



## Lacey City Council Approved Worksession Minutes

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Tuesday, February 10, 2026

Council Chambers and Online

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### 1. Call to Order

Mayor Ryder called the meeting to order at 6 p.m.

### 2. Roll Call

#### Council Present

Mayor Andy Ryder

Deputy Mayor Malcolm Miller

Councilmember Carolyn Cox

Councilmember Nicolas Dunning

Councilmember Maren Turner

Councilmember Ryan Siu

#### Council Excused

Councilmember Lenny Greenstein

#### Staff Present

Rick Walk, City Manager

Dave Schneider, City Attorney

Vanessa Dolbee, Community and Economic Development Director

Ryan Andrews, Community Planning Manager

Jennifer Adams, Housing Coordinator

Brandy Legomina, Deputy City Clerk

### 3. Land Acknowledgement

Mayor Ryder presented the abbreviated Land Acknowledgement.

### 4. Approval of the Agenda

**Councilmember Dunning moved to approve the agenda as amended. Deputy Mayor Miller seconded. The motion carried.**

## 5. Public Comment

### Verbal Public Comment

One (1) person signed up to speak at the meeting.

Cortni Holthaus, Community Member, commented on endurance, litigation, and personal traumas.

### Written Public Comment

One (1) written public comment was received.

## 6. Agenda Items

### A. **Black History Month Proclamation**

Cliff Brown, Pearl Foundation of Puget Sound

Mayor Ryder and Council proclaimed February 2026 as Black History Month. Timothy Allen and Cliff Brown, Pearl Foundation of Puget Sound, were present to accept the proclamation.

### B. **2026 Docket and Planning Commission Work Program**

*\*Amended on February 5, 2026. (Order changed)*

Vanessa Dolbee, Community and Economic Development Director

Ryan Andrews, Community Planning Manager

Dolbee, Andrews, and the Planning Commission reviewed the 2026 Docket and Work Program. The Docket identifies future work program items, while the Work Program outlines specific action items planned for 2026.

This presentation highlighted **State-mandated code amendments**: Updates related to co-living housing, accessory dwelling units, middle housing, permanent supportive housing, homeless encampments on religious property, housing conversions, and amendments to childcare center regulations and parking standards; **Optional code amendments**: Non-mandated updates needed to implement the Comprehensive Plan, including street merchant regulations, mobile/manufactured home park protections, tree standards, a home energy score model ordinance, and battery energy storage systems; **Comprehensive Plan amendments and rezones**: Updates to the Martin Way zoning code and consideration of up to three Comprehensive Plan map amendments and rezone requests; and **Community Planning Division Work Program**: Climate program initiatives and coordination with Thurston County on annexation and the Urban Growth Area. The item will be brought back for Council approval at a future date.

### C. **Franz Anderson Permanent Supportive Housing Project**

*\*Amended on February 5, 2026. (Order changed)*

Rick Walk, City Manager

Vanessa Dolbee, Community and Economic Development Director

Craig Chance, Executive Director, Housing Authority of Thurston County  
Karen McVae, Rental Assistance Director, Housing Authority of Thurston County  
Sharon Lee, Executive Director, Low Income Housing Institute  
John Torrence, Director of Housing Development, Low Income Housing Institute  
Alyssa Colville, Assistant Director of Special Projects and Operations, Low Income Housing Institute  
Meg Martin, Licensed Clinical Social Worker, Interfaith Works

The Interlocal Agreement (ILA) between the Cities of Olympia, Lacey, Tumwater, and Thurston County for Pooling and Transfer of Funds to Support Permanent Supportive Housing Project at Franz Anderson Road is intended to help provide low-income housing to community members who have a household Area Median Income (AMI) of 30 percent or below. Low Income Housing Institute (LIHI) is proposing to modify the ILA to allow up to 35 units of the 71 to be offered to residents who have a household AMI of 50 percent or below.

Chance and McVae provided an overview of low-income housing subsidies, including capital and operating funding sources and explained the Low-Income Housing Tax Credit (LIHTC), Section 8 program, and project-based vouchers. Discussion ensued.

Martin detailed supportive services in supportive housing, including the Federal Substance Abuse and Mental Health Services Administration and Corporation for Supportive Housing (CSH) Toolkits. Discussion ensued.

Lee, Torrence, and Colville highlighted regional projects and programs, including Billy Frank Jr. Place, Unity Commons, Lotus Court, and Maple Court. The Walkthrough Report for Maple Court was reviewed, the permanent supportive housing conversion timeline was outlined, and the Franz Anderson project described in detail. Additional information was provided on Thurston County income limits for those living in Franz Anderson, tax credit investors, the building staffing plan, and proposed performance metrics. Discussion ensued.

#### **D. Co-Living Housing Regulation Briefing**

Vanessa Dolbee, Community and Economic Development Director  
Ryan Andrews, Community Planning Manager  
Jennifer Adams, Housing Coordinator

Dolbee, Andrews, and Adams provided an overview of the proposed amendments to the Lacey Municipal Code to implement RCW 36.70A.535. State legislation requires cities planning under the Growth Management Act (GMA) to allow co-living housing in zones that permit multifamily development. The legislation further requires local jurisdictions to adopt regulations allowing co-living housing by December 31, 2025. This item is scheduled for Council consideration at a future date.

**E. Economic Development Work Program**

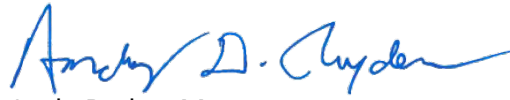
Vanessa Dolbee, Community and Economic Development Director  
Sarah Schelling, Current Planning and Economic Development Manager

**Mayor Ryder moved to postpone item 6.E - Economic Development Work Program to February 17, 2026. Deputy Mayor Miller seconded. The motion carried.**

**7. Adjourn**

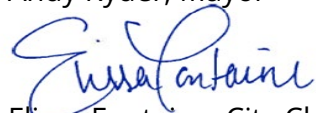
Mayor Ryder adjourned the meeting at 9:09 p.m.

**MAYOR:**



Andy Ryder, Mayor

**ATTEST:**



Elissa Fontaine, City Clerk

**APPROVED:** March 3, 2026