



Shelton City Council
Study Session Agenda
January 23, 2024 – 6:00 p.m.
Civic Center & Virtual Platform

A. Call to Order

B. Roll Call

C. Study Agenda

1. Comprehensive Plan Update Check-In – Presented by Community & Economic Development Director Jae Hill
2. Cross-town Trail Planning – Presented by Community & Economic Development Director Jae Hill

D. New Items for Discussion

E. Adjourn



2024 Looking Ahead

(Items and dates are subject to change)

<p>Tues. 2/6 6:00 p.m.</p>	<p>Regular Meeting</p>	<p>Consent Agenda</p> <ul style="list-style-type: none"> • Vouchers/Payroll Warrants/Meeting Minutes <p>Presentations</p> <ul style="list-style-type: none"> • <p>Business Agenda</p> <ul style="list-style-type: none"> • Public Hearing Ordinance No. 2019-0124 General Facility Charges Update <p>Action Agenda</p> <ul style="list-style-type: none"> • Council Committee/Board Assignments • Resolution No. 1306-1223 Angleside Reservoir Capacity Upgrades Design Work Order Authorization • Resolution No. 1296-1023 Safe Routes to School Project Construction Award • Resolution No. 1310-1223 Water Department Truck Purchase <p>Administration Report</p> <ul style="list-style-type: none"> • 	<p>Packet Items Due: 1/26 @ 5:00 p.m.</p>
<p>Tues. 2/13 6:00 p.m.</p>	<p>Study Session</p>	<p>Study Agenda</p> <ul style="list-style-type: none"> • Public Safety 101 	<p>Packet Items Due: 2/9 @ noon</p>
<p>Tues. 2/20 6:00 p.m.</p>	<p>Regular Meeting</p>	<p>Consent Agenda</p> <ul style="list-style-type: none"> • Vouchers/Payroll Warrants/Meeting Minutes <p>Presentations</p> <ul style="list-style-type: none"> • December Financial Status Report <p>Business Agenda</p> <ul style="list-style-type: none"> • Resolution No. 1311-0124 Work Order for Pavement Condition Index (PCI) Study • Parks Advisory Board Appointment <p>Action Agenda</p> <ul style="list-style-type: none"> • Civic Center Rotating Art Gallery • Ordinance No. 2019-0124 General Facility Charges Update <p>Administration Report</p> <ul style="list-style-type: none"> • 	<p>Packet Items Due: 2/9 @ 5:00 p.m.</p>
<p>Tues. 2/27 6:00 p.m.</p>	<p>Study Session</p>	<p>Study Agenda</p>	<p>Packet Items Due: 2/23 @ noon</p>
<p>Tues. 3/5 6:00 p.m.</p>	<p>Regular Meeting</p>	<p>Consent Agenda</p> <ul style="list-style-type: none"> • Vouchers/Payroll Warrants/Meeting Minutes <p>Presentations</p> <ul style="list-style-type: none"> • <p>Business Agenda</p> <ul style="list-style-type: none"> • <p>Action Agenda</p>	<p>Packet Items Due: 2/23 @ 5:00 p.m.</p>

		<ul style="list-style-type: none"> Resolution No. 1311-0124 Work Order for Pavement Condition Index (PCI) Study Parks Advisory Board Appointment Administration Report 	
Tues. 3/12 6:00 p.m.	Study Session	Study Agenda <ul style="list-style-type: none"> International Property Maintenance Code 	Packet Items Due: 3/8 @ noon
Tues. 3/19 5:45 p.m.	SMPD Meeting	Consent Agenda <ul style="list-style-type: none"> Vouchers/Meeting Minutes Business Agenda <ul style="list-style-type: none"> Action Agenda <ul style="list-style-type: none"> Administration Report <ul style="list-style-type: none"> 	Packet Items Due: 3/8 @ 5:00 p.m.
Tues. 3/19 6:00 p.m.	Regular Meeting	Consent Agenda <ul style="list-style-type: none"> Vouchers/Payroll Warrants/Meeting Minutes Presentations <ul style="list-style-type: none"> Business Agenda <ul style="list-style-type: none"> Resolution No. xxxx-xxxx ADA Transition Plan Contract, Transpo Action Agenda <ul style="list-style-type: none"> Administration Report <ul style="list-style-type: none"> 	Packet Items Due: 3/8 @ 5:00 p.m.
Tues. 3/26 6:00 p.m.	Study Session	Study Agenda	Packet Items Due: 3/22 @ noon

Other – TBD

- Public Hearing Ordinance No. 1990-0522 Amending SMC 17.12
- Project and Funding Authorization for Wallace Kneeland/Shelton Springs Intersection Improvements
- Height Limit Ordinance
- Resolution No. 1305-1123 AMI Project Award



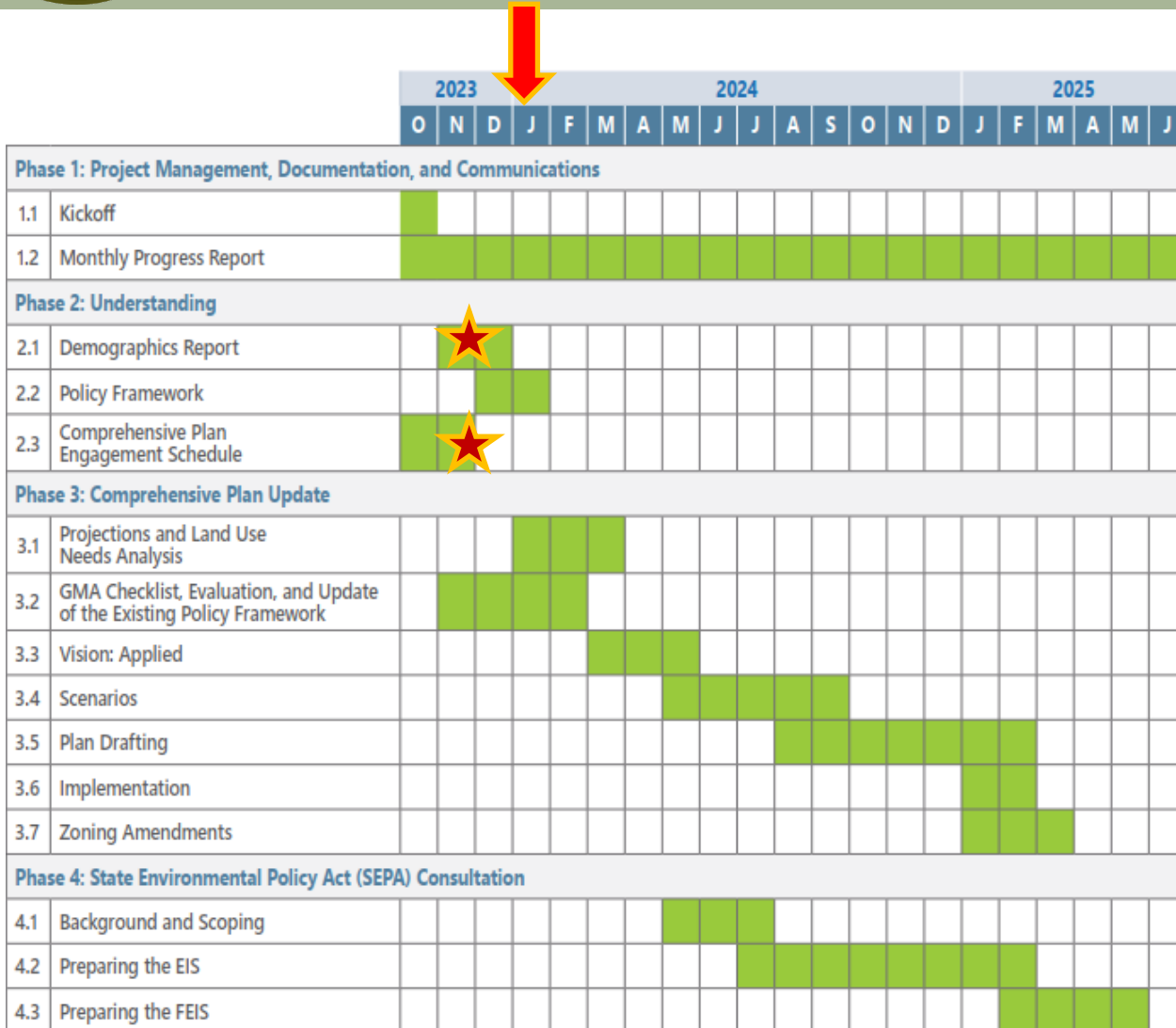
Comprehensive Plan Update Check-In

Council Work Session

January 23, 2024



Schedule



- Q4 2023
 - Data collection
 - Steering committee selection
- Q1 2024
 - Public scoping
 - Projections, predictions, evaluation
- Q2 – Q3 2024
 - Scenario modeling
- Q3- Q4 2024
 - Plan drafting & DEIS
- Q1 2025
 - Implementation strategy & FEIS
- Q2 2025
 - Adoption



Team Roles

City of Shelton Staff

Leads the update of the Comprehensive Plan in compliance with the Growth Management Act.
Manages project and serves as interface between residents, stakeholders, staff, and elected officials.

SCJ Alliance

Works alongside City staff in facilitating the Comprehensive Plan update process, providing technical support and additional depth

City Council

The Shelton City Council provides overall strategy and guidance, and is responsible for adopting the Plan.

Steering Committee

Consists of members appointed by the City Council, selected to represent community perspectives tasked with representing the community, vetting draft materials, elevating public conversation, and promoting public events.



Steering Committee

- Miguel Gutierrez (Council Liaison)
 - Levi Brown
 - Anthony Freiss
 - Amanda Mintz
 - Mike Olsen
 - Deidre Peterson
 - Isa Radojcic



Communications Channels

- City website – dedicated page
- Social media
- Utility billing inserts
- Road Show presentations
- Shelton-Mason County Journal
- Mason County News
- Storefront Studio
- Partner organization newsletters
- School activities
- Pop-up Events (sample)
 - Saturday Farmer's Market
 - OysterFest
 - Bluegrass From the Forest
 - Holiday Magic Parade
 - Movies in the Park



Engagement Objectives

- **Inform** residents of the Comprehensive Plan update, the planning process, and outcomes.
- Give participants more **ownership** in the outcome of planning processes.
- Be **inclusive** of a range of perspectives
- **Reach** citizens in unique ways to engage a broader audience
- Provide **access** for all residents of Shelton, including disadvantaged groups and those who have historically not participated in community planning processes.
- Build **support** for the Comprehensive Plan process and contents
- **Consult** with local tribes



Demographics – Basics

- Shelton’s population was estimated to be 10,430 in 2022 and continues to grow steadily. Shelton has been **growing at a slower rate than the rest of Mason County and Washington State**.
- The median household income in Shelton in 2021 was approximately \$48,000, which is much lower than Mason County median incomes at \$80,139 and neighboring Thurston County median incomes at \$88,853.
- Shelton is a less expensive community to own a house in Washington State. The median value of the 1,626 owner-occupied units in Shelton was \$208,000, compared to Mason County at \$429,300 and statewide at \$485,700.
- Shelton residents are younger, have lower income, and are more likely to rent than Mason County and Washington at large.



Demographics - Growth

- Draft Demographic Report Complete

- 2017 Comp Plan

2017 residents: 10,120

2036 anticipated residents: 16,200

- 2023 actual residents, 10,430
- 2025 Comp Plan prediction for 2044: 11,897 (+1,467)

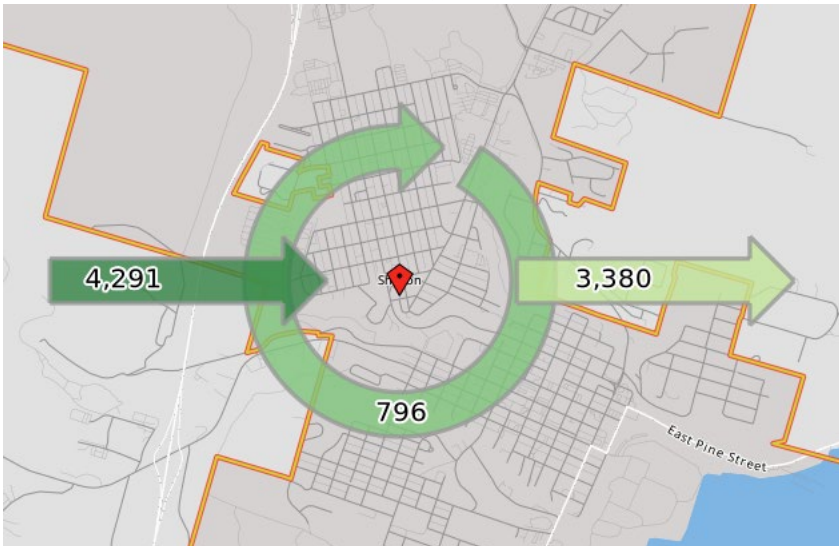
Census Population	Shelton		Mason County		State of Washington	
	Count	Percent	Count	Percent	Count	Percent
1990	7,241	-	38,341	-	4,866,692	-
2000	8,422	16.31%	49,405	28.86%	5,894,121	21.11%
2010	9,834	16.77%	60,699	22.86%	6,724,540	14.08%
2020	10,371	5.46%	65,726	8.28%	7,705,281	14.58%

Source: OFM Decennial Census Counts of Population for the State, Counties, Cities and Towns 1990-2020.



Demographic Challenges

Inflow/Outflow of Employment in Shelton
(more in than out, means they take their incomes away!)



- Nearly 19% of adult Shelton residents 25 or over have an education of less than a diploma or GED, which is much lower than the average education levels in Mason County (9.8%) and Washington at large (7.8%). 51% of residents have received a diploma or GED and pursued no further education, and less than 3% of the residents have a master's or professional degree. [Affects job attraction and retention.]

Housing Tenure

	Shelton # of Units	Shelton %	Mason County %	Thurston County %
Owner-occupied	1626	48.4%	82.5%	66.6%
Renter-occupied	1732	51.6%	17.5%	33.4%

Source: 2021 American Community Survey 5-year estimates, DP04.



Land Use - Scoping

PREVIOUSLY IDENTIFIED TOPICS

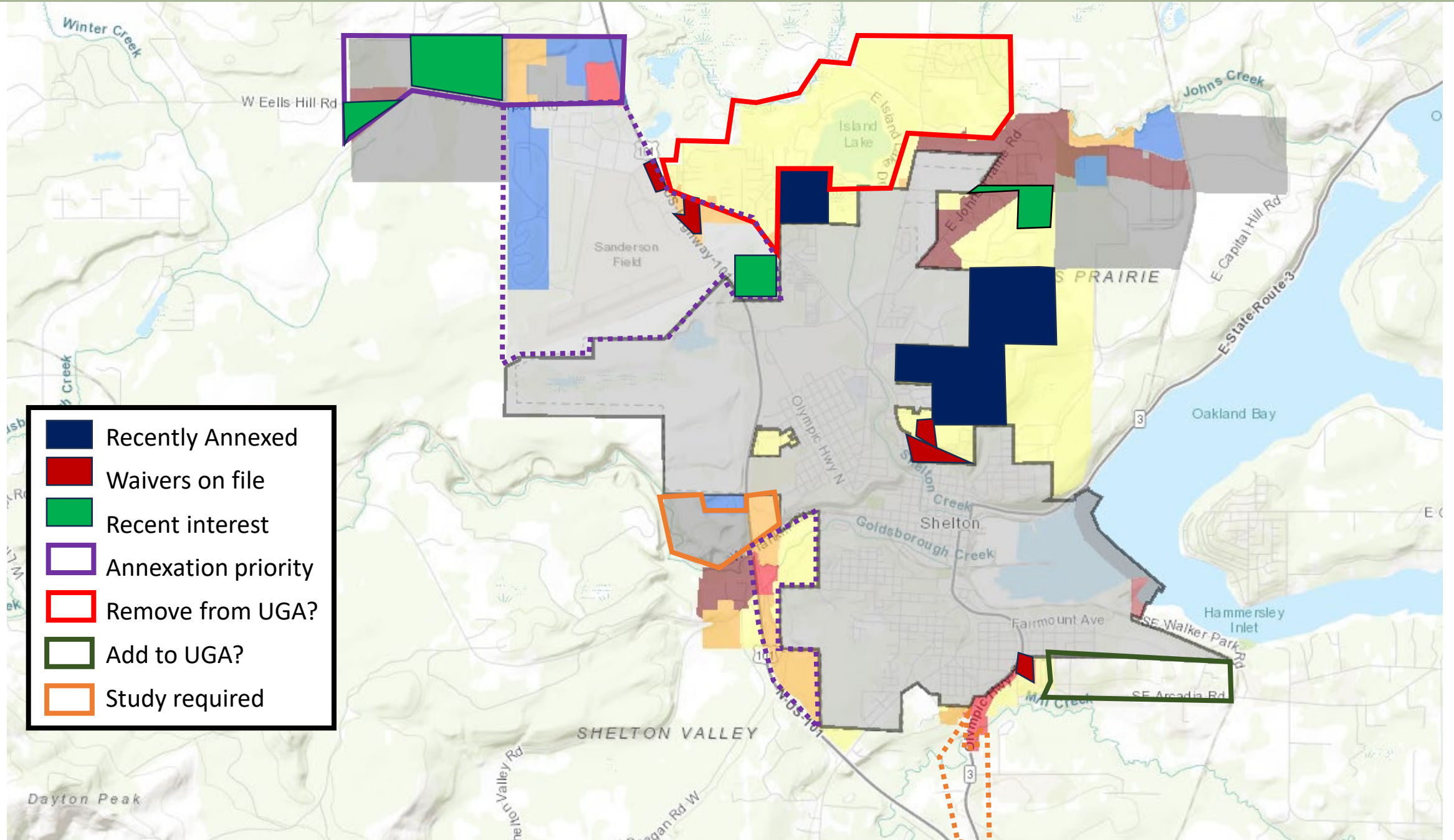
- Reduce UGA in Northeast
- Expand UGA in Southeast and Northwest
- Create Regional Retail (RR) Zone
- Create Multifamily Zone (MF) Zone
- Simpson Timber Railroad Multi-Use Trail
- Goldsborough Water Trail
- Access to Oakland Bay
- Increased residential density downtown

NEWLY-IDENTIFIED TOPICS/REQUESTS

- Shelton Creative District (underway!)
- Olympic Heights (former Peacock Ridge) land use changes
- Oakland Bay subarea plan – what happens if the mill closes?
- Ice Rink/Multiuse facility – youth and rec sports, expos, concerts, etc.
- Support from legislators!
- Annexation priorities



Land Use - Annexations



- Recently Annexed
- Waivers on file
- Recent interest
- Annexation priority
- Remove from UGA?
- Add to UGA?
- Study required



Next Steps

- “The Road Show”
 - Presenting at Kiwanis, Rotary, and other civic/social groups
- Steering committee kickoff
 - Finalize Participation/Engagement Strategy
- Land Use Analysis and Policy Frameworks underway



DRAFT City of Shelton Comprehensive Plan Demographics Report

To City of Shelton, Washington
From: SCJ Alliance
Date: October 31, 2023
Project: City of Shelton Comprehensive Plan
Subject Draft Demographics Report

Key Takeaways

- ◆ Shelton’s population was estimated to be 10,430 in 2022 and continues to grow steadily. Shelton has been **growing at a slower rate than the rest of Mason County and Washington State**.
- ◆ **The population projection for Shelton in 2044 is roughly 11,897**. This means that Shelton will need to accommodate roughly **1,467 new residents by 2044** – a 14.1% increase from 2022.
- ◆ The median age in Shelton is 31.8 years old, nearly 6.5 years younger than the median age in Washington.
- ◆ 91.5% of Shelton’s population is white. 5.66% of the population is more than 2 races. 25.52% of the population identifies as Hispanic or Latino ethnicity, and planning considerations should be made with the Hispanic/Latino population in mind.
- ◆ Nearly 19% of adult Shelton residents 25 or over have an education of less than a diploma or GED, which is much lower than the average education levels in Mason County and Washington at large. 51% of residents have received a diploma or GED and pursued no further education, and less than 3% of the residents have a master’s or professional degree.
- ◆ The largest industry employment sectors in Shelton are educational services, health care and social assistance (17.15%) and retail trade (12.60%).
- ◆ The median household income in Shelton in 2021 was approximately \$48,000, which is much lower than Mason County median incomes at \$80,139 and neighboring Thurston County median incomes at \$88,853.
- ◆ Shelton has a higher percentage of housing types with three or four units than Mason County does, and Shelton specifically has **a lower percentage stock of buildings with 20 or more units** – these make up 4.4% of its overall housing stock, which is less than Mason County’s percentage of 6.8%.
- ◆ The median price of rent in Shelton was \$1,065 per month in 2021, which was lower than the median costs in Mason County (\$1,167) and Thurston County (\$1,585). 52% of rent costs are under \$1,000, and nearly 92% of all rents in Shelton are under \$1,500.

- ◆ **Shelton is a less expensive community to own a house** in Washington State. The median value of the 1,626 owner-occupied units in Shelton was \$208,000, compared to Mason County at \$429,300 and statewide at \$485,700.

Introduction

In order to make planning recommendations that will work for Shelton, it is important to understand the demographics of the City, including population, demographics, and housing conditions.

This section aims to provide an in-depth analysis of these aspects of Shelton, as well as establish a population forecast for Shelton in 2044. This target population forecast will be used throughout the plan as the number of people that Shelton needs to plan for over the next twenty years.

Population

Historic Trends

The City of Shelton has experienced significant growth over the past 30 years, with significant population increases between 1990 to 2000 and then between 2000 to 2010. The growth in Shelton appears to be increasing at a lower rate than overall trends in Mason County and Washington State. Between 2010 and 2022, Shelton has seen slow natural growth as well, slowly and steadily increasing its population with the exception of minor dips in population from 2010 to 2011, 2013 to 2014, and 2020 to 2021.

Table 1: Historic Population (US Census)

Census Population	Shelton		Mason County		State of Washington	
	Count	Percent	Count	Percent	Count	Percent
1990	7,241	-	38,341	-	4,866,692	-
2000	8,422	16.31%	49,405	28.86%	5,894,121	21.11%
2010	9,834	16.77%	60,699	22.86%	6,724,540	14.08%
2020	10,371	5.46%	65,726	8.28%	7,705,281	14.58%

Source: OFM Decennial Census Counts of Population for the State, Counties, Cities and Towns 1990-2020.

Table 2: Population Estimates in Shelton

Year	Shelton	
	Estimate	Percent
2010	9,834	-
2011	9,794	-0.41%
2012	9,814	0.20%
2013	9,830	0.16%
2014	9,798	-0.33%
2015	9,810	0.12%
2016	9,832	0.22%
2017	9,882	0.51%
2018	9,996	1.15%

2019	10,167	1.71%
2020	10,371	2.01%
2021	10,288	-0.80%
2022	10,430	1.38%

Source: ACS 5-Year Estimates Data Profiles, DP05 and OFM Population Projections for years 2020-2022.

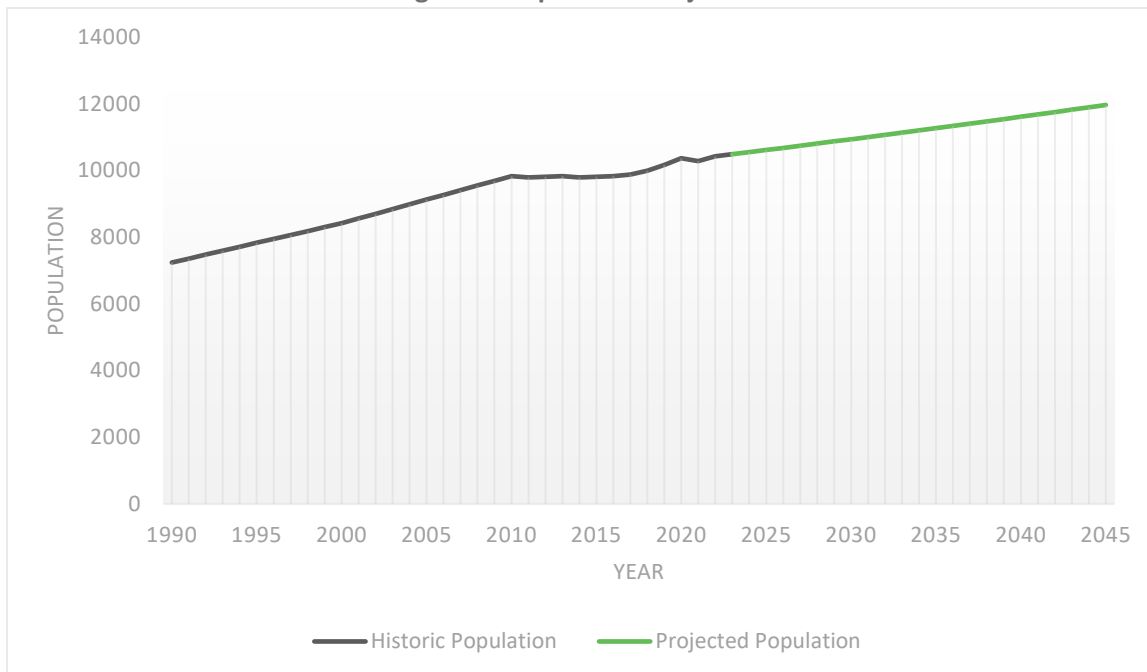
Population Forecast

The population projections for Shelton are based on the Washington State Office of Financial Management’s (OFM) countywide population projections. OFM publishes low, medium, and high population projections for all counties in Washington every five years, and the most recent projections were released in 2022. This place will utilize the new OFM projections to project a population for Shelton out through 2044.

This process utilizes the OFM Medium-level projection as the forecasted population. The OFM middle-level projection for Mason County for 2044 is 71,525. For the sake of this plan, until Mason County has refined its population projection based on the new OFM numbers, the population projection for Shelton will utilize the assumption that Shelton’s population share of the countywide population will remain constant between 2023 and 2044 (0.6%). Under that assumption, **the population projection for Shelton in 2044 is roughly 11,897.**

This means that Shelton will need to accommodate roughly **1,467 new residents by 2044** – a 14.1% increase from 2022.

Figure 1: Population Projection



Source: US Census (2000, 2010, 2020) and OFM County Population Forecasts.

Demographics

Age & Gender

The City of Shelton has a slightly higher percentage of female residents than male residents. The 2021 American Community Survey (ACS) 5-year estimates indicate the age categories with the highest populations in Shelton are 20 to 24 years (8.79%), under 5 years old (8.48%), and 10 to 14 years (7.84%). The median age in Shelton is 31.8. Approximately 40% of the population is under 25, and 13.5% of the population is age 65 or older. Comparatively, the median age in Washington State is 38.2, with 21% of the population being under 18 and 16% age 65 or older.

Table 3: Shelton Gender

Gender	Estimate	Percent
Male	5,117	49.74%
Female	5,171	50.26%

Source: American Community Survey 2020 5-year estimates, DP05.

Table 4: Shelton Age Group

Age	Estimate	Percent
Under 5 years	872	8.48%
5 to 9 years	787	7.65%
10 to 14 years	807	7.84%
15 to 19 years	714	6.94%
20 to 24 years	904	8.79%
25 to 34 years	710	6.90%
35 to 44 years	758	7.37%
45 to 54 years	801	7.79%
55 to 64 years	539	5.24%
65 to 74 years	527	5.12%
75 to 84 years	448	4.35%
85 years and over	507	4.93%

Source: American Community Survey 2021 5-year estimates, S0101.

Race & Ethnicity

More than 90% of the population in the City of Shelton is white. About 5.7% are two or more races. The rest of the racial groups each make up 2% or less of the population.

Approximately 25.5% of the population is Hispanic or Latino.

Table 5: Race

Race	Estimate	Percent
White alone	9,408	91.45%

Black or African American alone	42	0.41%
American Indian and Alaska Native alone	47	0.46%
Asian alone	81	0.79%
Native Hawaiian and Other Pacific Islander alone	128	1.24%
Some Other Race alone	0	0.00%
Population of two or more races	582	5.66%
Total	10,288	100.00%

Source: 2020 Decennial Census

Table 6: Ethnicity

Ethnicity	Estimate	Percent
Hispanic or Latino	2625	25.52%
Not Hispanic or Latino:	7,663	74.48%

Source: 2021 ACS 5-Year Estimates, DP05.

Education

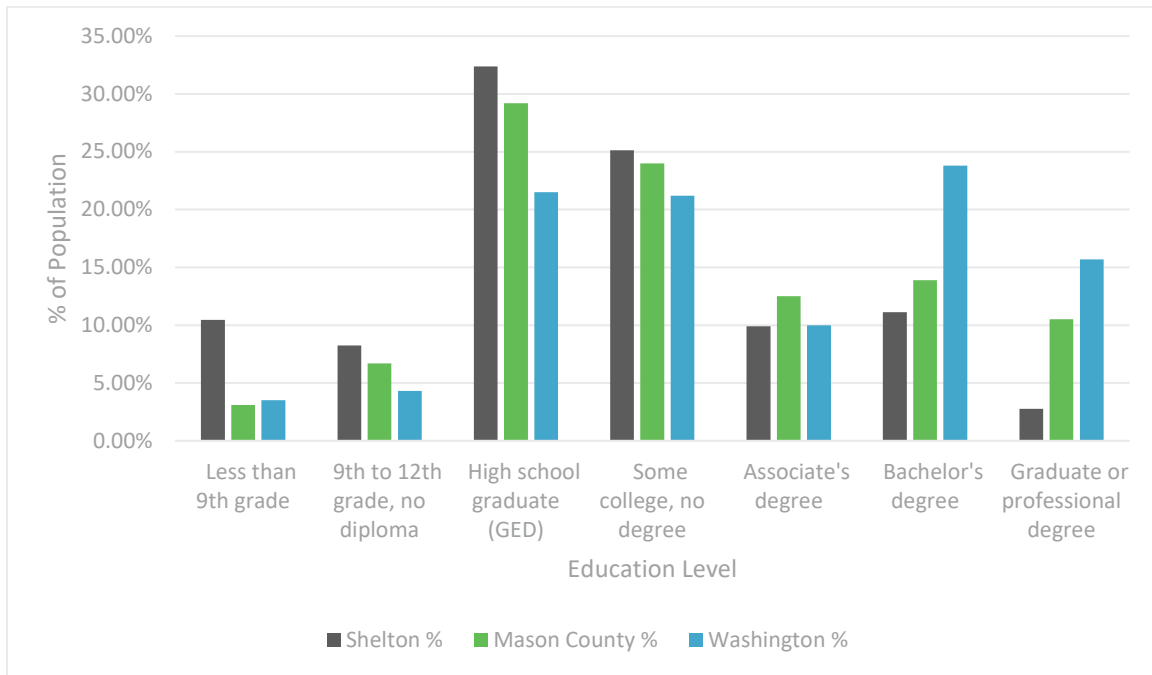
Approximately 51% of City residents ages 25 and older have graduated high school and pursued no further education. About 14% of Shelton residents ages 25 and older have a bachelor’s degree or graduate or professional degree, and about 10% have an associate’s degree. Nearly 19% of adult residents 25 or over have an education of less than a diploma or GED. Comparing this metric to Mason County (9.8%) and Washington State (7.8%) indicates that the education level of Shelton’s residents is comparatively low.

Table 7: Educational Attainment

	Estimate	Shelton %	Mason County %	Washington %
Population 25 years and over	6,204	-	-	-
Less than 9th grade	649	10.46%	3.1%	3.5%
9th to 12th grade, no diploma	512	8.25%	6.7%	4.3%
High school graduate (GED)	2,009	32.38%	29.2%	21.5%
Some college, no degree	1,559	25.13%	24.0%	21.2%
Associate's degree	614	9.90%	12.5%	10.0%
Bachelor's degree	690	11.12%	13.9%	23.8%
Graduate or professional degree	171	2.76%	10.5%	15.7%

Source: 2021 ACS 5-Year Estimates, S1501.

Figure 2: Educational Attainment in Shelton



Source: 2021 ACS 5-Year Estimates, S1501.

Employment

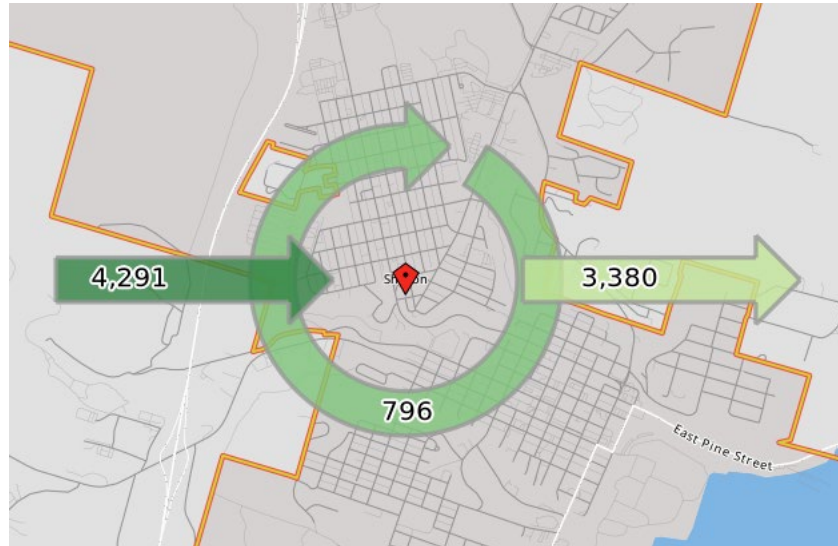
The employed population in Shelton is estimated at 3,977, according to 2021 American Community Survey 5-year estimates. The largest industry employment sectors in Shelton are educational services, health care and social assistance (17.15%) and retail trade (12.60%).

Table 8: Employment

Industry Sector	Estimate	Percent
Civilian employed population 16 years and over	3977	100.00%
Agriculture, forestry, fishing and hunting, and mining	292	7.34%
Construction	289	7.27%
Manufacturing	241	6.06%
Wholesale trade	217	5.46%
Retail trade	501	12.60%
Transportation and warehousing, and utilities	231	5.81%
Information	56	1.41%
Finance and insurance, and real estate and rental and leasing	132	3.32%
Professional, scientific, management, administrative, waste management	376	9.45%
Educational services, and health care and social assistance	682	17.15%
Arts, entertainment, recreation, accommodation and food services	393	9.88%
Other services, except public administration	250	6.29%
Public administration	317	7.97%

Source: 2021 American Community Survey 5-year estimates, S2403.

Figure 3: Inflow/Outflow of Employment in Shelton.



Source: 2020 Census.

Figure 3 shows the US Census OnTheMap estimates for inflow and outflow of daily jobs in Shelton. This identifies that more people travel into Shelton for employment (4,291) than travel out (3,380). 796 people remain in Shelton to live and work. It is important to note that employment has changed for many people since the 2020 Census, with many more people working from home. These numbers continue to change each year following the pandemic.

Income

The median household income in Shelton per 2021 ACS estimates was approximately \$48,000, compared with Mason County at \$80,139 and neighboring Thurston County at \$88,853. Overall, income brackets are much lower in Shelton compared to the overall median incomes in Mason County and Thurston County. The main differences are slightly higher percentages in Mason County for income brackets over \$100,000, and Shelton having significantly higher percentages for incomes of \$35,000 or less.

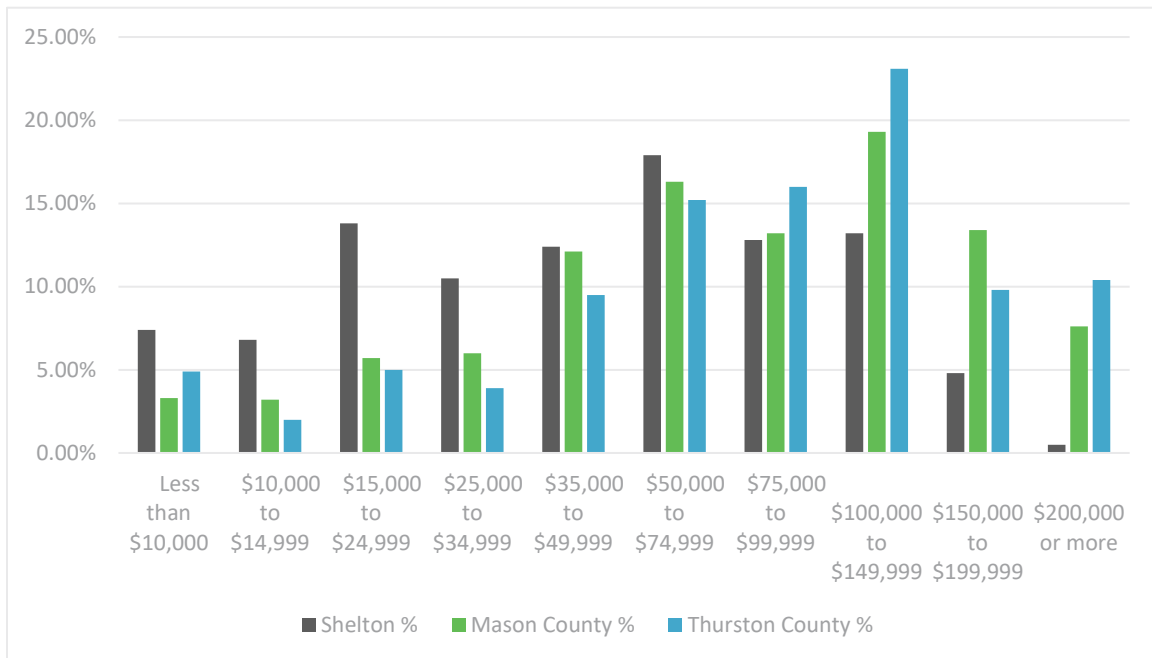
Table 9: Household Income

Household Income	Shelton Households	Mason County Households	Neighboring Thurston County Households
Less than \$10,000	7.4%	3.3%	4.9%
\$10,000 to \$14,999	6.8%	3.2%	2.0%
\$15,000 to \$24,999	13.8%	5.7%	5.0%
\$25,000 to \$34,999	10.5%	6.0%	3.9%
\$35,000 to \$49,999	12.4%	12.1%	9.5%

\$50,000 to \$74,999	17.9%	16.3%	15.2%
\$75,000 to \$99,999	12.8%	13.2%	16.0%
\$100,000 to \$149,999	13.2%	19.3%	23.1%
\$150,000 to \$199,999	4.8%	13.4%	9.8%
\$200,000 or more	0.5%	7.6%	10.4%
Total Households	3358	27,099	118,571
Median income (dollars)	\$48,000	\$80,139	\$88,853

Source: American Community Survey 2021 5-year estimates, Table S1901.

Figure 4. Shelton, Mason County, and Thurston County Household Income



Source: 2021 ACS 5-Year Estimates, S1901.

Housing Conditions

Housing Type

Table 10 shows how many of each housing unit type is located in Shelton, with their respective percentages of the total housing in both the city of Shelton and neighboring Thurston County (Mason County data was unavailable). Two-thirds of all housing units in Shelton are single-family units. Compared to Thurston County, there are some minor differences. 6.9% of housing units in Shelton are 3- and 4-family units, while 3.9% of total housing units Thurston County are 3- and 4- family units. This shows that Shelton has a higher percentage of smaller multi-family options than the percentages in the neighboring county. Shelton also has a lower percentage of buildings with 20 or more units (4.4%) than Thurston County (6.8%).

Table 10: Types of Housing Structures in Shelton

Housing Type	Shelton # of Units	Shelton %	Neighboring Thurston County %
<i>Total:</i>	3489		-
1, detached	2325	66.6%	67.3%
1, attached	61	1.7%	4.0%
2	126	3.6%	2.7%
3 or 4	242	6.9%	3.9%
5 to 9	172	4.9%	3.7%
10 to 19	125	3.6%	3.8%
20 or more units	153	4.4%	6.8%
Mobile home	269	7.7%	7.4%
Boat, RV, van, etc.	16	0.5%	0.5%

Source: 2021 American Community Survey 5-year estimates, DP04.

Housing Tenure

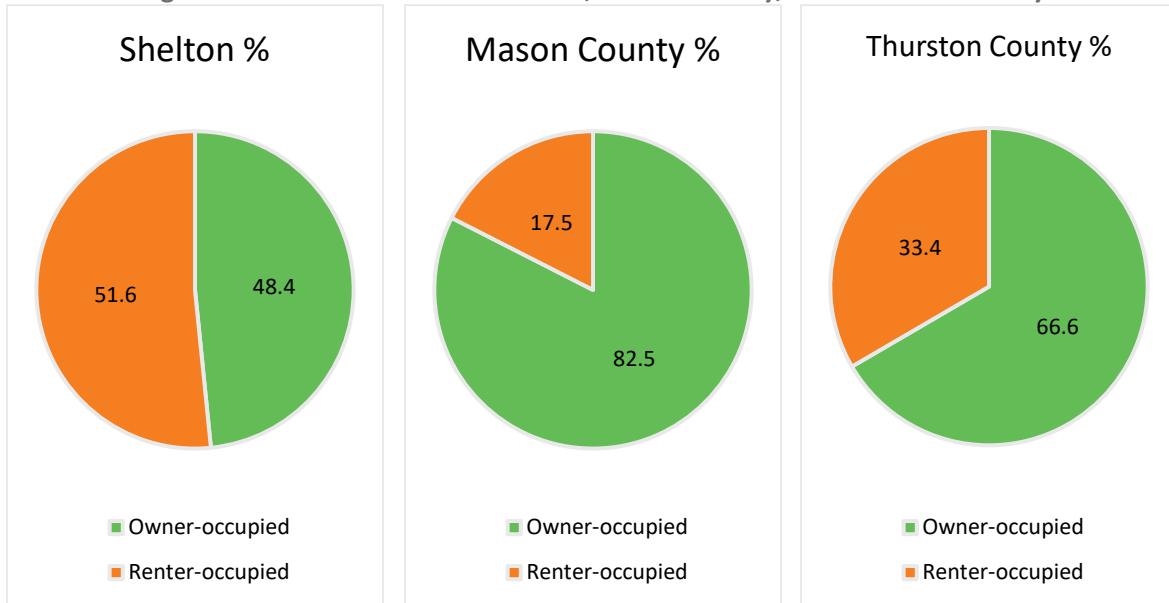
Excluding a vacancy rate within the city of approximately 2.7%, all of which are rental vacancies, out of those occupied units, 51.6% are rentals and 48.4% are occupied by the owner. The percentage of renter-occupied housing is much higher than Mason County (17.5%) and Thurston County (33.4%) percentages. This is consistent with Shelton’s lower median income, which leaves fewer opportunities for home ownership for Shelton residents.

Table 11: Housing Tenure

	Shelton # of Units	Shelton %	Mason County %	Thurston County %
Owner-occupied	1626	48.4%	82.5%	66.6%
Renter-occupied	1732	51.6%	17.5%	33.4%

Source: 2021 American Community Survey 5-year estimates, DP04.

Figure 5: Owner vs Renter in Shelton, Mason County, and Thurston County



Source: 2021 American Community Survey 5-year estimates, DP04.

Average Household Type

The average household size in Shelton is 2.96 people, which is a larger average household size than Mason County at-large at 2.44 people. Table 12 provides a breakdown of the average number of households per type of household. This information is useful while considering what housing types might be best suited for people in Shelton with differing life circumstances. While a single-family home might be most suitable for certain family households, multi-family homes might create a greater sense of community for households with one parent present, and smaller units may be better suited for nonfamily households.

Table 12: Average Household Type

Household Type	Shelton Number of Households	Shelton Percentage
<i>Total</i>	3358	
Married-couple family household	1187	35.3%
Male householder, no spouse present, family household	494	14.7%
Female household, no spouse present, family household	1191	35.5%
Nonfamily household	486	14.5%

Source: 2021 American Community Survey 5-year estimates, DP02

Housing Age

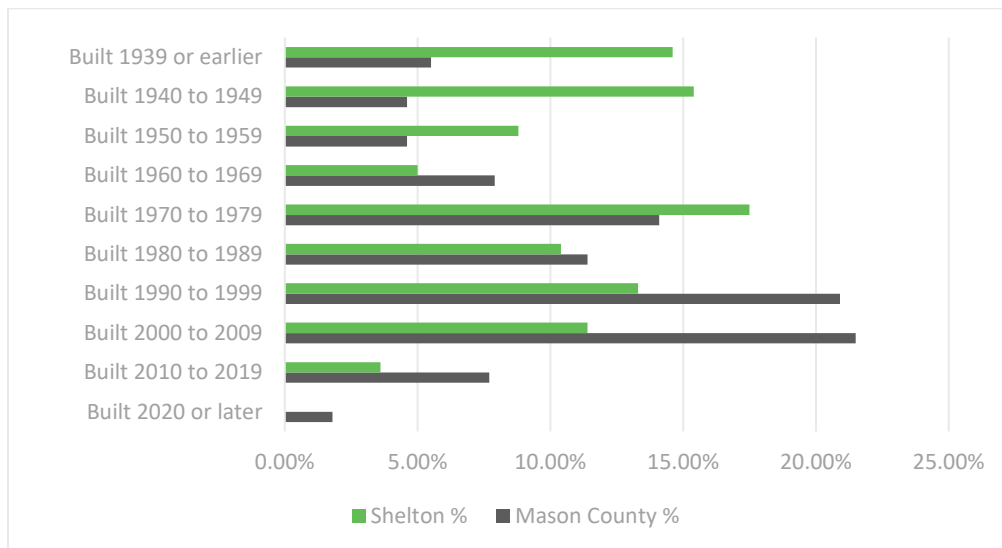
There are 3,489 housing units in Shelton. 30% of housing in Shelton was built before 1950 (10.1% for Mason County), and 61.2% was built before 1980 (36.7% for Mason County). Compared to Mason County, Shelton has an older housing stock, and a very low percentage of Shelton housing has been built within the last 10 years.

Table 13: Age of Housing Stock

Housing Age	Shelton Households	Shelton %	Mason County %
TOTAL	3489		
Built 2020 or later	0	0.0%	1.8%
Built 2010 to 2019	126	3.6%	7.7%
Built 2000 to 2009	399	11.4%	21.5%
Built 1990 to 1999	463	13.3%	20.9%
Built 1980 to 1989	364	10.4%	11.4%
Built 1970 to 1979	610	17.5%	14.1%
Built 1960 to 1969	176	5.0%	7.9%
Built 1950 to 1959	306	8.8%	4.6%
Built 1940 to 1949	537	15.4%	4.6%
Built 1939 or earlier	508	14.6%	5.5%

Source: 2021 American Community Survey 5-year estimates, DP04.

Figure 6: Age of Housing Stock



Source: 2021 American Community Survey 5-year estimates, DP04.

Home Price

The median value of the 1,626 owner-occupied units in Shelton was \$208,000 in 2021. Table 14 shows the number of units in each price range for a broader picture of what people are paying to own housing in Shelton and what they are paying in Mason County. This shows that Shelton values are comparatively lower than Mason County as a whole, and this is consistent with the age of the housing stock.

Table 14: Value of Owner-Occupied Units

Value of Owner-Occupied Units	Shelton # of Units	Shelton %	Mason County %
<i>Total:</i>	1626		-
Less than 50,000	49	3.0%	4.8%
\$50,000 to \$99,999	185	11.4%	2.5%
\$100,000 to \$149,999	148	9.1%	5.3%
\$150,000 to \$199,999	378	23.2%	7.6%
\$200,000 to \$299,999	471	29.0%	11.4%
\$300,000 to \$499,999	348	21.4%	31.8%
\$500,000 to \$999,999	38	2.3%	32.4%
\$1,000,000 or more	9	0.6%	4.2%
Median Value (dollars)		\$208,400	\$429,300

Source: 2021 American Community Survey 5-year estimates, DP04.

Rent Costs

The median price of rent in Shelton was \$1,065 per month in 2021, which was lower than the median costs in Mason County (\$1167) and Thurston County (\$1585). Table 15 shows a breakdown of what people are paying for rent in Shelton's occupied units. 52% of rent costs are under \$1,000, and nearly 92% of all rents in Shelton are under \$1,500.

Table 15: Rent Costs in Occupied Units

Gross Rent	Shelton # of Units	Shelton %
<i>Total occupied units paying rent:</i>	1,604	-
Less than \$500	233	14.53%
\$500 to \$999	473	29.49%
\$1,000 to \$1,499	637	39.71%
\$1,500 to \$1,999	220	13.72%
\$2,000 to \$2,499	23	1.43%
\$2,500 to \$2,999	0	0.00%
\$3000 or more	18	1.12%
No rent paid	128	7.98%

Source: 2021 American Community Survey 5-year estimates, DP04.

Table 16. Median Rent Costs

Median Rent Costs	Shelton	Mason County	Thurston County
	\$1065	\$1167	\$1585

Source: 2021 American Community Survey 5-year estimates, DP04.



Cross-town Trail

Council Work Session

January 23, 2024



Concept

- 2.5 mile cross-town multimodal paved pathway
 - Phase 1 (Simpson Corridor): Western Boundary to Kneeland Park, 1.5 miles
 - Follows Simpson former Railroad Alignment
 - Phase 2 (Front Street): Kneeland Park to Shelton Marina, 1.0 miles
 - Parallels Highway 3
- Preliminary desired amenities
 - 12-foot wide, paved
 - Separated from traffic
 - Lights, benches, garbage cans, public art, interpretive signage
 - Protected crossings of Railroad Ave and SR3



Search by Parcel or Address



600ft
-123.094 47.212 Degrees

POWERED BY
Maxar esri



Benefits

- Connects the City's most heavily used park, two schools, and high-density residential areas in our downtown
- Eventually connects to two park and rides
- Safe route to school for hundreds of students
- Tourism potential along a historic and scenic corridor
- Builds a spine for an improved pedestrian network
- Possible trail-oriented development?



Burke Gilman Trail (TrailLink)



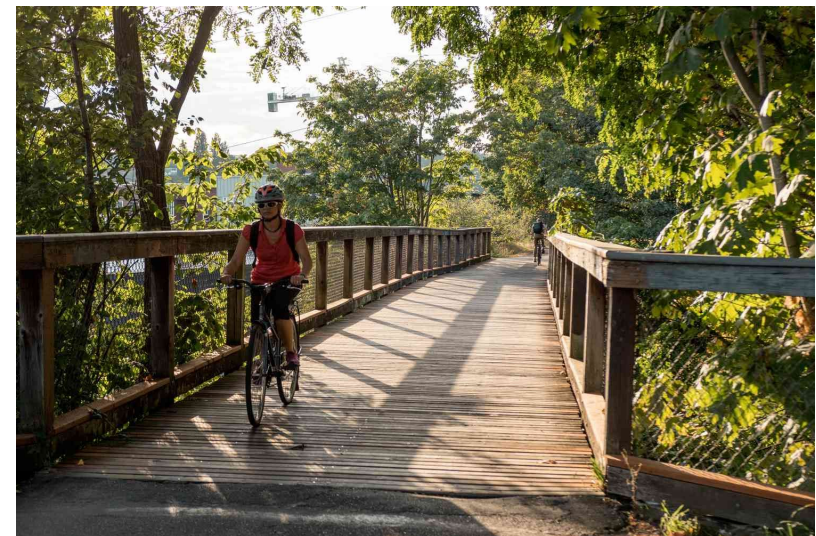
Funding Stack

- Phase 1 (Simpson Corridor): \$2.2m (est.)
 - City owns former Simpson Railroad right-of-way
 - \$100,000 in money set aside in parks fund for planning
 - Possible rail salvage revenue
 - 2024 state legislative request for \$2.0m
- Phase 2 (Front Street): \$1.6m (est.)
 - City owns ample right-of-way along Front Street
 - \$200,000 in state planning and design money in 2024
 - Construction as of yet unfunded



Challenges/Opportunities

- Phase 1 (Simpson Corridor):
 - Goldsborough Creek Rail Bridge
 - Excess right-of-way for affordable housing?
- Phase 2 (Front Street):
 - Goldsborough Creek crossing
 - no space on existing bridges
 - truck traffic



Burke Gilman Trail (TripSavvy)



Next Steps

2024:

- State planning grant funds award
- Planning and design begins, cost estimates refined
- Rail salvage RFP

2024-2025:

- Interim trail – rails removed, vegetation cleared, gravel improved
- No other amenities
- Additional grant applications for Phase 1 & 2 construction