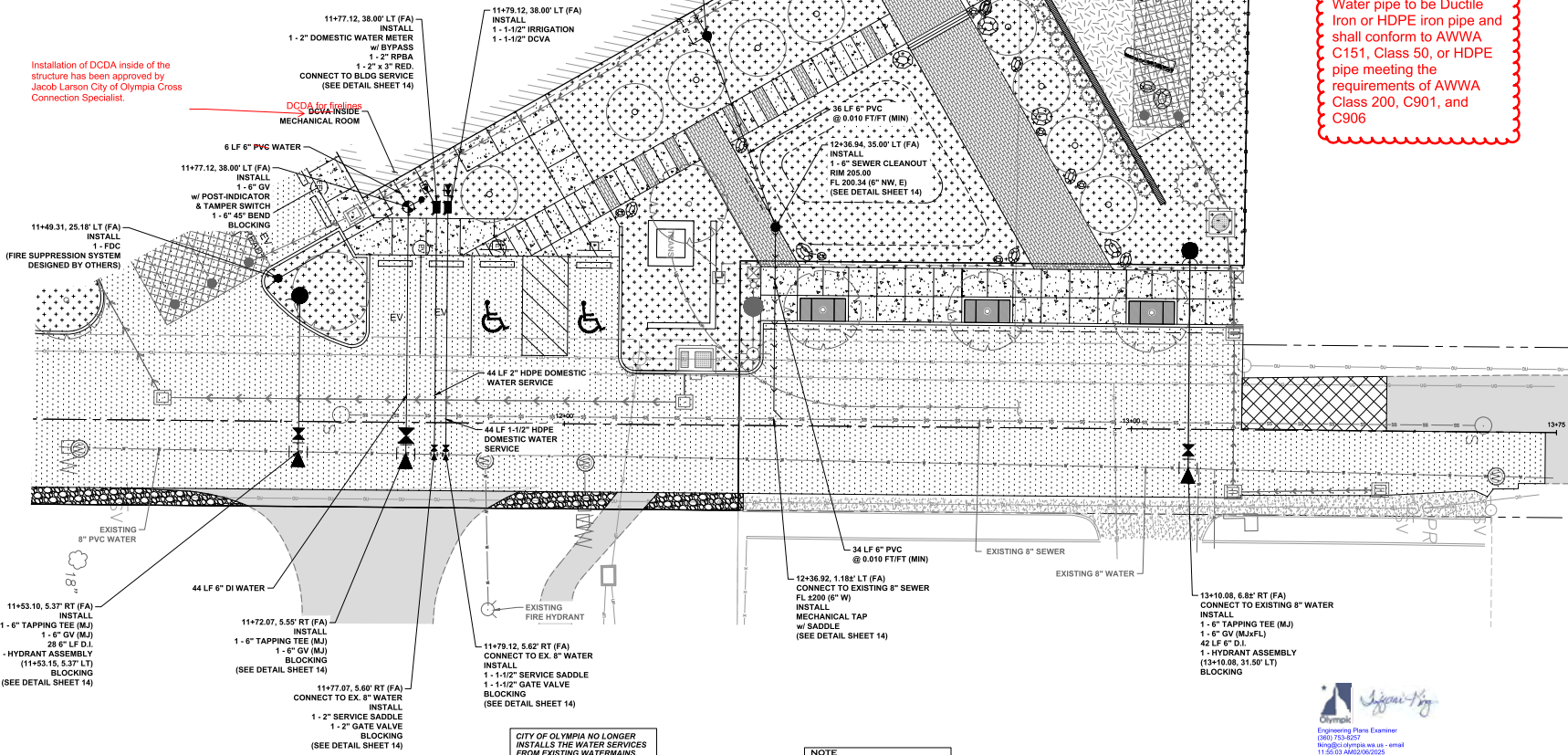


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OLYMPIA, WA 98501
TEL: 360.943.1599 FAX: 360.357.6299
haddonpantier.com

REVISIONS:
DATE: 04/25/2024
CITY COMMENTS: 01/02/2024

FRANZ ANDERSON - PHASE 1
527 FRANK ANDERSON RD SE, OLYMPIA, WA 98501
UTILITY PLAN
A PORTION OF THE NE 1/4, SW 1/4 AND 1/4 OF THE SE QUARTER
OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

AGENCY NO. 23-7443
SHEET: 13 OF 27
HDCN240002-03A/CDD
INDEX: 23-032A Utility Plan.dwg
JOB: 23-032A



Engineering Plans Examiner
(360) 753-6297
haddonpantier.com
APPROVED FOR CONSTRUCTION



1253 S. Jackson St. Suite A
Seattle, WA 98144
Phone: (206) 443-9935
Fax: (206) 443-9851
www.lihi.org

November 14, 2025

Jacinda Steltjes
Housing Division Program Manager
City of Olympia
601 4th Ave. E
Olympia, WA 98501

RE: Franz Anderson PSH – Proposal to Change Unit Mix

Dear Franz Anderson PSH Funders,

The Low Income Housing Institute (LIHI) would like to request a change to the Franz Anderson PSH unit mix and increase half of the units (35 units) to serve households at or below 50% AMI. When LIHI applied to the Regional Housing Council's Solicitation for the Franz Anderson project in 2023, we were dedicated to providing Olympia with 70 units of permanent supportive housing for the most vulnerable citizens in the community. Originally, the project proposed all units would be income qualified at or below 30% AMI, with 18 units dedicated specifically to individuals living on the public right-of-ways and 10 units set-aside for medically frail individuals through the State's Apple Health and Homes program. The remaining units would be offered to homeless or near homeless households.

The funding and tax credit investment landscape has now changed. Operating a 100% permanent supportive housing building is unrealistic given the significant rental assistance, operating subsidies, and supportive service subsidies required. Tax credit investors will no longer invest in 75% and 100% PSH properties as multi-year long term funding commitments are needed. The reality of deepening federal budget cuts to HUD, Section 8, Continuum of Care, HOME, and the resulting impacts on housing authorities have affected Franz Anderson and other proposed PSH buildings in the state. If a local housing authority, the city, county or state are not able to commit project based vouchers (PBV) or on-going operating and services subsidies to keep 100% the units affordable to formerly homeless tenants than the income mix must be changed to allow for a mix of household incomes.

LIHI has a strong ongoing relationship with the Housing Authority of Thurston County (HATC) and we have partnered on several long-term contracts in the past. HATC had originally committed 18 project-based Section 8 vouchers to Franz Anderson PSH. In addition, the AHAH program would provide rental subsidy for the 10 dedicated units at 120% of Fair Market Rent. Unfortunately, the cuts to HUD and State ROW funding have hit this project hard. The housing authority is not able to enter into any new contracts with developers for project-based vouchers, and Apple Health and Homes will no longer be funded at Fair Market Rents. AHAH staff recently told LIHI that they only have enough in their budget to fund the vouchers at the maximum allowable rental limits per the State MHU (attached), \$592/month for studios and \$634/month for one-bedrooms. If we cannot show tax credit investors that we can operate the building for the next 15 years, it will be near impossible to get an investor on board to underwrite the tax credits.



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www.lihi.org

The tax credit investment in Franz Anderson is \$15,478,400 or about 53% of the total development budget. On the national level investors are increasingly risk averse; the tax credit pricing is decreasing; and investors are avoiding projects serving homeless people when they can invest in buildings serving non-homeless individuals who do not need rent subsidies or services.

Over the last seven months, LIHI has tried to find solutions to this significant loss in rental subsidy. The State Department of Commerce OMS program only offers operating funds for one or two year terms and will only fund new projects when they have enough funds to release a NOFO. The revenue from document recording fees has also decreased.

In my recent conversation with HATC Executive Director Craig Chance he stated that they have applied for 25 VASH vouchers and will know in early 2026 if these are approved by HUD. He also said that conditions look better for HATC in 2026 and 2027 to be able to commit PBVs to our project. I told Craig that LIHI would like to apply for 10-12 VASH vouchers as we have had success recently with leasing to vets at Lotus Court. We hope to secure a PBV commitment.

If the project remains fully PSH with all 70 units at 30% AMI, the operational gap is \$285,496 in the first year. This assumes operational and services expenses at roughly \$11,475 PUPY.

LIHI currently has the capital funding in place to construct the building for Franz Anderson, but we are concerned that if we do not sign-on with an investor soon, tariffs and changes in the market could precipitate a capital funding gap as well. If our local funders approve our request to change the unit mix and increase half of the units (35 units) to 50% AMI, our operational gap would be eliminated, assuming operational and services expenses at \$8,984 PUPY. The units at 50% AMI would be serving very low-income households earning annual incomes at or below \$39,450. This population is also in great need of housing assistance based on the city and county's housing needs data.

Since HATC believes that they may be in a better position for contracting traditional project-based Section 8 and VASH vouchers at some point in 2026. LIHI would only need to guarantee operational funding for the project until vouchers could be secured. Assuming we can secure a tax credit investor by early 2026 and a 13-14-month construction timeline, the building would be completed and ready for lease-up sometime in the Fall of 2027.

Please feel free to reach out to Kalyssa Eversman, the project manager, with any additional questions or concerns. She can be reached at 206-957-8075 or by email at kalyssa.eversman@lihi.org.

Thank you for your partnership,

A handwritten signature in black ink, which appears to read "Sharon Lee".

Sharon Lee
LIHI Executive Director



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Staff Report

Franz Anderson PSH

Topic: Low Income Housing Institute’s Franz Anderson Permanent Supportive Housing Project
Proposed Unit Mix Change

Date	December 10, 2025
Request	For RHC members to discuss a proposed change to the unit mix for the Franz Anderson Permanent Supportive Housing project to determine whether the change is acceptable
Background	Low Income Housing Institute (LIHI) has recently submitted a request to the City of Olympia and Thurston County to alter the unit mix of the project commonly known as Franz Anderson Permanent Supportive Housing. The project is currently structured as 71 units of permanent supportive housing with on-site optional supportive services. LIHI is the developer and will construct the project on property located at approximately 527 Franz Anderson Rd. SE, Olympia. As currently proposed, all units, with exception of a manager’s unit, are intended to serve households whose income does not exceed 30% of Area Median Income. Until recently, LIHI has relied on the availability of 18 project-based Housing Choice Vouchers from Housing Authority of Thurston County (HATC) to account for a portion of the funding necessary to operate the project once it’s constructed. Vouchers provide an operational subsidy by covering the difference between what a tenant can afford to pay for rent and revenue the developer needs to maintain project operations. LIHI no longer anticipates that the Housing Choice Vouchers will be available, due to current voucher funding capacity. <u>Requested Change to the Project’s Unit Mix</u> LIHI met with City and County staff in early summer 2025 to communicate concerns with an emerging operational funding gap. The gap is due to a handful of programmatic changes which have occurred over the past year and impact the availability of operational funding sources, including the decrease in the amount of subsidy available from the Apple Health and Homes program. Should the project proceed as planned with all 71 units reserved for households with incomes at or below 30% of Area Median Income, LIHI will experience an operational cash flow deficit of roughly \$285,500 annually, meaning operating expenses will outpace operating revenues by this amount. LIHI pursued alternative funds to cover this operational gap in fall 2025 but was unsuccessful in its attempt. LIHI is now requesting the City, Regional Housing Council and regional funding partners—City of Lacey, Thurston County, and City of Tumwater— authorize a change to the project’s unit mix to permit half of the units (35) to serve households with incomes up to 50% Area Median Income (AMI) as opposed to 30%. This would position LIHI to have a positive cash flow of

	\$17,000 annually, meaning revenues generated from the project are sufficient to cover operations.
Proposed Solution	Staff propose that RHC discuss LIHI's proposal to change the unit mix for the project and that RHC representatives from Thurston County, City of Lacey, and City of Tumwater bring the proposal back to their respective jurisdictions to discuss and determine whether they accept the proposal and will maintain their respective funding commitments to the project. This item will then return to the January 28, 2026, RHC meeting for further discussion and an RHC vote on whether to accept the proposed unit mix
Financial Implications	None
Recommendation	The recommendation is for RHC members to discuss the proposed changes to the project's unit mix and following the Dec. 10 meeting, bring the discussion to their respective jurisdictional leadership. It's further requested that RHC members come prepared to the January RHC meeting to vote on whether to accept the proposed unit mix change.

Franz Anderson Permanent Supportive Housing Project Additional Background

Project's Capital Financing

The project is fully funded on the capital development side. Financing includes \$3.5 million from City of Lacey, \$3 million from Thurston County, \$275k from City of Tumwater, \$2.88 million from Regional Housing Council, land being sold to LIHI for \$1 by City of Olympia, a Washington State Housing Trust Fund award and a 9% Low Income Housing Tax Credit award permitting the project to solicit up front equity in return for tax credit write-offs over a 15-year period round out the development financing stack.

However, as originally proposed with all units serving households with incomes at 30% of Area Median Income, the operational funding gap has prevented LIHI from attracting a tax credit investor willing to provide the equity necessary (\$15.5 million) to construct the project. Equity investors, like traditional lenders, wish to reduce their risk and typically choose to invest in projects with strong operating pro-formas. Tax credit equity is needed to cover roughly 56% of the project's capital financing stack. This amount of tax credit equity is normal and expected in projects such as this one

Because households with higher incomes decrease LIHI's dependence on public subsidies and result in positive cash flow, the change to the unit mix will better position LIHI to attract a tax credit equity investor and thereby close on their financing stack.

The request to change the project's unit mix is being presented to Regional Housing Council and its member jurisdictions because the project was designated as a Regional Housing Council project. Should regional funders not support the requested change to the unit mix there is a strong likelihood the project will not be developed. There are few funding sources available to cover a capital financing gap should any regional lender rescind their funding award. Additionally, it's anticipated that existing state financing sources (Housing Trust Fund and Low-Income Housing Tax Credits) would be in jeopardy if the project is not able to move forward soon.

History as a Regional Housing Council Project

In March 2022, City of Olympia and Thurston County partnered to purchase the 6.2-acre property with the intent of using the land for affordable housing related purposes. At the Oct. 26, 2022, RHC meeting, Olympia and Thurston County staff presented a plan to RHC for Olympia to issue a Solicitation of Interest to secure a development team to build permanent supportive housing on a portion of the site. This approach aligned with the Permanent Supportive Housing Strategic Framework adopted by the RHC in September 2021, which called for 150+ new PSH units in Thurston County by 2024.

Shortly, thereafter the City of Lacey committed \$3.5 million, Thurston County \$3 million and City of Tumwater \$275k to the development of the project and agreed that the City of Olympia would issue a solicitation of interest to engage a development team to construct the project and would sell the Olympia-owned property to the developer for \$1 in exchange for the development of affordable housing.

In January 2023, the City of Olympia issued a solicitation of interest. The solicitation was sent to an interested parties list representing more than 50 firms including developers, general contractors, architects and lenders. The City also reached out to developers known to develop and/or operate permanent supportive housing to encourage them to respond to the solicitation. Low Income Housing Institute (LIHI) submitted the only response. The response was scored by a committee comprised of staff from all RHC member jurisdictions and a recommendation to move forward with selecting LIHI to develop the project was presented to and approved by RHC on April 26, 2023. An Interlocal Agreement was later executed between City of Olympia, City of Lacey, City of Tumwater, and Thurston County outlining that regional funds committed directly from the cities would be pooled and transferred to City of Olympia, which will manage the draw of funds by LIHI to develop the project.

Status of Real Estate Purchase and Sale Agreement

On June 21, 2023, a Real Estate Purchase and Sale Agreement between LIHI and City of Olympia was executed. Per City of Olympia's legal counsel, the agreement includes specific language detailing that LIHI will construct 71 units of permanent supportive housing with all units available to households whose income is 30% or less of Area Median Income. The agreement has been amended twice to allow LIHI sufficient time to do due diligence and close on financing necessary to develop the project. Olympia intends to extend the agreement a third time in December 2025 to extend the period of the agreement through December 31, 2026. The city will execute a fourth amendment to alter the unit mix should the RHC as well as the City of Lacey, City of Tumwater, and Thurston County approve of the change in early 2026.

Next Steps

- In December 2025, Olympia will execute a third amendment to its Real Estate Purchase and Sale Agreement with LIHI to extend the closing date to December 31, 2026.
- RHC will discuss its funding commitments to the project at the January 28, 2026, RHC meeting.
- Olympia staff will brief regional partners' City Councils and other decision-makers should the partners feel this is needed before they are able to confirm their funding commitments.
- Should all regional partners be supportive of the change to the unit mix and be willing to maintain their funding commitments, Olympia staff will execute a fourth amendment to the Real Estate Purchase and Sale Agreement to reflect the new unit mix.
- LIHI will secure a tax credit investor in early 2026 and anticipates breaking ground on the project in early summer 2026.
- LIHI anticipates the project will begin leasing up in late fall 2027.



STAFF REPORT

Council Worksession
January 27, 2026

Subject: Potential Revenue Options: HB 2015 Tools
To: Lacey City Council
Prepared by: Shannon Kelley-Fong
Department Director: Shannon Kelley-Fong, Assistant City Manager
Reviewed By: Troy Woo, Finance Director
Final Review: Rick Walk, City Manager

SKF

TW

RW

Purpose: Briefing

Recommendation: Review only. Discuss HB 2015.

Brief: Over the past several months, the Lacey City Council has reviewed and discussed select revenue options for the City. This briefing provides an overview of the public safety mechanisms established by Engrossed Substitute House Bill 2015 (2025), including a sales tax and grant program authorized under RCW 82.14.345 and RCW 43.101.540, and an analysis of potential uses for the City (**Attachment 1**, starting on page 99).

Alternatives: None, discussion only.

Prior Review:

Council Worksession - 1/13/2026 [Link](#)
Council Regular Meeting - 12/16/2025 [Link](#)
Council Regular Meeting - 12/2/2025 [Link](#)
Council Worksession - 10/14/2025 [Link](#)
Council Regular Meeting - 9/16/2025 [Link](#)
Council Worksession - 9/9/2025 [Link](#)
Council Regular Meeting - 8/19/2025 [Link](#)

Advisory Board Recommendation(s):

Not Applicable

Fiscal Impact:

Budgeted Item: No

Amount: Varies, \$125,000 - \$1.86M
increase in revenue in the general fund

Funding Source: Revenue for the general fund

Project Code: N/A

Attachments:

1. UPDATED REPORT: Potential Revenue Options: An Analysis of Select Tools Available to the City, Option 1-8

Policy or Legal Alignment:

1. [2025 Work Plan](#): Financial Planning, Review of Potential Revenue Sources

Background: In the 2025 Work Plan, the City Council identified the need to review potential revenue sources to help inform the development of future sustainable budgets for the City of Lacey. To date, the City Council has reviewed the following potential revenue sources:

1. **Technology Fees:** Staff will return to Council at a later date to provide additional information. Staff is working on meeting with key stakeholders. **Result:** TBD
2. **Body Worn Camera (BWC) Fees:** City Council adopted fees on September 16, 2025. **Result:** estimated increase in general fund revenues of \$1500.00 annually.
3. **Franchise Fees:** Staff is performing additional research on this topic and will return to Council at a later date to provide additional information. **Result:** TBD
4. **Gambling Tax:** After discussion at the January 13, 2026, Worksession, staff is working on a draft ordinance to present to the City Council that would repeal the prohibition on Social Card Games in Lacey (LMC 5.06). Staff is also performing some additional diligence on a few other items for the City Council's review. **Result:** TBD
5. **Utility Tax:** The City Council adopted an ordinance on December 16, 2025, that will apply a 6% utility tax on Cable Services. Cable providers have been notified of this, and collection should commence in late December 2025. City staff are also performing additional diligence on low-income relief programs and monitoring other utility taxes. **Result:** Estimated \$720,000 increase in general fund revenues.
6. **Business and Occupation (B&O) Taxes:** Staff is performing additional research on this topic, including possible impacts and thresholds, equity with wholesale and manufacturing, etc. **Result:** TBD
7. **Lodging Tax:** After providing direction on preferred funding criteria to the Lodging Tax Committee earlier in 2025, the City Council awarded 2026 Lodging Tax Funding on December 16, 2025. **Result:** Approximately \$42,739 net reduction in general fund expenses (\$98,739 additional funding to RAC; \$57,000 additional expenses to the general fund; net reduction \$42,739)

The discussion tonight focuses on the last identified potential revenue source:

8. **HB2015: New Public Safety Funding Tool (Sales Tax and Grant Program)**



Attachment 1, starting on page 99, provides an in-depth analysis of HB 2015 mechanisms and potential uses based on the current environment, including new unfunded public defense mandates, potential significant increases in court costs, existing public safety reserve use, and new personnel costs.



Potential Revenue Options:

An Analysis of Select Tools Available to the City

January 27, 2026

This report was developed as directed by the Lacey City Council in the 2025 Work Plan.



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This report was a cross-departmental effort. Various members of the team helped define and review revenue options and provide input into the report.

Revenue Options Team:

Rick Walk, City Manager

Shannon Kelley-Fong, Assistant City Manager

Troy Woo, Finance Director

Robert Hollis, Deputy Police Chief

Vanessa Dolbee, Community and Economic Development Director

Scott Egger, Public Works Director

Aubrey Collier, City Engineer

Kristy Wolf, Financial Services Manager

Chelsea Yarwood, Accounting Manager

Elissa Fontaine, City Clerk

Anna McBee, Police Records Supervisor

Sadie Siglin, Management Analyst

Donna Feliciano, Communications Specialist

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Use

This document is not intended to offer specific recommendations. Rather, it serves as a technical resource to support informed policy deliberation.

In some instances, it includes staff perspectives explaining specific challenges.

Executive Summary

The City of Lacey (City) is facing a structural imbalance between its General Fund recurring revenues and ongoing expenses.

The City maintains a six-year financial forecast for the General Fund. Forecasting is a long-term planning tool that encourages strategic thinking and provides decision-makers with tools to make more informed business decisions by focusing on strategic objectives and the future impact of current decisions.

The Lacey City Council (City Council) adopted the City's 2025 budget on December 17, 2024. The budget is balanced but includes \$1,759,545 in one-time general fund reserves to fund ongoing operations. The budget highlights that the City cannot depend exclusively on cost-cutting measures without significant service disruptions to address future budget deficits. The City Manager is taking important steps to address the growing gap between revenues and expenditures, including directing the performance of an internal analysis of every budget line item (see below) as part of the 2026 Budget process. Still, multiple forecasts developed in 2025 show that from 2027 to 2030, expenditures are expected to continue to grow and outpace revenues.

To ensure long-term financial stability, without significantly disrupting existing programs and services, it is imperative to identify new revenue sources and strengthen existing revenue streams. The 2025 budget summary emphasizes this urgent need stating:

“As a result of slowing revenue growth and rising labor costs, the Adopted 2025 Budget maintains service levels, programs, and City Council priorities and initiatives, but is balanced using one-time reserves. **Although this approach helps avoid immediate service cuts, it highlights the need for more sustainable financial planning in the future. To address this, the City will focus on developing strategies throughout 2025 aimed at expanding economic development, increasing revenue streams, and reducing expenditures.** These strategies will be incorporated into the 2026 Budget. The foresight of the City Council in establishing budget policy implementation reserves has provided a valuable buffer, allowing the City time to craft thoughtful, long-term solutions without causing abrupt disruptions to community services.

PROBLEM STATEMENTS

- Expenditures are outpacing Revenues
- Relying on reserves to fund recurring expenditures creates structural imbalances and is fiscally unsustainable
- Additional revenue is necessary for the continuity of existing services and programs

These reserves give Lacey the flexibility to adapt to current financial challenges while safeguarding the services its residents rely on.”

If this imbalance is not addressed, the General Fund could exhaust its reserves within a few years, leaving reduced funding for strategic projects, capital investments, and ultimately forcing service reductions in the future.

On January 30 and 31, 2025, the City Council held their annual retreat to determine City Council priorities for 2025. The second day of this retreat was focused on exploring financial strategies. Building off the 2025 budget, the City Manager and Director team provided information on local economic trends and development activity, current and projected financial obligations of the city, historic revenue and expenditure trends and the project six-year financial model. Through a facilitated conversation, the City Council identified potential short- and long-term financial strategies warranting additional analysis and consideration for sustaining future city operations and services. Long-term strategies focused on city investments to incentivize private development and the creation of a 5-year economic plan. Short-term strategies focused on the adoption of new and/or the expansion of existing taxes and fees.

An outcome of the retreat was that the City Council adopted the 2025 Lacey City Council Work Plan. The Work Plan identifies the further exploration of potential revenue sources as a priority in 2025, with an anticipated schedule as indicated in the following table:

ANTICIPATED REVIEW TIMELINE FOR POTENTIAL REVENUE SOURCES*	
QUARTER 1, 2025	• Economic Investment Strategy • Metropolitan Park District
QUARTER 2, 2025	• Economic Development Strategy
QUARTER 3, 2025	• Technology Fees • Public Records Fees
QUARTER 4, 2025	• B&O Taxes • Gambling Taxes • Franchise Fees • Determine action for potential revenue sources
Quarter 1, 2026	• Implement revenue strategies • Utility Taxes

*Lacey City Council 2025 Work Plan, adopted May 20, 2025

To meet this task, this report provides additional background and information on possible revenue options that the City Council could consider. An accompanying presentation to the City Council to discuss the report will take place, as anticipated above, through several Council Work Sessions from August through October 2025.

This report presents eight (8) potential revenue options available to the City under current law as identified by the City Council to further explore as part of their 2025 Retreat. Each option includes information on estimated revenue, time to implement, administrative effort, legal and procedural requirements, volatility, and who ultimately bears the cost. Revenue options include changes to existing fees and taxes, as well as new tax options, including one tool that was recently provided by the State Legislature in 2025.

Importantly, this document is not a set of recommendations. It is a technical resource designed to support informed policy deliberation. Staff are available to provide additional analysis if the City Council would like to explore any of the options in greater detail. This report is accompanied by a **Revenue Tool** that enables Councilmembers to explore the potential impact of adjusting existing tax rates or adding additional revenue sources.

Notably, the City's budget challenges are not unique. Cities across Washington face similar constraints due to the state's revenue structure. Simply, there is a structural issue: the two main pillars of General Fund revenues, property tax and sales tax, have not kept pace with inflation. Meanwhile, the cost of providing existing public services continues to rise, and the City has gradually provided more services to the community over time due to a combination of state mandates and community-driven priorities.

To illustrate this point, the following are a few cities that are currently or have recently faced similar fiscal challenges, though unique to each jurisdiction:

- Sammamish
- Everett
- Centralia
- Olympia
- Tukwila

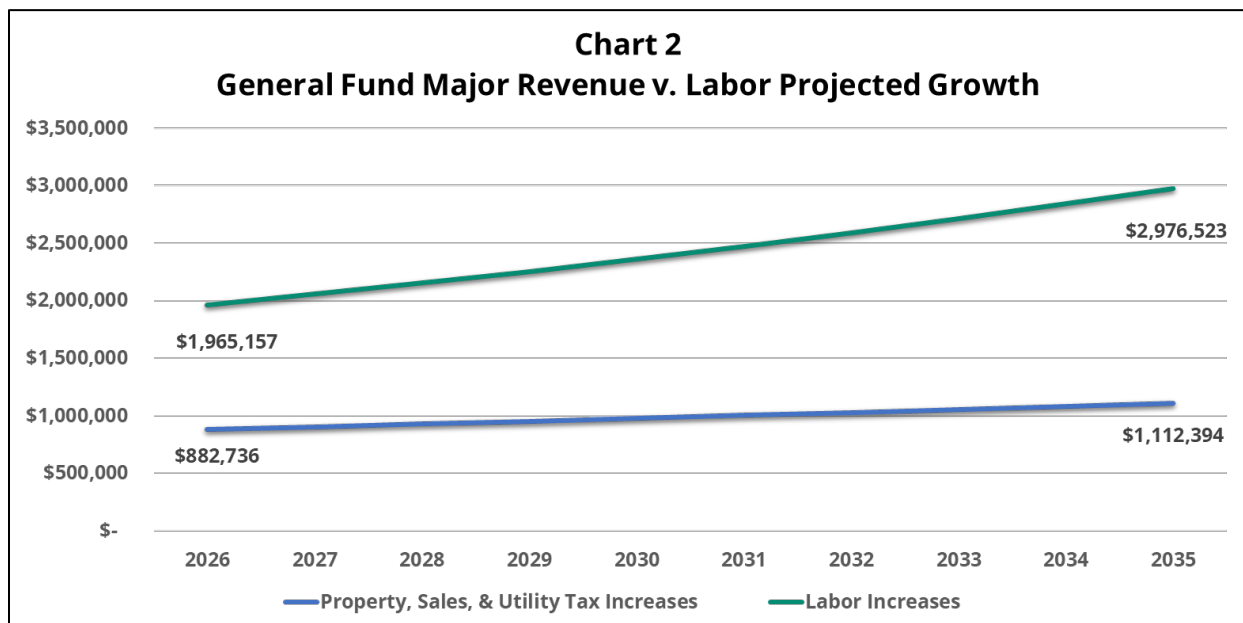
General Revenue & Expenditure Projections

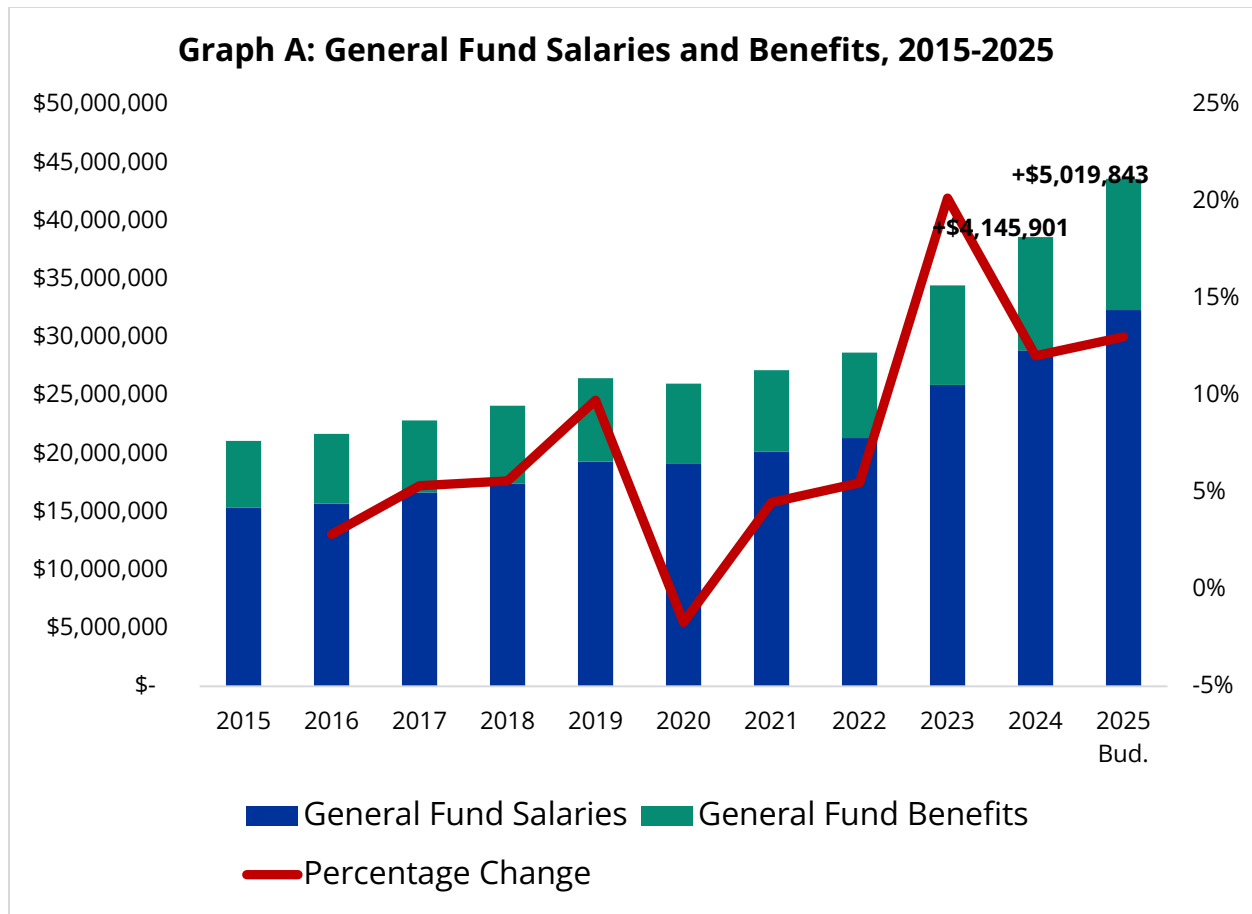
At the City Council retreat and subsequent City Council meetings, the City Council reviewed revenue and expenditure projections for 2025. While revenues have shown steady year-over-year growth, even without significant expansion to retail brick-and-mortar, expenditure increases have remained consistent. They are projected to outpace revenues in the coming years.

The City's largest expenditure category is labor. A notable example is the 15% increase in labor costs the City has faced over the last two years. During the same period, revenues increased nearly 6%. With staffing levels remaining unchanged, the labor cost increase is projected to be 4% for salaries and 6% for benefits year-over-year, driven by wage and benefit adjustments, see **Chart 2** and **Graph A**.

In 2023-2024...	
Labor increased 15%	Revenue increased 6%

Chart 2 displays projected labor growth alone in comparison to the growth of major general fund revenues, including property, sales, and utility taxes.



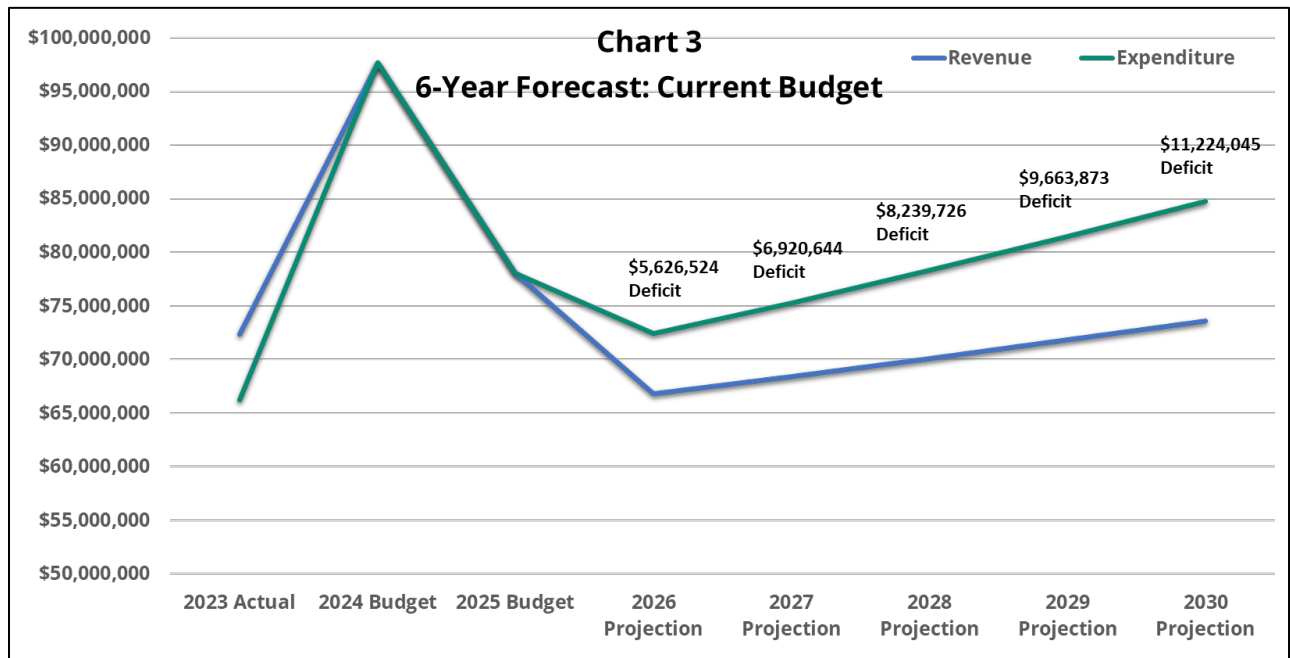


At the retreat, the City Council reviewed six-year financial forecasts for four separate potential outcomes, see **Chart 3** to **Chart 6**, below. All four models did not include consideration of new public defense standards, or maintenance and operation of the new police station and training facility, Cuoio Park, or Regional Athletic Complex Phase III, and other park improvements.

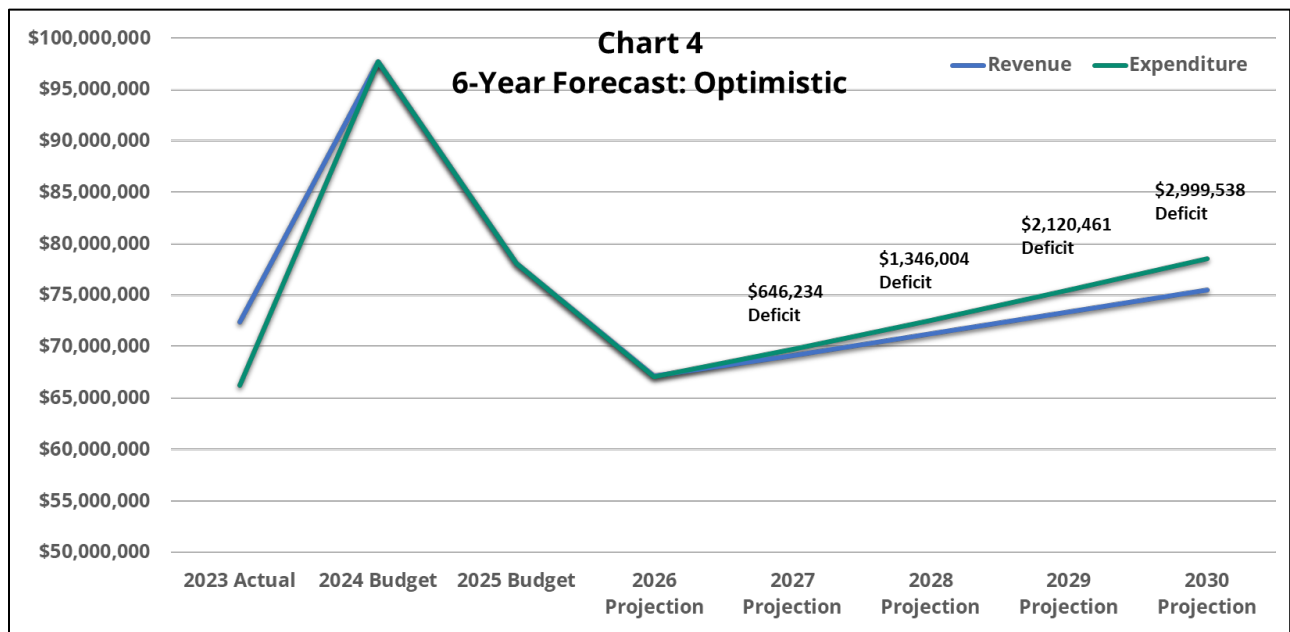
FUTURE BUDGET OBLIGATIONS

- 2026 Cuoio Park Phase 1A: +\$220,493/year
- 2026 New Police Station & Training Facility Operations & Maintenance: (+\$474,950/year)
- 2026 – 2035 Public Defense: additional \$80,000/each year for 10 years+ inflation
- 2028 RAC Phase 3: +\$350,000/year

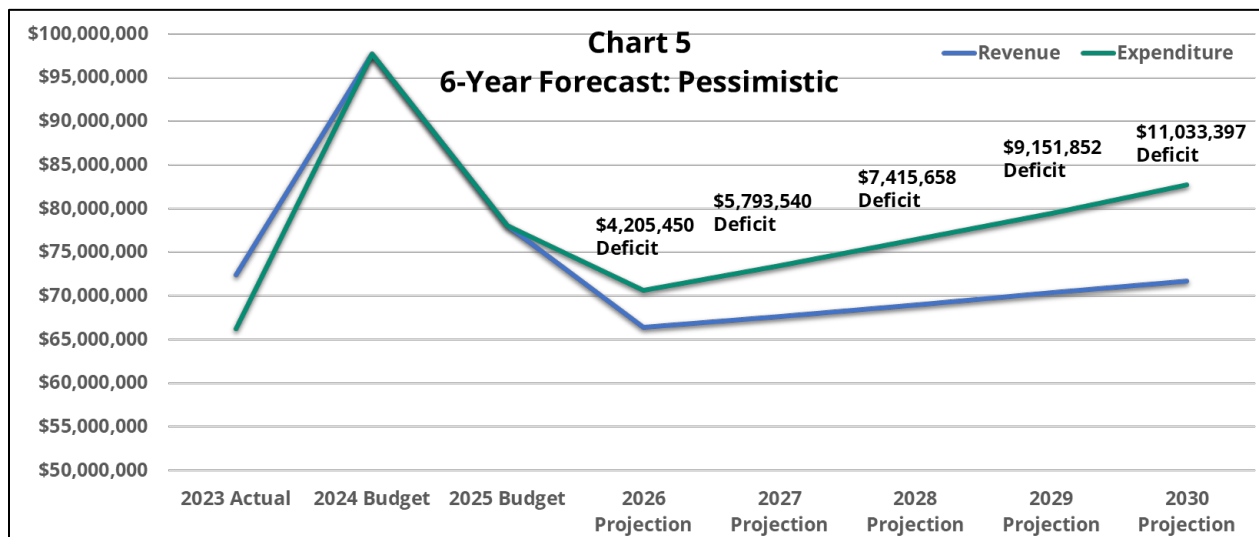
Current Budget Forecast: This model assumes 100% of the expenditure budget is spent and 2% revenue growth. The six-year forecast is displayed in **Chart 3**.



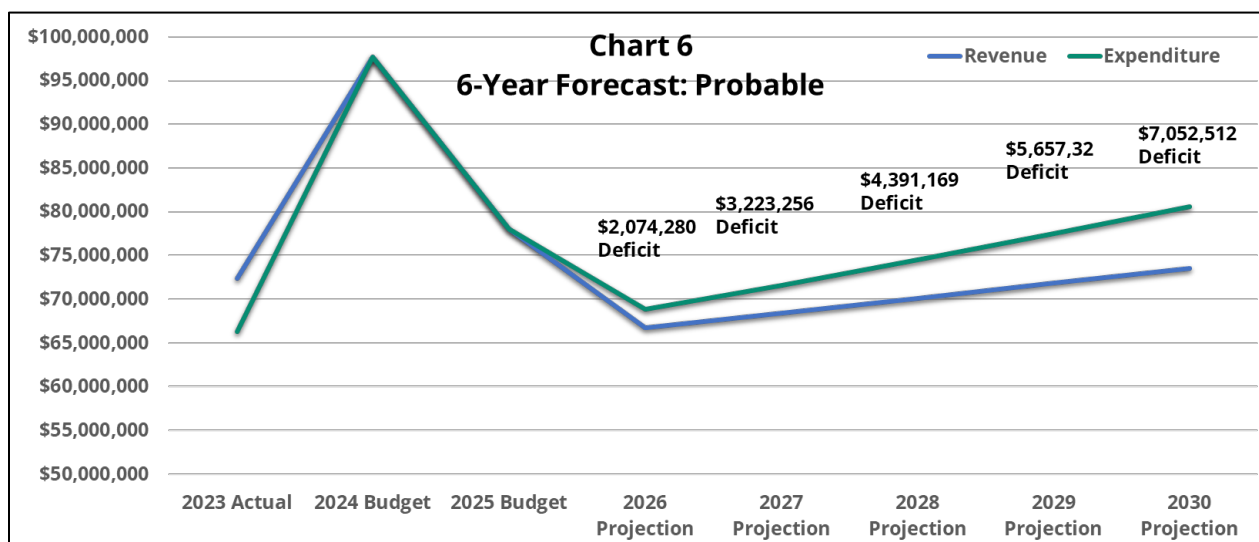
Optimistic Budget Forecast: This model assumes 92.5% of the expenditure budget is spent and a higher revenue growth of 3%. The six-year forecast is displayed in **Chart 4**.



Pessimistic Budget Forecast: This model assumes 97.5% of the expenditure budget is spent and a lower revenue growth of 1%. The six-year forecast is displayed in **Chart 5**.



Probable Budget Forecast: This model follows historical trends and assumes 95% of the expenditure budget is spent and revenue growth of 2%. The six-year forecast is displayed in **Chart 6**.



All four financial forecasts indicated that without new revenue sources or adjustments to current services, City expenditures will exceed projected revenues by 2027, with most reaching this point by 2026. These forecasts also indicate that by 2030, the annual shortfall between expenditures and revenues is projected to range from \$3 million to over \$11 million.

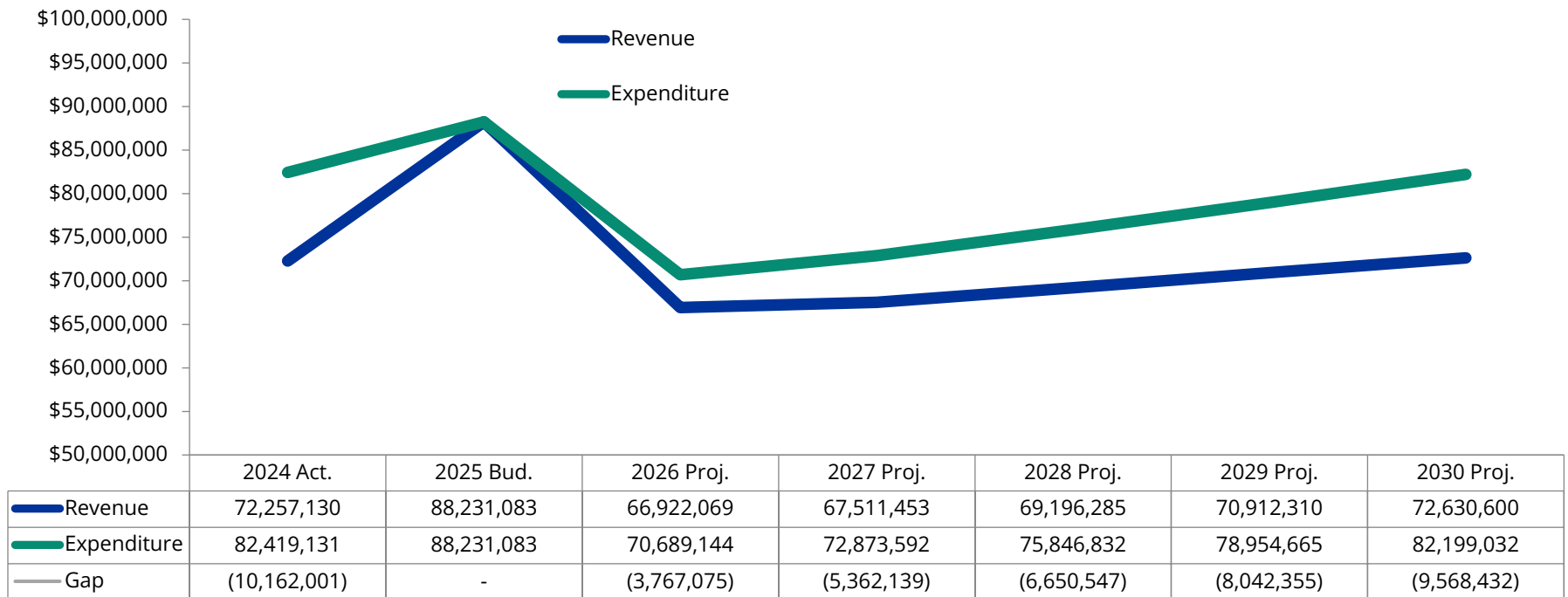
By 2030...

forecasts indicate the gap
between expenditures
and revenues will be
between

\$9.5M – 12+M

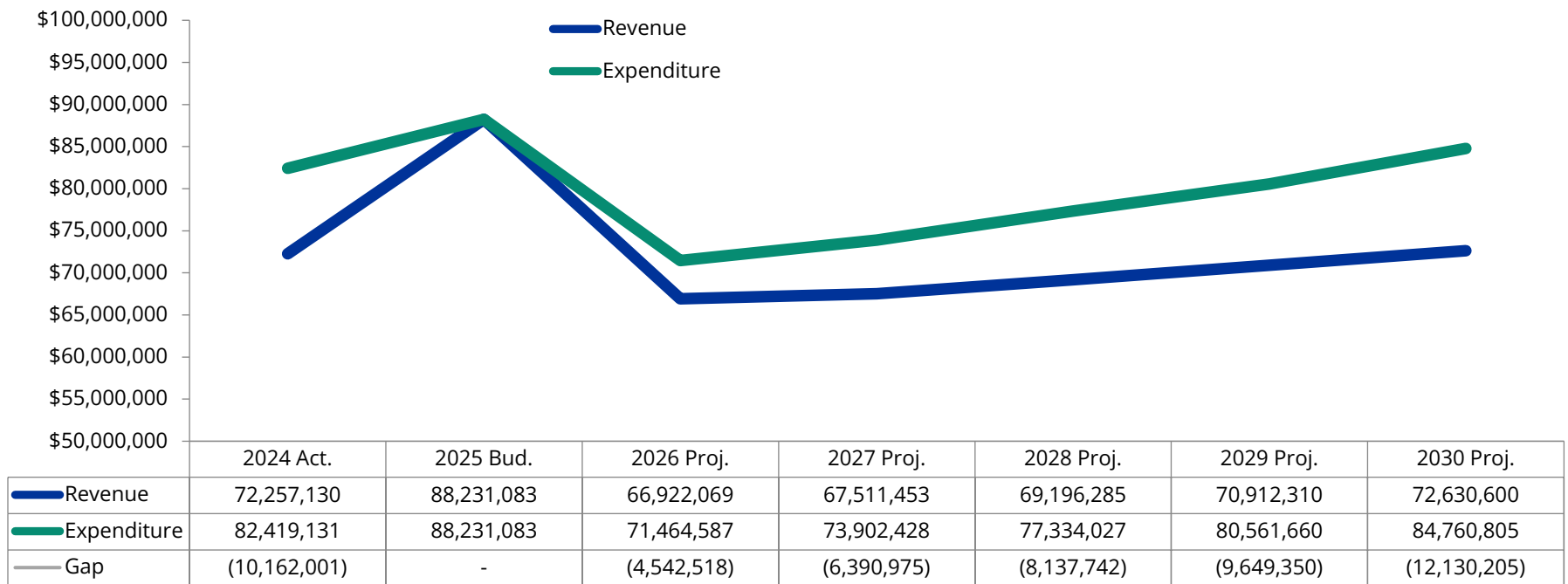
At the Regular Council Meeting on August 12, 2025, the City Council received an updated 6-Year Financial Model without new obligations based on current spending and revenues, see **Graph B**. Similar to the previous models, the deficit remains significant. In 2026, the projected gap between expenditures and revenues is anticipated to be around \$3.76 million. By 2030, the projected gap increases to around \$9.5 million.

Graph B: Updated 6-Year Financial Model without Obligations (8/12/2025)



At this meeting, the City Council also received an updated 6-Year Financial Model that takes into consideration new obligations as well as current spending and revenues, see **Graph C**. In 2026, the projected gap between expenditures and revenues is anticipated to be around \$4.5 million. By 2030, the projected gap increases to around \$12 million.

Graph C:
Updated 6-Year Financial Model with Obligations (8/12/2025)



General Fund 10-Year Spending Analysis (2015-2024):

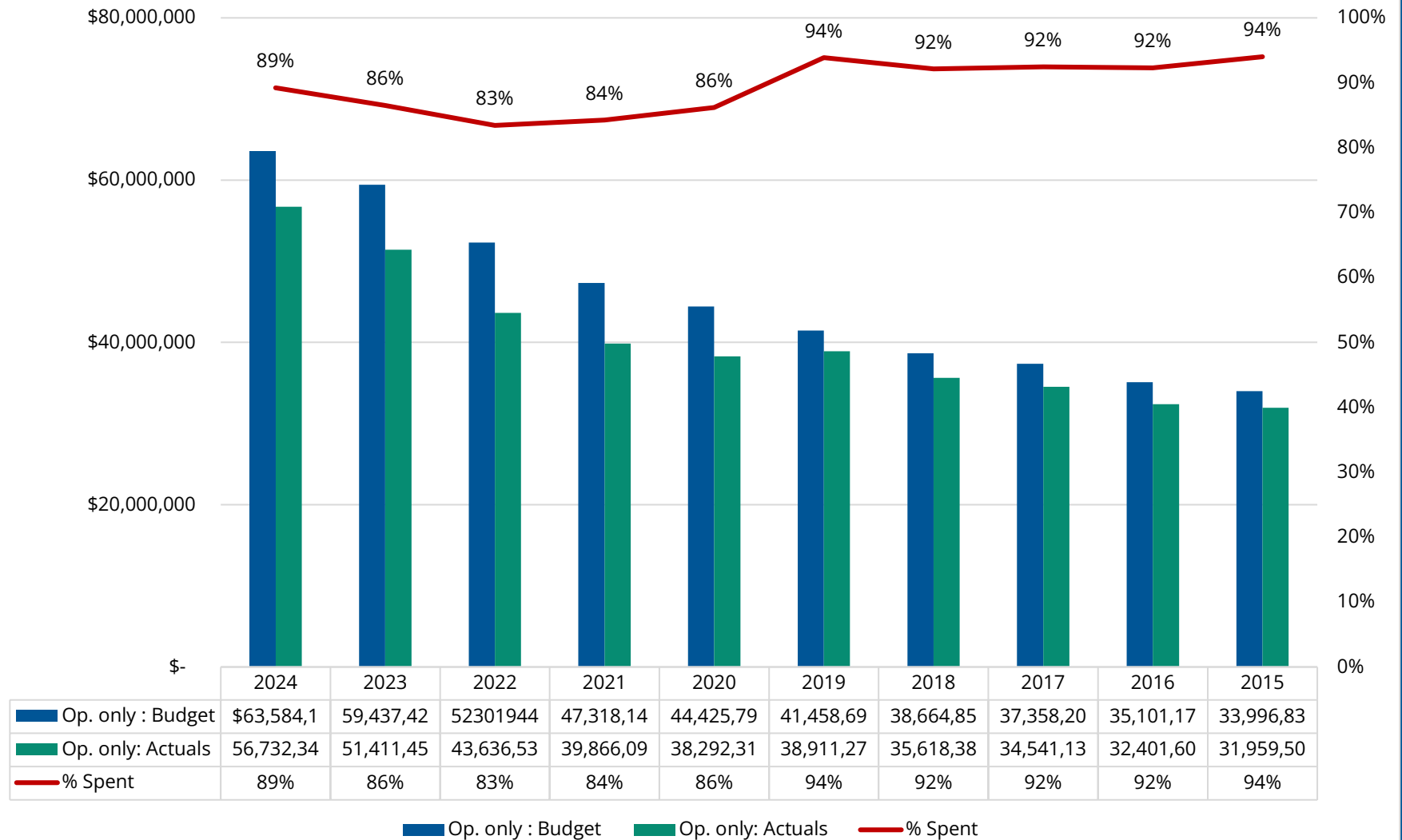
As part of this process, staff performed a 10-year analysis of past budgets versus expenditures to get an understanding of long-term trends regarding budget use.

For the general fund operating expenses only, **Graph E** illustrates the General Fund Budget compared to Actual Expenditures from 2013 to 2024. During these ten years, actual operating expenditures averaged 89% of the budget, three percentage points higher than when taking into account the full general fund. In 2015, the organization spent 94% of its operating budget, a figure that declined by five percentage points by 2024.

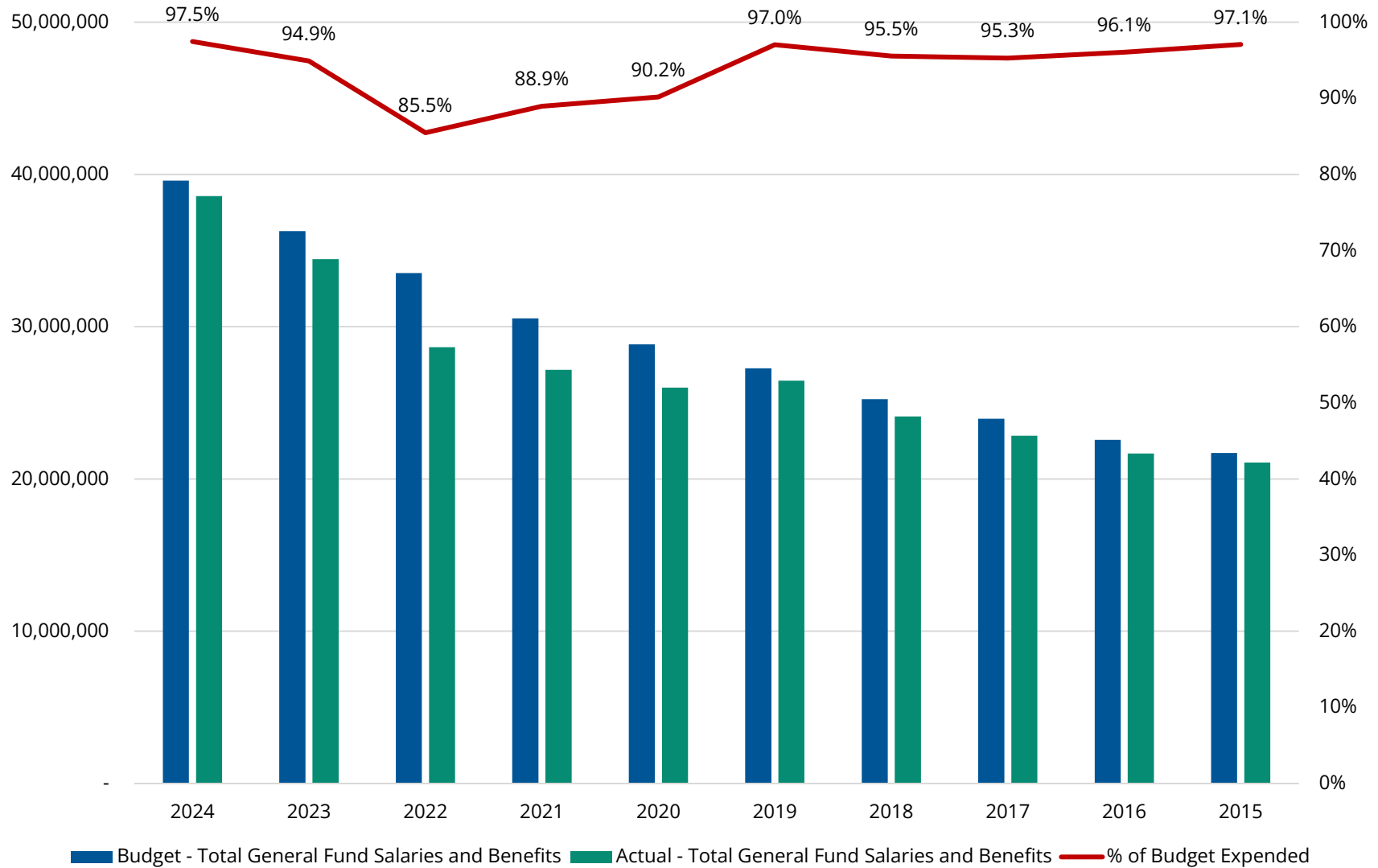
The City expended an average of 94% of all budgeted General Fund Labor between 2014 and 2024. If you take out the pandemic years of 2020-2022, this average increases to 96%

Table X	
Comparison of General Fund Budget and Expenditures, 2015-2024	
General Fund Options	% Budget Spent
General Fund - Operating only	89%
General Fund - Labor only	96%

Graph E: 10-Year Spending Analysis: General Fund Budget vs Actuals, Operating Only, 2015-2024



Graph E: Budgeted General Fund Labor Expenses and Actual General Fund Labor Expenses, 2014-2024



The above analyses highlight the need to perform an internal review of past expenditures. Analyzing each budget line item based on historical spending, especially underspending, may be crucial for ensuring efficient resource allocation. By examining past expenditures, the City may be able to identify patterns where certain areas consistently do not fully utilize allocated funds. This exercise, see below, could allow for more accurate future budgeting, as funds can be reallocated to areas.

Internal Budget Analysis Efforts

Concurrently with this report, the City Manager requested staff to perform an internal assessment of historical spending patterns and budget line item use as part of the 2026 Budget process. This assessment will help identify potential opportunities to reduce the overall budget without compromising current operations by strategically reducing or eliminating unused or underused accounts, resulting in immediate budget savings while promoting more efficient allocation of resources.

However, it's essential to highlight the potential long-term impact on reserves that these types of changes could have. Unspent savings from these accounts often contribute to strategic budgeting buffers. In addition, City reserves are frequently used to finance large-scale capital projects (e.g., Phase 1A of Greg Cuoio Park, Police Station, etc.). By reducing year end savings directed to reserves, large capital projects may take longer to develop and complete.

As part of this process, the City Council will need to carefully consider what the right balance is between maintaining strategic reserves, and using available funding to support essential services.

Financial Planning

Building on the foundation of the six-year financial forecasts, at the City Council Retreat, the City Council participated in a revenue exercise to identify potential future revenue sources. Through this process, the City Council identified revenue opportunities in two primary categories:

- (1) Encourage private investment through the expansion of commercial brick-and-mortar development, and
- (2) Consider existing and some new taxes and fees.

From this exercise and subsequent discussion, the City Council identified, from a more extensive list, the following potential revenue sources for further exploration:

- **Economic Investment Strategy:** Review potential City investments to incentivize private development.

- The City Council also conducted a prioritization exercise to assess the fiscal impacts of upcoming capital projects. This analysis showed that, regardless of prioritization, completing any of these capital projects in the coming years would likely necessitate additional revenue sources. Without these new revenue streams, the City would require a considerable amount of time to build up the reserves needed to fund these projects.

In preparation for future financial planning discussions, the City Council requested additional information on revenue sources and how the City's financial position compares to other Washington cities. **This report serves to help fulfill this request and meets the 2025 Work Plan item of Financial Planning and Potential Revenue Sources Review.**

This report was developed both in response to a formal request by the City Council to evaluate potential new revenue sources and is intended to support long-term financial planning and decision-making by providing a resource on available revenue options.



The report provides an in-depth analysis of the potential revenue sources identified by the City Council above. **Appendix 1** provides a list of revenue sources not contemplated in this report, but also available to the City.

Purpose of This Report

This report was developed in response to the priority adopted by the City Council in the 2025 Work Plan to develop additional information on potential new revenue sources available to the City. It is intended to support the City Council as they evaluate options for addressing the City's long-term structural budget imbalance—an imbalance in which expenses are projected to grow faster than revenues, even under optimistic assumptions and without new programs, staffing increases, or reliance on one-time revenues.

The City, like many local governments in Washington, is constrained by the state's policy environment that limits local revenue flexibility, particularly regarding property tax growth and other general fund revenues. At the same time, the cost of maintaining existing services is rising due to state mandates, inflation, labor market pressures, aging infrastructure, and community service expectations (e.g., residents and businesses expect greater levels of service to respond to today's environment).

FACTORS CONTRIBUTING TO RISING COSTS

- New state mandates
- Inflation
- Labor Market
- Aging infrastructure
- Community service expectations

Recognizing these pressures, the City Council prioritized the need to identify strategies to improve long-term financial sustainability. This includes both increasing revenue and more aggressively controlling expenditure growth. Although the City's work to evaluate expense reductions is still underway as part of the 2026 Budget process, the revenue analysis is being presented first. These two efforts, revenue analysis and expenditure analysis, are intended to complement each other as part of a broader strategy to strengthen the City's financial outlook and be incorporated into the City's budget process.

This report provides a comprehensive overview of revenue options currently available to the City under existing state law, including options that are within the City's direct control (e.g., can be implemented by councilmanic action) and those that may require voter approval. Each revenue analysis includes estimates of potential revenue, volatility of that funding, implementation timelines, legal authority, administrative effort, level of stakeholder engagement, and equity considerations. No specific recommendations are made; instead, the report is structured to support City Council deliberation by offering a clear, consistent analysis across a wide range of revenue mechanisms.

Ultimately, this document is intended to be a technical resource, not a policy directive. It frames the revenue choices available to the City in the context of its legal, economic, and political environment. The City Council may determine the next steps, including which options to advance for further public engagement or implementation.

Readers should use this document to:

- **Understand the landscape of options:** The report provides an overview of all identified revenue tools selected by the City Council at the 2025 Retreat and prioritized in the 2025 Work Plan, with the addition of one new revenue tool recently created by the state legislature in 2025.
- **Compare revenue tools side-by-side:** Each option is presented using a consistent set of criteria to enable comparison of factors such as revenue potential, time to implement, legal requirements, and administrative effort. **Table A** summarizes all of these elements in a matrix to allow for quick comparison.
- **Identify follow-up questions and areas for further analysis:** The information presented here represents staff knowledge as of the date of this report. The City Council or staff may determine that further legal, financial, or community engagement work is needed to consider or pursue a given option.

City leadership may use this document in conjunction with the parallel work being conducted to examine growth of expenditures. Together, these efforts are intended to support a long-term, sustainable financial future for the City.

This report is accompanied by a **Revenue Tool, Appendix 2**, that enables Councilmembers to explore the potential impact of adjusting existing tax rates or adding additional revenue sources.

Image 1: Snapshot of the Revenue Tool

#	Revenue Concept	Potential Rate	Current Rate	Current Revenue	Estimated Revenue	Estimated Additional Revenue
1	Technology Fees	0.0%	0.0%	\$ -	\$ -	
2	Body Worn Camera	\$0.00	0.0%	\$ -	\$ -	
3	Franchise Fee - Solid Waste	0.0%	0.0%	\$ -	\$ -	\$ -
4.1	Gambling Tax - Social Card	7.5%	7.5%	\$ 580,000	\$ 580,000	\$ 0
4.2	Gambling Tax - Punch/Pull Tabs	4.0%	4.0%	\$ 40,000	\$ 40,000	\$ -
5.1	Utility Tax - Water	6.0%	6.0%	\$ 1,300,000	\$ 1,300,000	\$ -
5.2	Utility Tax - Solid Waste	6.0%	6.0%	\$ 485,000	\$ 485,000	\$ -
5.3	Utility Tax - Sewer	6.0%	6.0%	\$ 1,500,000	\$ 1,500,000	\$ -
5.4	Utility Tax - Stormwater	6.0%	6.0%	\$ 300,000	\$ 300,000	\$ -
5.5	Utility Tax - Cable	0.0%	0.0%	\$ -	\$ -	\$ -
6.1	B&O - Retail	1.0%	1.0%	\$ 2,312,100	\$ 2,312,100	\$ -
6.2	B&O - Warehouse	0.0%	0.0%	\$ -	\$ -	\$ -
6.3	B&O - Manufacturing	0.0%	0.0%	\$ -	\$ -	\$ -
7	Lodging Tax	30.0%	30.0%	\$ 188,000	\$ 188,000	\$ -
8	Sales Tax - HB2015	0.0%	0.0%	\$ -	\$ -	\$ -
						\$ 0
Annual Capital Funds		\$ -				
	Budget	Optimistic	Pessimistic	Probable	Updated Probable (WO/OB)	Updated Probable (W/OB)
Budget Gap - Labor	\$ 5,700,000	\$ 700,000	\$ 4,250,000	\$ 2,100,000	\$ 3,767,075	\$ 4,542,518
Budget Gap - Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Budget Gap - Total	\$ 5,700,000	\$ 700,000	\$ 4,250,000	\$ 2,100,000	\$ 3,767,075	\$ 4,542,518
Est. New Revenues	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Difference	\$ (5,700,000)	\$ (700,000)	\$ (4,250,000)	\$ (2,100,000)	\$ (3,767,075)	\$ (4,542,518)
Potential Actions	Reduce services	Reduce services	Reduce services	Reduce services	Reduce services	Reduce services

Dimensions of Analysis

Each revenue option is presented with a consistent set of criteria to enable comparison of factors, including:

- **Term:** An estimate for how long a given revenue option would take to implement, when revenue collection would commence, and what level of City resources would be required.
- **Revenue Estimates:** The amount of revenue expected to be collected from the given revenue option. This is presented as a point estimate (a single number). It should be understood, however, that the actual amount collected could vary from this estimate.
- **Volatility / Potential Year-over-year (YOY) shifts:** An assessment of the stability or fluctuation of revenue sources, including an estimate of year-to-year shifts based on available data, when possible.
- **Administrative Effort:** A description of the effort and complexity involved in implementing and collecting the revenue.
- **Offsetting Expenditures:** Costs that the City would incur to collect a given revenue. This reduces the net financial benefit to the City.
- **Level of Stakeholder Engagement:** A description of the effort and complexity involved in target outreach to gather input, clarify concerns, and ensure transparency.

- **Peer Usage:** A listing of peer governments that collect a given revenue. Where feasible, specific financial information about the rates or amounts collected by peers is provided.
- **Who Pays:** A description of the people, organizations, or other parties that would directly be impacted by having to pay for the revenue option.
- **Equity Implications:** An assessment of how the revenue option affects different income groups and communities. This analysis usually considers whether the revenue option is regressive (disproportionately impacts lower-income households), progressive (higher-income households pay a larger share relative to their income), or proportional (affects all income levels equally). Most revenue options available to local governments in Washington State are regressive.
- **Control/Implementation Authority:** The role the City plays in implementation, as well as legal, procedural, or technical considerations that are needed to implement a revenue option.
- **Other Considerations:** Any information that may be important for consideration and analysis of the revenue option that does not easily fit into the dimensions of analysis listed above.

Matrix of All Revenue Options

Each option is presented using a consistent set of criteria to enable comparison of factors such as revenue potential, time to implement, legal requirements, and administrative effort. Table A summarizes all of these elements to allow for quick comparison. The matrix is color-coded using the following scales:

- Red: Less revenue, high volatility, high effort, high inequity
- Yellow: Moderate revenue, moderate volatility, moderate effort, regressive
- Green: High revenue, low volatility, lower effort, more equity

Table A										
Matrix of All Revenue Options										
Revenue Concept	Annual Est. Revenue	Volatility	Est. YOY shifts	Control	Term	Implementation Authority	Administrative Effort	Stakeholder Engagement	Who Pays	Equity
1. Technology Fees	\$20K - \$150K	Very High - Dependent on Permits	10-30+%	City control	Short-term, 12 months	Councilmanic - Resolution	Minimal	Moderate: Focused	Applicants	Proportional
2. BWC Redaction Fees	\$1K - \$5K	Very High - Dependent on certain types of requests	10-30+%	City control	Short-term, 12 months	Councilmanic - Resolution	Minimal	Moderate: Focused	Requestors	Regressive; exemptions make it less regressive
3. Franchise Fees: Solid Waste	\$40K - 400K	Stable - Essential service, reoccurring	0-3%	City control	Short-term, 12-18 months	Councilmanic - RFP, Franchise Agreement	Moderate	Few 0-30 impacted	Company - typically directly passed on to Customer	Regressive
4.1 Gambling Taxes: Social Card Games	\$100K - \$800K	High - Discretionary Spending	5-15+%	City controls	Short-term, 12 months	Councilmanic - Ordinance	Low	Few 0-30 impacted	Establishment	Proportional

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Revenue Concept	Annual Est. Revenue	Volatility	Est. YOY shifts	Control	Term	Implementat ion Authority	Administ rative Effort	Stakeholder Engagement	Who Pays	Equity
4.1 Gambling Taxes: Punch/Pull Tabs	\$5K - \$60K	High - Discretionary Spending	5-15+%	City controls	Short-term, 12 months	Councilmanic - Ordinance	Low	Few 0-30 impacted	Establishment	Proportional
5. Utility Taxes (Water, Sewer, Stormwater, Cable)	\$500K - \$4M+	Stable - Essential service, reoccurring	0-3%	City control	Short-term, 12 months	Councilmanic - Ordinance	High	High: Community-wide	Customer	Regressive; exemptions make it less regressive
6.1 B & O Tax: Retail	\$580K - \$2.3M	Moderate - Tied to revenues	3-10%	City control	Short-term, 12-18 months	Councilmanic - Ordinance	Low	High: Businesses	Businesses - typically indirectly passed on to Customers	Proportional
6.2 B&O Tax: Manufacturing	\$2K - \$4K	Moderate - Tied to revenues	3-10%	City control	Short-term, 12-18 months	Councilmanic - Ordinance	High	High: Businesses	Businesses - typically indirectly passed on to Customers	Proportional
6.3 B&O Tax: Wholesale	\$83K - 166K	Moderate - Tied to revenues	3-10%	City control	Short-term, 12-18 months	Councilmanic - Ordinance	High	High: Businesses	Businesses - typically indirectly passed on to Customers	Proportional
7. Lodging Tax (Allocation)	\$60K - \$300K	High - Discretionary Spending, tourism, economy	5-15%	City control	Short-term, 4 months	Councilmanic - Council Approval	Low	Few 0-30 impacted	Lodging Customers	Regressive; about use, not collection

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8.1 Public Safety Sales Tax (HB 2015)	\$1.86M	Moderate - Dependent on spending	3-10%	City control	Short-term, 6-12 months	Councilmanic - Council Approval	Moderate - High Grant documentation	High: Community messaging	Customer	Regressive
8.2 Public Safety Grant (HB 2015)	\$125,000 per position	Funding limited to 3 years	0%	CJTC Competitive process	Short term	CJTC Competitive process	Reporting will be required	Low	State	State funding

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6.2 B&O Tax: Manufacturing	\$2K - \$4K	Moderate - Tied to revenues	3-10%	City control	Short-term, 12-18 months	Councilmanic - Ordinance	High	High: Businesses	Businesses - typically indirectly passed on to Customers	Proportional
1.6.3 B&O Tax: Wholesale	\$83K - 166K	Moderate - Tied to revenues	3-10%	City control	Short-term, 12-18 months	Councilmanic - Ordinance	High	High: Businesses	Businesses - typically indirectly passed on to Customers	Proportional
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1. Technology Fees

The State of Washington regulates development permit fees through [RCW 82.02.020](#), which states that a city may “collect reasonable fees from an applicant for a permit or other governmental approval to cover the cost...of processing applications, inspecting and reviewing plans, or preparing detailed statements [related to SEPA reviews]”.

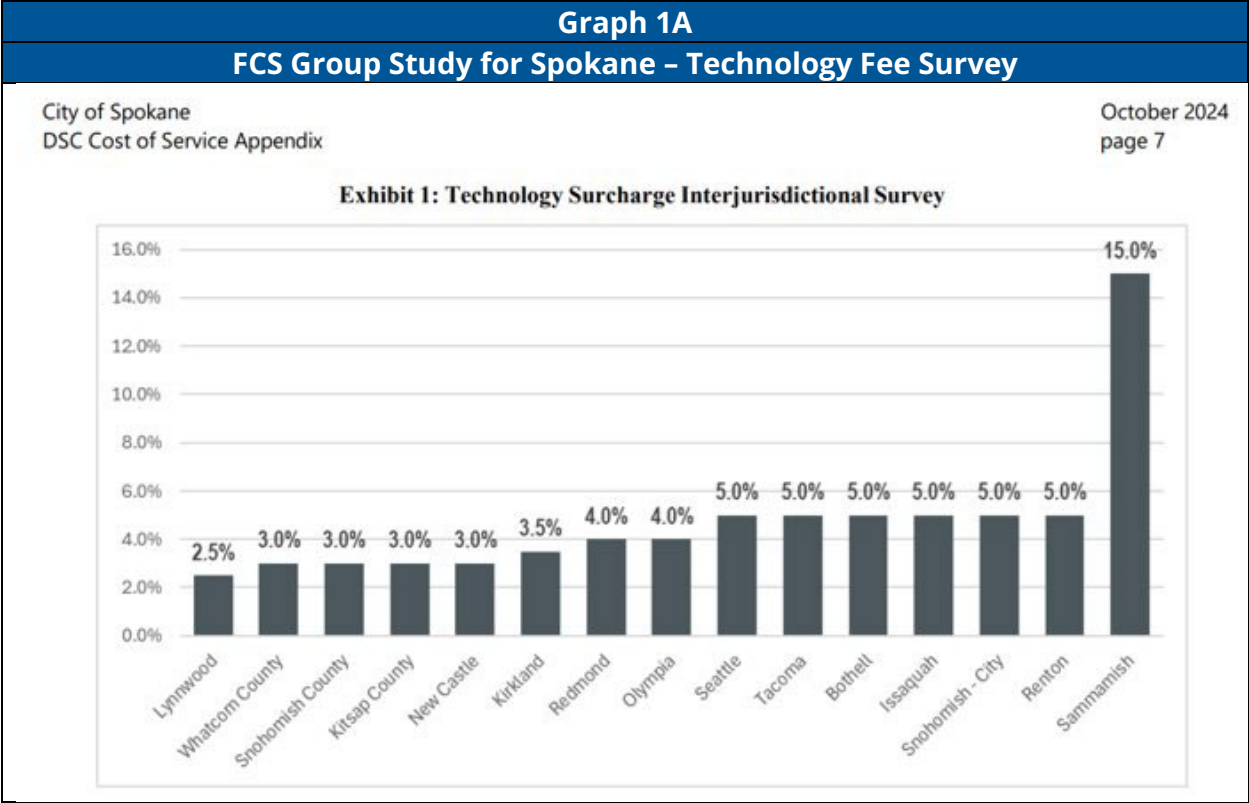
Cities may collect a technology fee (also known as a technology surcharge) as a percentage of a permit fee. The purpose of this surcharge is to provide the necessary funds to maintain the technology-dependent service levels used by departments directly connected with development services, in the case of the City, the Community and Economic Development and Public Works Departments. These fees are intended to help ensure the sustainability and efficiency of various technological services directly related to permitting. Currently, the City spends over \$117,000, see **Table G**, annually on technology-supported systems associated with permit-related services delivered by Public Works and Community and Economic Development. Technology fees are a tool that can support the maintenance and improvements to technology-dependent services.

Over time, cities are becoming more dependent on technologies to provide efficient and responsive customer service. Technology improvements over the last few decades have resulted in:

- Improved efficiencies in the delivery of services for the development community and community members (e.g., access, time, transparency, interactive)
- Easier access to over-the-counter and small permits
- More accurate information
- Greater internal consistency
- Streamlined review workflows
- Reduced paper use and increased sustainability
- Accumulation of better data, leading to more data-informed decisions
- Necessary to meet state requirements (e.g., SSSB 5290)

Revenues are restricted and must be used for development services technologies, e.g., annual maintenance or licensing and system replacement costs.

How do other local governments address support technology maintenance and upgrades through fees? A study performed by the [FCS Group](#) for the City of Spokane surveyed the technology fees in various Washington state jurisdictions. The report found that there is a notable variance in technology fee rates, ranging from a minimum of 2.5 percent to a maximum of 15.0 percent. The most frequently used rates were 3.0 percent and 5.0 percent. The City of Spokane ultimately adopted a 2.5 percent technology fee.



For more information on Technologies fees, please see the FCS Group study, as well as the MRSC page on [Information Technologies](#).

1. Technology Fee	
Description	Apply a Technology Fee to all development permits, including CED and PW. Create an exemption for permits associated with affordable housing.
Estimated Annual Revenue	\$12,500 for each 0.5% increase in Technology Fees, see Table 1B . \$12,000 to \$150,000+ depending on rate.
Time to Implement	Short-term, 6-12 months
Offsetting Expenditures	None

Control and Implementation Requirements	Councilmanic: • Amend necessary fee schedules or documents by ordinance.
Administrative Effort	Administrative effort is low. The City will need to complete the following tasks to implement the new tax rate: • Amend necessary fee schedules or documents by ordinance. • Provide notice to community members.
Peer Usage	See Graph 1A for a more extensive list. Technology fees of comparable cities: • Kirkland: 3.5% • Bothell: 5% • Olympia: 4% • Lynnwood: 2.5% • Issaquah: 5%
Volatility	Very High – Dependent on permitting levels, fluctuations are anticipated to be around 10% to 30+% annually based on past data, see Table 1C.
Who Pays	Applicants: Individuals or organizations applying for permits.
Equity Implications	The fee is proportional as it is based on a percentage of the permit fee. However, homeowners and small businesses may feel the impact of these charges more than large developers. The City could implement an exemption to this fee for affordable housing. However, please see “Other Considerations” for a broad discussion of equity and development fees.
Other Considerations	Even with the addition of a technology fee, the City’s current development fees would remain significantly lower than comparable cities. Many cities try to recover 75% to 100% of the costs for processing permits (development fee cost recovery) as allowed per state law. In 2024, the City recovered approximately 69.7% of CED costs and 38% of PW costs. As a result, the general fund is used to cover the remaining costs. The City’s cost recovery rate is influenced by several factors, including the intensity of development. With recent development activity leveling off, and without further changes, the City is likely to see cost recovery rates more in line with 2024

levels—lower than in previous years that experienced periods of high multifamily development.

While lower cost recovery rates may encourage some economic and housing development, it is potentially regressive as lower-income community members may be disproportionately affected by indirectly supporting permits that could primarily benefit other individuals or developers, with little (if any) residual positive impact for them. This could also lead to underinvestment in services that would directly positively impact the whole community rather than a select few, e.g., general fund dollars could be used for park and recreation development or programming.

The City has over \$117,000 in existing technology costs associated with development services, see **Table 1G**. A technology fee may defray some of these costs and provide some relief to the general fund. In addition to existing costs, the City anticipates future technology needs to improve services, upgrade and maintain systems, and meet new state mandates.

Table 1B provides an estimated projection of Technology Fee revenues, based on historical revenue of all development services permits.

Table 1B		
Technology Fee Projected Revenues		
Rate	Est. Revenue	Difference
0.0%	\$ -	\$ -
0.5%	\$12,500	\$12,500
1.0%	\$25,000	\$25,000
1.5%	\$37,500	\$37,500
2.0%	\$50,000	\$50,000
2.5%	\$62,500	\$62,500
3.0%	\$75,000	\$75,000
3.5%	\$87,500	\$87,500
4.0%	\$100,000	\$100,000
4.5%	\$112,500	\$112,500
5.0%	\$125,000	\$125,000
5.5%	\$137,500	\$137,500
6.0%	\$150,000	\$150,000
6.5%	\$162,500	\$162,500
7.0%	\$175,000	\$175,000
7.5%	\$187,500	\$187,500
8.0%	\$200,000	\$200,000
8.5%	\$212,500	\$212,500
9.0%	\$225,000	\$225,000
9.5%	\$237,500	\$237,500
10.0%	\$250,000	\$250,000
10.5%	\$262,500	\$262,500
11.0%	\$275,000	\$275,000
11.5%	\$287,500	\$287,500
12.0%	\$300,000	\$300,000
12.5%	\$312,500	\$312,500

Table 1C provides historical revenue of all development services permits, including year-to-year shifts in revenue.

Table 1C		
CED and PW		
Permit Fee Revenues and Year-to-Year Changes, 2013-2024		
Year	Permit Fee Revenue	YOY Shifts
2024	\$2,316,668	-28%
2023	\$3,234,601	28%
2022	\$2,530,277	-8%
2021	\$2,751,510	21%
2020	\$2,279,013	-41%
2019	\$3,869,042	26%
2018	\$3,071,579	45%
2017	\$2,117,594	-26%
2016	\$2,872,405	46%
2015	\$1,968,661	20%
2014	\$1,637,294	39%
2013	\$1,176,727	
Average	\$2,316,668	11%

Table 1D uses historical revenue from all development services permits to provide examples of revenue generated by different Technology Fee percentages, ranging from 1% to 6%, for the past ten-years.

Table 1D							
CED and PW Permit Fee Revenues and Technology Fee Projections, 2013-2024							
Year	Permit Fee Revenue	1% Fee	2% Fee	3% Fee	4% Fee	5% Fee	6% Fee
2024	\$2,316,668	\$23,167	\$46,333	\$69,500	\$92,667	\$115,833	\$139,000
2023	\$3,234,601	\$32,346	\$64,692	\$97,038	\$129,384	\$161,730	\$194,076
2022	\$2,530,277	\$25,303	\$50,606	\$75,908	\$101,211	\$126,514	\$151,817
2021	\$2,751,510	\$27,515	\$55,030	\$82,545	\$110,060	\$137,576	\$165,091
2020	\$2,279,013	\$22,790	\$45,580	\$68,370	\$91,161	\$113,951	\$136,741
2019	\$3,869,042	\$38,690	\$77,381	\$116,071	\$154,762	\$193,452	\$232,143
2018	\$3,071,579	\$30,716	\$61,432	\$92,147	\$122,863	\$153,579	\$184,295
2017	\$2,117,594	\$21,176	\$42,352	\$63,528	\$84,704	\$105,880	\$127,056
2016	\$2,872,405	\$28,724	\$57,448	\$86,172	\$114,896	\$143,620	\$172,344
2015	\$1,968,661	\$19,687	\$39,373	\$59,060	\$78,746	\$98,433	\$118,120
2014	\$1,637,294	\$16,373	\$32,746	\$49,119	\$65,492	\$81,865	\$98,238
2013	\$1,176,727	\$11,767	\$23,535	\$35,302	\$47,069	\$58,836	\$70,604
Average	\$2,316,668	\$26,044	\$52,088	\$78,133	\$104,177	\$130,221	\$156,265

Table 1E and **Table 1F** provide examples of common permit fee costs and show how the addition of a Technology Fee would impact the overall fees.

Table 1E							
Example of CED Common Permit Fee Costs and Technology Fees							
Permit Fee	Cost	1%	2%	3%	4%	5%	6%
Demolition Permit	\$91	\$0.91	\$1.82	\$2.73	\$3.64	\$4.55	\$5.46
Plumbing Permit (Whole House)	\$254	\$2.54	\$5.08	\$7.62	\$10.16	\$12.70	\$15.24
Residential Roof	\$213	\$2.13	\$4.26	\$6.39	\$8.52	\$10.65	\$12.78
Mechanical Permit (Whole House)	\$381	\$3.81	\$7.62	\$11.43	\$15.24	\$19.05	\$22.86
Grading Permit (8,000 cy)	\$861	\$ 8.61	\$17.22	\$25.83	\$34.44	\$43.05	\$51.66
Building Permit (2,500 SF Home)	\$6471	\$64.71	\$129.42	\$194.13	\$258.84	\$323.55	\$388.26

Table 1F							
Example of PW Common Permit Fee Costs and Technology Fees							
Permit Fee	Cost	1%	2%	3%	4%	5%	6%
Plan Check: Water/Sewer (1st 150')	\$341.10	\$3.41	\$6.82	\$10.23	\$13.64	\$17.06	\$20.47
Plan Check: Street (1st 150')	\$341.10	\$3.45	\$6.89	\$10.34	\$13.78	\$17.23	\$20.67
Inspection: Water/Sewer (1st 150')	\$408.63	\$3.48	\$6.96	\$10.44	\$13.92	\$17.40	\$20.88
Inspection: Street (1st 150')	\$407.46	\$3.51	\$7.03	\$10.54	\$14.05	\$17.57	\$21.08
Inspection: Signals (per Intersection)	\$3,067.56	\$3.55	\$7.09	\$10.64	\$14.19	\$17.74	\$21.28
ROW: Overhead Utilities (1st 150')	\$365.13	\$3.58	\$7.16	\$10.74	\$14.33	\$17.91	\$21.49

Table 1G provides examples of current technology costs associated with CED and PW development services.

Table 1G			
Examples of Current Development Services Technology Costs			
Department	Item	Annual Cost	Purpose / Notes
PW	Bluebeam	\$3,000	Allow for more efficient permit processing: • PDF solution tailored for architecture and construction • Helps standardize communication and improve review quality with customizable tools • More efficient review and workflows
PW	Virtual Project Manager	\$10,000	Allow for more efficient project management
PW	iPads	\$2,500	Streamlines field inspections
CED	ICC Code Updates	\$13,552	Ensure access to current building codes online.
CED	Cell Phone	\$9,631	Cell phones for more efficient customer service.
CED	iPads	\$4,084	Streamlines field inspections
CED	Bluebeam	\$10,648	Allow for more efficient permit processing
CED	TRAKiT License	\$63,762	Online Permit Portal - Permitting Software • Convenient submission • Track permit applications • More efficient workflows • Improves record keeping • More efficient record requests
ALL		\$117,177	

2. Copying Charges for Public Records: Body-Worn Cameras Redactions

Under the Public Records Act (PRA), cities have a few options for calculating the charges for copies of public records, see **Option 1 to Option 3** below.

These allowable charges are mainly limited to the costs incurred by the city in making and producing copies of the records. Under the PRA, cities generally cannot charge for staff time spent locating a public record or making it available for inspection (including any time spent reviewing or redacting records). However, there are some limited exceptions for certain law enforcement records. Law enforcement records, specifically body camera redactions, criminal history records information, traffic accident reports, department audio, visual, or photographic material, are labor-intensive for response. Annual City costs to respond to law enforcement public records requests is likely well over \$385,000 annually taking into account staff and technology resources, see **Table 2A1**.

Table 2A1	
Public Record Costs and General Estimates 2024	
Total estimated costs (includes staff compensation and legal review)	\$442,426
Total public records requests - Citywide	3,510
Total public records requests - LPD	3,053
% of LPD based on City-wide requests*	87%
Estimated cost for LPD-related requests based on % of City-wide requests*	\$384,911
Total requests including BWC**	7.9% citywide 9% LPD
* Estimates based on best available data. These are general estimates.	
** Average based on data from 2024/2025.	

For records requests, the City adopted the default charges outlined in RCW 42.56.120 to apply to requests for copies of public records, see **Option 2**. Many other agencies within the state charge a fee to recoup a portion of this cost, exempting out certain requestors defined by RCW.

Option 1: Actual Costs: Cities can charge the actual cost incurred for providing copies by adopting a statement of costs, after notice and a public hearing (RCW 42.56.070(7)). For hard copies, actual cost includes: the cost of paper; the per-page cost for use of agency copying equipment; the cost of postage or delivery charges and the container used for delivery; and staff time to *copy and send* the requested public records. For electronic copies, actual cost includes: The cost of electronic production or file transfer of a record; The use of cloud-based storage and

processing services; The transmission of records in electronic format, including the transmission charge and the media device used for delivery; and Staff time to *copy and send* the requested public records.

Option 2: Statutory Default Charges (Current City status – no change): Adopt the statutory default charges in RCW 42.56.120, see **Table 2A**.

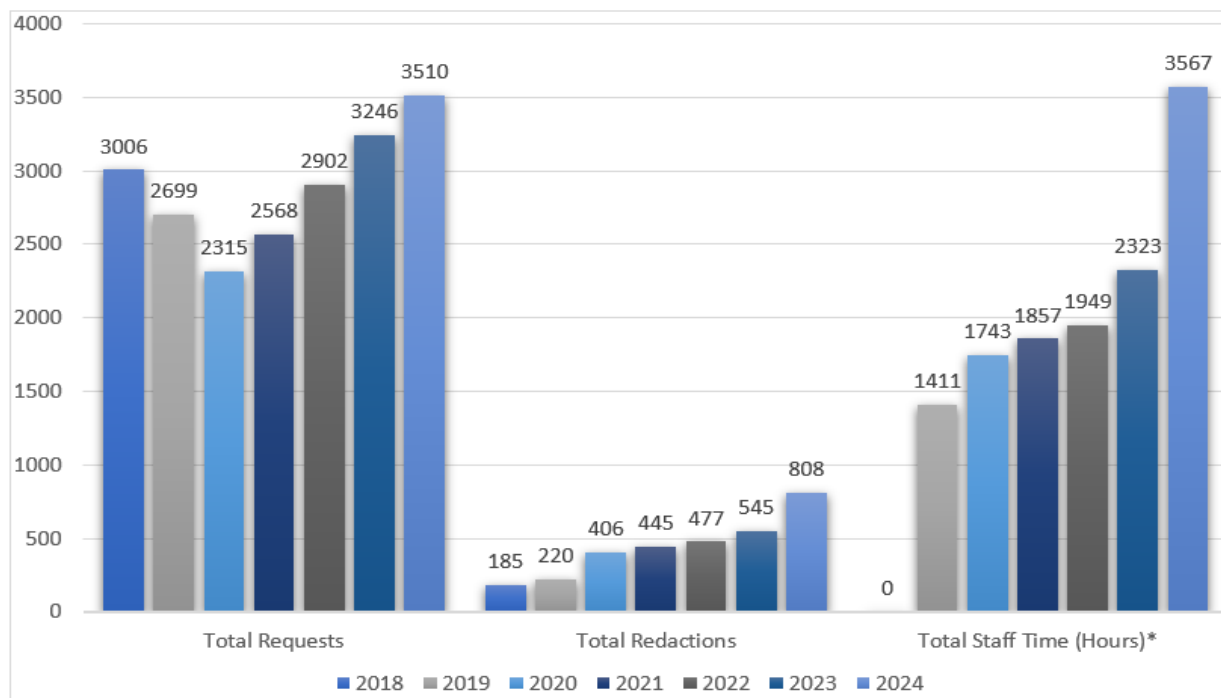
Table 2A	
Statutory Default Charges	
Inspection of records:	No charge
Photocopy of paper records, or printed copies of electronic records, or use of City's equipment to photocopy public records:	15 cents per page
Records scanned into an electronic format, or use of City's equipment to scan records:	10 cents per page
Files and attachments uploaded to email, cloud-based data storage services, or other means of electronic delivery:	5 cents for each 4 electronic files or attachments
Files and attachments transmitted in electronic format, or the use of City's equipment to send the records electronically:	10 cents per gigabyte
Digital storage media or device provided by the City:	Actual cost
Container or envelope used to mail copies:	Actual cost
Postage or delivery charges:	Actual cost

Option 3: Flat Fee Up To \$2 Per Request: Cities have the option to charge a flat fee of up to \$2 per request as an alternative to actual or default costs if the agency reasonably estimates and documents that the costs are equal or more than \$2. This flat fee can only be charged once per request and not per installment (RCW 42.56.120(2)(d)). At this time, staff do not recommend adopting a flat fee per request. While this model could generate more revenue, it does not offset the staff time and resources required to process large, multi-installment requests. Retaining the default copying charges may also help to discourage excessive or frivolous requests.

Option 4: Fees for Body Worn Camera: Law enforcement agencies may require any requester not listed in RCW 42.56.240(14)(e) to pay the reasonable costs of redacting any portion of the body-worn camera recording before disclosure.

Since 2020, the City has experienced an increase in the total number of public record requests. With this increase, the City has also experienced a direct rise in redactions and staff time required to respond, see **Graph X**, below.

Graph X: Public Records Request Trends, 2018 - 2024



In 2023, the average cost per record request was \$115. Of all 3,246 requests, only \$55 was recovered. In 2024, the average cost per request was \$126. Of all 3,510 requests, only \$8 was recovered. At this time, staff do not recommend any changes to copying charges for general record requests as revenue enhancements would be de minimis and associated offsetting expenditures would increase (e.g., it would require more staff time to process than would likely be recovered). While **Option 3** would likely recover more costs than the current model, it eliminates the City's ability to charge based on actual or customized costs—an important tool for discouraging excessive or frivolous requests. Under this option, a large request would cost the same as a small one: just \$2.

For more information on Public Record Costs, please see the MRSC page on [Copying Charges for Public Records](#).

Law Enforcement Records: Per state law, law enforcement agencies may recover costs for the following:

- Body Camera Redaction: [RCW 42.56.240](#)(14) allows agencies to charge for staff time *spent redacting body camera video recordings for certain requestors*, in addition to the regular costs allowed under [RCW 42.56.070](#)(7).

- Criminal History Records Information
- Traffic Accident Reports
- Sheriff Department Audio, Visual, or Photographic Materials

The City implemented a body-worn camera (BWC) program in April 2023. Since launching the BWC program, the City has retained 114,500+ BWC videos. Starting in July 2024, the City began capturing data on public records requests involving body-worn video footage. From July 2024 to July 2025, the Lacey Police Department (LPD) closed 3,281 public records requests with 302 requests containing BWC. Notably, for every one hour of video requested, it takes LPD staff an estimated two (2) to seven (7) hours to review and redact.

The City could recover costs spent redacting body camera video recordings for certain requestors while also mitigating potential BWC disclosure requests by establishing a per-minute BWC disclosure cost.

Notably, per state law, BWC disclosure costs would not apply to the following requestors:

- A person, or an attorney representing a person, directly involved in the incident;
- A person or their attorney who requests BWC relevant to a criminal case involving that person;
- The executive director from either the Washington state commission on African American affairs, Asian Pacific American affairs, or Hispanic affairs; or
- An attorney who represents a person regarding a potential civil cause of action involving the denial of civil rights under...(attorney must explain the relevancy and request relief from redaction costs)

Several Washington state jurisdictions have performed studies to establish per-minute BWC redaction cost rates, including the [City of Seattle](#) and City of Sumner. **Table 2B** provides a summary of several jurisdictions with adopted per-minute BWC redaction cost rates.

Table 2B		
BWC Redaction Costs		
City	Costs per minute	Expenses Recovered
Seattle	\$0.82	N/A
Kent	\$0.91	\$750 (2018, all) \$4,235 (2019, all)
Tukwila	\$0.63	N/A
Sumner	\$0.86	N/A
Olympia	\$0.81	N/A
Bellingham	\$0.75	\$2,000 (2023, 911/BWC)
Kirkland	\$0.84	\$2,509 (2023, PD/BWC)

Based on the studies mentioned above, Staff performed a per-minute cost analysis for the City, resulting in a \$0.90 cost per minute, see **Graph 2C**.

Graph 2C	
Lacey BWC Request Cost Study	
Police Records Specialist, Step 1	
A. Monthly Salary	\$5,543.70
B. Monthly Benefits	\$3836.67
C. Total Monthly Salary/Benefits (A+B)	\$9,380.37
BWC License Fees*	
D. Monthly Professional License	\$31.71
E. Monthly Redaction Assistance User License	\$6.58
F. Total Monthly License Fees (D+E)	\$38.32
Average Minutes worked by staff per month	
G. 174 hours per month x 60 minutes	10,440
Estimated Cost per Minute (C+F)/G	\$0.90
* Includes sales tax	

For more information on BWC disclosure cost, please see the MRSC page on [Disclosure of Law Enforcement Video Footage](#).

2. Body-worn Camera Redactions

Description	Apply a BWC Charge of \$0.90 per minute
Estimated Annual Revenue	\$1,000 to \$5,000 annually
Time to Implement	Short-term, 6-12 months
Offsetting Expenditures	None
Control and Implementation Requirements	Councilmanic: Amend appropriate code and fee schedules, ordinance/resolution

Administrative Effort	Administrative effort is low. The City will need to complete the following tasks to implement the new tax rate: • Amend appropriate code and fee schedules, ordinance/resolution • Create a charge with Finance
Peer Usage	See Table 2B for a more extensive list. BWC Charges of comparable cities: • Olympia: \$0.81 • Kent: \$0.91 • Kirkland: \$0.84
Volatility	Very High – Dependent record requests, fluctuations are anticipated to be around 10% to 30+% annually based on past data, see Graph X.
Who Pays	Record requesters, with some exemptions.
Equity Implications	Flat fees can be regressive. However, there are exemptions, including not charging a person or an attorney representing a person who is directly involved in the incident.
Other Considerations	Implementing a fee for BWC disclosure may help discourage frequent, frivolous, or large-scale requests, particularly from serial or national requesters. The City has observed that following high-profile incidents or “media” involved incidents, e.g., a First Amendment auditor, there is often an influx of requests for BWC video. While this could save staff resources, on the whole, implementing this would result in de minimis revenue.

3. Franchise Fees – Solid Waste

Franchise fees are charges levied on private utilities for their use of City streets and other public properties to place utility infrastructure and to recoup City costs of administering franchise agreements.

The franchise fees on light, natural gas, and telephone utilities are limited by statute to the actual administrative expenses incurred by the City directly related to receiving and approving permits, licenses, or franchises (RCW 35.21.860). In addition, cities may impose franchise fees to recover administrative costs for sewer and water. A reasonable franchise fee may be imposed on solid waste providers.

Cable TV franchise fees are governed by the Federal Cable Communications Policy Act of 1996. They are negotiated with cable companies for an amount not to exceed 5% of gross revenues, regardless of the administrative costs ([47 U.S.C. §542](#)(a) and (b)).

Solid Waste and Cable TV franchise fees are unrestricted and may be used for any lawful governmental purpose.

For more information on Franchise Fees, please see page 137 of the [MRSC's Revenue Guide for Washington Cities and Towns](#).

The City's [franchise agreement with Comcast](#) sets the cable franchise fee rate at 5%; the state maximum for cable franchise fees.

Table 3A			
Franchise Fee Rates, State Requirements, Options			
Activity	City rate	Max Rate	Examples
Cable	5%	5%	Olympia – 5% Tumwater – 5%
Solid Waste	-	Reasonable	Lakewood – 4% Redmond – 5%

The City could pursue adding a solid waste franchise fee. This fee would need to be reasonable. Given the relative stability of this service, solid waste may provide a long-term revenue solution, especially compared to a cable franchise fee.

For more information on Solid Waste Collection, please see [MRSC's solid waste collection, recycling and disposal page](#). In summary, cities have the following six options for solid waste collection:

Option 1: Local Government Provides Collection Service

Many local governments in Washington require all individuals to sign up for solid waste collection. Others provide municipal collection service but do not require participation.

Option 2: Municipality Contracts with Other Municipalities

Under the Washington State Interlocal Cooperation Act ([Ch. 39.34 RCW](#)), a municipality can contract with another local agency, city, or county for solid waste collection services.

Option 3: Municipality Contracts with Private Firm While Still Controlling Billings and Rates

Municipalities may enter into contracts with waste haulers for collection and recycling services, but continue to provide billing and control rates.

Option 4: Municipality Contracts with Private Firm with Municipality Only Controlling Rates

A municipality can contract with a private waste hauler for collection and recycling services, including billing, while the city controls rates.

Option 5: Municipality Licenses or Franchises to Private Firm

Municipalities may grant a franchise or license to a waste hauler or haulers, with the [Washington Utilities and Transportation Commission \(UTC\)](#) controlling billing and rates.

Option 6: UTC Sets Rates and Service Area

Although the state requires counties and cities to plan for solid waste management and gives them the authority to provide solid waste collection services (or contract for the service), they are not *required* to provide collection services. If a municipality chooses this option, the UTC sets the service area and the rates to be charged by private firms that serve the city.

Currently, the City operates under **Option 6** of the above; however, it could elect to operate under **Option 5** and collect a solid waste franchise fee. To establish a solid waste franchise fee, the City would need to update its municipal code, release a request for services for solid waste providers, and then execute a contract with a solid waste provider. Currently, the City does not provide direct collection service or contract with another jurisdiction or a private entity for collection. Instead, the City allows the UTC to set rates and to determine the private firm that serves Lacey.

3. Franchise Fee – Solid Waste

Description	Grant a franchise to a waste hauler and charge a reasonable franchise fee
Estimated Annual Revenue	\$40,500 to \$485,000, depending on different variables For each 0.5% increase \$40,500, see Table 3C
Time to Implement	Short-term, Twelve months
Offsetting Expenditures	None
Control and Implementation Requirements	Councilmanic: ○ Amend LMC, Title 3, to include Collection of Franchise Fees ○ Create a request for proposal/qualifications ○ Select a private solid waste provider ○ Negotiate and execute a contract with a private solid waste provider
Administrative Effort	Perform any necessary outreach to the community. The City will need to complete the following tasks to implement the new tax rate: • Amend LMC, Title 3, to include Collection of Franchise Fees • Create a request for proposal/qualifications • Select a private solid waste provider • Negotiate and execute a contract with a private solid waste provider
Peer Usage	The AWC Utility and Fee Survey (2024, self-reporting tool) lists 19 jurisdictions with solid waste franchise fees. The following are a few comparable cities; see Table 3E for a more exhaustive list.

Table 3B		
Solid Waste Franchise Fees Other Jurisdictions		
Organization	Population	Solid Waste
Redmond	75,270	5.00%
Burien	52,490	13.10%
Bothell	48,940	5.00%
University Place	35,420	5.00%
Des Moines	33,160	13.00%
Peer Average	49,056	8.22%

Who Pays	While the provider pays the franchise fee, the cost of the franchise fee is passed on to the consumer by the provider.
Equity Implications	The tax is regressive. The cost of the franchise fee is passed on by the provider to the consumer, with lower-income individuals paying a larger percentage of their income in taxes. High-income households may use more utilities in total, but they can absorb the cost more easily.
Other Considerations	Instead of creating a franchise fee for solid waste, the City could consider increasing the solid waste utility tax. This would reduce the need to go out for an RFP and select a private company. However, the City would lose the ability to negotiate service costs directly.

Table 3C provides an estimated projection of solid waste franchise fees, based on historical revenue from solid waste utility tax revenues.

Table 3C		
Solid Waste Franchise Fees – Projected Revenues		
Rate	Est. Revenue	Difference
0% Current)	\$0	\$0
0.5%	\$40,417	\$40,417
1.0%	\$80,833	\$80,833
1.5%	\$121,250	\$121,250
2.0%	\$161,667	\$161,667
2.5%	\$202,083	\$202,083
3.0%	\$242,500	\$242,500
3.5%	\$282,917	\$282,917
4.0%	\$323,333	\$323,333
4.5%	\$363,750	\$363,750
5.0%	\$404,167	\$404,167
5.5%	\$444,583	\$444,583
6.0%	\$485,000	\$485,000

Table 3D provides historical revenue for solid waste utility taxes, including year-to-year shifts in revenue, from 2017 to 2024.

Table 5F		
Solid Waste Utility Tax Revenues, 2017-2024		
Year	Revenue	YOY Shifts
2024	\$573,130	0%
2023	\$574,594	8%
2022	\$533,206	12%
2021	\$476,150	9%
2020	\$438,611	7%
2019	\$410,801	1%
2018	\$405,451	16%
2017	\$349,765	

Table 3E provides an example of solid waste franchise fees in other Washington state cities.

Table 3E		
Solid Waste Franchise Fees in Other Jurisdictions		
Organization	Population	Garbage
Redmond	75,270	5.0%
Burien	52,490	13.1%
Bothell	48,940	5.0%
University Place	35,420	5.0%
Des Moines	33,160	13.0%
SeaTac	31,910	5.0%
Mukilteo	21,590	7.0%
Monroe	19,700	6.0%
Centralia	18,360	6.0%
Ridgefield	13,640	10.0%
Sumner	10,800	2.5%
DuPont	10,180	5.0%
North Bend	7,915	6.0%
Pacific	7,270	6.0%
Clarkston	7,215	6.0%
Brier	6,590	3.0%
Granite Falls	4,705	7.0%
Chelan	4,390	6.0%
Clyde Hill	3,110	6.0%
Average	21,719	6.5%

4. Gambling Tax – Social Card Games & Punchboard / Pull Tabs

Gambling activities are regulated by the state, with the Washington State Gambling Commission regulating and licensing most gambling activities under chapter 9.46 RCW. Cities and towns are limited in their authority to regulate gambling, but they may prohibit any or all gambling activities for which licenses are required.

For more information on Gambling Tax, please see page 119 of the [MRSC's Revenue Guide for Washington Cities and Towns](#). Revenues are restricted and must be used for public safety purposes.

[Lacey Municipal Code \(LMC\), Section 3.06](#) sets the gambling tax for the City. In brief, the following are the rates established for commercial gambling:

Table 4A			
Lacey Gambling Tax Rates, State Requirements, Options			
Activity	City rate	Max Rate	Options
Amusement games	-	Actual costs of enforcement, not to exceed 2% of net receipts	Add
Bingo	5%, no taxes on first \$10,000 of gross receipts	5% of net receipts	Remove \$10,000 threshold
Punchboards or pull-tables (commercial)	4% of gross receipts	10% of net receipts	Increase by up to an additional 6%
Raffles	5% - no taxes on first \$10,000 of gross receipts	5% of net receipts	Remove \$10,000 threshold
Social Card Games	7.5%	20% of gross receipts	Increase by up to an additional 12.5%

From the above, the most significant revenue impact would be to consider increasing the tax rate for Social Card Games, which could increase revenues by \$33,333 to \$833,333. The City Council could also consider repealing the prohibition on additional card houses, as part of this process or separate from it. This could potentially include a more complete review of Title 16 to determine appropriate locations for social card rooms. Title 16 would require zoning text amendment through the legislative review process.

Increasing Punchboard or pull-table rates could increase revenues by \$5,000 to \$60,000, see **Table 4E** and **Table 4F**.

4.1 Social Card Games

Description	Increase the Lacey Gambling tax rate for Public Card Rooms/Social Card Games. Lacey's current rate is: 7.5%
Estimated Annual Revenue	\$33,337 to \$40,000 for each 0.5% increase in the Gambling tax for Social Card Games, see Table 4B .
Time to Implement	Short-term, 6-12 months
Offsetting Expenditures	None
Control and Implementation Requirements	Councilmanic: • Amend the tax rate in LMC 3.08.030 • Follow the regulations outlined in RCW 9.46.110 • Council could also repeal the prohibition on additional card houses through an ordinance.
Administrative Effort	Administrative effort is low. The City will need to complete the following tasks to implement the new tax rate: • Amend LMC 3.06.010 • Update the Gambling tax return form and public guidance • Provide timely advanced notice to impacted taxpayer (1).
Peer Usage	See Table 4D for a more extensive list. Current Gambling tax card room rates of comparable cities: • Lakewood: 11% • Shoreline: 10% • SeaTac: 11-20% • Tukwila: 11-20% • Renton: 10% • Kent: 11% • Burien: 11%

Volatility	High - Discretionary Spending, fluctuations are around 5% to 15+% annually. Depended on economic conditions and consumer behavior.
Who Pays	Local casinos pay the Gambling Tax. Around 2012, the then-owners of the Fortune Casino (formerly Hawk's Prairie Casino) requested a reduction in gambling taxes for social card games. In response, in 2014, the Lacey City Council adopted Ordinance 1430 , providing for a gradual reduction of the gambling tax rate top the present rate of 7.5%. The Casino has since been acquired by a larger operator that has multiple locations across Washington, including in jurisdictions with higher social card game taxes, e.g., Lakewood, WA.
Equity Implications	The tax is proportional as it is based on a percentage of gross revenue.
Other Considerations	The City's current tax rate is at the low end of its peer and neighboring cities. Based on this, the risk of the Casino relocating to other cities for a lower rate is minimal. In addition to increases to the tax rate, the City could also allow for additional social card game establishments. This would have a more long-term impact on revenue. In addition, having more Social Card establishments does not necessarily mean that consumer behavior will change substantially. This may result in revenue shifts, rather than increases. Other planned developments in Lacey may impact the operations of existing social card game establishments. Gambling tax revenues are required to be allocated for public safety, which would be a straightforward criterion to satisfy within the general fund.

Table 4B provides an estimated projection of Social Card tax revenues, based on historical revenue from existing Social Card tax revenues.

Table 4B		
Social Card Rate – Projected Revenues		
Rate	Est. Revenue	Difference
7.5% (current)	\$500,000	\$(0)
8.0%	\$533,333	\$33,333
8.5%	\$566,667	\$66,667
9.0%	\$600,000	\$100,000
9.5%	\$633,333	\$133,333
10.0%	\$666,667	\$166,667
10.5%	\$700,000	\$200,000
11.0%	\$733,333	\$233,333
11.5%	\$766,667	\$266,667
12.0%	\$800,000	\$300,000
12.5%	\$833,333	\$333,333
13.0%	\$866,667	\$366,667
13.5%	\$900,000	\$400,000
14.0%	\$933,333	\$433,333
14.5%	\$966,667	\$466,667
15.0%	\$1,000,000	\$500,000
15.5%	\$1,033,333	\$533,333
16.0%	\$1,066,667	\$566,667
16.5%	\$1,100,000	\$600,000
17.0%	\$1,133,333	\$633,333
17.5%	\$1,166,667	\$666,667
18.0%	\$1,200,000	\$700,000
18.5%	\$1,233,333	\$733,333
19.0%	\$1,266,667	\$766,667
19.5%	\$1,300,000	\$800,000
20.0%	\$1,333,333	\$833,333

Table 4C provides historical revenue for Social Card tax revenues, including year-to-year shifts in revenue.

Table 4C		
City Social Card Revenues, 2013-2024		
Year	Social Card Revenue	YOY Shifts
2024	\$596,078	14%
2023	\$521,966	4%
2022	\$501,043	72%
2021	\$291,994	171%
2020	\$107,781	-69%
2019	\$343,522	-6%
2018	\$364,106	17%
2017	\$310,374	-6%
2016	\$331,807	-14%
2015	\$385,702	-6%
2014	\$409,396	-4%
2013	\$426,185	

Table 4D provides Social Card Tax rates in other comparable-sized Washington state cities.

Table 4D		
Comparable cities with Social Card Game Tax Rates		
City	Population	Rate
Yakima	98,200	10.0%
Kirkland	93,570	11.0%
Pasco	80,180	10.0%
Redmond	75,270	12.0%
Sammamish	68,150	11.0%
Tukwila	22,960	11.0%
Renton	109,700	10.0%
Lakewood	64,670	11.0%
Kent	137,900	11.0%
Federal Way	102,900	10.0%
Shoreline	60,320	10.0%
Lacey	58,180	7.5%
Burien	52,490	11.0%
University Place	35,420	5.0%
Walla Walla	34,020	8.0%
Des Moines	33,160	9.0%
SeaTac	31,910	11.0%
Tumwater	26,360	20.0%
Average	65,853	10.5%
Source: AWC 2024 Utility and Fee Survey, plus additional research		

Increasing Punchboard or pull-table rates could increase revenues by \$5,000 to \$60,000, see **Table 4E** and **Table 4F**.

4.2 Punchboard or Pull-Tab rates (commercial)

Description	Increase the Lacey's Punchboard or Pull-Tab rate. Lacey's current rate is: 4.0%
Estimated Annual Revenue	\$5,000 to \$60,000, \$5,000 for each 0.5% increase in the rate, see Table 4E .
Time to Implement	Short-term, 6-12 months
Offsetting Expenditures	None
Control and Implementation Requirements	Councilmanic: • Amend the tax rate in LMC 3.06.010 • Follow the regulations set forth in RCW 9.46.110
Administrative Effort	Administrative effort is low. The City will need to complete the following tasks to implement the new tax rate: • Amend LMC 3.06.010 • Update the Gambling tax return form and public guidance • Provide timely advanced notice.
Peer Usage	See Table 4G for a more extensive list. Current Gambling tax card room rates of comparable cities: • Pasco: 10% • Shoreline: 5% • SeaTac: 5% • Yakima: 10% • Kent: 10% • Sammamish: 5%
Volatility	High - Discretionary Spending, fluctuations are around 5% to 30+% annually. Depended on economic conditions and consumer behavior.

Who Pays	Businesses with punchboards and pull-tabs.
Equity Implications	The tax is proportional as it is based on a percentage of gross revenue.
Other Considerations	None.

Table 4E provides an estimated projection of Punchboard or Pull Tab revenues, based on historical revenue from existing Punchboard or Pull Tab revenues.

Table 4E		
Pull Tabs Rate – Projected Revenues		
Rate	Est. Revenue	Difference
4.00%	\$40,000	\$0
4.50%	\$45,000	\$5,000
5.00%	\$50,000	\$10,000
5.50%	\$55,000	\$15,000
6.00%	\$60,000	\$20,000
6.50%	\$65,000	\$25,000
7.00%	\$70,000	\$30,000
7.50%	\$75,000	\$35,000
8.00%	\$80,000	\$40,000
8.50%	\$85,000	\$45,000
9.00%	\$90,000	\$50,000
9.50%	\$95,000	\$55,000
10.00%	\$100,000	\$60,000

Table 4F provides historical revenue for Punchboard or Pull-Tab revenues, including year-to-year shifts in revenue.

Table 4F		
Pull Tab Revenues, 2013-2024		
Year	Revenue	YOY Shifts
2024	\$48,117	26%
2023	\$38,233	-8%
2022	\$41,749	42%
2021	\$29,435	16%
2020	\$25,350	-49%
2019	\$49,818	19%
2018	\$41,809	-17%
2017	\$50,509	-7%
2016	\$54,367	9%
2015	\$49,676	

Table 4G provides Punchboard or Pull-Tab rates in other comparable-sized Washington state cities.

Table 4D		
Comparable cities with Punchboard or Pull-Tab Tax Rates		
City	Population	Rate
Yakima	98,200	10%
Kirkland	93,570	5%
Pasco	80,180	10%
Redmond	75,270	1%
Sammamish	68,150	5%
Shoreline	60,320	5%
Lacey	58,180	4%
Olympia	54,749	3%
Burien	52,490	5%
Bothell	48,940	
Issaquah	40,950	5%
Wenatchee	35,650	
University Place	35,420	5%
Walla Walla	34,020	8%
Des Moines	33,160	5%
SeaTac	31,910	5%
Tumwater	26,360	3%
Average	54,749	5.3%
Source: AWC 2024 Utility and Fee Survey, plus additional research		

5. Utility Tax

Cities are authorized to levy a business and occupation tax (RCW 35.22.280(32)) on public utility businesses based on revenues they generate within that city; this is known as a utility tax. Similarly, cities are also authorized to impose a utility tax on its own utilities, e.g., stormwater, water, sewer, etc.

Revenues are unrestricted and may be used for any governmental purpose.

There are some limitations to utility taxes. The rate of taxes for electric, phone, and natural gas utilities is limited to 6% without voter approval. There is no limitation on tax rates for water, sewer, solid waste, or stormwater utilities.

Internet and satellite TV may not be taxed, and cable TV has special provisions (tax rate may not be “unduly discriminatory”). The rate on cable TV is governed by the Cable Communications Policy Act of 1984 (47 U.S.C. §542(g)(2)(A)), which simply requires that the rate not be “unduly discriminatory against cable operators and subscribers.” If a city has set all its tax rates at 6%, the rate on cable TV should probably be no higher than that. However, if rates on utilities other than electric, gas, or telephone are higher than 6%, an argument can be made that the tax on cable TV can be higher than six percent without being “unduly discriminatory,” because all the rates over which the jurisdiction’s legislative body has control are higher than six percent. However, the Telecommunications Act of 1996 preempts local government taxation of direct broadcast satellite television services, except for sales of equipment such as satellite reception dishes (see 47 U.S.C. §152 under “Notes” tab)

Notably, the City offers two utility relief programs for community members.

Lacey Utility Discount Program (LUDP)

The City offers a 50% discount on residential City utility services (water, sewer, and stormwater) for eligible low-income senior or disabled community members who apply. To be qualified, a person must be:

- **Low Income:** Must have a combined disposable income that's less than 50% of the median income for Thurston County, adjusted for household size; and one of the following:
 - **Older Adults:** 62 years or older, or

UTILITY RELIEF PROGRAMS

The City offers two utility relief programs:

- Lacey Utility Discount Program (LUPD) – Seniors / Disabled
- Lacey Utility Assistance Program (LUAF) – General Population

- **Person with a Disability:** Must be currently disabled according to the Social Security Administration, or be a veteran with a disability, certified by the Veterans' Administration, with at least a 40% disability.

See [LMC 13.70.037](#) as an example for the stormwater utility relief program. As of October 2024, 281 households were approved for utility discounts.

Lacey Utility Assistance Program (LUAF)

The City also offers the Lacey Utility Assistance Fund (LUAF). This donation-supported fund helps low-income families and individuals with their City water bills. Individuals and families who qualify (eligibility is based on 150% of the Federal Poverty Levels) can get up to \$75, twice a year, if the program has funds available. The Community Action Council handles this program for the City ([see here for more information](#)). On average, this program helps around 50 to 150 people each year.

For more information on Utility taxes, please see page 92 of the [MRSC's Revenue Guide for Washington Cities and Towns](#).

[Lacey Municipal Code \(LMC\), Section 3.01](#) sets utility taxes for the City, see **Table 5A**.

Table 5A			
Lacey Utility Tax Rates, State Requirements, Options			
Activity	City rate	Max Rate	Examples
Electric	6%	6%*	Olympia – 9%*
Phone	6%	6%*	Olympia – 9%*
Natural Gas	6%	6%*	Olympia – 9%*
Water	6%	No limit	Tumwater – 12%* Olympia – 12.5%*
Sewer	6%	No limit	Tumwater – 12%* Olympia – 12.5%*
Solid Waste	6%	No limit	Tumwater – 6% Olympia – 12.5%*
Stormwater	6%	No limit	Tumwater – 12%* Olympia – 12.5%*
Cable	0%	Can't be unduly discriminatory	Tumwater – 6% Olympia – 6%*
* Requires voter approval for over 6%			

The City is at the upper statutory limit for electric, phone, and natural gas utility rates without voter approval.

However, water, sewer, solid waste, and stormwater utility rates could be increased by Council action. The City Council could also establish a cable utility tax. The analysis below focuses on the Councilmanic options.

5. Utility Tax – Water, Sewer, Solid Waste, Stormwater, Cable Rates

Description	Increase the utility tax rate on one or more of the following: Water, Sewer, Solid Waste, Stormwater, or Cable.
Estimated Annual Revenue	\$500,000 to \$5,000,000+ depending on different variables For each 0.5% increase: • Solid Waste: \$40,500 • Water: \$108,000 • Sewer: \$125,000 • Stormwater: \$25,000 • Cable: \$60,000 For estimated revenues for each respective utility, see Table 5B to Table 5M.
Time to Implement	Short-term, Twelve months
Offsetting Expenditures	None
Control and Implementation Requirements	Councilmanic*: • Amend the LMC 3.01.040 • Update the utility tax return form and public guidance • Send timely advanced notice to impacted taxpayers *The rate of taxes for electric, phone, and natural gas utilities is limited to 6% without voter approval. There is no limitation on tax rates for water, sewer, solid waste, or stormwater utilities.
Administrative Effort	Perform any necessary outreach to the community. The City will need to complete the following tasks to implement the new tax rate: • Amend LMC 3.01.040 • Update the utility tax return form and public guidance

-
- Send timely advanced notice to impacted taxpayers
-

Peer Usage

See **Table 5K** for a more extensive list. At 6% for all utility tax rates, Lacey is well below the peer average for solid waste, water, sewer, and stormwater utility tax rates.

Organizat ion	Population	Garbage	Water	Sewer	Storm water	Cable
Lacey	58,180	6.0%	6.0%	6.0%	6.0%	0%
Peer Avg.	57,451	9.95%	8.97%	7.89%	8.13%	5.75%

Who Pays

While the utility tax is paid by the business that is providing the respective service, the cost of the tax is passed on to the consumer by the business.

**Equity
Implications**

The tax is regressive. The cost of the tax is passed on by the business to the consumer, with lower-income individuals paying a larger percentage of their income in taxes. High-income households may use more utilities in total, but they can absorb the cost more easily.

The City provides a utility tax relief program for City utilities for qualifying low-income seniors and disabled persons.

**Other
Considerations**

None

Table 5B provides an estimated projection of solid waste utility tax revenues at different rates, based on historical revenue.

Table 5B		
Solid Waste Utility Taxes – Projected Revenues		
Rate	Est. Revenue	Difference
6.0% (current)	\$485,000	\$-
6.5%	\$525,417	\$40,417
7.0%	\$565,833	\$80,833
7.5%	\$606,250	\$121,250
8.0%	\$646,667	\$161,667
8.5%	\$687,083	\$202,083
9.0%	\$727,500	\$242,500
9.5%	\$767,917	\$282,917
10.0%	\$808,333	\$323,333
10.5%	\$848,750	\$363,750
11.0%	\$889,167	\$404,167
11.5%	\$929,583	\$444,583
12.0%	\$970,000	\$485,000

Table 5C provides an estimated projection of water utility tax revenues at different rates, based on historical revenue.

Table 5C		
Water Utility Taxes – Projected Revenues		
Rate	Est. Revenue	Difference
6.0% (current)	\$1,300,000	\$-
6.5%	\$1,408,333	\$108,333
7.0%	\$1,516,667	\$216,667
7.5%	\$1,625,000	\$325,000
8.0%	\$1,733,333	\$433,333
8.5%	\$1,841,667	\$541,667
9.0%	\$1,950,000	\$650,000
9.5%	\$2,058,333	\$758,333
10.0%	\$2,166,667	\$866,667
10.5%	\$2,275,000	\$975,000
11.0%	\$2,383,333	\$1,083,333
11.5%	\$2,491,667	\$1,191,667
12.0%	\$2,600,000	\$1,300,000

Table 5D provides an estimated projection of sewer utility tax revenues at different rates, based on historical revenue.

Table 5D		
Sewer Utility Taxes – Projected Revenues		
Rate	Est. Revenue	Difference
6.0% (current)	\$1,500,000	\$-
6.5%	\$1,625,000	\$125,000
7.0%	\$1,750,000	\$250,000
7.5%	\$1,875,000	\$375,000
8.0%	\$2,000,000	\$500,000
8.5%	\$2,125,000	\$625,000
9.0%	\$2,250,000	\$750,000
9.5%	\$2,375,000	\$875,000
10.0%	\$2,500,000	\$1,000,000
10.5%	\$2,625,000	\$1,125,000
11.0%	\$2,750,000	\$1,250,000
11.5%	\$2,875,000	\$1,375,000
12.0%	\$3,000,000	\$1,500,000

Table 5E provides an estimated projection of stormwater utility tax revenues at different rates, based on historical revenue.

Table 5E		
Stormwater Utility Taxes – Projected Revenues		
Rate	Est. Revenue	Difference
6.0% (current)	\$300,000	\$-
6.5%	\$325,000	\$25,000
7.0%	\$350,000	\$50,000
7.5%	\$375,000	\$75,000
8.0%	\$400,000	\$100,000
8.5%	\$425,000	\$125,000
9.0%	\$450,000	\$150,000
9.5%	\$475,000	\$175,000
10.0%	\$500,000	\$200,000
10.5%	\$525,000	\$225,000
11.0%	\$550,000	\$250,000
11.5%	\$575,000	\$275,000
12.0%	\$600,000	\$300,000

Table 5F provides historical revenue for solid waste utility taxes, including year-to-year shifts in revenue, from 2017-2024.

Table 5F		
Solid Waste Revenues, 2017-2024		
Year	Revenue	YOY Shifts
2024	\$573,130	0%
2023	\$574,594	8%
2022	\$533,206	12%
2021	\$476,150	9%
2020	\$438,611	7%
2019	\$410,801	1%
2018	\$405,451	16%
2017	\$349,765	

Table 5G provides historical revenue for water utility taxes, including year-to-year shifts in revenue, from 2017-2024.

Table 5G		
Water Revenues, 2017-2024		
Year	Revenue	YOY Shifts
2024	\$1,279,266	7%
2023	\$1,199,347	9%
2022	\$1,096,612	8%
2021	\$1,017,048	9%
2020	\$ 934,269	5%
2019	\$ 888,730	1%
2018	\$ 878,512	7%
2017	\$ 824,612	

Table 5H provides historical revenue for stormwater utility taxes, including year-to-year shifts in revenue, from 2017-2024.

Table 5H		
Stormwater Revenues, 2017-2024		
Year	Revenue	YOY Shifts
2024	\$336,104	6%
2023	\$317,578	6%
2022	\$299,579	12%
2021	\$267,279	8%
2020	\$246,409	5%
2019	\$233,725	10%
2018	\$211,910	6%
2017	\$199,853	

Table 5I provides historical revenue for sewer utility taxes, including year-to-year shifts in revenue, from 2017-2024.

Table 5I		
Sewer Utility Revenues, 2017-2024		
Year	Revenue	YOY Shifts
2024	\$1,541,383	12%
2023	\$1,375,942	4%
2022	\$1,324,164	11%
2021	\$1,193,306	8%
2020	\$1,107,547	4%
2019	\$1,068,828	6%
2018	\$1,007,573	4%
2017	\$968,771	

Table 5J provides an estimated projection of cable utility tax revenues at different rates, based on historical cable franchise fee revenue (rate 5%).

Table 5J		
Cable TV Utility Taxes – Projected Revenues		
Rate	Est. Revenue	Difference
0.00% (current)	\$ -	\$ -
0.50%	\$ 60,000	\$60,000
1.00%	\$ 120,000	\$120,000
1.50%	\$ 180,000	\$180,000
2.00%	\$ 240,000	\$240,000
2.50%	\$ 300,000	\$300,000
3.00%	\$ 360,000	\$360,000
3.50%	\$ 420,000	\$420,000
4.00%	\$ 480,000	\$480,000
4.50%	\$ 540,000	\$540,000
5.00%	\$ 600,000	\$600,000
5.50%	\$ 660,000	\$660,000
6.00%	\$ 720,000	\$720,000
6.50%	\$ 780,000	\$780,000
7.00%	\$ 840,000	\$840,000
7.50%	\$ 900,000	\$900,000
8.00%	\$ 960,000	\$960,000
8.50%	\$ 1,020,000	\$1,020,000
9.00%	\$ 1,080,000	\$1,080,000
9.50%	\$ 1,140,000	\$1,140,000
10.00%	\$ 1,200,000	\$1,200,000
10.50%	\$ 1,260,000	\$1,260,000
11.00%	\$ 1,320,000	\$1,320,000
11.50%	\$ 1,380,000	\$1,380,000
12.00%	\$ 1,440,000	\$1,440,000
12.50%	\$ 1,500,000	\$1,500,000
13.00%	\$ 1,560,000	\$1,560,000
13.50%	\$ 1,620,000	\$1,620,000
14.00%	\$ 1,680,000	\$1,680,000

Table 5K provides historical revenue for cable tv franchise fees (rate 5%), including year-to-year shifts in revenue, from 2017-2024.

Table 5K		
Franchise Fee Revenues (Rate 5%), 2017-2024		
Year	Revenue	YOY Shifts
2024	\$622,882	-6%
2023	\$664,027	-5%
2022	\$699,700	0%
2021	\$701,709	2%
2020	\$688,538	1%
2019	\$680,874	0%
2018	\$680,732	-5%
2017	\$716,488	2%

Table 5K2 provides a comparison of gas, electric, telephone, and cable utility rates for other comparable-sized Washington state cities. The average for each utility rate is at above 6%.

Table 5K2						
Comparison of Peer Jurisdictions by Select Housing Attributes and Utility Discount Programs						
Organization	Population	Medium household Income	Renter Occupied	Owner Occupied	Poverty-level	Utility Discount Programs*
Yakima	98,200	\$61,776	46%	54%	13.4%	F
Kirkland	93,570	\$144,080	43%	57%	6.4%	SLI, DLI
Pasco	80,180	\$84,337	33%	67%	13.5%	SLI
Redmond	75,270	\$172,979	58%	42%	5.8%	SLI, DLI
Shoreline	60,320	\$113,336	33%	67%	8.4%	L
Lacey	58,180	\$87,277	43%	57%	11%	SLI, DLI, L, O
Olympia	57,970	\$76,930	49%	51%	6.0%	SLI, DLI, L
Burien	52,490	\$90,597	43%	57%	10.4%	L
Bothell	48,940	\$66,045	37%	63%	5.8%	SLI, F
Issaquah	40,950	\$89,767	41%	59%	5.9%	SLI, F, L
Wenatchee	35,650	\$70,000	48%	52%	11.7%	SLI, DLI, F
University Place	35,420	\$94,952	41%	59%	8.6%	
Walla Walla	34,020	\$65,493	40%	60%	14.4%	SLI, DLI, L, F
Des Moines	33,160	\$89,787	39%	61%	10.7%	
AVERAGE	57,412	\$93,383	42%	58%	9%	
Source: https://censusreporter.org/profiles/ , (predominately ACS 2023 5-year) * AWC 2024 Utility and Fee Survey, plus additional research, general - may not apply to all utilities F= Flexible Payment Schedules SLI = Senior Low Income DLI= Disable Low Income L = Low Income general O = Other						

Table 5L provides a comparison of gas, electric, telephone, and cable utility rates for other comparable-sized Washington state cities. The average for each utility rate is above 6%.

Table 5L					
Comparison of Gas, Electric, Telephone, and Cable Utility Tax Rates					
Organization	Population	Natural gas*	Electric*	Telephone*	Cable TV
Yakima	98,200	6.0%	6.0%	6.0%	6.0%
Kirkland	93,570	6.0%	6.0%	6.0%	6.0%
Pasco	80,180	8.5%	8.5%	8.5%	8.5%
Redmond	75,270	6.0%	6.0%	6.0%	6.0%
Shoreline	60,320	6.0%	6.0%**	6.0%	6.0%
Lacey	58,180	6.0%	6.0%	6.0%	-
Olympia	57,970	9.0%	9.0%	9.0%	6.0%
Burien	52,490	6.0%	6.0%	6.0%	6.0%
Bothell	48,940	6.0%	6.0%	6.0%	6.0%
Issaquah	40,950	6.0%	6.0%	6.0%	3.0%
Wenatchee	35,650	6.0%	6.0%	6.0%	5.0%
University Place	35,420	6.0%	6.0%	6.0%	6.0%
Walla Walla	34,020	6.0%	6.0%	6.0%	6.0%
Des Moines	33,160	6.0%	6.0%	6.0%	10.0%
AVERAGE	57,412	6.4%	6.4%	6.4%	5.75%
Source: AWC 2024 Utility and Fee Survey, plus additional research					
** Franchise fee					
REMINDER: The rate of taxes for electric, phone, and natural gas utilities is limited to 6% without voter approval. There is no limitation on tax rates for water, sewer, solid waste, or stormwater utilities.					

Table 5M provides a comparison of garbage, water, sewer, stormwater, and cable utility rates for other comparable-sized Washington state cities. The average for each utility rate varies, but in all categories but cable, rates are well above 6%. The average cable utility rate is 5.75%, however the mode (most frequent) is 6%.

Table 5M						
Comparison of Garbage, Water, Sewer, Stormwater, Cable Utility Tax Rates						
Organization	Population	Garbage	Water	Sewer	Stormwater	Cable TV
Yakima	98,200	20.0%	20.0%	20.0%	15.0%	6%
Kirkland	93,570	9.5%	11.8%	9.5%	6.98%	6%
Pasco	80,180	8.5%	8.5%	8.5%	8.5%	8.5%
Redmond	75,270	6.0%	1.0%	1.0%	1.0%	6%
Shoreline	60,320	6.0%	-	6.0%	6.0%	6%
Lacey	58,180	6.0%	6.0%	6.0%	6.0%	0%
Olympia	57,970	12.5%	12.5%	12.5%	12.5%	6%
Burien	52,490	6.0%	8.0%	8.0%	-	6%
Bothell	48,940	5.0%	11.0%	0.1%	6.0%	6%
Issaquah	40,950	6.0%	3.0%	3.0%	3.0%	3%
Wenatchee	35,650	16.0%	16.0%	16.0%	16.0%	5%
University Place	35,420	6.0%	6.0%	6.0%	6.0%	6%
Walla Walla	34,020	13.8%	13.8%	13.8%	13.8%	6%
Des Moines	33,160	18.0%	-	-	13.0%	10%
AVERAGE	57,451	9.95%	8.97%	7.89%	8.13%	5.8%
Source: AWC 2024 Utility and Fee Survey, plus additional research						

6. Business & Occupation (B&O) Tax Changes

Any city may impose general business and occupation (B&O) taxes on local businesses. These are typically levied as a percentage of the gross receipts of a business, less some deductions. According to the Association of Washington Cities (AWC), 49 of Washington's 281 cities levy this tax as of 2022 (17% percent). Note, utility businesses are exempt from general B&O tax provisions, but are subject to utility taxes.

B&O tax revenues are unrestricted and may be used for any lawful governmental purpose. Within a single business class (manufacturing, retail, etc.) the B&O tax rates must be the same, however rates may vary between classes. Imposition of tax generally does not require voter approval, but may be subject to referendum. All ordinances that impose a B&O tax for the first time or raise rates should provide for a referendum procedure ([RCW 35.21.706](#)).

Importantly, as MRSC highlights, **cities thinking of levying a local B&O tax should consider whether they have the staff time and expertise necessary to administer this tax.** Establishing a B&O tax system requires routine audits by city staff to ensure compliance with the regulations and proper collection of B&O tax income. As a result, staffing resources necessary to perform this work may expend more resources than the revenues received, creating a net-zero impact on the city.

A model ordinance, which had to be adopted by all cities with an existing B&O tax no later than December 31, 2004, exempted gross receipts under \$20,000 per year and provided certain mandatory definitions, penalty and interest provisions, and payment periods. Some of the model ordinance provisions are mandatory, while others are non-mandatory ([RCW 35.102.040](#)). Any city that adopts an ordinance that deviates from the non-mandatory provisions of the model ordinance must make a description of such differences available to the public, in written and electronic form ([RCW 35.102.040\(4\)](#)).

Cities that levy the B&O tax must allow for allocation and apportionment – meaning that they must allow businesses that operate within multiple jurisdictions to apportion, or divide, their taxable income among the jurisdictions in which they do business (See [RCW 35.102.130](#)). In 2019, the model ordinance was updated to simplify the current two-factor method of allocation and apportionment.

For more information on B&O taxes, please see page 81 of the [MRSC's Revenue Guide for Washington Cities and Towns](#).

[Lacey Municipal Code \(LMC\), Section 3.02](#) sets B&O taxes for the City. Currently, the City imposes the following B&O tax rate identified in **Table 6G**. In addition, in alignment with the model ordinance, the City code establishes an annual threshold of \$20,000, and a quarterly threshold of \$5,000.

Table 6G			
Lacey B&O Tax Rates, State Requirements, Options			
Business Class	City rate	Max Rate	Options
Manufacturing	-	.002%	Add rate up to .002%
Retail	.001%	.002%	Add rate up to .002%
Services	.002%	.002%	
Wholesale	-	.002%	Add rate up to .002%

Of the above options, increasing the B&O Retail rate would generate the most revenue while adding minimal administrative burden, as the City already administers this tax. In contrast, implementing B&O tax rate changes for Manufacturing and Wholesale would introduce additional administrative responsibilities and, according to a previous study, may not yield significant revenue for the City.

2019 Study: The City looked at estimating potential B&O Tax from Manufacturing and Wholesaling in 2019. Unfortunately, that effort found that there was no exact data on the amount of revenues that would be subject to City B&O tax exist for manufacturing or wholesaling.

As a proxy, the City staff used Department of Revenue data for sales subject to sales tax in Lacey for all businesses engaged in manufacturing and engaged in wholesaling, based on their NACIS Code. Using the two-digit NACIS Codes to ensure that all businesses of those two types were captured, the results, multiplied by .001 yielded the estimate that it is unlikely that the City would receive more than \$1,570 with a rate of .001 was imposed on manufacturing businesses. At a rate of .002, the total would have been around \$3,140. The estimated collections for .001 rate for wholesale business was “not likely exceed \$64,130.” At a rate of .002, the total for wholesale businesses would likely be around \$128,260. **Table 6B** provides a summary of the 2019 findings. See **Appendix 3** for the full 2019 memorandum, Estimate of Potential B&O Tax from Manufacturing and Wholesaling, and a summary of the data shortcomings.

Table 6B		
2019 Estimates Manufacturing and Wholesale B&O Taxes		
Rate	Manufacturing	Wholesale
.001	\$1,570	\$64,130
.002	\$3,140	\$128,260

To account for the potential growth of these sectors over the past six years and inflation, this study increased the 2019 finding by 30%. **Table 6C** provides an updated estimate for 2025.

Like the first study, this estimate has significant shortcomings.

Table 6C		
2025 Estimates Manufacturing and Wholesale B&O Taxes (30% increase)		
Rate	Manufacturing	Wholesale
.001	\$2,041	\$83,369
.002	\$4,082	\$166,738

Given the limited funding above, the analysis provided below only considers an increase to B&O taxes for retail. City Council could direct staff to conduct a more in-depth analysis of manufacturing and wholesale B&O taxes.

System Updates: The City is currently exploring new systems to improve the collection of existing B&O retail and services taxes, including modernizing filing and payment systems, strengthening enforcement and compliance, and enhancing education and outreach. The goal of this initiative is to improve the effectiveness and fairness of B&O tax collection. This new system, including staff and technology, is anticipated to be offset by the increased B&O collection it generates through improved education, enforcement, and compliance.

6.1 B&O Taxes – Retail increase

Description	Increase the B&O gross receipts tax rates for retail. Lacey's current rate is .001; the City could increase the rate up to .002
Estimated Annual Revenue	\$580,000 to \$2,310,000. An increase of \$578,000 for each 0.25% increase, see Table 6F .
Time to Implement	Short-term, 6-12 months
Offsetting Expenditures	Minimal
Control and Implementation Requirements	Councilmanic • Amend LMC Chapters 3.02 • Adopt new Business License Fee Resolution. • Coordinate the Business License fee changes with the WA Department of Revenue (DOR) *Note that the B&O tax increase in LMC Chapter 3.02 is subject to referendum as set forth in RCW 35.21.706.
Administrative Effort	The administrative effort is low. City staff will need to complete the following: • Perform outreach to businesses that would potentially be impacted • Amend LMC Chapters 3.02 • Coordinate changes with the DOR • Update public guidance and tax forms on the City's website • Provide timely advanced notice to businesses • Minimal additional administrative effort as the City is currently collecting B&O taxes for retail
Peer Usage	See Table 6E for a more extensive list. • Shoreline: 0.001 • Olympia: 0.001 • Burien: 0.001 • Issaquah: 0.0012 • Des Moines: 0.002 • Tumwater: 0.001
Volatility	Moderate – Tied to revenues, fluctuations are around 3% to 10+% annually. Depended on economic conditions and consumer behavior.

Who Pays	Retail businesses - typically indirectly passed on to Customers
Equity Implications	B&O tax revenues are proportional as the tax is based on a percentage of gross income received by the business.
Other Considerations	Given that the City already collects B&O revenues, costs to implement this tax would be relatively low.

In addition to B&O tax rates, the City could also consider a number of other business license rated adjustments. There are three general categories of business licenses: general licenses, regulatory licenses, and revenue-generating licenses. General business licenses and regulatory business licenses are typically designed to regulate business activity and recoup administrative costs. However, some cities have established revenue-generating business licenses (such as so-called “head taxes”) that are based on a variety of criteria such as number of employees, employee hours worked, or business square footage. This report does not contemplate these changes; see **Appendix 1** for a brief overview of these revenues.

Table 6E provides an example of B&O Tax rates in other comparable-sized Washington state cities.

Table 6E								
B&O Tax Rates in comparable-sized jurisdictions								
Organization	Population	B&O tax	Manufacturing	Retail	Services	Whole sale	Tax Threshold: Quarterly	Tax Threshold: Annual
Yakima		No						
Kirkland	93,570	No						
Pasco	80,180	No						
Redmond	75,270	No						
Shoreline	60,320	Yes	.001	.001	.002	.001	\$125,000	\$500,000
Lacey	58,180	Yes	.000	.001	.002	.000	\$5,000	\$20,000
Olympia	57,970	Yes	.001	.001	.002	.001		
Burien	52,490	Yes	.001	.001	.001	.001	\$5,000	\$200,000
Bothell	48,940	No						
Issaquah	40,950	Yes	.0012	.0012	.0015	.0012	\$25,000	\$100,000
Wenatchee	35,650	No						
University Place	35,420	No						
Walla Walla	34,020	Yes						
Des Moines	33,160	Yes	.002	.002	.002	.002	\$-	\$50,000
Tumwater		Yes	.001	.001	.002	.001	\$5,000	\$20,000
AVERAGE	57,451	50% Yes	0.10%	0.12%	0.18%	0.10%	\$32,000	\$174,000

AWC Local Business & Occupation tax rates full list, [see here](#).

Local business & occupation (B&O) tax rates^

Effective January 1, 2025

City	Phone #	Manufacturing rate	Retail rate	Services rate	Wholesale rate	Tax Threshold^^	
						Quarterly	Annual
Aberdeen	(360) 533-4100	0.002	0.003 e	0.0037 e	0.003 e	\$5,000	\$20,000
Algona	(253) 833-2897	0.00045	0.00045	0.00045	0.00045	\$10,000	\$40,000
Auburn****	(253) 392-6496	0.001	0.0005	0.001	0.0018		\$500,000
Bainbridge Island	(206) 780-8668	0.001	0.001	0.001	0.001		\$150,000
Bellevue	(425) 452-6851	0.001596	0.001596	0.001596	0.001596		\$210,000
Bellingham	(360) 778-8010	0.0017	0.0017	0.0044 e	0.0017	\$5,000	\$20,000
Blaine	(360) 332-8311	0.002			0.002		\$250,000
Bremerton	(360) 473-5311	0.0016	0.00125	0.002	0.0016		\$1,040,000
Burien	(206) 241-4647	0.002	0.002	0.002	0.002		\$200,000
Burlington	(360) 755-0531		0.001				\$1,000,000
Cosmopolis	(360) 532-9230	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Covington**^		0.002	0.002	0.002	0.002		\$250,000
Darrington	(360) 436-1131	0.00075	0.00075	0.00075	0.00075		\$20,000
Des Moines	(206) 878-4595	0.002	0.002	0.002	0.002		\$50,000
DuPont	(253) 964-8121	0.001	0.001	0.001	0.001	\$5,000	\$20,000
Everett***	(425) 257-8610	0.001	0.001	0.001	0.001	\$5,000	\$20,000
Everson	(360) 966-3411	0.002			0.002		\$1,000,000
Granite Falls**	(360) 691-6441					\$5,000	\$20,000
Hoquiam	(360) 532-5700	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Ilwaco	(360) 642-3145	0.002	0.002	0.002	0.002		\$20,000
Issaquah	(425) 837-3054	0.0012	0.0012	0.0015	0.0012	\$25,000	\$100,000
Kelso	(360) 423-0900	0.001	0.001	0.002	0.001		\$20,000
Kenmore	(425) 398-8900	0.002 *				\$5,000	
Kent	(253) 856-6266	0.00125	0.001	0.002	0.002	\$62,500	\$250,000
Lacey	(360) 491-3214		0.001	0.002		\$5,000	\$20,000
Lake Forest Park	(206) 368-5440	0.002	0.002	0.002	0.002	\$5,000	
Long Beach	(360) 642-4421	0.002	0.002	0.002	0.002	\$5,000	
Longview	(360) 442-5058	0.0015	0.0015	0.002	0.0015		\$100,000
Lyman	(360) 826-3033	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Mercer Island	(206) 275-7783	0.001	0.001	0.001	0.001		\$150,000

North Bend	(425) 888-1211	0.002	0.002	0.002	0.002	\$5,000	
Ocean Shores	(360) 289-2488	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Olympia	(360) 753-8327	0.001	0.001	0.002	0.001	\$5,000	\$20,000
Pacific	(253) 929-1100	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Port Townsend	(360) 385-2700	0.002	0.002	0.002	0.002	\$0	\$100,000
Poulsbo ^{***}	(360) 394-9881	0.002	0.002	0.002	0.002		\$20,000
Rainier	(360) 446-2265	0.002	0.002	0.002	0.002	\$5,000	
Raymond	(360) 942-3451	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Renton	(425) 430-6400	0.00121	0.0007	0.00121	0.00121		\$500,000
Roy	(253) 843-1113	0.001	0.002	0.002	0.001	\$5,000	\$20,000
Ruston	(253) 759-3544	0.0011	0.00153	0.002	0.00102	\$5,000	\$20,000
Seattle	(206) 684-8484	0.00222 v	0.00222 v	0.00427 v	0.00222 v		\$100,000
Shelton	(360) 426-4491	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Shoreline	(206) 801-2324	0.001	0.001	0.002	0.001	\$125,000	\$500,000
Snoqualmie	(425) 888-1555	0.0015	0.0015	0.0015	0.0015	\$5,000	
South Bend	(360) 875-5571	0.001	0.002	0.002	0.002	\$5,000	
Tacoma	(253) 591-5252	0.0011	0.00153	0.004 e	0.00102		\$250,000
Tenino	(360) 264-2368	0.002	0.002	0.002	0.002	\$5,000	\$20,000
Tukwila ^{***}	(206) 433-1835	0.00085	0.0005	0.00085	0.00085		\$750,000
Tumwater	(360) 754-5855	0.001	0.001	0.002	0.001	\$5,000	\$20,000
Westport	(360) 268-0131	0.0025 e	0.005 e	0.005 e	0.0025 e	\$5,000	
Yelm	(360) 458-3244	0.001	0.002	0.002	0.001	\$5,000	

(v) = voter approved increase above statutory limit

(e) = rate higher than statutory limit because rate was effective prior to January 1, 1982 (i.e., grandfathered).

*Kenmore's B&O tax applies to heavy manufacturing only.

**Granite Falls repealed its B&O tax for all businesses other than extracting.

***For manufacturing gross receipts over \$8 billion, the B&O rate drops to 0.00025.

****Auburn adopted a B&O tax effective January 1, 2022.

^^ Tukwila adopted a B&O tax effective January 1, 2024.

^^ Covington and Poulsbo adopted a B&O tax effective July 1, 2024.

NOTE: This list is provided for informational purposes only. Tax rates may apply to businesses categories other than those above. Thresholds are subject to change. Exemptions, deductions, or other exceptions may apply in certain circumstances. Contact the city finance department for more information.

^ Tax rates are provided for cities with general local B&O taxes as of the date listed. If a city is not listed, they have not reported to AWC that they have a local B&O tax. Contact the city directly for specific information or other business licenses or taxes that may apply.

^^Thresholds listed are related to when tax is due to a city. License and registration thresholds may be different and vary by city. Please contact the city finance department to learn about their requirements.

For more information: FileLocal filelocal-wa.gov and Business License Service dor.wa.gov/manage-business/city-endorsements

Table 6F provides an estimated projection of B&O tax retail revenues, based on historical revenue.

Table 6F			
7.1 Estimated B&O Tax Revenue - Retail			
Rate	Current Revenue	Est. Revenue	Difference
.000	\$-	\$-	\$(2,312,100)
.00025		\$578,025	\$(1,734,075)
.00050		\$1,156,050	\$(1,156,050)
.00075		\$1,734,075	\$(578,025)
.001 (current)	\$2,312,100	\$2,312,100	\$-
.00125		\$2,890,125	\$578,025
.00150		\$3,468,150	\$1,156,050
.00175		\$4,046,175	\$1,734,075
.00200		\$4,624,200	\$2,312,100

Table 6G provides an estimated projection of B&O tax manufacturing revenues based on the 2019 memorandum.

Table 6G			
7.2 Estimated Tax Revenue - Manufacturing			
Rate	Current Revenue	Est. Revenue	Difference
.00000 (current)	\$-	\$-	\$-
.00125		\$1,963	\$1,963
.00150		\$2,355	\$2,355
.00175		\$2,748	\$2,748
.00200		\$3,140	\$3,140

Table 6H provides an estimated projection of B&O tax manufacturing revenues based on the 2019 memorandum.

Table 6H			
7.2 Estimated Tax Revenue - Warehousing			
Rate	Current Revenue	Est. Revenue	Difference
.00000 (current)	\$-	\$-	\$-
.00125		\$104,211	\$104,211
.00150		\$125,054	\$125,054
.00175		\$145,896	\$145,896
.00200		\$166,738	\$166,738

7. Lodging Tax

For more information on Lodging Tax please see [MRSC's Revenue Guide for Washington Cities and Towns., Lodging Tax section](#), page 74.

The Washington State Legislature establishes the laws and rules governing the imposition, use, and requirements related to lodging taxes.

Cities have the authority to levy lodging taxes, also known as “hotel/motel taxes,” on all lodging charges at hotels, motels, and short-term rentals (such as VRBO or Airbnb), bed and breakfasts (B&Bs), RV parks, and other accommodations for stays of fewer than 30 days. The tax is collected as a sales tax and paid by the customer at the time of the transaction. A City Council may impose these taxes (councilmanic); it does not require voter approval.

There are two lodging tax options:

- A **“basic”** or **“state-shared”** lodging tax up to 2% that is taken as a credit against the 6.5% state sales tax rate, so that the lodging patron does not see any tax increase. (RCW 67.28.180)
- An **“additional”** or **“special”** lodging tax up to 2% on top of the state sales tax rate that results in a higher tax bill for the patron. (RCW 67.28.181)

Use of Revenues: State law limits use of lodging tax revenues exclusively for the following expenditures (RCW 67.28.1815 and RCW 67.28.1816):

- Tourism marketing;
- Marketing and operations of special events and festivals designed to attract tourists;
- Operations and capital expenditures of tourism-related facilities owned or operated by a municipality or a public facilities district; or
- Operations of certain tourism-related facilities owned or operated by nonprofit organizations.

"Tourism" means economic activity resulting from tourists, which may include sales of overnight lodging, meals, tours, gifts, or souvenirs.

The municipality may use lodging tax revenues to support staff for its Lodging Tax programs.

Lodging Tax Advisory Committees: Any city with a population of 5,000 or more that has imposed lodging taxes – the basic state-shared or the additional/special taxes – must establish a lodging tax advisory committee (LTAC) (RCW 67.28.1817). LTAC membership shall include at least two members who are representative of businesses required to collect tax and at least two members who are persons involved in activities authorized to

be funded by lodging tax revenues. One member shall be an elected official of the municipality, serving as the chair.

All prospective funding recipients must apply to the LTAC for consideration. The LTAC will review the applications and make funding recommendations to the City Council for consideration.

Reporting Requirements: All cities and towns receiving lodging tax revenues must report annually to the Joint Legislative Audit & Review Committee (JLARC) (RCW 62.28.1816) and report the following information:

- All lodging tax revenue received;
- All lodging tax revenue distributed and/or expanded;
- All recipients of lodging tax monies, including the city itself, that may have directly used lodging tax funds for qualifying facilities, tourist events, or tourism administration; and,
- For all recipients, the actual number of people traveling for business or pleasure on an overnight trip in paid accommodations, traveling 50 or more miles away from their business or place of residence for the day or overnight, or traveling from another country or state.

Application and Award Process: In cities that are required to establish an LTAC, organizations seeking lodging tax revenue must submit a formal application for consideration. As part of the application, applicants are required to provide the estimated number of people traveling for business or pleasure on a trip for the following categories:

- Away from their place of residence or business and staying overnight in paid accommodations;
- To a place fifty miles or more one way from their place of residence or business for the day or staying overnight; or
- From another country or state outside of their place of residence or their business.

Applicants who receive funding will later have to provide the actual estimated attendance for their activities in the same categories.

The LTAC reviews all applications for lodging tax revenue and recommends a list of candidates and funding levels to the city council for final determination. A city council “may choose *only recipients* from the list of candidates and recommended amounts provided by the local lodging tax advisory committee” ([RCW 67.28.1816\(2\)\(b\)\(ii\)](#), emphasis added). The city council may not award funds to any applicant that LTAC did not recommend. The city council is not required to fund all the recommended applicants and may choose to authorize awards to only some or even none of the recommended recipients. An [informal opinion from the Attorney General’s Office](#) in 2016 states that a city council may award amounts different from the LTAC’s recommended amounts, but only after satisfying the procedural requirements of [RCW 67.28.1817\(2\)](#), which requires

the municipality to submit its proposed change(s) to the LTAC for review and comment at least 45 days before final action is taken.

City Uses: [Lacey Municipal Code \(LMC\), Section 3.03](#), sets the lodging tax rate at 4% (the state maximum) for the City. The City collects the maximum rate and cannot collect additional lodging tax funds. Rather than collecting additional funds from lodging taxes, the City could consider distributing funds to support City facilities that promote tourism. One consideration could be to strategically direct lodging tax funding to support City facilities that increase tourism.

In recent years, City lodging tax revenues have been distributed to a variety of tourism-enhancing events, facilities, and marketing efforts— without a long-term strategy, see section below as an example.

2024 Lodging Tax Analysis: In 2024, the City awarded \$600,000 of lodging tax revenue to recipients. **Table 7B** provides a list of all recipients, type of tourism activity, frequency of activity, funding award, reported attendance, number of visitors from outside the state, and number of paid overnight stays.

The top three recipients for reported paid overnight stays were:

- 1) Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB) at 62.3% (Marketing);
- 2) Regional Athletic Complex (RAC), at 17.6% (Facilities); and
- 3) Washington Center, at 6.37% (Facilities).

Notably, the VCB provides marketing support for events held in Lacey, including many that take place at the RAC.

In total, the City received approximately 50% of lodging tax funds for the RAC, Lacey Museum, July 3rd Fireworks, Lacey In-Tune, and the Spring Fun Fair.

For facilities and events only (excluding marketing), the RAC is consistently one of the largest generators of estimated paid overnight stays, accounting for approximately 47% of all reported paid overnight stays. However, the RAC received around 31% of the City's total lodging tax awards. See **Tables and Graphs** below for a more detailed breakdown of recent City lodging tax uses, including **Graph 7B**, which shows 2024 lodging tax event and facility awardees and their reported overnight stays.

Moving forward, the City Council could consider a more strategic approach, such as prioritizing investments in City-owned facilities that generate overnight stays and drive tourism-related revenue. For example, the City of Bellevue allocates 100% of its lodging tax funding to the Meydenbauer Center.

In 2024, the City received \$116,000 in lodging tax funds that were not allocated to the RAC. Redirecting Lodging Tax funding toward City-owned facilities, such as the RAC, could impact existing City programs that previously received lodging taxes, requiring increased support from the City's General Fund. Using 2024 as an example, lodging tax support for City-owned facilities would need to be around 50% to achieve a net-zero impact on the City's General Fund. Lodging tax funding levels above this threshold (e.g., 51%-100%) would reduce General Fund resources, allowing these funds to be used for other general City purposes.

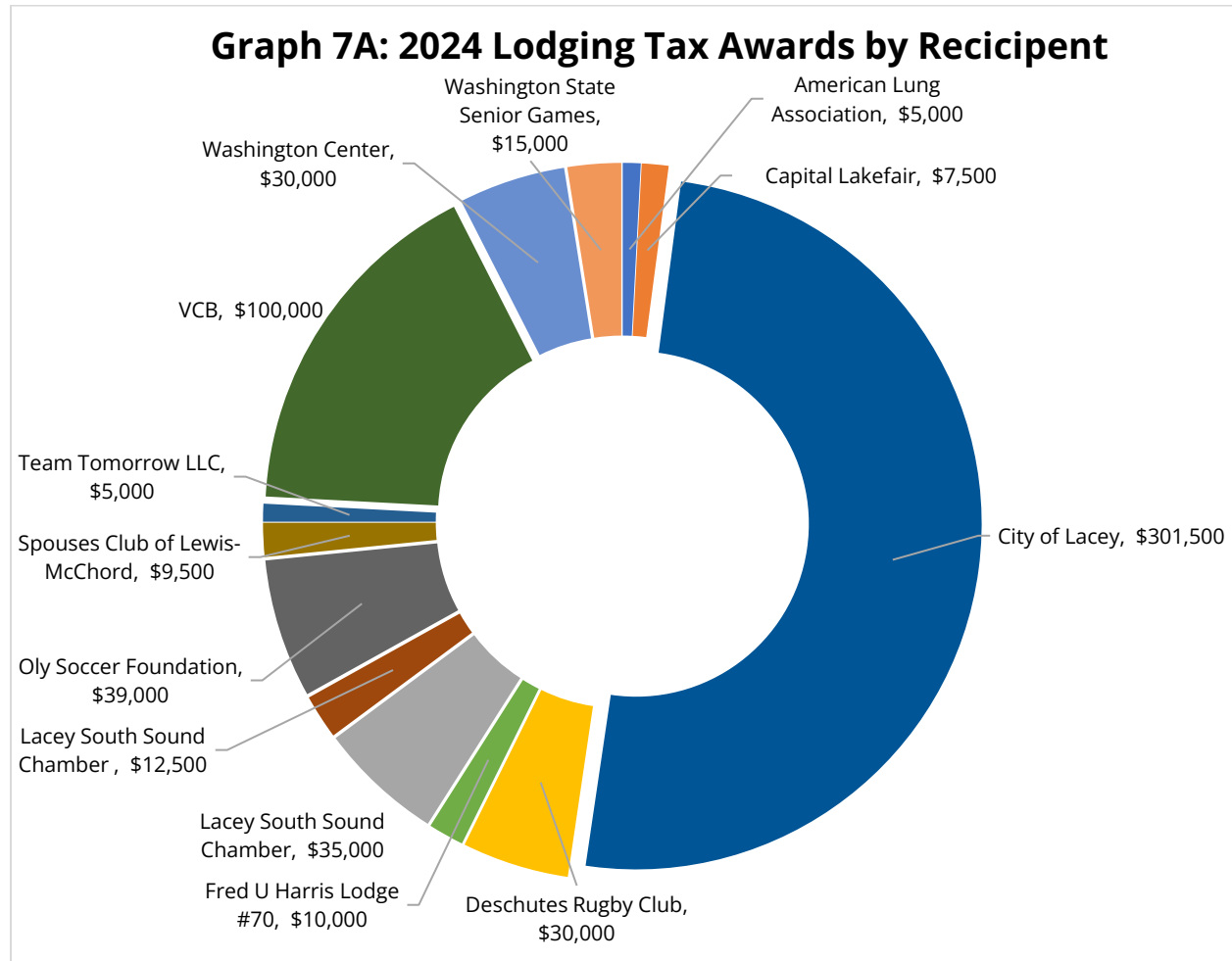
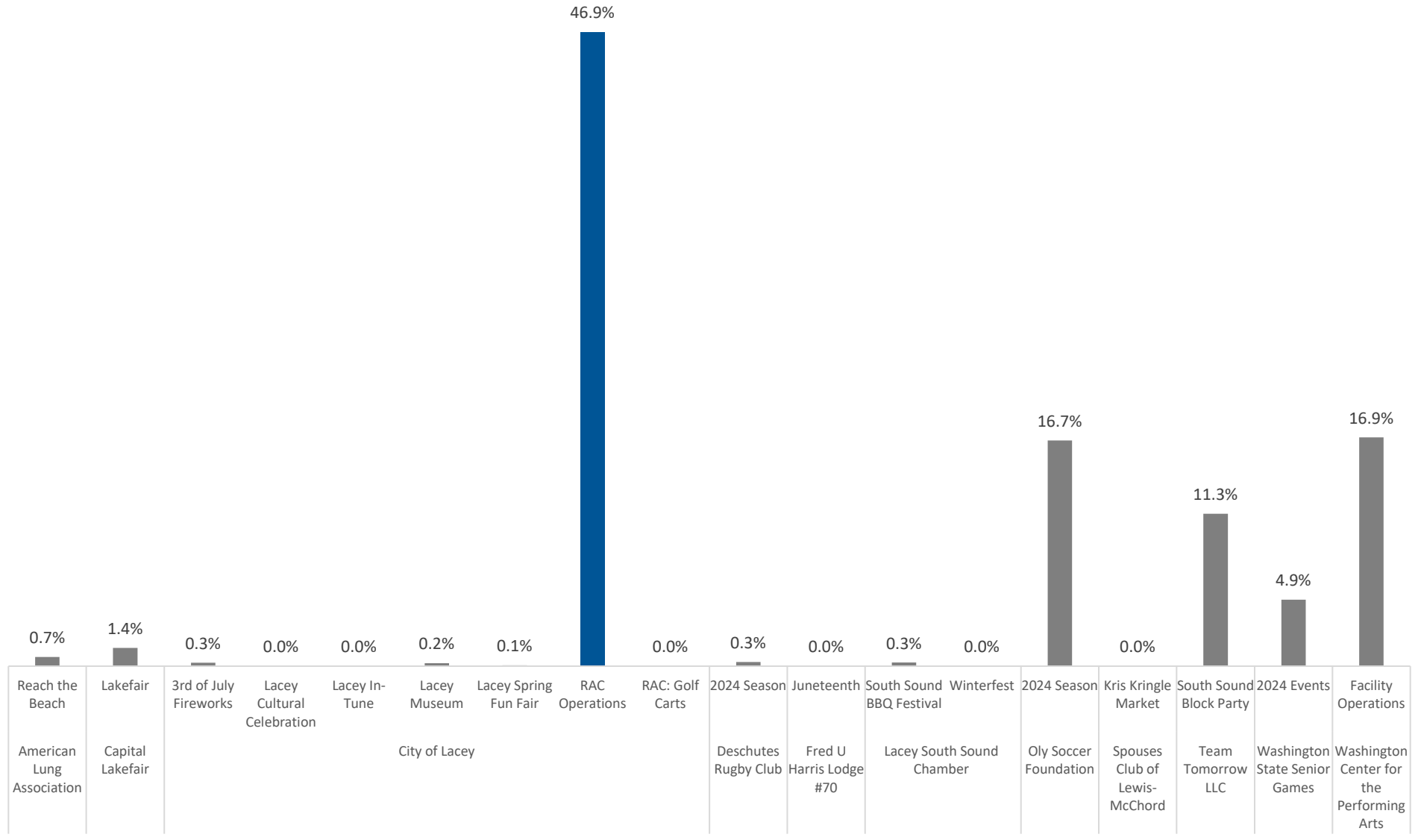


Table 7B							
2024 Lodging Tax Award Recipients, Activity Type, Frequency, Award Amount, and Reported Data							
Recipient	Activities	Tourism Activity Type	Activity Frequency	Amount Awarded	Reported Overall Attendance	Reported Visitors Out of State	Reported Paid Overnight Stays
VCB	Experience Oly & Beyond	Marketing	Annual	\$100,000	31,257	17,222	18,338
City of Lacey	RAC: Golf Carts	Facility	Annual	\$8,000	800,000	2,500	See below
City of Lacey	RAC Operations	Facility	Annual	\$180,000	800,000	2,500	5,200
Washington Center for the Performing Arts	Facility Operations	Facility	Annual	\$30,000	107,241	858	1,877
Oly Soccer Foundation	2024 Season	Events/Festivals	Multi Day	\$39,000	10,000	3,700	1,850
Team Tomorrow LLC	South Sound Block Party	Events/Festivals	Multi Day	\$5,000	5,600	250	1,250
Washington State Senior Games	2024 Events	Events/Festivals	Multi Day	\$15,000	1,819	293	546
Capital Lakefair	Lakefair	Events/Festivals	Multi Day	\$7,500	150,000	250	150
American Lung Association	Reach the Beach	Events/Festivals	Multi Day	\$5,000	325	75	75
Deschutes Rugby Club	2024 Season	Events/Festivals	Multi Day	\$30,000	120	60	35
Lacey South Sound Chamber	South Sound BBQ Festival	Events/Festivals	Single Day	\$10,000	25,000	60	30
Lacey South Sound Chamber	Visitor's Center	Marketing	Annual	\$35,000	1,000	50	30
City of Lacey	3rd of July Fireworks	Events/Festivals	Single Day	\$22,000	30,000	576	28
City of Lacey	Lacey Museum	Facility	Annual	\$48,500	545	63	24
City of Lacey	Lacey Spring Fun Fair	Events/Festivals	Multi Day	\$15,000	20,000	0	7
Lacey South Sound Chamber	Winterfest	Events/Festivals	Single Day	\$2,500	700	0	5
City of Lacey	Lacey Cultural Celebration	Events/Festivals	Single Day	\$10,000	3,700	0	2
City of Lacey	Lacey In-Tune	Events/Festivals	Multi Day	\$18,000	6,500	0	0
Fred U Harris Lodge #70	Juneteenth	Events/Festivals	Single Day	\$10,000	1,035	5	0
Spouses Club of Lewis-McChord	Kris Kringle Market	Events/Festivals	Single Day	\$9,500	722	3	0

Graph 7C: 2024 Lodging Tax Awards Events and Facilities (No Marketing) - Percentage of Reported Overnight Stays



7. Lodging Tax – Prioritize funds for City facilities that increase tourism, e.g., RAC

Description	Provide direction to LTAC to prioritize lodging tax funds for City facilities that increase tourism, e.g., the RAC. This would likely mean decreasing funding for community events that may provide limited tourism.
Estimated Annual Revenue	Increase of \$60,000 to \$300,000, depending on the percentage of funding allocated to City facilities. For each 10% of additional funding, an increase of \$60,000, see Table 7A.
Time to Implement	Short-term, Twelve months
Offsetting Expenditures	Subject to direction, funding may be awarded to community applicants, reducing the available funding for City events or facilities. In 2024, the City received \$116,000 in Lodging Tax funds that were not allocated to the RAC. Redirecting Lodging Tax funding toward City-owned facilities, such as the RAC, could affect existing programs and may require increased support from the General Fund. Using 2024 as an example, Lodging Tax support for City-owned facilities would need to exceed 50% to achieve a net-zero impact on the General Fund. Lodging Tax funding levels above this threshold would reduce General Fund reliance.
Control and Implementation Requirements	City Council controls final funding award amounts Council Policy Recommendation: • Create clear direction or policies for allocating lodging tax funds • Review with LTAC • Consider LTAC recommendations • Determine if any changes to LTAC funding recommendations or policies are necessary
Administrative Effort	The City will need to complete the following tasks to implement the new funding allocations: • Create clear direction or policies for allocating lodging tax funds • Review with LTAC

	• Consider LTAC recommendations • Determine if any changes to LTAC funding recommendations or policies are necessary for the current cycle By strategically allocating funding, the City can maximize the tourism impact and revenue opportunities, while significantly reducing administrative resources and complexity. In 2025 alone, the City issued 29 separate lodging tax awards, each requiring a variety of administrative resources, e.g., contracts, reporting/exhibits, JLARC submission, etc.
Peer Usage	Other jurisdictions use lodging taxes to support significant tourism-generating facilities within their jurisdictions. In 2024, peer jurisdictions used the following allocations for large facility expenditures: • Olympia: around 50% to the Washington Center for the Performing Arts • Bellevue: 100% to the Meydenbauer Center • Kennewick: 72.5% to the Toyota Center & Arena • Lynnwood: 83% to the Lynnwood Public Facility District (The district has formalized funding support for the following four projects: Angel of the Winds Arena, Lynnwood Event Center, Edmonds Center for the Arts, Boeing Future of Flight) • Tacoma: 100% to the Tacoma Convention Center In 2024, the statewide average for awardees was 10 applicants. The City had 20 awardees, with 29 awardees in 2025.
Who Pays	This is not a new tax. This measure would reallocate current tax revenues, rather than impose a new tax. 50% of the tax is paid by lodging customers and taken as a credit against the state sales tax rate 50% of the tax is paid by lodging customers
Equity Implications	This is not a new tax. This measure would reallocate current tax revenues, rather than impose a new tax. The tax is regressive, with lower-income individuals paying a larger percentage of their income in taxes. High-income households may be able to absorb the cost more easily.
Other Considerations	Lodging tax revenue use must align with state requirements.

Between 2018 and 2025, the number of lodging tax awardees increased from 19 to 29, resulting in higher administrative costs for this program. Prioritizing funding allocations to applicants with the highest number of paid overnight stays could increase the tourism impact while also reducing the number of awards, thereby simplifying administrative resources for managing the program.

Redirecting lodging tax funds to support the RAC would help alleviate general fund operational costs.

Table 7D provides an estimate of lodging tax funding broken out by corresponding percentages of revenues, presented in increments of 10 percentage points. The City currently receives around 50% of all lodging tax funding (see 2024 Analysis Section for additional background), for a combination of facility and event funding. The RAC currently receives around 31% of lodging tax funding.

Table 7D Lodging Tax Awards – Projected Revenues		
% of Projected Revenues awarded to the City	Est. Revenue	Net Difference
0%	\$0	(\$300,000)
10%	\$60,000	(\$240,000)
20%	\$120,000	(\$180,000)
30%	\$180,000	(\$120,000)
40%	\$240,000	(\$60,000)
50% (current)	\$300,000	\$0
60%	\$360,000	\$60,000
70%	\$420,000	\$120,000
80%	\$480,000	\$180,000
90%	\$540,000	\$240,000
100%	\$600,000	\$300,000

Example of how different lodging tax funding percentages would impact the City: If the City were to determine that 80% of lodging taxes should be awarded to the RAC, this would lead to an increase of \$180,000 in total lodging tax funding awarded to the City; increasing the current award of \$300,000 to \$480,000. In this scenario, the RAC would have a net increase in lodging tax funding of \$300,000, increasing from \$180,000 to \$480,000. Other City activities would have a net decrease of \$120,000 in lodging tax funding, going from \$120,000 to \$0. The total net impact on the general fund would be a decrease in resources of \$180,000, as \$120,000 of funding would be needed for other City activities formerly funded in part by lodging tax awards.

Table 7E provides lodging tax awards and total funding in other comparable Washington state cities by the total number of awardees. The City funds well above the average number of awardees, with less lodging tax funding than the average. In 2024, the statewide average for awardees was 10 applicants. The City had 20 awardees in 2024, with 29 awardees in 2025.

In 2025, the City awarded funding to 29 applicants—significantly surpassing the number awarded by any peer organization in 2024.

Table 7E			
Lodging Tax (LT) – Comparison of Awardees, 2024			
Jurisdiction	Population	Awardees	Total LT
Olympia	57,970	24	\$1,334,426
Puyallup	43,730	24	\$725,324
Richland	64,930	23	\$1,309,112
Lacey	60,380	20*	\$596,000
Redmond	82,380	19	\$309,000
Bremerton	45,890	17	\$755,000
Edmonds	43,510	17	\$174,477
Lakewood	64,670	17	\$1,024,950
Issaquah	41,560	10	\$262,500
Pasco	82,990	10	\$546,187
Marysville	75,640	9	\$183,400
Kirkland	97,850	5	\$255,727
Bothell	51,760	4	\$415,423
Yakima	100,000	3	\$1,738,472
Kennewick	87,790	2	\$1,033,875
Lynnwood	42,540	2	\$714,379
Average	65,224	12	\$711,141
Statewide Average	-	10	\$644,286
* Total number of awardees increased to 29 in 2025, significantly higher than peer jurisdictions in 2024.			

Table 7F provides lodging tax in other comparable Washington state cities by average award. The City provides significantly less per average award than comparable cities.

Table 7F			
Lodging Tax – Comparison of Awards, 2024			
Jurisdiction	Population	Average Award	Total Awardees
Yakima	100,000	\$579,491	3
Pasco	82,990	\$516,938	2
Lynnwood	42,540	\$357,189	2
Bothell	51,760	\$103,856	4
Lakewood	64,670	\$60,291	17
Richland	64,930	\$56,918	23
Olympia	57,970	\$55,601	24
Kennewick	87,790	\$51,145	10
Bremerton	45,890	\$44,412	5
Puyallup	43,730	\$30,222	17
Lacey	60,380	\$29,800*	20**
Issaquah	41,560	\$26,250	20
Kirkland	97,850	\$21,681	10
Marysville	75,640	\$20,378	9
Redmond	82,380	\$16,263	19
Edmonds	43,510	\$10,263	17
Average	65,224	123,794	13
Statewide Average	-	\$135,463	10
* Total award amount decreased to \$24,637 in 2025 *** Total number of awardees increased to 29 in 2025, significantly higher than peer jurisdictions in 2024.			

Graph 7G: 2024 Lodging Tax Awards For Select Cities Primarily Funding Facilities

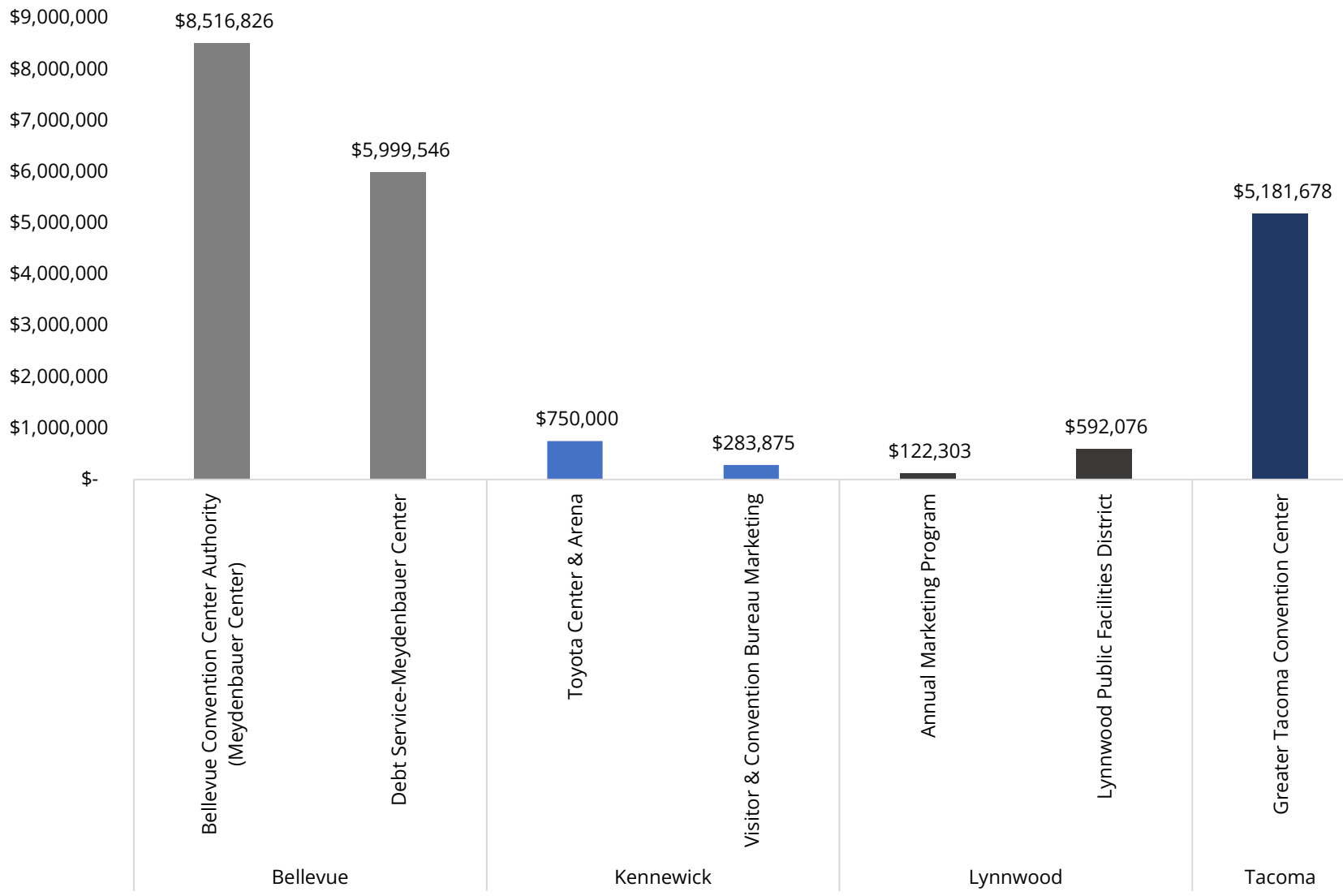


Table 7H provides a list of the City's 2024 lodging tax recipients, including: activity type, activity frequency, award amount, reported attendance, and reported paid overnight stays.

Table 7D 2024 Lodging Tax Reported Attendance, Visitors, Paid Overnight Stays							
Recipient	Activities	Tourism Activity Type	Activity Frequency	Amount Awarded	Reported Overall Attendance	Reported Visitors from Out of State	Reported Paid Overnight Stays
VCB	Experience Oly & Beyond	Marketing	Annual	\$100,000	31,257	17,222	18,338
City of Lacey	RAC: Golf Carts	Facility	Annual	\$8,000	800,000	2,500	5,200
City of Lacey	RAC Operations	Facility	Annual	\$180,000	800,000	2,500	5,200
Washington Center for the Performing Arts	Facility Operations	Facility	Annual	\$30,000	107,241	858	1,877
Oly Soccer Foundation	2024 Season	Events/Festivals	Multi Day	\$39,000	10,000	3,700	1,850
Team Tomorrow LLC	South Sound Block Party	Events/Festivals	Multi Day	\$5,000	5,600	250	1,250
Washington State Senior Games	2024 Events	Events/Festivals	Multi Day	\$15,000	1,819	293	546
Capital Lakefair	Lakefair	Events/Festivals	Multi Day	\$7,500	150,000	250	150
American Lung Association	Reach the Beach	Events/Festivals	Multi Day	\$5,000	325	75	75
Deschutes Rugby Club	2024 Season	Events/Festivals	Multi Day	\$30,000	120	60	35
Lacey South Sound Chamber	South Sound BBQ Festival	Events/Festivals	Single Day	\$10,000	25,000	60	30
Lacey South Sound Chamber	Visitor's Center	Marketing	Annual	\$35,000	1,000	50	30
City of Lacey	3rd of July Fireworks	Events/Festivals	Single Day	\$22,000	30,000	576	28
City of Lacey	Lacey Museum	Facility	Annual	\$48,500	545	63	24
City of Lacey	Lacey Spring Fun Fair	Events/Festivals	Multi Day	\$15,000	20,000	0	7
Lacey South Sound Chamber	Winterfest	Events/Festivals	Single Day	\$2,500	700	0	5
City of Lacey	Lacey Cultural Celebration	Events/Festivals	Single Day	\$10,000	3,700	0	2
City of Lacey	Lacey In-Tune	Events/Festivals	Multi Day	\$18,000	6,500	0	0
Fred U Harris Lodge #70	Juneteenth	Events/Festivals	Single Day	\$10,000	1,035	5	0
Spouses Club of Lewis-McChord	Kris Kringle Market	Events/Festivals	Single Day	\$9,500	722	3	0

9. Sales Tax – HB2015

The State of Washington imposes a 6.5% sales and use tax (“sales tax”) on most retail sales within the state. Cities can impose local sales taxes on top of the state rate. Most of a city's sales tax revenue is generated from the “basic” (or “first half”) and “optional” (or “second half”) sales taxes, which are unrestricted and may be used for any lawful governmental purpose.

By law, cities must remit 15% of their 0.5% First Half and 0.5% Second Half sales taxes to their counties. Additionally, the state Department of Revenue (DOR) charges a 1% processing fee for collecting sales taxes. Therefore, the City's true percentage of sales received through its sales tax is 0.8415% [99% of 85% of 1%; $99\% \times 85\% \times (0.5\% + 0.5\%)$]. Cities also have several other sales tax options available. However, these tax options are less flexible and must be used for certain designated purposes.

Sales taxes are sensitive to economic conditions. In addition, Washington's tax structure – and particularly its heavy reliance on sales taxes and lack of a state income tax – has been criticized as one of the most regressive in the country, meaning the tax burden (as a percent of income) falls hardest upon low-income households, who have to spend a large portion of their income on retail goods and basic needs.

For more information on Sales Tax, see [MRSC Revenue Guide](#).

HB2015 Overview

In 2025, the Legislature passed [Engrossed Substitute House Bill 2015 \(HB 2015\)](#), creating two (2) new mechanisms for cities and counties to fund public safety in their communities. The law became effective on July 27, 2025. The two mechanisms for funding public safety created by HB 2015, include:

1. Sales Tax: A councilmanic 0.1% local sales tax authority for broad public safety and criminal justice needs.
2. Grant: A three-year \$100 million grant program for hiring, retaining, and training new police officers and co-responders; and

Notably, cities and counties can concurrently impose the new 0.1% sales and use tax, which could result in a total 0.2% increase in sales and use tax within incorporated areas for public safety should both entities enact the tax.

The two new funding tools, codified under [RCW 82.14.345](#) and [RCW 43.101.540](#), are separate and distinct from one another. However, there are policy and training requirements that police departments must meet to be eligible for either the grant or the sales tax. A city or county can implement the sales tax without applying for or receiving

grant money. However, a jurisdiction must also have met the requirements of the grant to impose the new tax. Similarly, to receive grant money, a city or county must have received funds from or been authorized to implement at least one of three public safety sales taxes (two previously existing and/or the one created in this law).

The following graphic from AWC provides an overview of the key elements of the bill and the two funding pathways:



Table 8A from AWC summarizes public safety sales tax laws. Since the City currently receives funding from the Criminal Justice Sales Tax (RCW 82.14.340) and the Public Safety Sales Tax (RCW 82.14.450), it is eligible to apply for the HB 2015 grant. However, it would still need to meet grant criteria. Currently, the City may not satisfy all requirements necessary to implement this sales tax. This issue is not unique to Lacey; many jurisdictions across Washington State appear to be facing the same challenge. At this time, it is unknown whether any jurisdictions have met, or will be able to meet, these requirements.

Table 8A								
AWC Public Safety Sales Tax Laws								
Law	Nickname	Taxing authority	Sales tax amount	Council or voter approved?	Use	Revenue sharing	Levied / Received in Lacey	Lacey Revenue
RCW 82.14.340	Criminal Justice Sales Tax	County	0.1%	County council	Criminal justice purposes	Per capita split: Counties receive 10%, with remaining 90% split between the county and all its cities on a per capita basis	Yes	\$1,416,364
RCW 82.14.450	Public Safety Sales Tax	City and/or county	0.1% for cities 0.3% for counties (Up to 0.3% total) See Revenue Sharing	Voters (primary or general election)	1/3 use towards criminal justice and/or fire protection (other 2/3 is unrestricted)	If city-imposed: Revenue shared with its county (85% city, 15% county split) If county-imposed: Revenue shared with its cities (60% county, 40% to cities, divided per capita)	Yes	\$2,128,475
HB 2015	Public Safety Enhancement Sales Tax	City and/or county	0.1% each	City or county council (through June 2028)	Criminal justice purposes	No sharing requirement: City and county can both pass and use the tax independently or in addition to the other	NO	Estimated \$1,860,000 (if imposed)

HB 2015 Public Safety Enhancement Sales Tax: HB 2015 revenue must be used for broadly defined criminal justice purposes, including:

- Law enforcement staffing and training
- Domestic violence services
- Public defenders
- Diversion program
- Reentry work for inmates
- Reducing homelessness or improving behavioral health
- Community placements for juvenile offenders
- Community outreach, alternative response, mental health crisis response

For the City, public safety and criminal justice functions make up the majority of Current Expense Operating Budget expenses, providing a wide range of eligible uses for this revenue. In distinction from the broader general fund (Current Expense Fund), the Current Expense Operating Budget does not include capital projects or transfers.

For example, in the 2025 Budget, public safety (including police, public defense, court services, homeless response, Victim Advocate, etc.) accounts for approximately 30.9% of the total Current Expense Operating Budget. In 2026, public safety accounted for 34.7% of the total Current Expense Operating Budget (see Table 8B).

The above Public Safety services 10-year average (2017-2026) of the Current Expense Operating Budget was 32.7%. Notably, the new Public Safety tax (2023) increased the overall public safety budgets.

Table 8B										
Public Safety Expenditures and Percentage of Current Expense Fund Operating Budget, 2017-2026										
Public Safety Expenditures	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017
District Court	\$ 534,000	\$ 512,000	\$ 420,000	\$ 400,000	\$ 446,250	\$ 425,000	\$ 425,000	\$ 400,000	\$ 400,000	\$ 555,500
Public Defense	\$ 705,000	\$ 625,000	\$ 417,000	\$ 364,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
Other Court Services	\$ 88,457	\$ 67,500	\$ 67,500	\$ 67,500	\$ 67,500	\$ 67,500	\$ 67,500	\$ 67,500	\$ 62,500	\$ 62,500
Thurston Co. Corrections	\$ 5,000	\$ 5,000	\$ 20,000	\$ 20,000	\$ 37,775	\$ 37,775	\$ 37,775	\$ 37,775	\$ 37,775	\$ 37,775
Other Jail Services	\$1,153,457	\$ 989,935	\$ 707,096	\$ 684,375	\$ 782,347	\$ 782,347	\$ 632,347	\$ 810,129	\$ 810,129	\$ 817,129
Medical - Jail Services	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 80,000
MOT	\$ 309,328	\$ 213,520	\$ 213,520	\$ 194,109	\$ 176,463	\$ 176,463	\$-	\$-	\$-	\$-
Police	\$17,057,062	\$16,230,602	\$14,849,249	\$13,932,367	\$13,108,616	\$12,068,954	\$11,564,500	\$10,111,716	\$9,443,674	\$9,550,563
Total	\$19,874,330	\$18,665,582	\$16,716,389	\$15,684,374	\$15,085,973	\$14,025,060	\$13,194,142	\$11,894,139	\$11,221,096	\$11,505,484
Current Expense Fund	\$61,999,390	\$73,337,308	\$83,011,489	\$63,024,278	\$53,594,081	\$50,143,329	\$50,491,833	\$44,800,634	\$39,861,599	\$37,075,929
Public Safety % of Current Expense Fund	32.06%	25.45%	20.14%	24.89%	28.15%	27.97%	26.13%	26.55%	28.15%	31.03%
Current Expense Fund Operating Budget	\$57,203,504	\$60,474,063	\$55,007,896	\$52,569,718	\$45,319,175	\$42,423,964	\$41,446,999	\$37,487,961	\$32,609,221	\$31,435,582
Public Safety % of Current Expense Fund Operating Bud	34.74%	30.87%	30.39%	29.84%	33.29%	33.06%	31.83%	31.73%	34.41%	36.60%

As mentioned previously, the HB 2015 sales tax can only be collected if the City meets all the requirements to apply for the CJTC grant program. However, there is no requirement to *apply* for the grant.

HB 2015 Public Safety Grant: The HB 2015 Public Safety Grant program consists of the following:

- Amount: \$100 million grant pool, administered by CJTC
- Length: Three years (currently expires June 30, 2028)
- Use: Local law enforcement agencies can use grants for:
 - o Hiring: New officer and co-responder recruiting, hiring, and retaining (lateral hires are prohibited)
 - o Training: Funding use of force, de-escalation, crisis intervention, and trauma-informed trainings for officers to comply with CJTC's required trainings
 - o Other: Grants may also be used for broader law enforcement and public safety efforts, including:
 - Emergency management planning
 - Environmental hazard mitigations
 - Security personnel
 - Community outreach and assistance programs
 - Alternative response programs
 - Mental health crisis response
- Limitation: Grants can cover 75% of salary + benefits for up to three years (up to a maximum of \$125,000 per position)

For the City, the three-year \$125,000 grant would cover approximately \$122,600 in salary and wages for a new officer (estimated at \$163,474). However, the total annual cost of a new officer is approximately \$217,231, in addition to an estimated \$142,755 in one-time costs. After less than three years, the City would be responsible for the full ongoing cost, resulting in a significantly increased financial burden. In this context—particularly given rising, state-mandated costs related to public defense and district court obligations—these grants do not

appear to represent a sustainable funding solution for adding new officers. See analysis below for more details.

- City or county must:
 - o Receive funding from an existing sales tax for public safety, or authorize the new HB 2015 Public Safety Enhancement Sales Tax
 - o Comply with new policies on agency leader qualifications and volunteer limitations
 - o Implement trainings and data reporting in alignment with CJTC capacity
- Co-response priority:
 - o Top funding priority goes to grant applications to start co-response or community immersion law enforcement programs
 - o Second priority goes to agencies with existing co-response programs
 - o Applications from all other agencies get next priority

For more information on the HB 2015, see AWC [\\$100 million grants & new councilmanic sales tax for public safety](#).

8.1 Sales Tax: Criminal Justice (HB 2015)

Description

Beginning July 27, 2025, Cities and Counties may impose a new 0.1% sales and use tax dedicated to criminal justice purposes.

Revenue must be used for broadly defined criminal justice purposes, including:

- Law enforcement staffing and training
- Domestic violence services
- Public defenders
- Diversion program
- Reentry work for inmates
- Reducing homelessness or improving behavioral health
- Community placements for juvenile offenders
- Community outreach, alternative response, mental health crisis response

Estimated Annual Revenue	\$1,860,000 annually, plus potential additional (but temporary) revenues through the Local Law Enforcement Grant program.															
Time to Implement	6 to 12 months, assuming grant eligibility is met and verified by the CJTC. CJTC has been working on the process for this. CJTC recently finalized the Sales & Use Tax Authorization application as of December 31, 2025. As of January 21, 2026, to the City's awareness, CJTC has not verified eligibility for any local government agency. However, over 25 jurisdictions (cities and counties) have requested verifications of their sales and use tax authorization, including Thurston County. Under the law, CJTC has 45 days to review submissions and provide feedback. Jurisdictions then have 30 days to respond and up to 180 days total to come into compliance before the State Treasurer begins withholding tax revenue. Jurisdictions may still authorize and collect the tax while resolving deficiencies, provided supplemental documentation is submitted within that 180-day window. Local sales tax rates can only be changed on January 1st, April 1st and October 1st of each year. The City must provide 75 days' notice to the DOR. For example, to collect as of April 1st, the City would need to provide notice to DOR by January 15th. The City Council would need to take action, adopting the new sales tax by ordinance at least 5 days before, e.g., January. Below are some general examples. <table><tr><th>Collection start</th><th>City provides DOR Notification</th><th>Council Action (5-day minimum)</th></tr><tr><td>January 1</td><td>October 15</td><td>October 10</td></tr><tr><td>April 1</td><td>January 15</td><td>January 10</td></tr><tr><td>July 1</td><td>April 15</td><td>April 10</td></tr><tr><td>October 1</td><td>July 15</td><td>July 10</td></tr></table>	Collection start	City provides DOR Notification	Council Action (5-day minimum)	January 1	October 15	October 10	April 1	January 15	January 10	July 1	April 15	April 10	October 1	July 15	July 10
Collection start	City provides DOR Notification	Council Action (5-day minimum)														
January 1	October 15	October 10														
April 1	January 15	January 10														
July 1	April 15	April 10														
October 1	July 15	July 10														
Offsetting Expenditures	None, unless penalties are triggered for non-compliance. If the City does not meet CJTC requirements within 180 days of first submission, as verified by CJTC, the State Treasurer's Office must withhold \$100,000 per month until compliance is achieved, as verified by CJTC.															

Control and Implementation Requirements	Councilmanic: • May be imposed by Council vote from July 27, 2025, through June 30, 2028. After June 30, 2028, the tax may only be adopted via ballot measure. Cities may not adopt this tax if voters rejected a ballot measure imposing a public safety or criminal justice tax within the past 12 months. This currently does not apply to Lacey. The City must meet all program criteria, including: • Crisis intervention and trauma-informed training compliance • CJTC and Attorney General's Office (AG) policy adoption (use of force, de-escalation, domestic violence, etc.) • Established policies that comply with state law and AG guidance for practices related to citizenship status • CJTC trainings related to behavioral health and first aid • Compliance with state law on use of force data reporting • Established policies related to civil protection orders and the court-ordered surrender of firearms • 100% completion by required officers for CJTC trainings on sexual assault and gender-based violence • Established policies for supervising agency volunteers, insignia worn by volunteers, and for restricting those volunteers from enforcing criminal laws, using force, carrying weapons, or using dogs for purposes other than search and rescue • Staffing plan and data reporting on response/case closure rates • Formal documentation must be submitted to the CJTC, which must verify compliance before tax collection can begin
Administrative Effort	Moderate effort required, including: • Significant effort required to compile and maintain policy compliance documentation for CJTC • Annual reporting to the Association of Washington Cities on the use of funds • Standard financial tracking procedures once implemented

Peer Usage	This is a brand-new taxing authority, over 25 jurisdictions (cities and counties) have requested verifications of their sales and use tax authorization, including Thurston County. If the City and Thurston County both choose to implement this, the sales tax in Lacey would increase by 0.2%.
Volatility	Moderate – Dependent on spending, fluctuations are anticipated to be around 3% to 10+% annually based on past data, see Table 8C.
Who Pays	Consumers who purchase goods in Lacey.
Equity Implications	Regressive, as with other sales taxes, lower-income households pay a higher share of income. Revenue must fund criminal justice-related programs that may improve equity outcomes (e.g., mental health crisis response, public defense).
Other Considerations	Implementation requires careful coordination for documentation and reporting. The Local Law Enforcement Grant Program ends June 30, 2028. Early implementation of this tax increases the likelihood and degree of potential grant funds received.

Table 8C provides an estimated projection of Public Safety HB 2015 revenues, based on historical revenue.

Table 8C		
Sales Tax: Public Safety HB 2015 – Projected Revenues		
Rate	Est. Revenue	Difference
	\$ -	\$ -
0.1%	\$1,860,000	\$1,860,000

Table 8D provides historical sales tax revenue, including year-to-year shifts in revenue.

Table 8D		
City Sales Tax Revenues*		
Year	Revenue	YOY Shifts
2024	\$16,135,804	-3%
2023	\$16,596,204	3%
2022	\$16,101,432	3%
2021	\$15,628,072	12%
2020	\$13,680,657	3%
2019	\$13,275,151	5%
2018	\$12,671,765	16%
2017	\$10,686,198	
*Sales Tax includes only unrestricted sales tax revenue, excluding Transportation Benefit District (TBD) and Criminal Justice revenues		

HB 2015 Public Safety Enhancement Sales Tax Analysis: Currently, the City may not satisfy all requirements necessary to implement this sales tax. This issue is not unique to Lacey; many jurisdictions across Washington State appear to be facing the same challenge. At this time, it is unknown whether any jurisdictions have met, or will be able to meet, these requirements.

If the City were able to implement this sales tax, an analysis of current and projected public safety expenditures indicates that implementing this measure would have only a temporary impact on resolving the ongoing budget gap.

Instead, the new tax would primarily mitigate existing or increasing costs, including:

- New, unfunded public defense mandates
- Future cost increases for Court services,
- Temporary relief from the City's current reliance on reserve funds.

In short, the new tax would serve as a short-term solution; within a few years, expenditures for the above-listed public safety programs are expected to exceed the revenue generated by this tax.

Public Defense: On June 9, 2025, a Washington State Supreme Court order established new standards for indigent defense, reducing the number of

unweighted misdemeanor cases from 400 to 120 over the next 10 years. Caseloads must be reduced by 28 cases per year with full implementation by January 1, 2036.

For the City, this unfunded mandate is expected to increase annual costs each year by \$80,000+ plus inflation, see Table 8F. Once fully implemented, it is projected to add around \$1.2 million in new annual expenses, in addition to the City's current spending levels (\$625K to around \$1.8M+). Over the ten-year implementation window, the City estimates an increase of over \$6 million in total new expenses. These added costs primarily stem from the need to hire additional public defenders and support staff to comply with the lower caseload limits, as well as potential adjustments to infrastructure and administration.

Table 8F					
New Caseload Standards for Public Defense Impact on the City (2.5% inflation), 2026-2035					
IM	Year	Public Defense (new costs)	Public Defense (Existing*)	Total Public Defense Costs	Difference from Existing^
0	2025	-	\$625,000	\$625,000	\$0
1	2026	\$80,000	\$640,625	\$720,625	\$95,625
2	2027	\$164,000	\$656,641	\$820,641	\$195,641
3	2028	\$252,150	\$673,057	\$925,207	\$300,207
4	2029	\$344,605	\$689,883	\$1,034,488	\$409,488
5	2030	\$441,525	\$707,130	\$1,148,655	\$523,655
6	2031	\$543,076	\$724,808	\$1,267,884	\$642,884
7	2032	\$649,428	\$742,929	\$1,392,357	\$767,357
8	2033	\$760,759	\$761,502	\$1,522,261	\$897,261
9	2034	\$877,250	\$780,539	\$1,657,789	\$1,032,789
10	2035	\$999,090	\$800,053	\$1,799,143	\$1,174,143
*Existing includes a projection of current estimate 2025 costs of \$625,000 with an inflation of 2.5%					
^ This represents the difference between the 2025 estimated costs and the implementation year cost. For example, 2025 estimated costs are \$625,000, 2028 total costs are an estimated \$925,207. There difference between these total costs is \$300,207.					

Court Services: The City is in the final year of its current contract with Thurston County for Municipal Court. Currently, the contract provides an annual cap on court costs, meaning the City is charged per filing up to a predetermined maximum (the annual cap). Any filings beyond this cap are not directly charged to the City. If the City filings are less than the annual cap, the charge is only for the filings actually used by the City, not the full annual cap. For the first time in 2024, the City exceeded its annual cap. In 2025, the City exceeded its annual cap again. The annual cap for 2026 is \$534,000.

Based on previous communications with Thurston County and in consideration of the interlocal agreement entered into between the City of Olympia and Thurston County, the City's court services are likely to increase significantly in 2027. The City of Olympia negotiated to transfer its municipal court to Thurston County for an operating cost of \$2,495,000 in 2026 (this does not include tenant improvements and other one-time expenses). In 2024, the City of Olympia with 2,435 filings, while the City of Lacey had slightly more with 2,586 (including Lacey Violations Bureau filings). Notably, in addition to total filings, the type of filings should also be considered in comparisons. Between the two jurisdictions there are some differences in the types of filings. In 2024, Olympia had more non-traffic filings, whereas Lacey had more traffic filings. Generally, non-traffic filings are more complex and require more resources (e.g., hearings). In the last Thurston County Court Study, Non-Traffic filings were weighted as a 5.25, whereas traffic filings were weighted as a 1.22. When considering weighting, in 2024, the City of Olympia had 8,245 filings and the City of Lacey had 8,163 filings.

While the final court cost increase will be determined through contract negotiations, the City could face an increase of \$500,000 or more. With contract negotiations forthcoming, the City is conducting due diligence on municipal court alternatives, including the potential costs of operating a municipal court for Lacey and possibly other jurisdictions.

This analysis uses a placeholder of \$1,000,000 for additional court costs. The final additional court costs may be significantly higher or lower. Over the next ten years, Court costs could increase by a total of \$11,200,000 (see Table 8G).

Table 8G				
City of Lacey Estimated Court Costs (2.5% inflation), 2026-2036				
Year	New Court Costs	Existing Court Costs	Total Court Costs	Difference from Existing^
2026	\$0	\$534,000	\$534,000	\$-
2027	\$1,000,000	\$534,000	\$1,534,000	\$1,013,350
2028	\$1,025,000	\$547,350	\$1,572,350	\$1,052,034
2029	\$1,050,625	\$561,034	\$1,611,659	\$1,091,685
2030	\$1,076,891	\$575,060	\$1,651,951	\$1,132,327
2031	\$1,103,813	\$589,436	\$1,693,249	\$1,173,985
2032	\$1,131,408	\$604,172	\$1,735,580	\$1,216,684
2033	\$1,159,693	\$619,276	\$1,778,969	\$1,260,451
2034	\$1,188,686	\$634,758	\$1,823,444	\$1,305,313
2035	\$1,218,403	\$650,627	\$1,869,030	\$1,351,296
2036	\$1,248,863	\$666,893	\$1,915,756	\$1,398,428
Total	\$11,203,382	\$6,132,171	\$17,335,553	\$11,995,553
^ This represents the difference between the 2026 cost and the subsequent yearly costs.				

Existing Public Safety Reserve Use: In November 2023, Thurston County voters passed Proposition 1, levying the Public Safety Sales Tax (RCW 82.14.450). On May 7, 2024, the Lacey City Council adopted [Ordinance 1659](#) amending the 2024 budget to establish a new fund for the public safety sales tax. It authorized the following budget appropriations for these funds:

- Salaries and benefits for the five (5) succession planning positions, which include two lieutenants, one sergeant, and two police officers.
- Salaries, benefits, and associated operating costs for four (4) new police officers.
- Professional services related to the Mobile Outreach Team from Thurston Mason Behavioral Health.
- Capital outlays for four (4) new police vehicles and four (4) law enforcement laptops.
-

The above commitments met the intent of [Resolution No. 1140](#), adopted at the October 19, 2023, City Council meeting. The resolution indicated that revenue from this tax, if passed, would be used for additional law enforcement personnel, to secure permanent funding for certain existing succession planning law enforcement positions, to continue social and support services as part of the law enforcement response, and to identify the financing of the operations and maintenance of the new Police Station facility.

In 2025, during the second full year of operations, funding these commitments are anticipated to exceed available revenue (final sales tax will be known at the end of February). The 2026 Budget will likely require a General Fund subsidy of \$317,371 to sustain these commitments. Without adjustments, these commitments are projected to continue requiring General Fund subsidies in future years, see Table 8H, totaling an estimated \$5.24 million in subsidies over the next ten years.

Table 8H	
Public Safety Tax Commitment General Fund Subsidy Estimate (2.5% inflation), 2026 - 2039	
Year	Estimate GF Sub.
2026	\$317,371
2027	\$325,305
2028	\$333,438
2029	\$341,774
2030	\$350,318
2031	\$359,076
2032	\$368,053
2033	\$377,254
2034	\$386,686
2035	\$396,353
2036	\$406,262
2037	\$416,418
2038	\$426,829
2039	\$437,499
Totals	\$5,242,637

New Officer Costs and HB 2015 Grant

For the City, the three-year \$125,000 grant would cover approximately \$122,600 in salary and wages for a new officer (estimated at \$163,474). However, the total annual cost of a new officer is approximately \$217,231, in addition to an estimated \$142,755 in one-time costs. After less than three years, the City would be responsible for the full ongoing cost, resulting in a significantly increased financial burden. In this context—particularly given rising, state-mandated costs related to public defense and district court obligations—these grants do not appear to represent a sustainable funding solution for adding new officers.

Table 8I				
New Officer Costs & HB 2015 Grant				
	2025	2026	2027	2028
One-time Costs	(\$142,755)	(\$146,324)		
On-going Cost	(\$217,232)	(\$222,663)	(\$228,229)	(\$233,935)
Salary & Benefits	(\$163,474)	(\$167,561)	(\$171,750)	(\$176,044)
HB 2015 Grant - 75% Salary and Benefits, up to \$125,000	\$122,606*	\$125,000	\$125,000	\$125,000
Remaining Costs		(\$243,987)	(\$103,229)	(\$108,935)
*No grant for this year, used to determine the grant amount for 2026-2028				

HB 2015 Funding Models: In light of the items listed above, City staff developed potential models outlining HB 2015 funding uses.

Model 1: Revenues are used to offset the projected increases in Public Defense (\$80,000) and District Court costs (\$1,000,000), as well as the existing General Fund subsidy for Proposition 1 (\$317,371). This model applies an annual inflation rate of 2.5% and an annual sales tax growth rate of 1%. Although reserves are built up during the first five years, they are fully depleted by year twelve, at which point sustaining these services would require additional General Fund support.

Table 8J										
Model 1: Mandates, Reserves, Inflation 2.5%, Sales Tax Growth 1%										
	Year	New Sales Tax	Public Defense (new costs)	Court Costs (new costs)	Total New Court Services	Remaining Available after New Court Services	Gen fund Sub (-)	Total Police Services	Total Remainder	Reserves from HB 2015
1	2026	\$1,860,000	\$80,000	\$ -	\$ 80,000	\$1,780,000	\$ 317,371	\$317,371	\$1,462,629	\$1,462,629
2	2027	\$1,878,600	\$164,000	\$ 1,000,000	\$1,164,000	\$714,600	\$ 325,305	\$325,305	\$389,295	\$1,851,924
3	2028	\$1,897,386	\$252,150	\$ 1,025,000	\$1,277,150	\$620,236	\$ 333,438	\$333,438	\$286,798	\$2,138,722
4	2029	\$1,916,360	\$344,605	\$ 1,050,625	\$1,395,230	\$521,130	\$ 341,774	\$341,774	\$179,356	\$2,318,078
5	2030	\$1,935,523	\$441,525	\$ 1,076,891	\$1,518,416	\$417,108	\$ 350,318	\$350,318	\$66,789	\$2,384,867
6	2031	\$1,954,879	\$543,076	\$ 1,103,813	\$1,646,889	\$307,990	\$ 359,076	\$359,076	(\$51,086)	\$2,333,781
7	2032	\$1,974,427	\$649,428	\$ 1,131,408	\$1,780,837	\$193,591	\$ 368,053	\$368,053	(\$174,462)	\$2,159,319
8	2033	\$1,994,172	\$760,759	\$ 1,159,693	\$1,920,452	\$73,719	\$ 377,254	\$377,254	(\$303,535)	\$1,855,784
9	2034	\$2,014,113	\$877,250	\$ 1,188,686	\$2,065,936	(\$51,822)	\$ 386,686	\$386,686	(\$438,508)	\$1,417,276
10	2035	\$2,034,255	\$999,090	\$ 1,218,403	\$2,217,493	(\$183,239)	\$ 396,353	\$396,353	(\$579,592)	\$837,684
11	2036	\$2,054,597	\$ 1,024,068	\$ 1,248,863	\$2,272,931	(\$218,333)	\$ 406,262	\$406,262	(\$624,595)	\$213,089
12	2037	\$2,075,143	\$ 1,049,669	\$ 1,280,085	\$2,329,754	(\$254,611)	\$ 416,418	\$416,418	(\$671,029)	(\$457,940)
13	2038	\$2,095,895	\$ 1,075,911	\$ 1,312,087	\$2,387,998	(\$292,103)	\$ 426,829	\$426,829	(\$718,932)	(\$1,176,872)
14	2039	\$2,116,854	\$ 1,102,809	\$ 1,344,889	\$2,447,698	(\$330,844)	\$ 437,499	\$437,499	(\$768,344)	(\$1,945,215)
	Totals	\$27,802,204	\$9,364,341	\$15,140,442	\$24,504,782	\$4,576,551	\$5,242,637	\$ 5,242,637	(\$1,945,215)	

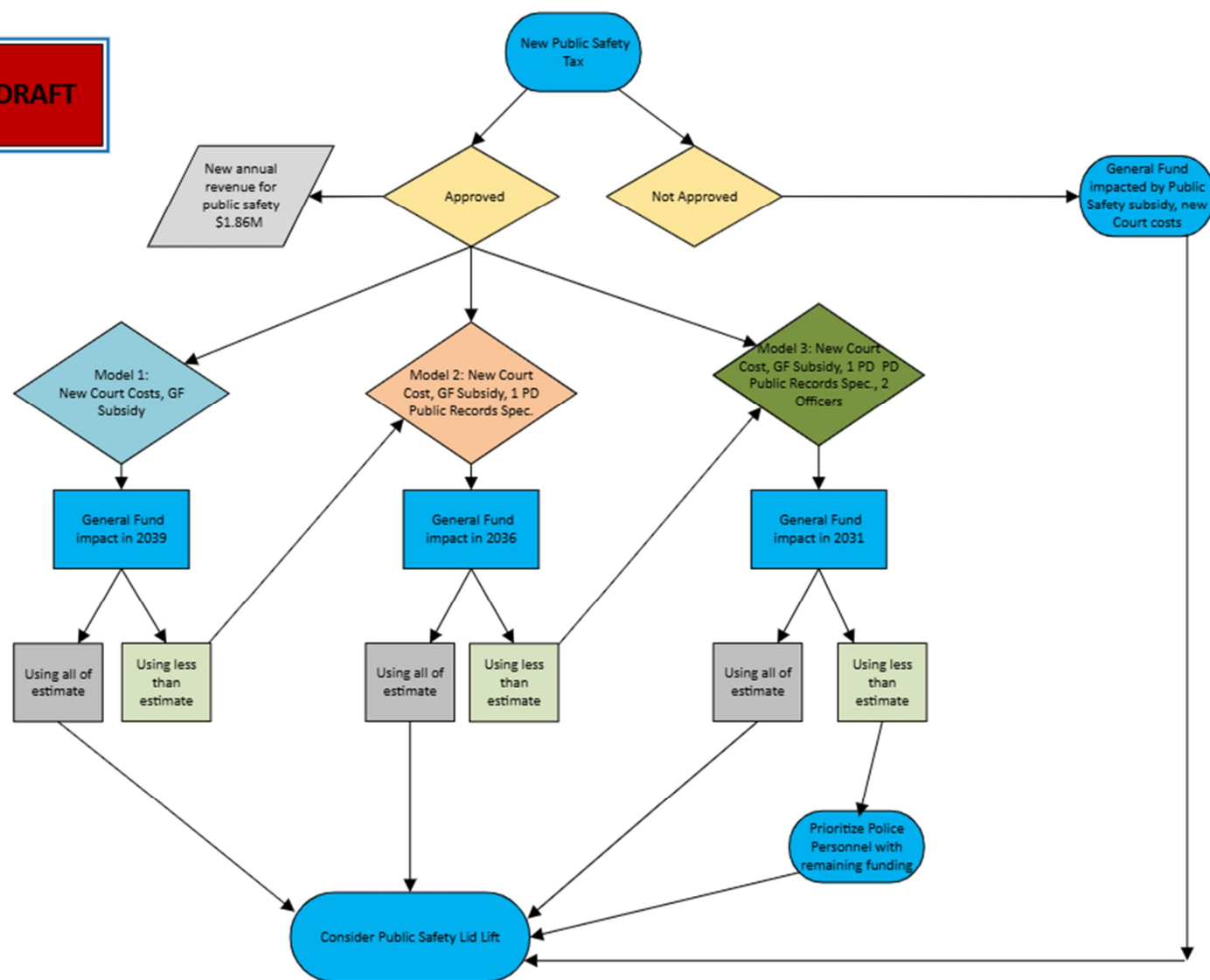
Model 2: Revenues are used to offset the projected increases in Public Defense (\$80,000), District Court costs (\$1,000,000), the existing General Fund subsidy for Proposition 1 (\$317,371), and fund one full-time Public Records Specialist (\$140,000). This model applies an annual inflation rate of 2.5% and an annual sales tax growth rate of 1%. Although reserves are built up during the first four years, they are fully depleted by year ten, at which point sustaining these services would require additional General Fund support.

Table 8K											
Model 2: Mandates less, Reserves, Public Records Specialist, Inflation 2.5%, Sales Tax Growth 1%											
	Year	New Sales Tax	Public Defense (new costs)	Court Costs (new costs)	Total New Court Services	Remaining Available after New Court Services	Public Records Specialist (1)	Gen fund Sub (-)	Total Police Services	Total Remainder	Reserves from HB 2015
1	2026	\$1,860,000	\$80,000	\$ -	\$ 80,000	\$1,780,000	\$140,000	\$ 317,371	\$457,371	\$1,322,629	\$1,322,629
2	2027	\$1,878,600	\$164,000	\$ 1,000,000	\$1,164,000	\$714,600	\$143,500	\$ 325,305	\$468,805	\$245,795	\$1,568,424
3	2028	\$1,897,386	\$252,150	\$ 1,025,000	\$1,277,150	\$620,236	\$147,088	\$ 333,438	\$480,525	\$139,711	\$1,708,134
4	2029	\$1,916,360	\$344,605	\$ 1,050,625	\$1,395,230	\$521,130	\$150,765	\$ 341,774	\$492,539	\$28,591	\$1,736,726
5	2030	\$1,935,523	\$441,525	\$ 1,076,891	\$1,518,416	\$417,108	\$154,534	\$ 350,318	\$504,852	(\$87,744)	\$1,648,981
6	2031	\$1,954,879	\$543,076	\$ 1,103,813	\$1,646,889	\$307,990	\$158,397	\$ 359,076	\$517,473	(\$209,483)	\$1,439,498
7	2032	\$1,974,427	\$649,428	\$ 1,131,408	\$1,780,837	\$193,591	\$162,357	\$ 368,053	\$530,410	(\$336,819)	\$1,102,679
8	2033	\$1,994,172	\$760,759	\$ 1,159,693	\$1,920,452	\$73,719	\$166,416	\$ 377,254	\$543,670	(\$469,951)	\$632,728
9	2034	\$2,014,113	\$877,250	\$ 1,188,686	\$2,065,936	(\$51,822)	\$170,576	\$ 386,686	\$557,262	(\$609,085)	\$23,643
10	2035	\$2,034,255	\$999,090	\$ 1,218,403	\$2,217,493	(\$183,239)	\$174,841	\$ 396,353	\$571,194	(\$754,432)	(\$730,789)
11	2036	\$2,054,597	\$ 1,024,068	\$ 1,248,863	\$2,272,931	(\$218,333)	\$179,212	\$ 406,262	\$585,474	(\$803,807)	(\$1,534,596)
12	2037	\$2,075,143	\$ 1,049,669	\$ 1,280,085	\$2,329,754	(\$254,611)	\$183,692	\$ 416,418	\$600,110	(\$854,721)	(\$2,389,317)
13	2038	\$2,095,895	\$ 1,075,911	\$ 1,312,087	\$2,387,998	(\$292,103)	\$188,284	\$ 426,829	\$615,113	(\$907,216)	(\$3,296,534)
14	2039	\$2,116,854	\$ 1,102,809	\$ 1,344,889	\$2,447,698	(\$330,844)	\$192,992	\$ 437,499	\$630,491	(\$961,335)	(\$4,257,869)
	Totals	\$27,802,204	\$9,364,341	\$15,140,442	\$24,504,782	\$4,576,551	\$2,312,653	\$5,242,637	\$ 7,555,290	(\$4,257,869)	

Model 3: Revenues are used to offset the projected increases in Public Defense (\$80,000), District Court costs (\$1,000,000), the existing General Fund subsidy for Proposition 1 (\$317,371), and fund one full-time Public Records Specialist (\$140,000), and two police officers. This model applies an annual inflation rate of 2.5% and an annual sales tax growth rate of 2%. Although reserves are built up during the first two years, they are fully depleted by year six, at which point sustaining these services would require additional General Fund support.

Table 8L													
Model 3: Mandates less, Reserves, Officer (2), Public Records Specialist (1), Inflation 2.5%, Sales Tax Growth 2%													
	Year	New Sales Tax	Public Defense (new costs)	Court Costs (new costs)	Total New Court Services	Remaining Available after New Court Services	Officer (2)	Public Records Specialist (1)	Grant (+) (2)	Gen fund Sub (-)	Total Police Services	Total Remainder	Reserves from HB 2015
1	2026	\$1,860,000	\$ 80,000	\$ -	\$ 80,000	\$1,780,000	\$ 719,974*	\$140,000	\$250,000	\$ 317,371	\$ 927,345	\$852,655	\$852,655
2	2027	\$1,897,200	\$ 164,000	\$1,000,000	\$1,164,000	\$733,200	\$ 445,325	\$143,500	\$250,000	\$ 325,305	\$ 664,131	\$69,069	\$921,724
3	2028	\$1,935,144	\$ 252,150	\$1,025,000	\$1,277,150	\$657,994	\$ 456,459	\$147,088	\$250,000	\$ 333,438	\$ 686,984	(\$28,990)	\$892,734
4	2029	\$1,973,847	\$ 344,605	\$1,050,625	\$1,395,230	\$578,617	\$ 467,870	\$150,765		\$ 341,774	\$ 960,409	(\$381,792)	\$510,942
5	2030	\$2,013,324	\$ 441,525	\$1,076,891	\$1,518,416	\$494,908	\$ 479,567	\$154,534		\$ 350,318	\$ 984,419	(\$489,511)	\$21,431
6	2031	\$2,053,590	\$ 543,076	\$1,103,813	\$1,646,889	\$406,701	\$ 491,556	\$158,397		\$ 359,076	\$1,009,029	(\$602,328)	(\$580,897)
7	2032	\$2,094,662	\$ 649,428	\$1,131,408	\$1,780,837	\$313,826	\$ 503,845	\$162,357		\$ 368,053	\$1,034,255	(\$720,429)	(\$1,301,326)
8	2033	\$2,136,555	\$ 760,759	\$1,159,693	\$1,920,452	\$216,103	\$ 516,441	\$166,416		\$ 377,254	\$1,060,111	(\$844,008)	(\$2,145,334)
9	2034	\$2,179,286	\$ 877,250	\$1,188,686	\$2,065,936	\$113,351	\$ 529,352	\$170,576		\$ 386,686	\$1,086,614	(\$973,264)	(\$3,118,598)
10	2035	\$2,222,872	\$ 999,090	\$1,218,403	\$2,217,493	\$5,379	\$ 542,586	\$174,841		\$ 396,353	\$1,113,780	(\$1,108,401)	(\$4,226,999)
11	2036	\$2,267,330	1,024,068	\$1,248,863	\$2,272,931	(\$5,601)	\$ 556,150	\$179,212		\$ 406,262	\$1,141,624	(\$1,147,225)	(\$5,374,224)
12	2037	\$2,312,676	1,049,669	\$1,280,085	\$2,329,754	(\$17,078)	\$ 570,054	\$183,692		\$ 416,418	\$1,170,165	(\$1,187,242)	(\$6,561,466)
13	2038	\$2,358,930	1,075,911	\$1,312,087	\$2,387,998	(\$29,068)	\$ 584,306	\$188,284		\$ 426,829	\$1,199,419	(\$1,228,487)	(\$7,789,953)
14	2039	\$2,406,108	1,102,809	\$1,344,889	\$2,447,698	(\$41,589)	\$ 598,913	\$192,992		\$ 437,499	\$1,229,404	(\$1,270,994)	(\$9,060,946)
	Totals	\$29,711,525	\$9,364,341	\$15,140,442	\$24,504,782	\$5,206,743	\$7,462,399	\$2,312,653	\$750,000	\$5,242,637	14,267,689	(\$9,060,946)	
*For new officers, Year 1 costs include one-time costs. The annual ongoing cost per officer is estimated at \$217,231. One-time costs are estimated at \$142,755 per officer. One-time costs include equipment, academy training, vehicle purchase, etc.													

DRAFT



Levy Lid Lift for Public Safety

With rising public-safety costs, many cities are facing increased pressure on their general funds and a limited ability to maintain, let alone expand, essential public-safety services. For the City, as demonstrated above, HB 2015 funding could be used to offset rising public defense and court costs and to help sustain current police operations for a period of time. However, within a few years, these three public safety expenditures will likely outpace revenues from this new tax. Without an additional revenue source beyond HB 2015, the City's ability to address emerging public safety needs over the next few years will remain limited, and existing services may become increasingly strained as the community continues to grow.

One option the City Council could consider in the next few years to expand public safety services, particularly police services, is to place a levy lid lift, limited to this purpose (and any other purpose determined by the City Council, e.g., Veterans programs), before voters. This approach would provide public safety with stable funding for an extended period to add officers, improve response times, enhance investigative services, bolster training, and strengthen community-oriented policing initiatives and community engagement. For more information on Sales Tax, see [MRSC Revenue Guide](#).

Table 8M provides a brief overview of levy lift options.

Table 8M		
Comparison of Levy Lid Lift Options		
	"Single-Year" Option	"Multi-Year" Option
Number of years you can exceed the 1% annual levy limit	1	Up to 6
Temporary option	After Year 1, levy amount increases up to 1% annually for specified number of years. After measure expires, levy reverts as if lid lift never occurred.	Lid lift lasts up to 6 years, with annual limit factor specified by city. After measure expires, levy reverts as if lid lift never occurred.
Permanent option	Year 1 levy is used to calculate all future 1% levy increases	Levy amount in final year is used to calculate all future 1% levy increases
May be used for	Any lawful governmental purpose	Any limited purpose stated in the ballot measure
Supplanting restrictions?	None	None
Election date	Any special, primary, or general election	Primary or general election only
Voter approval required	Simple majority	Simple majority

Appendix 1: Other Revenues

The following provides a list of revenue sources not contemplated in this report, but also available to the City. For more information on these revenue sources, please see the [MRSC Revenue Guide](#).

Revenue source	Use	Eligible cities	Description	Voter approval?	RCW
Brokered Natural Gas Use Tax		Any city	Use tax upon brokered natural gas sales that are not otherwise subject to utility tax; rate must be equivalent to city's utility tax rate. Revenues are unrestricted.	No	82.14.230
Business Licenses/ "Head Taxes"	Unrestricted	Any city	Normally business license fees are designed to recoup administrative costs only, but some cities generate revenue through variable business license fees based on criteria such as number of employees, hours worked, type of business, or square footage. Revenues may be used for any lawful governmental purpose.	No	35.22.280 (32) 35.23.440 (8) 35A.82.020 35.27.370 (9)
Excess Levies (Operations & Maintenance)	Unrestricted	Any city	1-year property tax levy; may be used for any lawful governmental purpose, but revenues must be spent in accordance with the purpose(s) specified in the ballot measure.	Yes – 60% supermajority	84.52.052 , 84.52.054
Regular Levy (General Fund)	Unrestricted	Any city	Primary source of property tax revenue for cities; may generally be used for any lawful governmental purpose. Maximum levy rate varies between \$1.60 and \$3.825 depending on whether city is annexed to a fire/library district,	No, except for levy lid lifts	84.52.043 (1)

Revenue source	Use	Eligible cities	Description	Voter approval?	RCW
			participated in a regional fire authority, and/or has a preLEOFF firefighters' pension fund. May also potentially be increased through "banked capacity" or levy lid lifts.		
Leasehold Excise Tax	Unrestricted	Any city	Excise tax up to 4% on most leases of tax-exempt properties in lieu of property tax; credited against state and county leasehold excise taxes. May be used for any lawful governmental purpose.	No	82.29A.040
Public Safety Sales Tax	Unrestricted	Any city, as long as county has not imposed 0.3% public safety sales tax	Sales tax up to 0.1%. At least 1/3 of revenues must be used for criminal justice and/or fire protection purposes; remainder is unrestricted and may be used for any lawful governmental purpose. Counties have similar authority up to 0.3%. Cities and counties share revenue.	Yes – simple majority	82.14.450
Traffic and Parking Fines	Unrestricted	Any city	State Supreme Court establishes fines for traffic infractions, but revenues are shared with city where infraction occurred. Revenues may be used for any lawful governmental purpose, but a portion must be dedicated to fund local courts.	No	46.63.110(3)

Revenue source	Use	Eligible cities	Description	Voter approval?	RCW
Affordable Housing Levy	Affordable Housing	Any city	Property tax levy up to 10 years and \$0.50 per \$1,000 AV to finance affordable housing for very low-income households and affordable homeownership for low-income households.	Yes – simple majority	84.52.105
REET 2	Affordable Housing	Cities fully planning under Growth Management Act (GMA)	Additional excise tax of 0.25% on real estate sales; some revenues may be used for affordable housing and homelessness through January 1, 2026.	No, except for voluntary GMA cities	82.46.035 (2)
Cultural Access Program (CAP) Levy	Art, Science, and Cultural Programs	Any city, as long as county has not imposed this levy first	Property tax levy up to 7 consecutive years for nonprofit cultural organizations. Levy amount may not exceed 0.1% of taxable retail sales; may not be imposed concurrently with CAP sales tax.	Yes – simple majority	84.52.821 , chapter 36.160
Cultural Access Program (CAP) Sales Tax	Art, Science, and Cultural Programs	Any city, as long as county has not imposed this sales tax first	Sales tax of up to 0.1% and 7 consecutive years for nonprofit cultural organizations; may not be imposed concurrently with CAP levy.	Yes – simple majority	82.14.525 , chapter 36.160
G.O. Bond Excess Levies (Capital Purposes)	Capital Projects and facilities	Any city	Multi-year excess property tax levy to repay unlimited tax general obligation bonds. Revenues are restricted to capital purposes. As soon as debt is repaid, excess levies cease.	Yes – 60% supermajority	84.52.056

Revenue source	Use	Eligible cities	Description	Voter approval?	RCW
Impact Fees – Growth Management Act (GMA)	Capital Projects and Facilities	Cities fully planning under GMA	Fee assessed to property developers to help pay for new or expanded capital facilities directly addressing the increased demand created by that development. May only be imposed for streets, parks, schools, and/or fire protection.	No	82.02.050 – .110
Impact Fees – Local Transportation Act (LTA)	Capital Projects and Facilities	Any city	Fee assessed to property developers to help pay for new or expanded transportation facilities directly addressing the increased demand created by that development. However, the only cities we are aware of that have imposed transportation impact fees have done so under GMA, not LTA.	No	Chapter 39.92
Impact Fees – Growth Management Act (GMA)	Parks and Recreation	Cities fully planning under GMA	Fee assessed to property developers to help pay for new or expanded capital facilities directly addressing the increased demand created by that development. May only be imposed for streets, parks, schools, and/or fire protection.	No	82.02.050 – .110
Metropolitan Park District (MPD)	Parks and Recreation	Any city	Any city may form an MPD for park and recreation facilities. Revenue sources include additional property taxes up to \$0.75 per \$1,000 AV.	Yes – simple majority	chapter 35.61

Revenue source	Use	Eligible cities	Description	Voter approval?	RCW
Public Safety Sales Tax	Public Safety	Any city, as long as county has not imposed 0.3% public safety sales tax	Sales tax up to 0.1%. At least 1/3 of revenues must be used for criminal justice and/or fire protection purposes; remainder is unrestricted and may be used for any lawful governmental purpose. Counties have similar authority up to 0.3%. Cities and counties share revenue.	Yes – simple majority	82.14.450
Traffic Fines – including Red Light Camera	Public Safety	Any city	State Supreme Court establishes fines for traffic infractions, but revenues are shared with city where infraction occurred. Revenues may be used for any lawful governmental purpose, but a portion must be dedicated to fund local courts.	No	46.63.110(3)
Commercial Parking Tax	Transportation	Any city	Tax upon commercial parking businesses. Revenues must be used for transportation purposes.	No	82.80.030
Impact Fees – Growth Management Act (GMA)	Transportation	Cities fully planning under GMA	Fee assessed to property developers to help pay for new or expanded capital facilities directly addressing the increased demand created by that development. May only be imposed for streets, parks, schools, and/or fire protection.	No	82.02.050 – .110
Impact Fees – Local Transportation Act (LTA)	Transportation	Any city	Fee assessed to property developers to help pay for transportation improvements directly addressing the increased	No	Chapter 39.92

Revenue source	Use	Eligible cities	Description	Voter approval?	RCW
			demand created by that development.		
Parking Meters	Transportation	Any city	Parking meter fees may be used for administrative costs, parking studies, and acquisition and maintenance of off-street parking facilities.	No	WAC: 308-330-650
Annexation Services Sales Tax	For annexed area	Cities and counties	Credit against state sales tax for annexed territory prior to July 1, 2028, to help defray the costs of providing municipal services to the area. The tax expires 10 years from the date it was imposed. The maximum rate of tax any city may impose under this section is: • .1% (.001) for each annexed area in which the population is greater than 2,000 and less than 10,000; and • 0.2% (.002) for an annexed area in which the population is greater than 10,000.	No	82.14.415

In addition to the above, the City could consider the following:

Improving Cost Recovery on City Services

This involves updating City fees to more accurately reflect the actual cost of providing services. It includes revisiting fee rates and structures and evaluating whether current subsidies for certain services remain appropriate. Examples include permitting fees, parks and recreation charges, and facility rentals.

Red Light Camera Program

Red light cameras automatically issue infractions to vehicles that fail to stop at designated intersections, with the goal of improving public safety. Although the program would indeed increase revenue, the primary intent of such a program is to reduce dangerous driving behavior, not to raise funds for the City's General Fund. State law ([RCW 46.63.220](#)) requires that all revenue from red light camera infractions be used solely for traffic safety purposes, not for general City operations. This could reduce general fund reliance for police traffic initiatives and improve overall public safety.

Increased Grant Awards

This refers to continuing to proactively pursue state, federal, and other external grant funding to support programs, services, and capital investments. The City already actively pursues grant funding across departments and has done so consistently for many years. While grant revenue is an important part of the City's financial picture, it is not a reliable or controllable revenue stream for addressing structural imbalances in the General Fund. The City has limited ability to predict which competitive grants it will receive in a given year, making it difficult to provide meaningful revenue estimates. Grants, in addition to often being one-time or restricted in use, are often very resource intensive for staff. In addition, grants often require a match and can often encumber the City with additional costly requirements well into the future.

Reserve Policy Changes

The City's reserve policy could be lowered to free up one-time resources for General Fund use. Lacey currently maintains reserves equal to approximately 28% of the prior year's ongoing General Fund revenues. While the Government Finance Officers Association (GFOA) recommends a minimum of two months (approximately 16.7%) of expenses or revenues in reserve, most local governments set a higher floor of at least three months (25%). Many in Washington maintain even higher reserve levels depending on their individual needs. Notably, maintaining higher reserves strengthens the City's creditworthiness and reduces the cost of borrowing when issuing bonds. Reducing reserves would produce a one-time infusion of revenue and offer minimal ongoing financial resources. Drawing down reserves to fund operations undermines long-term stability and creates future financial risk. Unlike other revenue options presented in this report, this approach does not create a recurring funding source and is not sustainable.

Appendix 2: Revenue Tool

Updated Revenue Tool - 9.09.2025						
#	Revenue Concept	Potential Rate	Current Rate	Current Revenue	Estimated Revenue	Estimated Additional Revenue
1	Technology Fees	0.0%	0.0%	\$ -	\$ -	\$ -
2	Body Worn Camera	\$0.90	0.0%	\$ -	\$ 1,500	\$ 1,500
3	Franchise Fee - Solid Waste	0.0%	0.0%	\$ -	\$ -	\$ -
4.1	Gambling Tax - Social Card	9.0%	7.5%	\$ 580,000	\$ 696,001	\$ 116,001
4.2	Gambling Tax - Punch/Pull Tabs	6.0%	4.0%	\$ 40,000	\$ 60,000	\$ 20,000
5.1	Utility Tax - Water	6.0%	6.0%	\$ 1,300,000	\$ 1,300,000	\$ -
5.2	Utility Tax - Solid Waste	6.0%	6.0%	\$ 485,000	\$ 485,000	\$ -
5.3	Utility Tax - Sewer	6.0%	6.0%	\$ 1,500,000	\$ 1,500,000	\$ -
5.4	Utility Tax - Stormwater	6.0%	6.0%	\$ 300,000	\$ 300,000	\$ -
5.5	Utility Tax - Cable	0.0%	0.0%	\$ -	\$ -	\$ -
6.1	B&O - Retail	1.0%	1.0%	\$ 2,312,100	\$ 2,312,100	\$ -
6.2	B&O - Warehouse	0.0%	0.0%	\$ -	\$ -	\$ -
6.3	B&O - Manufacturing	0.0%	0.0%	\$ -	\$ -	\$ -
7	Lodging Tax	30.0%	30.0%	\$ 188,000	\$ 188,000	\$ -
8	Sales Tax - HB2015	0.0%	0.0%	\$ -	\$ -	\$ -
9	Internal Budget Review	Yes	N/A	N/A	\$ 959,630	\$ 959,630
						\$ 1,097,131

*Gradual Increase to 10.5%

Annual Capital Funds	\$ -
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	Budget	Optimistic	Pessimistic	Probable	Updated Probable (WO/OB)	Updated Probable (W/OB)
Budget Gap - Labor	\$ 5,700,000	\$ 700,000	\$ 4,250,000	\$ 2,100,000	\$ 3,767,075	\$ 4,542,518
Budget Gap - Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Budget Gap - Total	\$ 5,700,000	\$ 700,000	\$ 4,250,000	\$ 2,100,000	\$ 3,767,075	\$ 4,542,518
Est. New Revenues	\$ 1,097,131	\$ 1,097,131	\$ 1,097,131	\$ 1,097,131	\$ 1,097,131	\$ 1,097,131
Difference	\$ (4,602,869)	\$ 397,131	\$ (3,152,869)	\$ (1,002,869)	\$ (2,669,944)	\$ (3,445,387)
Potential Actions	Reduce services		Reduce services	Reduce services	Reduce services	Reduce services