



Instructions: Spend 10-15 minutes discussing each set of potential priorities (with letters in bold text) and actions (numbered) that have emerged from the public process so far. Focus on:

- Do you agree with the potential priorities and actions?
- What rises to the top for you (something you would add, change, or feel strongly about)?

Towards the end of the discussion think back over what people have said and identify the three most important points, (objectives, actions, ideas, etc.) that should be emphasized.

Potential Strategic Priorities Actions (emerging from the public process)

A - Downtown Should Have a Balance of Housing Opportunities for All Income Groups

Possible Actions:

1. Implement a Downtown Housing Strategy that 1) considers Downtown housing in the context of the whole city 2) identifies affordability needs and goals on an ongoing basis, 3) establishes a monitoring program, 4) identifies tools to provide for various affordability levels and adjusts the tools over time to meet needs and goals, and 5) is backed up with policy and funding commitments.
2. Dedicate resources to work with partners, including the private sector, County housing program, non-profits and service providers.
3. Encourage development of a variety of housing types, including (for example) various sized apartments; townhomes; options for live/work and collective living by reducing unnecessary and unintended regulatory barriers and creating different development settings (character areas)
4. Actively work with partners (i.e., higher education, artist organizations) to encourage affordable housing, studio, rehearsal, and gallery space for artists

B - A More Coordinated Response for Addressing Homelessness and the Impacts of Street Dependency in Downtown

Possible Actions:

1. Convene a broad range of service providers, business interests, agency/city/County representatives and interested citizens to form a strategic action plan leading to a more coordinated response for addressing homelessness and its impacts downtown. Determine where opportunities exist for partnership with other regional efforts and areas where the City must move forward as a leader.

C - Continue Efforts to Encourage Private Sector Housing Investment in Downtown

Possible Actions:

1. Incentivize adaptive reuse of existing buildings for housing purposes
2. Improve communication about the variety of incentives already available to encourage downtown housing development (i.e., multi-family tax exemption, lower impact fees) while also exploring additional, appropriate incentives
3. Continue to pursue public/private partnerships that include mixed use/residential
4. Reduce unnecessary and unintended regulatory barriers
5. Adopt codes and design guidelines to help mitigate noise and other impacts that discourage residential uses
6. Improve streets and other public places that make Downtown desirable (including neighborhood actions in E below)

Potential Strategic Priorities Actions (emerging from the public process)

D - Avoid Displacement of Lower Income Groups From the Downtown

Possible Actions:

1. Identify current inventory of subsidized and unsubsidized units that have the potential to be lost as affordable units
2. Use incentives such as low-interest loans to encourage property owners to retain housing at lower affordability levels
3. Identify actions that that housing agencies and non-profit housing providers can take to retain current inventory of affordable units

E - Foster Complete Downtown Neighborhoods with Accessible Activities and Services

Possible Actions:

1. Provide streetscapes that support residential qualities and increase access to retail and community services (particularly in the Southeast Downtown)
2. Continue City efforts to encourage retail that serves local residents
3. Establish design guidelines that increase compatibility between old and new residential buildings and uses
4. Foster neighborhood organizations through self-help activities, funding and public services
5. Explore what can be done in mixed use/residential neighborhoods (primarily in the Core and Artisan/Tech District) to increase a sense of community and attractiveness
6. Take steps to retain viable family residences such as improving viability of accessory dwelling units and mitigating impacts of new development

Most important points identified by small groups

- The city can lead “visioning” partnership for defining valued citizen/diversity that drives coding/regs./development process while maintaining balance
- Market rate deficit is biggest issue with downtown vibrancy – own/lease
- City codes & other regulatory barriers must be addressed. Emphasize focusing & facilitating our vision versus obstructing
 - Can the city create flexibility (code/vision) with all of these?
 - How do we incentivize developing & living DT
 - Healthy, active, safe
- Need Real Time data and info about other cities’ experiences with homelessness
- Frame the issue of homelessness more constructively – it’s not us versus them!!!
- Need info about new state/public employee rates to determine housing needs/costs
- To help create residential demand and meet resident needs, consider options for provided shared garage/workshop space for public use
- Explore additional incentives to encourage residential use (i.e., for energy efficiency/water conservation, low interest loans for rehabs (city already has multi-family tax exemption and historic preservation tax credits)
- Include housing for homeless in downtown
- Consider a day center with day work (ex., a Union Hall)
- Don’t forget need to make downtown Olympia a vibrant, fun and active place (artswalk, healthy businesses), so we need demographics with money (disposable income)
- “Balance of housing options” is more a goal rather than a strategic priority
- Addressing homelessness is a top priority. Identify homeless needs, categories of needs and resources. People’s basic dignity should be addressed (i.e., a place to go to the bathroom). Engage countywide on this issue
- “Incentivizing private sector development” was the most polarizing issue for this group. There are pros and cons – concern about loss of city revenue (i.e., lower impact fees)
- Don’t abandon the idea that children and families will be downtown. Need to make downtown attractive for families, with access to schools, parks and family wage jobs., grocery stores, swimming pools, pharmacy, child day care centers
- Focus on home ownership and small business ownership (i.e., live/work ownership options)
- Prioritize pedestrians – improving quality of sidewalks should be a priority
- To create demand of downtown housing eliminate damaged soils
- Integrate housing strategy with regional and local transportation strategy – build the transportation infrastructure (i.e., ADA, walkability, better connectivity, transit)
- All the strategic priorities are interrelated so it’s tough to determine what’s most important. Certainly:
 - Mixed-income housing - Offering an array of options
 - incentivizing private investment

Downtown Strategy
Small Group Report-outs
Sept 17 2016

- subsidized housing (Important to consider income limitations)
- Providence Community Care Center is a model for consolidation
- Incentivize or fund non-profit housing supply
- What's Not Here
 - Provide incentivize through credit pools
 - Voucher support – set aside units
- Look to the State for partnership to respond to issue of mental illness
- Address issue that landlords won't accept low income households
- Look at successful elder housing models
- Complete an area-wide Environmental Impact Statement (EIS)