



Meeting Agenda

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Thursday, June 17, 2021

5:30 PM

Online and Via Phone

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT

(Estimated Time: 0-15 Minutes)

During this portion of the meeting, community members may address the Committee for up to two (2) minutes regarding the Committee's business meeting topics.

5. APPROVAL OF MINUTES

5.A [21-0603](#) Approval of May 27, 2021 Land Use & Environment Committee Meeting Minutes

Attachments: [Minutes](#)

6. COMMITTEE BUSINESS

6.A [21-0586](#) 2021 Engineering Design and Development Standards (EDDS) Update

Attachments: [List of 2021 EDDS Topics](#)
[Link to EDDS webpage](#)

6.B [21-0584](#) Review of City Regulations and Fees to Reduce Effects on Housing Costs Review Update

Attachments: [Summary Matrix](#)

6.C [21-0590](#) Olympia Housing Action Plan Recommendation

Attachments: [Olympia Housing Action Plan](#)
[Revisions to the Draft](#)
[Actions for Low Income and Workforce Housing](#)
[Olympia Planning Commission Letter](#)
[Commerce Letter](#)
[Link to Engage Olympia](#)

6.D [21-0583](#) Short Term Rental Ordinance Recommendation

Attachments: [Draft Ordinance](#)
[Summary of Public Hearing Comments](#)
[Short Term Rental Web Page](#)

7. REPORTS AND UPDATES

8. ADJOURNMENT

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City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Land Use & Environment Committee
**Approval of May 27, 2021 Land Use &
Environment Committee Meeting Minutes**

Agenda Date: 6/17/2021
Agenda Item Number: 5.A
File Number:21-0603

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of May 27, 2021 Land Use & Environment Committee Meeting Minutes



Meeting Minutes - Draft

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Thursday, May 27, 2021

5:30 PM

Online and Via Phone

1. CALL TO ORDER

Chair Madrone called the meeting to order at 5:30 p.m.

2. ROLL CALL

Present: 3 - Chair Dani Madrone, Committee member Clark Gilman and Committee member Yến Huỳnh

2.A OTHERS PRESENT

Community Planning and Development Staff:

Leonard Bauer, Director

Amy Buckler, Strategic Projects Manager

Cary Retlin, Home Fund Manager

Christa Lenssen, Program Specialist

Olympia Planning Commission Chair Candi Millar

3. APPROVAL OF AGENDA

The agenda was approved.

4. PUBLIC COMMENT

The following people spoke:

Judy Bardin

Charlotte Persons

Elisa Lyles

Bob Jacobs

5. APPROVAL OF MINUTES

5.A [21-0546](#) Approval of Approval of April 15, 2021 Land Use & Environment Committee Meeting Minutes

The minutes were approved.

6. COMMITTEE BUSINESS

6.A [21-0531](#) Olympia Housing Action Plan Update

Committee members discussed the Draft Housing Action Plan and asked questions related to the State Environmental Policy Act, recent tax increment financing legislation, workforce housing and other aspects of the Plan. Planning Commission Chair Millar provided an overview of public comments received at the Planning Commission's Public Hearing.

The information was received.

6.B [21-0533](#) Scope of Housing Feasibility Study

Mr. Retlin and Ms. Buckler shared information regarding the potential scope of a study on the feasibility of changes to current City tools to promote affordable housing in the City's high-density neighborhoods.

The discussion was complete.

6.C [21-0532](#) Approach to Rental Housing Outreach

Mr. Retlin and Ms. Lenssen shared a Powerpoint presentation regarding the Approach to Rental Housing Outreach.

The discussion was complete.

6.D [21-0523](#) Future Development Agreements Process

Mr. Bauer provided information regarding Future Development Agreements Process.

Chair Madrone requested consideration of tenant relocation assistance, climate action goals and the Housing Action Plan.

The discussion was complete.

7. REPORTS AND UPDATES

Mr. Bauer provided a summarization of the June LUEC Agenda items, noting the addition of the Planning Commission's recommendation on Short Term Rental Ordinance.

Chair Madrone provided an update on Urban Agriculture work group.

The Committee discussed a past referral from Council regarding the Old City Fire Station building at State Avenue and Capitol Way.

8. ADJOURNMENT

The meeting adjourned at 8:45 p.m.



Land Use & Environment Committee

2021 Engineering Design and Development Standards (EDDS) Update

Agenda Date: 6/17/2021
Agenda Item Number: 6.A
File Number: 21-0586

Type: information **Version:** 1 **Status:** In Committee

Title

2021 Engineering Design and Development Standards (EDDS) Update

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to forward the proposed 2021 EDDS Update to City Council and schedule a public hearing to receive public comment.

Report

Issue:

Whether to recommend that the proposed 2021 Update to the EDDS move to public hearing before City Council.

Staff Contact:

Stephen Sperr, P.E., Assistant City Engineer, Public Works Engineering, 360.753.8739

Presenter(s):

Stephen Sperr, P.E., Assistant City Engineer, Public Works Engineering

Background and Analysis:

The Engineering Design and Development Standards (EDDS) guide the design and construction of transportation, drinking water, reclaimed water, sewer, stormwater, and solid waste collection systems. They are also the technical interpretation of the City's Comprehensive Plan and various utility master plans. The City Engineer is responsible for approving and administering the EDDS.

On February 18, staff briefed the Land Use and Environment Committee on 59 proposed topics to address in this year's Update to the EDDS. That briefing included an overview of the EDDS and highlights of the proposed changes, including a discussion of four Substantive Changes.

Since this briefing, staff has developed, and continues to develop, draft language and drawing changes to support this year's topics. Staff has also begun the process of reaching out to interested

parties by contacting them directly and providing the entire list of proposed changes on the City's website.

The Land Use and Environment Committee will receive a briefing on the proposed changes as well as an update to the current schedule.

Neighborhood/Community Interests (if known):

Updated EDDS will ensure utility and transportation systems, as well as solid waste improvements constructed meet the most current standards. Updates will also continue to move us toward the City's Comprehensive Plan Action Plan goal of providing Sustainable Infrastructure.

To date, the City has received no substantive comments. More information will be provided about discussions with stakeholders during the presentation.

Options:

Option 1: Forward the proposed 2021 EDDS Update to City Council and schedule a public hearing to receive public comment. After the hearing, Council could approve an Ordinance updating the EDDS. This option allows the EDDS to be updated per the current schedule.

Option 2: Do not recommend that the proposed EDDS updates move to public hearing. Delaying adoption could result in potential conflicts with City standards or the Olympia Municipal Code.

Option 3: Make additional edits or request specific changes to the 2021 Update and recommend that the proposed updates move to public hearing before City Council. This option clarifies proposed changes, while keeping the 2021 Update on schedule.

Financial Impact:

Most of the proposed changes should not result in notable increases to the costs of private development or public work projects. However, those addressing street connectivity, thresholds for frontage improvements and private streets in mobile home parks, should end up costing less to owners and developers.

Attachments:

[Link to EDDS Webpage <http://www.olympiawa.gov/EDDS-updates>](http://www.olympiawa.gov/EDDS-updates)

(<http://www.olympiawa.gov/EDDS-updates>)

List of 2021 EDDS Topics

2021 EDDS Topics - as of June 4, 2021

EDDS #	Topic	Requested Change and Why	Location in EDDS, OMC, etc.	Submitted By
SUBSTANTIVE CHANGES - To be addressed in 2021-22				
1	Street Connectivity	Implementing the Comp Plan (Goals GT4 and GT5, Policies PT5.1-4) in the EDDS; Transition from commercial to residential. Also consider (1) alternative alignments in environmentally sensitive/critical areas, (2) criteria for examining new street connections, and (3) identifying safety issues, unique physical features, and funding solutions.	1.050, 2.040.B.3, Table 3 in Ch.4, 4H.060.A.8	Ad hoc EDDS group
2	Downtown Sidewalk Standards	Review and possible adjust the width of sidewalk in various downtown districts (e.g. 16' for arterials downtown?); clarify use thereof, such as for sidewalk cafes. Include tie to "A and B" classification streets in the Downtown Area, per Chapter 18.16 OMC. See also 18.100 OMC.	Chapter 4?, OMC 9.16.180	Ad hoc EDDS group
3	Frontage Improvement Thresholds	Look at scale and proportionality; relationship to Comp Plan Policy PT15.1.	2.020, 2.040, 2.070, 3.110	Ad hoc EDDS group
4	Private Streets in Mobile Home Parks	Look at internal circulation vs. required through street; establish standards.	Chapter 2?	Ad hoc EDDS group
OTHER CHANGES - To be completed as part of this year's Update				
5	Remove Basis of Bearing Reference to City of Olympia Coordinate System	Edit or remove these references in various Chapters in the OMC that relate to Short Plats, etc.	Ch.2, various chapters in Titles 17 & 18 OMC	Kris Horton
6	Definitions	Clarify some Definitions.	2.020	Diane Utter
7	Submittals for Private Development Work	Consider requiring submittals for certain types of construction (e.g. pervious concrete sidewalk and driveways) and/or materials to be used, for work on public facilities and infrastructure constructed by private development. Address Traffic Control Plan submittals here as well.	Chapter 3	Fran Eide, Steve Sperr and Andrew Beagle
8	Development Engineer	Remove references to a Development Engineer, which is no longer a position at the City.	Chapter 3	Steve Sperr
9	Electronic PE seals	Insert standards for electronic sealing and signing of plans by professional engineers, land surveyors, and other licensed professionals.	Chapter 3	Tim Richardson, Kris Horton
10	Topo Information Reference	Add requirements to cite topographical information if used on plans.	Chapter 3	Kris Horton
11	Record Drawings (As-Builts)	Update requirements for submittal of Record Drawings to City.	Chapter 3	Kris Horton
12	Autocad and GIS Files Formatting	1. Update Autocad and GIS file formatting requirements to conform to current City standard, and 2. add submittal requirements for private development permits.	Chapter 3	Steve Sperr, Aurora Isabel
13	Update List of References	Update the list of referenced documents related to the water system, and add current links	3.010	Aurora Isabel
14	GNET Software	Bold the GNET software notes on the Construction Plan Notes standard drawing (3-1) to highlight the updated software requirement added in 2018.	Drawing 3-1	Steve Sperr
15	LID Details	Update reference numbers for Chapter 5 LID detail drawings on Standard Street Drawings.	Chapters 4 and 5	Steve Sperr
16	Maple Park Drive	1. Change street classification to Neighborhood Collector, and 2. Clarify street light standards for this street, both per Ordinance 7104	Chapter 4	Joyce Phillips
17	Ladder Bar Crosswalks	Clarify requirement of where crosswalks are to be delineated, how.	4B.130, Drawings 4-32,32A	Kevin Krall, Steve Sperr
18	Concrete Strength for Driveway	Add explicit citation of 4,000 psi concrete required for Driveway Approaches in the ROW.	4B.140	Rolland Ireland

EDDS #	Topic	Requested Change and Why	Location in EDDS, OMC, etc.	Submitted By
19	Grated Lids and other Slip Hazards	Add requirement for plan from private utilities to replace grated vault lids in sidewalks.	4C, OMC 11.04,06,10,12	Steve Sperr
20	Small Cell Tower Installations on Street Lights	Establish standards for mounting small cell towers on street lights.	4F, OMC 11.04, 06, 10, 12	Fran Eide
21	Illumination	Review mounting heights, spacing and other requirements for Street Lights. Confirm whether "City of Olympia Streetlight Installation Guidelines" is still being used. No streetlight shall be installed on existing or new power poles as part of any development.	4F	Steve Sperr
22	Survey Monuments	Update Survey Monuments section to reflect WAC 332-120 requirements.	4H.050, Appendix 3	Kris Horton
23	Street Trees	Update chapter to be consistent with Chapter 16.60 OMC. Change caliper diameter to 2 inches.	Chapter 4, 4H.100	Shelly Bentley
24	Transportation-Related Special Provisions	Update Appendix 5 of Chapter 4 to reflect changes made by Amendments to the 2018 & 2020 WSDOT Standard Specifications.	Appendix 5 of Ch. 4	Rolland Ireland
25	Hammerhead Detail	Review minimum dimensions and other requirement of the Temporary "T" (i.e."Hammerhead") elements of standard detail 4-5.	Drawing 4-5	Chuck Dower
26	Bedding and Backfill	Revise and/or clarify pipe zone bedding specification (see WSDOT 9-03.12(3)) and drawing 4-8, to decrease size of crushed rock that can be used. Need to clarify backfill spec as well?	Drawing 4-8; specs in various Chapters	Steve Sperr
27	Sidewalk/Driveway Clarification	Clarify driveway approach thickness/reference to other drawings.	Drawing 4-9C	Steve Sperr
28	Utilities Location Schematic	Review Standard Drawing details, and consider adding additional pipe separation info. Add reference to this Drawing in other Chapters.	Drawing 4-44	Steve Sperr
29	Tracer Wire & Locate Tape Detail	Add a stand-alone tracer wire and locate tape Standard Drawing	Chapter 5?	Ruth Spiller
30	AutoCAD files for approved sewer/storm plans	Require that AutoCAD files of the approved plans be submitted with the request to get City ID numbers for sewer & storm prior to televising	5.024 & 7A.070	Diane Utter
31	Curb Inlet Access Lids	Clarify type of access lid required.	Drawing 5-10	Steve Sperr
32	Water Meter Fees	Add description of meter fees and deposit	Chapter 6	Tom Swartout
33	Tapping Contractors	Clarify that water main tapping contractors are to be licensed and bonded.	6.04	Tom Swartout
34	Larger Water Meters	Change the model listed to Master Meter Ultrasonic, and add some clarifying language.	6.075	Jeff Coleman, Dianne Utter
35	<10' between sewer and water when water is DI	Consider allowing <10' separation between sewer and water when water is Ductile Iron. If the sewer is in the center of the roadway, the water may need to be in the gutter line to achieve separation.	6.130	Diane Utter
36	Disinfecting Watermains	Consider revisions to the disinfection process, incorporating AWWA C651 standard and Water Utility Operations goals. Add sampling requirement for every 1200 feet and at each end of pipe.	6.190	Jeff Coleman, Tim Richardson
37	Update Drawings	Update drawings to reflect current material requirements and change in standard equipment. Includes drawings 6-1A-C, 6-2, 6-9A, 6-10, 6-10B, 6-13, 6-18 6-19A1, 6-20A, 6-20B, 6-25.	Ch 6, Appendix 1	Tom Swartout, Aurora Isabel
38	Stormwater into Sewer System	List exceptions to the prohibition of new stormwater sources into the sewer collection system.	7A.010	Diane Utter

EDDS #	Topic	Requested Change and Why	Location in EDDS, OMC, etc.	Submitted By
39	Testing of Sewer Lines	Add clarifying language, and subsection to section 7A.070 Testing, to be consistent with rest of section.	7A.070	Diane Utter
40	Ductile Iron Pipe Lining	Remove epoxy lining requirement on ductile iron pipe used for sewer.	7B.030	Diane Utter
41	Private cleanout requirement	Move to side sewer section. Clarify what level of rehab of a side sewer triggers cleanout requirement. Look at liners that do not stop at the right-of-way line. Add "or public sewer easement line" to language.	7B.030	Diane Utter
42	Manholes	Require hinged MH lids in roadways and composite, lockable lids off roadways/under water. Allow use of composite manholes in certain areas.	Chapter 7	Diane Utter
43	Manholes	Add clarifying language to this section.	7B.050	Diane Utter
44	Saddle Manholes	Update section on saddle manholes, including bypass pumping, and add a standard drawing.	7B.050	Fran Eide
45	manhole pipe angles	Clarify whether angles between pipes must be over 45 degrees (per 7B.055) or 90 degrees (per 7B.050).	7B.050, 7B.055	Diane Utter
46	Drop Manholes	(1) Clarify when inside drop manholes can be used, (2) clean up Standard Drawing 7-4A (e.g. note 4) and add updated ASTM reference, and (3) Drawings 7-4, 4A shows max of 20' between invert of pipe open to manhole and bottom of channel. This conflicts with 7B.030 which says manholes may not be more than 20 feet deep.	7B.050, 7B.030, Drawings 7-4, 4A	Fran Eide, Steve Sperr
47	Side Sewers	Add some clarifying language to 7B.080, and new section for cleanouts (7B.085). Revise Drawing 7-19.	7B.080, 7B.085, Drawing 7-19	Diane Utter
48	Ownership of Private Sewer Mains	Add clarifying language on what is required to convert private sewer mains to public.	7B.090	Diane Utter
49	Sewer Design Standards	Add clarifying language.	7C.020	Diane Utter
50	Sewer Force Main Connections	Add clarifying language, particularly related to coordination of work.	7C.030	Diane Utter
51	Drawing References	Add references to Drawings in Sections 7D.010, 7E.050, 7E.095.	7D.010, 7E.050, 7E.095	Diane Utter
52	Grinder Pumps	Establish alternate grinder pump submittal requirements and clarifying language for this Section of Chapter 7. RPs may be required due to DOH interpretation.	7F	Diane Utter
53	Controls of Commercial STEP Systems	Update programming, instrumentation, control and SCADA requirements for Commercial STEP systems.	Ch7, Appendices	Diane Utter
54	Lift Station Start-up documents	Add the Lift Station Inspection Checklist and S&L Product Start-Up Report forms as Appendices.	Ch7. Appendices	Tom Swartout
55	STEP ARV Drawing	Update Standard Drawings 7-8 and 7-9 to reflect current ARV and structure standard, per Ops.	Ch7. Appendices	Janine Eaton
56	Commercial STEP Drawings	Edit Drawing 7-19. Radio spec on standard drawing 7-20 does not match text of chapter.	Drawings 7-20,21	Diane Utter
57	Errata and Mistakes	Correct grammatical errors, wrong information, etc... 1. Missing parenthesis at end of 4B.035, 2. Bulbout v. bulb-out (consistency) in Chapter 2 and 4. 3. Correct street ranges in Table 1 of Ch.4 such as Cooper Pt. Blvd., Capitol Way north of State... 4. Missing/incorrect punctuation in 4B.175.G. 5. 12-gauge toning wire for grinder system force mains, not 14-gauge, in 7F.030 and drawing 7-24.	Ch.4, 7	Steve Sperr
58	Clarifying language and drawings	Clarify language and add drawings, with emphasis on compactors.	Chapter 8	Ron Jones
59	Reclaimed Water Meters	Remove the water meter brand, and sizes 3" and larger.	10.170	Jeff Coleman

Engineering Design and Development Standards (EDDS)



What are the EDDS?

The [Engineering Design and Development Standards \(EDDS\)](#) are the technical standards used by the City and private developers to design and construct drinking water, reclaimed water, sewer, transportation, stormwater, and solid waste collection systems. The 2018 EDDS update was adopted by City Council and became effective January 23, 2019.

[View current & previous EDDS](#)

[EDDS Deviation Form](#)

The EDDS are usually updated annually after a public hearing and upon City Council approval. In 2020 there were no updates to the EDDS.

2021 EDDS update

- [2021 EDDS Schedule](#) (as of February 2, 2021)
- [Draft 2021 EDDS Summary of Proposed Changes](#)

Request an update or revision

The EDDS are reviewed and updated every year starting in January. To submit a revision request:

- [Fill out this form](#)
- Submit it to Fran Eide, City Engineer, at feide@ci.olympia.wa.us

- Your request will be recorded and considered for the next update.

Questions?

Contact Steve Sperr, P.E., at **360.753.8739** or ssperr@ci.olympia.wa.us.

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The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources.



Land Use & Environment Committee

Review of City Regulations and Fees to Reduce Effects on Housing Costs Review Update

Agenda Date: 6/17/2021
Agenda Item Number: 6.B
File Number: 21-0584

Type: report **Version:** 1 **Status:** In Committee

Title

Review of City Regulations and Fees to Reduce Effects on Housing Costs Review Update

Recommended Action

Committee Recommendation:

At its January 2020 meeting, the Land Use and Environment Committee affirmed a scope of review of City regulations and fees that effect housing costs. This is a briefing on the status of that review.

City Manager Recommendation:

Receive an update on the review of specific City regulations and fees for their effects on housing costs.

Report

Issue:

Whether to conduct a review intended to identify ways the City of Olympia can encourage additional housing development by addressing costs of construction and rehabilitation, particularly 'workforce' housing. For purposes of this discussion workforce housing is considered to be households at approximately 80-120 percent of Area Median Income (AMI).

Staff Contact:

Leonard Bauer, Director, Community Planning & Development, 360.753.8206

Presenter(s):

Leonard Bauer, Director, Community Planning & Development

Background and Analysis:

The City of Olympia has adopted a variety of tools, incentives and programs designed to support a variety of housing production at a broad range of income levels. These include lower transportation impact fees downtown and for smaller housing types; 80% exemption from impact fees for development of low-income housing; property tax exemption for new multifamily housing (MFTE); housing options zoning changes; and residential parking exemptions downtown.

In 2019, the Committee held two study sessions with local producers of housing to better understand potential City actions that might effectively stimulate additional housing construction. The two study

sessions focused on low-income housing (below 80 percent AMI) and moderate-income housing (80-120 percent AMI), respectively. Following the study sessions, the Committee affirmed a recommended scope of review of regulations and fees that have the highest potential to address housing production for low to moderate-income households.

The attached matrix provides a summary of progress on this review. Additional actions are proposed in the draft Housing Action Plan (HAP) to address workforce housing production. Some of these actions include:

- Adaptive reuse standards for conversions of commercial/office space to residential (HAP Item 3.s)
- Planned action for west-side high-density neighborhood (3.q, 3.r)
- Use Community Development Block Grant funds for a rental rehab loan program for older affordable housing (and/or provide low-interest loan program)
- Reduce off-street parking requirements for low and moderate density housing
- Expanding City role in partnerships, providing funding and incentives for low-income housing development (1.a, 1.b, 1.g, 1.h, 1.i)
- Expand and modify the MFTE, especially in the high-density neighborhoods (3.j)
- Explore allowing medium density housing in and near neighborhood centers (3.m)
- Make it easier to do tenant improvements without triggering land use requirements (3.t)
- Strategic infrastructure investments (3.u)
- Regional partnership with local trade schools to provide renovation and retrofit services for low-income households as part of on-the-job training (2.e)

Neighborhood/Community Interests (if known):

Housing costs are of significant concern throughout the community. New housing development is concerning to some residents.

Options:

1. Receive update and direct staff to continue the review.
2. Receive update and direct staff to discontinue the review.
3. Receive update and discuss specific revisions to the scope of the review.

Financial Impact:

None at this time. Staff review is being conducted within existing City budget. Future actions implemented as a result of the review may have financial impacts.

Attachments:

Summary Matrix

**Review of Regulations That May Affect Housing Costs
(Implementing direction from the Land Use & Environment Committee)**

Work Plan (Updated 5-19-21)

Task (from original 2020 work plan)	Description of Work	Lead	Timeframe	Process/Decision	Notes
1. Special effort on ADUs	a. Pre-approved building plans b. Revised fire sprinkler requirements	Leonard/Larry Merrell Kevin Bossard/Larry Merrell	COMPLETE COMPLETE	Intergovernmental agreement City Council, State Building Code Council	Collaboration with Lacey and Tumwater ADU sprinklers not required when primary house not sprinklered
2. Special effort on SROs	RFQ/RFP for Commons at Fertile Ground	Mike Reid	NA. Fertile Grounds site now planned for peace park	NA	Zoning districts permitting SROs expanded in Missing Middle ordinance. On hold pending outcome of legal appeal.
3. Increase flexibility in permit process	Update land use review process in zoning code to consolidate to four permit types	Nicole Floyd	Ordinance adoption 2022	Planning Commission/City Council	This is most common approach to land use review process in WA cities.
4. Increased information on permit process and housing incentives	Multi-part educational program	CPD Planning	ADU, sign code and housing options info updates COMPLETE. Multifamily tax exemption application and checklist on public portal. All permit checklists on public portal updated. On-line permitting vendor near completion on additional user-friendly upgrades.	Staff implementation	On-going process. In addition to process improvement initiatives instituted in 2014: <ul style="list-style-type: none"> • Neighborhood meetings • Expanded area for sending written notices • Public comments accepted throughout entire permit process • Web pages for large projects <p>Greater alternatives will become available after city web site upgrade.</p>
5. Threshold for frontage improvements	Review to change or create tiers (coordinate with #8 below)	Tim Smith	Work sessions of key staff held to scope the approach. Work underway to incorporate into 2022 EDDS update	EDDS Update/City Council	
6. Street connection requirements	Establish process and objective criteria for implementing Comprehensive Plan Goal GT-5. Examples could include scaled approach, locational criteria or revised traffic impact analyses.	Sophie Stimson	Initial staff work sessions completed. Four staff work groups in process: <ol style="list-style-type: none"> 1) Creating methodology for analyzing “unique neighborhood character and context” 2) Updates to traffic impact analysis guidelines 3) Updates to consideration of critical areas impacts 	EDDS Update/City Council	Related issues for block sizing standards have been addressed through Site Plan Review Committee The four work groups’ work was paused until after adoption of Transportation Master Plan.

			4) Appropriate traffic calming tools for various situations Work underway to incorporate into 2022-23 EDDS updates		
7. Street classification standards	a. Explore private streets internal to a manufactured home park development b. More 'customized' classification standards in some areas of the City (e.g. creative district, bus corridors, etc.)	Tim Smith Sophie Stimson/David Smith	Work underway as part of 2022 EDDS update. Require minimum standards for public safety access. On hold until after street connectivity work.	EDDS Update/City Council	Also consider allowing administrative approval rather than Council approval for private streets in manufactured home parks.
8. Definitions of 'change of use' and/or density	a. Review how/when apply building code change of use definition to land use review (coordinate with #3) b. clarify max/min density calculations	Tim Smith/Erik Jensen Tim Smith	Late 2021 On hold	Director's administrative interpretation Potential municipal code update/City Council Planning Commission/City Council	OMC amendment may not be necessary? OMC amendment
9. SEPA categorical exemptions	Review allowable exemptions in WAC for application in some or all areas of Olympia	Nicole Floyd	2-3 years	Planning Commission/City Council	Do analysis of whether previous approvals added requirements using SEPA authority.
10. Off-street parking requirements	a. Adjust downtown parking residential exemption area to match Downtown Strategy b. Missing Middle housing c. Review for increased flexibility, especially in high-density nodes and corridors, and for rebuilds (e.g. after destroyed by fire).	Joyce Phillips Leonard Bauer CPD Planning	Underway. Additional LUEC direction in early 2021 Completed, but not in effect 2022-23	City Council Adopted by City Council Planning Commission/City Council	LUEC direction to analyze effects of DT residential projects on street parking. On hold pending outcome of legal appeal. Focus on the high-density nodes, and maybe the high-density corridors. Needs OMC amendment.
11. Regional (basin or sub-basin) stormwater approaches	Explore which basins/sub-basins may be appropriate	Steve Thompson	On hold.	2-3 years needed for basin studies and Ecology approval	Per our MS4 permit, the City will be working on SW Action Management Planning over the next few years. The permit deliverable date is March 2023.
12. Retrofit requirement	Review application/threshold for requiring full upgrade to current standards	Eric Christiansen	On hold		Focus on flow control requirements. Drainage manual changes would be needed. This may benefit commercial housing. We couldn't go any lower than the State thresholds. Community interests encourage us to retrofit existing development. It is really the only way to correct existing deficiencies.

					The MS4 permit requires us to adopt a new drainage manual by June 2022.
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Land Use & Environment Committee

Olympia Housing Action Plan Recommendation

Agenda Date: 6/17/2021
Agenda Item Number: 6.C
File Number:21-0590

Type: report **Version:** 1 **Status:** In Committee

Title

Olympia Housing Action Plan Recommendation

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to recommend the Olympia Housing Action Plan as proposed and forward to the City Council for acceptance

Report

Issue:

Whether to recommend the Olympia Housing Action Plan for acceptance by the City Council. The Housing Action Plan includes strategies and actions that promote more housing, more diverse housing types, affordability and stability.

Staff Contact:

Amy Buckler, Strategic Projects Manager, Community Planning & Development, 360.280.8947

Presenter(s):

Amy Buckler, Strategic Projects Manager

Background and Analysis:

On May 27, staff and the Planning Commission Chair Candi Millar briefed the Land Use and Environment Committee about public comments received regarding the Housing Action Plan. The Committee requested various changes to the plan, which staff has made. Staff also made a few other changes, namely to the SEPA recommendations, based on public comment and discussion with the Committee. The attached Revisions to the Draft document outlines the changes, which are also reflected in the attached Housing Action Plan (proposed plan.)

The Committee asked staff to identify actions in the plan that support development of workforce housing (housing affordable to households that earn between 60-120% of area median income.) The attached Actions for Low Income and Workforce Housing document can be a helpful tool for thinking

about which actions can serve this need.

The Planning Commission held a public hearing on the draft Olympia Housing Action Plan on May 17, and their letter to the City Council summarizing what they heard is attached. Also attached is a letter of support from the Department Commerce.

The City Council is scheduled to consider acceptance of the Housing Action Plan on June 22. The Committee is asked to make a recommendation this evening.

BACKGROUND

In 2019, the Washington State Legislature made grant funds available to cities to develop housing action plans that promote more housing, more diverse housing types and affordability. In recognition of our shared housing market and the cross-jurisdictional need for affordable housing, the Cities of Olympia, Lacey and Tumwater jointly applied for and received funds to collaborate on this effort.

With help from Thurston Regional Planning Council (TRPC), the cities completed several deliverables that provide necessary background information and identify strategies and potential actions the cities can take. These actions are available on the Engage Olympia page and include:

- A housing needs assessment, including a 25-year projection of housing affordable at different income levels.
- A landlord survey, to better understand what residents are paying for rent and how rents are changing.
- A draft regional housing action plan (menu of actions) cities can take to ensure housing stock adequate and affordable for current and future residents.

At this time, each city is conducting their own public review process to determine which actions to include as they adapt the regional draft into city-specific housing action plans. Each city will adopt their own housing action plan by June of 2021, in order to meet the requirements of the grant which funds this work.

The Housing Action Plan identifies seven housing needs/gaps to be addressed:

- **Affordability** - Reduce the cost of housing for low-income and cost burdened households.
- **Supply** - Increase the inventory of housing for all households.
- **Variety** - Increase the variety of housing sizes and types.
- **Seniors** - Increase the stock of housing options needed for aging seniors.
- **Improvements** - Maintain the existing housing stock, including improving energy efficiency and air quality.
- **Stability** - Increase household wealth by providing safe, stable options for rental housing and pathways to homeownership.
- **Supportive Housing** - Increase permanent housing options for those at risk of or experiencing homelessness and people with disabilities.

The Plan includes over 70 potential actions the City can take to help meet housing needs. The City of Olympia has already implemented approximately one third of these actions, at least partially. Tables

in the draft plan include implementation status, current approach, recommended approach, city resources needed and recommended timeframe. The actions are organized around six strategies:

1. Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.
2. Make it easier for households to access housing and stay housed.
3. Expand overall housing supply by making it easier to build all types of housing projects.
4. Increase the variety of housing choices.
5. Continually build on resources, collaboration and public understanding to improve implementation of housing strategies.
6. Establish a permanent source of funding for low-income housing.

NEXT STEPS - PUBLIC PROCESS

The City Council is scheduled to consider acceptance of the Housing Action Plan on June 22. Following adoption of the Housing Action Plan, public engagement and implementation of housing actions will be ongoing. The City will also hold a public process to update the Housing Element of the Comprehensive Plan between 2022-2025.

Neighborhood/Community Interests (if known):

The Planning Commission's letter summarizing public comments received on the Housing Action is attached. All of the written comments received are attached to the Planning Commission's letter.

Housing affordability and development are major issues of importance to the community. Olympia's recently developed One Community (homeless response) Plan identified building more housing of all types for all incomes as a key priority moving forward.

Options:

1. Move to recommend the Olympia Housing Action Plan as proposed and forward to the City Council for acceptance.
2. Move to recommend the Olympia Housing Action Plan with modifications and forward to the City Council for acceptance.
3. Do not forward the Olympia Housing Action Plan for approval

Financial Impact:

The Washington State Department of Commerce awarded Olympia, Lacey and Tumwater grants totaling \$300,000 for development of housing action plans. Under an interlocal agreement, \$150,000 will be directed to the Thurston Regional Planning Council for supportive tasks. Olympia will use its remaining \$50,000 to support staff work on the effort. Following adoption of the Housing Action Plan, implementation actions may need additional financial resources to complete.

Attachments:

Olympia Housing Action Plan
Revisions to the Draft
Actions for Low Income and Workforce Housing
Planning Commission Letter
Commerce Letter
[Link to Engage Olympia Page](#)



Olympia Housing Action Plan

June 2021



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This plan was funded by the cities of Olympia, Lacey, and Tumwater through grants from the Washington State Department of Commerce.

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Executive Summary

The City of Olympia Housing Action Plan began as a collaborative effort between the Cities of Olympia, Lacey and Tumwater. Together with help from Thurston Regional Planning Council the cities developed a Regional Housing Needs Assessment and Housing Gap Analysis, a Landlord Survey, and a draft set of actions to address identified housing gaps.

Grounded in data and strategies common across all three cities, Olympia's Housing Action Plan identifies specific actions the City of Olympia will take to address housing needs. This plan is also intended to inform the City's Comprehensive Plan policies and guide implementation of actions that help the City meet its housing needs and strategic objectives.

What's in the Housing Gap?

Seven housing gaps were identified through the Housing Needs Assessment, including the need to:

1. Reduce housing costs for low-income and cost-burdened households.
2. Increase the overall housing supply.
3. Increase the variety of housing sizes and types.
4. Increase senior housing options.
5. Maintain in good condition and improve the existing housing stock.
6. Provide safe, stable options for both renters and homeowners.
7. Increase permanent housing options for people with disabilities and those at risk of or experiencing homelessness.

COVID-19 Pandemic and the Housing Action Plan

In response to the outbreak of the COVID-19 pandemic, Governor Inslee issued a series of proclamations and declarations aimed at reducing the spread of the virus in Washington state, including requiring all non-essential workers to stay home and stay healthy and extending a moratorium on evictions to protect renters. As a result, significant changes in the Lacey, Olympia, and Tumwater area occurred, affecting businesses and residents alike.

The cities will continue to monitor the impact of the pandemic on housing and develop plans for implementing appropriate actions whether included in this plan or not.

How to Create an Equitable Housing Market?

Increasing housing equity is not a single action but an overarching theme in this plan. Each strategy in this report includes a discussion of how it — and the actions associated with it — will reduce inequity in Olympia. Within the context of this work equity means that all community members have access to adequate and affordable housing and the opportunities in life that result from that.

About one in four Thurston County residents is a person of color — those who are Hispanic or Latino of any race and those who are any race other than white alone. In our community, people of color generally have more people in their household, are less likely to own their own home, have a smaller household income, and are more likely to experience homelessness than white, non-Hispanic people.

Regardless of race or ethnicity, lower income households are generally disadvantaged in terms of where and what they can afford. They tend to spend more on their housing, leaving less income to spend on other life pursuits, such as education, retirement or health care. For many in Olympia, the high cost of housing inhibits opportunity in every other aspect of life.

Improving affordability is important for both renters and buyers. Programs that expand homeownership are especially important for addressing inequities stemming from a long history of discriminatory policies aimed at people of color and particularly black households. Homeownership can significantly improve a household's ability to build wealth and generational wealth.

Where new housing gets built can increase access and opportunity. By focusing growth in the urban areas, particularly along the corridors with frequent transit service, we can reduce household transportation costs and improve access to employment, services and amenities. By allowing a diversity of housing types in our existing neighborhoods we improve available choices for everyone in our community.

Taking Action Locally

While the City of Olympia cannot control the housing market, it can have influence through its policies, regulations, investments and partnerships. The City also has a role to engage the public and stakeholders, as well as advocate for federal and state policies that advance its goals.

The City of Olympia has been working on a number of actions to reduce homelessness, increase affordable housing, and collaborate with other jurisdictions and agencies to explore regional solutions to these issues. Examples include a voter-approved Home Fund to create permanent supportive housing, more flexible codes and preapproved plan sets to encourage accessory dwelling units, and championing the formation of an interjurisdictional Regional Housing Council that sets policy and funding priorities to advance equitable access to safe and affordable housing in Thurston County.

The Housing Action Plan builds on the affordable housing work the City has completed to date or that is underway. The Housing Action Plan is the next step in the process of identifying actions to increase the supply, diversity and affordability of housing. This Plan consolidates housing action items into one document the City will use going forward to guide implementation of its housing programs. The City will also be open to new opportunities and actions that will address the needs and strategies identified herein. Many of the actions in this Plan will require further analysis and public input before carrying out.

The City is actively implementing actions that remove barriers and encourage appropriate housing development. Of the actions considered in developing this plan, the City has already implemented 34 actions to some degree, including donating land and providing funding for low income housing development, increasing the types of housing allowed in low density neighborhoods, reducing setbacks and allowing deferral of impact fees. Some of these actions are ongoing, while others can be strengthened or extended to new areas.

In addition to the work the City has already implemented, this plan identifies a menu of over 45 actions the City can take to address housing gaps, needs, and equity. Actions that help:

- Increase the supply of permanent, income-restricted affordable housing.
- Make it easier for households to access housing and stay housed.
- Expand the overall housing supply.
- Increase housing variety.
- Maintain forward momentum in implementing housing strategies.
- Establish a permanent source of funding for low-income housing.

Actions that were reviewed by the three cities as part of an developing an early draft but were not included in the final list of actions, may be found in Appendix B Considered Actions.

Setting a Legislative Agenda

While this plan outlines actions the City can take to address housing gaps, barriers also exist at the state and federal levels. By far, the largest barrier is a lack of funding for low-income and income-restricted housing – whether it is construction, improvement, rehabilitation, or rental subsidies. Other barriers include tariffs on construction materials imported to the United States, funding for homeownership programs and the impact of prevailing wage requirements tied to federal funding for small, non-profit housing developers. Chapter 4 Legislative Needs addresses this in more detail.

Chapter 1.

Introduction

Thurston County is one of the fastest growing counties in Washington State. Today, Thurston County is home to more than 294,000 people. By 2045, Thurston Regional Planning Council (TRPC) expects this number will grow to more than 380,000 people. Sixty-four percent will live in Lacey, Olympia, and Tumwater or their respective unincorporated urban growth areas.

TRPC also projects over 34,000 new units will need to be built in Olympia, Lacey, Tumwater and their urban growth areas (UGAs) between now and 2045 to accommodate the growing population. Just over 14,000 of these new units are likely to be built in Olympia and its UGA, indicating a 46% increase in our housing stock over the next 25 years.

The pressure to ensure all households have affordable access to housing is also growing and represents a significant challenge for all stakeholders. Many area residents work full time and cannot find affordable housing. In Olympia, 46% of households are housing cost burdened – meaning they spend more than 30% of their income on housing costs, including rent/mortgage, utilities and insurance. Figure 1-1 shows cost burdened, including severely cost burdened, which means the household spends more than 50% of their income on housing costs.

Olympia Cost Burdened Households, 2013-2016 Average



The challenge to provide sufficient affordable housing is complicated by insufficient inventory, rising construction costs, wages not keeping pace with housing costs, and a greater need for coordinated responses between jurisdictions.

In 2019, the Washington State Legislature passed HB 1923 encouraging cities planning under the state Growth Management Act to take actions to increase residential building capacity. These actions include developing a housing action plan “...to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market” ([RCW 36.70A.600](#)).

In recognition of the cross-jurisdiction need for affordable housing, the Cities of Olympia, Lacey, and Tumwater chose to collaborate with Thurston Regional Planning Council on this project. Funding was provided by the Washington State Department of Commerce. The project included four components:

- A regional housing needs assessment and gap analysis.
- A household income forecast to identify future housing needs over the next 25 years.
- A survey of landlords and rental property owners to better understand housing costs.
- A draft housing action plan identifying shared strategies and a menu of actions the cities could take to encourage development of a housing stock adequate and affordable for current and future residents.

Olympia’s Housing Action Plan builds off of this initial work and identifies actions for the City to consider in order to help increase housing supply, diversity and affordability/stability. This information will also be used by the City to update the Housing Element of the Comprehensive Plan and the Joint Plan with Thurston County covering the urban growth areas, as well as the implementing regulations.

Appendix A provides more detailed information on each action while Appendix B lists all actions considered by the three cities in developing the initial draft. Where appropriate, explanations as to why an action was not included is provided.

Sources of Actions

This plan combines data and action ideas from a range of sources. Key sources include:

- **Washington State Department of Commerce.** Actions identified in Commerce’s “Guidance for Developing a Housing Action Plan (public review draft)” were used as a starting point for the action list.
- **Comprehensive Plans.** Project staff reviewed housing elements in the City’s Comprehensive Plans for actions to include.
- **Development Codes.** Staff reviewed the City’s development code for actions to include.
- **Stakeholder Committee.** A stakeholder committee that included the Housing Authority of Thurston County, other low-income housing providers, real estate professionals, housing developers (low-income and market rate), and representatives of the Thurston Thrives Housing Action Team added to, and reviewed, the action list.
- **Staff from the Cities of Lacey, Olympia, and Tumwater.** City staff provided feedback on actions that have already been completed or are underway, added actions that were local priorities, and removed actions that were outside of the cities’ authority.

- **Previous City Work on Affordable Housing.** City staff incorporated actions completed and underway.
- **City Elected and Advisory Bodies.** The Land Use and Environment Committee and Planning Commission reviewed, discussed, and proposed amendments to the Housing Action Plan before adoption.
- **Public Hearing and Feedback.** An online storymap, survey and two online events with question and answer periods to engage and gather feedback about local housing needs and actions under consideration were provided. The Planning Commission held a public hearing on May 17, 2021, and a written comment period was open between April 7-May 17, 2021.
- **Other Sources.** Outreach was done to additional stakeholders, including Habitat for Humanity, the Low-Income Housing Institute, Northwest Cooperative Development Center, the Thurston Housing Land Trust, and others.

Addressing Housing Gaps and Needs

This Housing Action Plan was preceded by a regional Housing Needs Assessment. The Housing Needs Assessment reviewed data available on the region’s housing needs and the available housing stock to identify gaps. The most pressing needs identified were:



Affordability. Reduce the cost of housing for low-income and cost-burdened households.



Supply. Increase the inventory of housing for all households.



Variety. Increase the variety of housing sizes and types



Seniors. Increase the stock of housing options needed for aging seniors.



Improvements. Maintain the existing housing stock, including improving energy efficiency and air quality.



Stability. Increase household wealth by providing safe, stable options for rental housing and pathways to homeownership.



Supportive Housing. Increase permanent housing options for people with disabilities and those at risk of or experiencing homelessness.

Many actions included in this plan address multiple housing gaps/needs, and each action in this plan identifies which area of need it addresses.

Equity in Housing Affordability

Not all households have access to affordable housing. In particular, across Thurston County, people of color — those identifying as Hispanic or a race other than white alone — have lower incomes, are less likely to own their own home, are more likely to be housing cost-burdened, and are more likely to experience homelessness (Table 1-1).

Table 1-1. Metrics for equity in housing

Metric	Person of Color	White, Non-Hispanic
Cost Burdened Households	37%	31%
Homeowners	52%	66%
People Experiencing Homelessness	~ 4.4 per 1,000	~2.4 per 1,000
Household with an Income Less than \$50,000	41%	33%

Across the United States – including Thurston County and its communities – policies have led to and reinforce housing inequities faced by people of color:

- Redlining.** Neighborhoods with a large number of people of color were denied access to financing for home improvement and construction. This made it harder for people of color to build financial equity and stay or move out of poverty. While redlining is now illegal, people of color are still more likely to have mortgage applications denied or pay higher interest rates.
- Zoning.** Zoning regulations explicitly barred racial and ethnic minorities. While this, too, is illegal, zoning regulations today may implicitly bar people of color by placing restrictions on the sizes and types of housing that are affordable and accessible to disadvantaged populations. Zoning that exclusively allows single-family neighborhoods — an estimated 75 percent of all residential-zoned land across major U.S. cities — perpetuates this legacy of barring racial and ethnic minorities.
- Covenants.** Privately enforced housing covenants used to exclude racial and ethnic minorities from predominantly white neighborhoods. Racial covenants became more common after racial zoning ordinances were deemed unconstitutional by the U.S. Supreme Court.

Local Examples of Housing Discrimination

Olympia has not been exempt from acts of racial housing discrimination. As one example, the 1950 plat for the Stratford Park subdivision in southeast Olympia includes the following covenant:

(E) NO RACE OR NATIONALITY OTHER THAN THE CAUCASIAN RACE SHALL USE OR OCCUPY ANY BUILDING ON ANY LOT, EXCEPT THAT THIS COVENANT SHALL NOT PREVENT OCCUPANCY BY DOMESTIC SERVANTS, OF A DIFFERENT RACE OR NATIONALITY, EMPLOYED BY AN OWNER OR TENANT.

Vol. II, Pg. 104

STRATFORD PARK

IN R.M. WALKER DONATION LAND CLAIM
TOWNSHIP 18 NORTH, R 2 W.W.M.
OLYMPIA, WASHINGTON

SCALE: 1" = 100'

LEGEND
— IRON PIPE SET

DESCRIPTION
THAT PART OF THE R.M. WALKER DONATION LAND CLAIM NO. 28 IN TOWNSHIP 18 NORTH RANGE 2 WEST W.W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT S 1°23'00"E 80.00 FEET FROM THE SE CORNER OF STRATFORD PLACE ANNEX NO. 2; THENCE S 1°23'00"E 89.91 FEET; THENCE S 88°57'43"W 103.13 FEET; THENCE S 76°35'00"W 585.85 FEET; THENCE N 1°40'03"W 60.00 FEET; THENCE N 89°17'21"E 70.15 FEET; THENCE N 88°44'51"E 181.48 FEET; THENCE N 7°42'00"E 258.70 FEET; THENCE S 1°18'45"E TO THE SOUTH LINE OF MONTA VISTA PRODUCED; THENCE ALONG SAID LINE N 88°17'31"E 50.00 FEET TO THE POINT OF BEGINNING.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I THE UNDERSIGNED, THEODORE FRANK SCHMIDT, DO HEREBY DECLARE THIS PLAT, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS SHOWN ON SAID PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY CUTS AND FILLS UPON THE LOTS SHOWN ON SAID PLAT, IN THE REASONABLE ORIGINAL GRADINGS OF THE STREETS SHOWN HEREOF.

THE FOLLOWING RESTRICTIONS AND LIMITATIONS ARE HEREBY IMPOSED UPON THE ENTIRE TRACT OF LAND PLATTED HERIN:

- (A) NO STRUCTURE SHALL BE ERECTED ON ANY BUILDING LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING AND SUITABLE GARAGE.
- (B) NO BUILDING SHALL BE ERECTED ON ANY LOT NEARER THAN 40 FEET NOR FURTHER THAN 70 FEET FROM FRONT LOT LINE, NOR NEARER THAN 6 FEET TO ANY SIDE LOT LINE. THE SIDE LOT LINE RESTRICTION SHALL APPLY TO A GARAGE LOCATED AT LEAST 40 FEET IN THE REAR OF A DWELLING, EXCEPT THAT ON CORNER LOTS NO STRUCTURE SHALL BE ERECTED NEARER THAN 10 FEET TO SIDE STREET LINE.
- (C) NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, NOR SHALL ANY RETAIL OR WHOLESALE SHOP OR MANUFACTURING PLANT OR STORE BE PERMITTED.
- (E) NO RACE OR NATIONALITY OTHER THAN THE CAUCASIAN RACE SHALL USE OR OCCUPY ANY BUILDING ON ANY LOT, EXCEPT THAT THIS COVENANT SHALL NOT PREVENT OCCUPANCY BY DOMESTIC SERVANTS, OF A DIFFERENT RACE OR NATIONALITY, EMPLOYED BY AN OWNER OR TENANT.
- (F) NO TRAILER, TENT, BASEMENT, SWAGE, GARAGE, BARN, OR OTHER OUT-BUILDINGS SHALL BE ERECTED IN THE TRACT, SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
- (G) NO STRUCTURE SHALL BE MOVED ONTO ANY LOT UNLESS IT MEETS WITH THE APPROVAL OF THE COMMITTEE HEREINAFTER REFERRED TO, OR IF THERE IS NO COMMITTEE, IT SHALL CONFORM TO AND BE IN HARMONY WITH THE STRUCTURES IN THE TRACT.
- (H) NO BUILDING SHALL BE ERECTED ON ANY LOT UNTIL THE DESIGN AND LOCATION THEREOF HAVE BEEN APPROVED IN WRITING BY A COMMITTEE APPOINTED BY THE SUBDIVIDER OR ELECTED BY A MAJORITY OF ALL THE LOTS IN SAID SUBDIVISION AND AN INSTRUMENT SHOWING THE ESTABLISHMENT OF ANY SUCH COMMITTEE, EITHER BY APPOINTMENT OR ELECTION, INCLUDING THE NAMES OF THE MEMBERS AND THE PERIOD FOR WHICH THEY ARE APPOINTED OR ELECTED SHALL BE RECORDED AND ANY SUBSTITUTION IN OR ADDITION TO SUCH COMMITTEE SHALL BE RECORDED. HOWEVER, IF SUCH A COMMITTEE IS NOT IN EXISTENCE OR FAILS TO APPROVE OR DISAPPROVE SUCH DESIGN OR LOCATION WITHIN 30 DAYS, THE SUCH APPROVAL WILL NOT BE REQUIRED PROVIDED THE DESIGN AND LOCATION ON THE LOT CONFORM TO AND ARE IN HARMONY WITH EXISTING STRUCTURES IN THE TRACT. IN ANY CASE WITH OR WITHOUT THE APPROVAL OF THE COMMITTEE, NO DWELLING WILL BE PERMITTED ON ANY LOT IN THE TRACT WITH A GROUND FLOOR AREA OF LESS THAN 150 SQ. FT. IN THE CASE OF A 1-STORY STRUCTURE, EXCLUSIVE OF A GARAGE, OR LESS THAN 600 SQ. FT. IN THE CASE OF A 1 1/2 OR 2-STORY STRUCTURE, EXCLUSIVE OF A GARAGE.
- (I) UNTIL SUCH TIME AS PUBLIC MAINS FOR SEWAGE DISPOSAL ARE AVAILABLE, SEWAGE DISPOSAL SHALL BE BY MEANS OF INDIVIDUAL SEPTIC TANKS OF SUCH TYPE CONSTRUCTION, LOCATION ON THE LOT, AND TILE DISPOSAL FIELD AS TO BE IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF WASHINGTON DEPARTMENT OF HEALTH AND RECOMMENDATIONS OF THE U.S. PUBLIC HEALTH SERVICE, TREASURY DEPARTMENT, AS OUTLINED IN THEIR BULLETIN NO. 100-B AND THE U.S. DEPARTMENT OF AGRICULTURE, AS OUTLINED IN THEIR FARM BULLETIN NO. 1287 AND WITH SECTION 831, FEDERAL HOUSING ADMINISTRATION CIRCULAR NO. 2, PROPERTY STANDARDS, ENTITLED, MINIMUM REQUIREMENTS FOR STATE OF WASHINGTON, SEATTLE, WASHINGTON, REVISED JUNE 1, 1930, AND NO CESS-POOLS OR OUTSIDE TOILETS SHALL BE PERMITTED AND IF WHEN PUBLIC MAINS FOR SEWAGE DISPOSAL ARE AVAILABLE, ALL DWELLINGS ERECTED SUBSEQUENT TO THAT DATE SHALL BE CONNECTED THERETO.
- (J) THE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1971 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS HEREIN CONTAINED, OR ANY PORTION THEREOF, MAY BE EXTENDED FOR A TEN YEAR PERIOD AND SUCCESSIVE TEN YEAR PERIODS THEREAFTER UPON THE APPROVING VOTE OF TWO-THIRDS OF THE PROPERTY OWNERS IN THE PLATS OF STRATFORD PLACE, STRATFORD PLACE ANNEX, STRATFORD PLACE ANNEX NO. 2 AND STRATFORD PARK.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 25th DAY OF December, A.D. 1950.

SIGNED IN THE PRESENCE OF:
Therese Frank Schmidt
Joseph W. Hansen

FILED FOR RECORD AT THE REQUEST OF THEODORE F. SCHMIDT THIS 1st DAY OF December, A.D. 1950, AT 10:20 MINUTES PAST 10 O'CLOCK, AND RECORDED IN VOL. II, PAGE 104, RECORDS OF THURSTON COUNTY.

53189;
 COUNTY AUDITOR
 DEPUTY

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT OF STRATFORD PARK IS BASED UPON AN ACTUAL SURVEY, THAT THE COURSES AND DISTANCES SHOWN ARE CORRECT, THAT THE MONUMENTS HAVE BEEN SET, AND ALL LOT AND BLOCK CORNERS STAKED ON THE GROUND.

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY OF THURSTON
THIS IS TO CERTIFY THAT ON THIS 25th DAY OF December, A.D. 1950, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED THEODORE FRANK SCHMIDT, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Theodore F. Schmidt
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING IN OLYMPIA

EXAMINED AND APPROVED THIS 15th DAY OF A.D. 1951
Geo. Eddy
 CHAIRMAN BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 22nd DAY OF A.D. 1950
John R. Brown
 COUNTY ENGINEER

I HEREBY CERTIFY THAT ALL TAXES AGAINST PROPERTY SHOWN HEREON HAVE BEEN PAID.
Walter J. Bunker
 COUNTY TREASURER

EXAMINED AND APPROVED THIS 26th DAY OF A.D. 1950
John R. Brown
 CHAIRMAN, PLANNING COUNCIL, CITY OF OLYMPIA

In 2019, the Thurston County Auditor's Office identified five additional plats from around Thurston County that still include similar language (*Racially Restrictive Covenants*, n.d.). While these covenants are not valid or enforceable, the Auditor's Office is encouraging residents to have this racially restrictive language stricken from their titles at no cost. See the Auditor's [website for more information](#).

Historian Thelma Jackson discusses Olympia's history with housing discrimination in a local podcast interview (O'Connell and Madrone, 2021, 28:38). Dr. Jackson describes an oral history project that she and others have undertaken in recent years to chronicle the experiences of black residents of Thurston County between 1950 and 1975. She states,

"We've been trying to chronicle what we've learned from those people in that particular time period. One of the things that kept coming up in the interviews was the whole issue of housing discrimination and how much difficulty blacks found housing – either to buy or to rent, to lease or whatever. It became apparent to me, it connected a dot for me, because I used to ask myself or others why is it most of us blacks who live in Thurston County are out here in the northeast section of the County? Very few of us in Tumwater, very few of us in Olympia, and certainly hardly any of us in south county ... What we have found in the interviews is that black people were herded toward the northeast section of Thurston County by realtors, by housing opportunities. And so when we look now, and we see where most of us live, we were herded in this direction. We did not have an opportunity to be shown homes ... in other parts."

In a speech at the Rotary Club for Olympia, former Washington Secretary of State Ralph Monroe (2020) puts a finer point on it as he explains that in the 1960's,

"The southern states were the focus of the headlines and the [civil rights] movement...but there were also activities here that played out in a much different way. Racial barriers were high and hard to break down. Forgotten terms like 'red lining' were prevalent in almost every community. Lines drawn on the map where Negroes could live and where they could not live. The red line in Olympia was basically the city limits."

Housing discrimination based on race, color, religion, sex or national origin was outlawed with passage of the Fair Housing Act in 1968. But this did not automatically provide people of color equal access to housing in Thurston County. The 2017 Thurston County Assessment of Fair Housing found that people of color in Thurston County who are disproportionately of lower income than whites have less housing options (Thurston County et al., 2017).

Fair Housing Report

Here are some of the findings from the 2017 Thurston County Assessment of Fair Housing (Thurston County et al., 2017):

- In Washington State, African American, Hispanic and other minority borrowers had higher denial rates in 2013 than Caucasian and Asian borrowers. However, no local data regarding lending discrimination was found (p. 36).

- All communities of color in the region, except for Native Hawaiian/Other Pacific Islander population, have a poverty rate that exceeds the county average. These ethnic and racial minorities, on average, have lower incomes than their white counterparts - a factor that would appear to affect available housing choices. However, the income gap is not manifesting itself in the form of geographic and economic segregation as defined by the federal Department of Housing and Urban Development (HUD) (p. 41).
- Olympia has a moderate level of segregation between African American and Caucasians, having gone slightly down between 1990 and 2010 (p. 26).
- Although still a low level, segregation between white and Hispanic households and white and Asian households has risen since 1990 (p. 26).
- While Olympia does not have racially or ethnically concentrated areas of poverty as defined by HUD, the areas with the highest concentrations of poverty are also the areas where we have the highest densities of racial and ethnic minorities (pgs. 24-28).
- Neighborhoods with the highest poverty rates are concentrated amid the urban core (p. 31)
- Two key urban corridors: 1) the east-west corridor that stretches from Harrison Avenue in West Olympia to the Martin Way-15 interchange in west Lacey, and 2) the north-south Capitol Boulevard corridor that connects the city centers of Tumwater and Olympia pass through the block groups with some of the County's highest rates of poverty (note some large rural tracks in the County also contain high concentrations of poverty). These corridors also feature convenient access to buses, parks, medical services, grocery stores, schools and other amenities (p.55).
- There is a strong correlation between Fair Housing choice and lack of availability of affordable housing in our region.
- Protected classes who are disproportionately low income have less options.

The likely reason why the urban core has the highest densities of racial and ethnic minorities today is that this is where the historically more affordable apartments and other rental opportunities exist. Downzoning in the 1980's and 1990's limited most of Olympia's residential areas to single family homes and townhomes – typical homeownership options. Whether intentional or not, this had the effect of excluding most renters - disproportionately people of lower income and people of color – from finding residency in these neighborhoods.

At the same time, the corridors where the highest concentrations of poverty as well as highest densities of racial and ethnic minorities are found also have some of the best access to transit, services and amenities within the County. Preserving affordability in these areas will be important moving forward, as will be expanding housing opportunities and choice for people of all incomes, races and ethnicities within Olympia.

How is Equity Addressed in the Plan?

The City can help reverse the disparities caused by past discrimination by creating more opportunities for affordable housing. The City is also responsible for ensuring new policies – in all areas including housing – do not exacerbate inequities.

Increasing equity is not a single action, but an overarching theme in this plan. Each strategy in this plan includes a discussion of how it — and the actions associated with it — work to reduce inequity in our community.

Lower income households — who are disproportionately headed by people of color — are generally disadvantaged in terms of where and what they can afford. They tend to spend more on their housing, leaving less income to spend on other life pursuits, such as education, retirement or health care. For many in Olympia, the high cost of housing inhibits opportunity in every other aspect of life.

Improving affordability is important for both renters and buyers. Programs that expand homeownership are especially important for addressing inequities stemming from a long history of discriminatory policies aimed at people of color and particularly black households. Homeownership can significantly improve a household's ability to build wealth and generational wealth.

Where new housing gets built can increase access and opportunity. By focusing growth in the urban areas, particularly along the corridors with frequent transit service, we can reduce household transportation costs and improve access to employment, services and amenities. Also, by allowing a diversity of housing types in our existing neighborhoods we expand choices available to everyone in our community.

Additional steps are being taken by the City of Olympia to address racism and racist structures inherent in our organization and community. The City's first Equity and Inclusion Coordinator was hired in 2020, and a second was hired in 2021. Also, currently underway is the formation of a Social Justice & Equity Commission to advise the City Council on matters of policy, representation and engagement with underrepresented groups. The Commission's work will be critical as we move forward with planning and implementation of housing actions.

Defining Terms Used

The following terms are used in this plan.

Affordable Housing. Housing for which the household pays no more than 30 percent of its gross income for housing costs, including utilities.

Income Restricted Housing. Housing for which the occupancy of the units is restricted to households making 80 percent or less of the area median family income, as defined by the U.S. Department of Housing and Urban Development.

Low-Income Housing. Housing that is affordable for households making 80 percent or less of the area median family income, as defined by the U.S. Department of Housing and Urban Development. Low-income housing can take the form of income-restricted housing units or subsidized housing — whether the unit itself is subsidized or the household receives a housing voucher to subsidize market-rate rent conditions.

Manufactured Home Park. A site under single ownership where ground space is made available for mobile homes, manufactured homes, or a combination of the two. Mobile homes and manufactured homes are both factory-built and considered dwellings for habitation rather than vehicles (such as an RV). Mobile homes refer to those units factory-constructed prior to June 15, 1976, while manufactured homes are units factory-constructed after that date.

Permanent Supportive Housing. Permanent housing intended specifically for chronically homeless and permanently disabled individuals and families. Supportive services (medical, mental health, enrichment programs, etc.) and case management are available on site or closely coordinated to reduce barriers that inhibit households from accessing such services.

Assumptions

Three primary assumptions guided development of this plan:

Analysis before implementation. Most of the identified actions will require further analysis to determine how well it will respond to the specific need or gap a city attempts to fill. In some cases, including any updates to the development code, a public hearing will be required before the City Council can consider adoption.

Addressing emergency homeless response. This action plan addresses permanent housing solutions; it does not address emergency homeless response. The Thurston County Homeless Crisis Response Plan guides the region's emergency response to homelessness, which is bolstered by Olympia's One Community: Healthy, Housed and Safe plan.

Although there will be some overlap, this plan is limited to actions that result in or support the creation/preservation of affordable and low-income housing. This includes permanent housing which is a fundamental part of solving the homelessness crisis in our region. Despite having a coordinated entry system designed to quickly connect people experiencing homelessness to housing, this is hampered by high housing costs and a lack of housing units.

The Cities of Olympia, Lacey and Tumwater also participate in the newly formed Regional Housing Council, created to leverage resources and partnerships to promote equitable access to safe and affordable housing in Thurston County. The Regional Housing Council looks at funding issues for responding to homelessness and housing affordability in the region.

Addressing household income. This plan does not address the income side of the housing equation. Attracting living wage jobs, increasing the minimum wage, and other actions impacting a household's income could help make housing more affordable. Local economic development plans and the Thurston Economic Development Council guide the region's response to economic development, which has a direct impact on household incomes. Although there will be some overlap, this plan is limited to actions that result in or support the creation/preservation of affordable and low-income housing units.

Chapter 2.

Actions

Local Actions

This chapter discusses the specific local actions that the City of Olympia will implement or further consider as part of its Housing Action Plan.

The Cities of Olympia, Lacey and Tumwater identified six shared strategies for addressing housing needs within their communities:

1. Increase the supply of permanent, income-restricted affordable housing.
2. Make it easier for households to access housing and stay housed.
3. Expand the overall housing supply by making it easier to build all types of housing projects.
4. Increase the variety of housing choices.
5. Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.
6. Establish a permanent source of funding for low-income housing.

Each city has developed a city-specific housing action plan outlining what actions they will take to carry out the strategies.

It is important to implement all of the six strategies in order to meet the housing needs of our growing and changing population.

The actions outlined for Olympia on the following tables are organized within each of the six strategies. Each action also fills one or more of the seven gaps identified in the Housing Needs Assessment:



Affordability. Reduce the cost of housing for low-income and cost-burdened households.



Supply. Increase the inventory of housing for all households.



Variety. Increase the variety of housing sizes and types



Seniors. Increase the stock of housing options needed for aging seniors.



Improvements. Maintain the existing housing stock, including improving energy efficiency and air quality.







Stability. Increase household wealth by providing safe, stable options for rental housing and pathways to homeownership.



Supportive Housing. Increase permanent housing options for people with disabilities and those at risk of or experiencing homelessness.

The table of actions associated with each strategy includes key information:

- Gaps or needs addressed by the action (as indicated by the above icons).
- Current approach in the City of Olympia
- Recommended approach for the City of Olympia
- City resources needed to implement the action
- Recommended timeframe for implementation
 - **Short Term:** consider/implement within 1-3 years from adoption of the plan
 - **Mid Term:** consider/implement within 6 years from adoption of the plan
 - **Long Term:** consider/implement within 10 years from adoption of the plan

- Implementation status in the city, as represented by the following symbols:
 -  **The action is implemented** – the City has completed the work necessary to implement the action.
 -  **The action is in progress** – The City has begun the work necessary to implement the action, but it is not yet fully implemented, or its use could be expanded.
 -  **The action will be considered** – the City will consider the work necessary to implement the action, but the work has not been scheduled.
 -  **The action is not recommended to be implemented** – the City will not implement the action for the reason specified in the table of action below.

More detailed information on each action is provided in Appendix A.

Neither the strategies nor the actions associated with them are in any kind of priority order.

Strategy 1: Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.

Strategy 1 includes actions that increase the supply of permanently affordable housing for low-income households (those making 80 percent or less of the area median family income) and actions that support the providers of low-income housing.

Why is this strategy important?

Demand for housing is straining the limited supply of affordable options. For households with the lowest incomes – such as those headed by a retail clerk, a home health aide, or a childcare provider – market rate housing is unlikely to be an affordable option. For these households, even home maintenance costs – let alone rent or mortgage payment costs – can be unaffordable.

In addition, Thurston County faces a growing homelessness crisis. The 2021 Point in Time census counted 1,145 people experiencing homelessness, including 639 who were unsheltered, meaning they spent the night before in a place not meant for human habitation. While this plan does not address emergency homeless response actions, it does recognize that housing is the solution to homelessness. Thus, creating permanent housing options for these members of our community is a priority.

How do these actions reduce housing costs?

These actions increase the supply of housing where costs are kept permanently affordable to those earning the lowest incomes in our community. The need is great: according to the Housing Needs Assessment, about 20,200 households in Olympia, Lacey and Tumwater have an income of 80 percent or less of the median family income (Table 2-1). Another 13,800 households in the same category are anticipated over the next 25 years.

Table 2-1. Households making 80 percent or less of the area median income by jurisdiction, 2012-2016 estimate and 2045 projection

	Households with an Income* of:			TOTAL HOUSEHOLDS
	<= 30% of area median	30% to 50% of area median	50% to 80% of area median	
2012-2016 Estimate				
Lacey	1,800	1,900	3,600	7,200
Olympia	3,300	2,700	3,500	9,500
Tumwater	1,200	900	1,400	3,500
Cities Combined	6,200	5,500	8,500	20,200
2045 Projection				
Lacey	2,200	3,000	5,500	10,700
Olympia	5,200	5,200	6,500	16,900
Tumwater	1,900	1,700	2,800	6,400
Cities Combined	9,300	9,900	14,800	34,000

*Household income as a percent of the area median family income. Excludes people experiencing homelessness and other group quarters populations. Estimates are only for current city limits and do not include unincorporated UGAs.

Source: Thurston Regional Planning Council

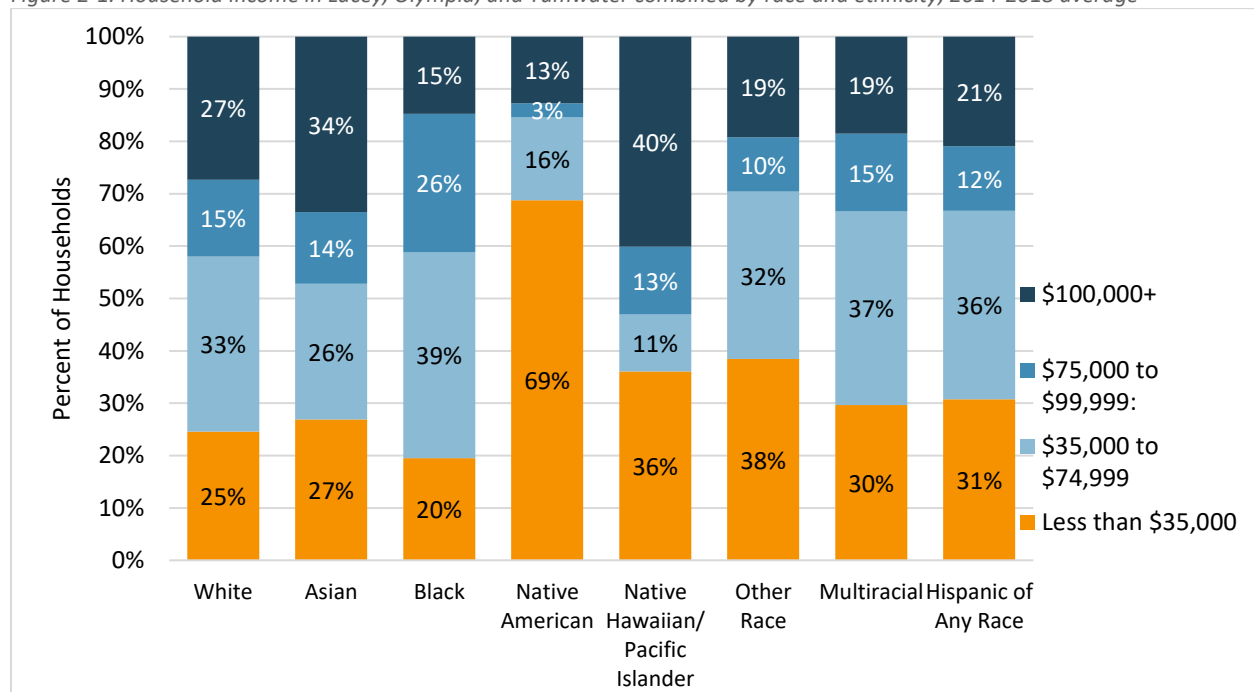
Reducing the cost of renting and owning a home are both part of the solution. For households looking toward homeownership, the up-front costs associated with purchasing a home can put this option out of reach. Low-income households, however, can benefit from the stabilization in housing costs owning a home offers – in general, monthly mortgage payments stay the same over 30 years while monthly rent payments increase.

These actions also address the need for permanent supportive housing. For people moving out of emergency housing situations – such as a homeless shelter – permanent supportive housing provides not only affordable housing but also access to health and social services. These services build stability and decrease the likelihood residents will experience homelessness again.

How do these actions address equity?

People of color (Figure 2-1) disproportionately head the lowest income households in Thurston County. They are also more likely to experience homelessness than people who are white and non-Hispanic. Permanent, income restricted housing directly benefits both these populations by providing affordable, stable housing options. Housing affordable to households with the lowest incomes can be rental or owner units, both of which help stabilize households. Programs that expand homeownership opportunities can significantly improve a household’s wealth; this is especially important to addressing inequities for households of color stemming from historical policies like redlining and restrictive zoning.



Figure 2-1. Household income in Lacey, Olympia, and Tumwater combined by race and ethnicity, 2014-2018 average





Note: In the figure above, householders who are Latino or Hispanic are only represented in “Hispanic of Any Race.”

Source: U.S. Census Bureau American Community Survey.

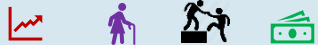

Table 2-2. Actions that increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.

Strategy 1: Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.		Implementation Status	Current approach	Recommended Approach	City Resources Needed	Recommended Timing
1.a.	<p>Donate or lease surplus or underutilized jurisdiction-owned land to developers that provide low-income housing.</p> <p><i>Gaps/Needs Addressed:</i></p>  		<p>City has donated land for permanent low income housing projects, including Billie Frank Jr Place and 2828 Martin Way, as well as for emergency homeless response facilities.</p>	<p>Siting and land acquisition along with donating land for low income housing projects is impactful. Continue to assess city-owned properties for low-income housing opportunities, including when developing property for other strategic objectives, such as a parking structure or art facility. As resources allow, be proactive in purchasing land for partnerships with low income housing providers.</p> <p>Consider options for public ownership of land to lease.</p>	<ul style="list-style-type: none"> • Time for staff to identify and assess properties for potential use & purchase, and to negotiate with partner(s) • Time for City Council to consider purchase & sale • Funding allocation for land purchase • 	Ongoing





 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
  = Stability
  = Supportive Housing

Strategy 1: Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.	Implementation Status	Current approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>1.b. Fund development projects that increase low-income housing through grants or loans.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The City makes an annual Home Fund award (e.g., donated \$1.1m for 2828 Martin Way and \$1m for a Family Support Center housing project.) The focus of the Home Fund is on permanent supportive housing, a specific intervention for people who are homeless.</p> <p>The City also has 1406 funds (about \$330k annually) that may be used to rehab or construct affordable housing among other things. 1406 funds are pooled w/ Lacey and Tumwater under an interlocal agreement, with funding priorities determined by the Regional Housing Council.</p>	<p>The Land Use Committee has asked staff to explore additional sources of capital, making the distinction between funding/projects that directly address homelessness vs. the needs of other low to mid-range income households. Staff will respond with more information and an approach for Council consideration. (Related to 6.d)</p> <p>Meanwhile, continue to provide an annual Home Fund award, with priority for permanent supportive housing (PSH). Keep working toward target to help build 300 units between 2020-2025. The trigger for reassessing funding priority is when it becomes difficult for new PSH facilities to find subsidies for operating costs. And continue to pool 1406 funds with regional partners for annual dispersal.</p>	<ul style="list-style-type: none"> • Time for staff to identify additional capital funding source(s) • Time for Council to explore options and develop priorities • May require consultant assistance • May require additional staff resources to manage if a new program is developed <p>Home Fund</p> <ul style="list-style-type: none"> • Ongoing time for the Home Fund Advisory Board to review, and the City Council to review and approve annual awards • Ongoing time for staff to manage the program • Annual funding through the Home Fund sales tax 	<p>Explore Funding Sources = Short Term</p> <p>Home Fund = Ongoing</p>







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Strategy 1: Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.		Implementation Status	Current approach	Recommended Approach	City Resources Needed	Recommended Timing
1.c.	<p>Offer and/or expand fee waivers for low-income housing developments.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>City Council may grant an 80% impact fee exemption for projects that are 100% low income. E.g., Merritt Manor used this incentive. (15.04.060D, RCW 82.02.060)</p>	<p>Continue offering this incentive for low income housing.</p> <p>The City should consider allowing this to be administratively approved when specific criteria is met; purpose would be to reduce time and uncertainty in the development process.</p>	<ul style="list-style-type: none"> Time for staff to review and City Council to review and approve amendment to ordinance Ongoing time for staff to review applications and manage the program 	<p>Ongoing</p> <p>Amend = Mid Term</p>
1.d.	<p>Offer density bonuses for low-income housing.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The City allows 1 additional residential unit for each low income unit provided, up to a 20% bonus (18.04.080A.4.d).</p>	<p>This action has been implemented.</p>	<ul style="list-style-type: none"> No further action needed 	<p>Done</p>

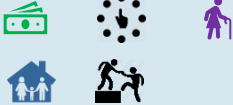

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Strategy 1: Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.		Implementation Status	Current approach	Recommended Approach	City Resources Needed	Recommended Timing
1.e.	<p>Define income-restricted housing as a different use from other forms of housing in the zoning code.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The City Code defines “affordable housing” in 18.02, and includes thresholds for what is considered affordable and low income housing for multifamily tax exemption (5.86.10) and impact fee exemption programs (15.04.060D).</p>	<p>Re-examine definitions and consider new definition of “affordable housing” provided in the Growth Management Act (36.70A.030). The City may want to have a specific definition of housing restricted for low income households so that it can establish development regulations/ incentives specific to these, particularly as we plan for the high density neighborhood areas.</p>	<ul style="list-style-type: none"> • Time for staff to review and develop ordinance updating development code • Time for the Planning Commission to review and the City Council to review and approve and ordinance • Included in dept’s annual base budget 	Short-Mid Term
1.f.	<p>Encourage the LOTT Clean Water Alliance to discuss lower hook-up fees and other incentives for low income affordable housing as part of their cost of service study.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The single largest per unit fee charged for new development is the LOTT capacity development charge (\$6,417 in 2021). LOTT’s scope for the study includes discussion of measures the organization could take to further partners’ interests in affordable housing.</p>	<p>LOTT will be engaging local jurisdictions in this work. The regional housing needs assessment and actions plans of each jurisdiction support measures to encourage development of and decrease costs for low income affordable housing.</p>	<ul style="list-style-type: none"> • Time for staff to engage with LOTT during the cost of service study • City Council members can encourage this 	Short Term

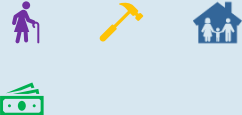

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Strategy 1: Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.		Implementation Status	Current approach	Recommended Approach	City Resources Needed	Recommended Timing
1.g.	<p>Partner with low-income housing developers to expand homeownership opportunities.</p> <p><i>Gaps/Needs Addressed:</i></p>  		The City has worked with partners to develop low income and market rate apartment complexes, but hasn't focused as much on projects involving home ownership.	<p>Regional approach would be best (Regional Housing Council).</p> <p>Consider where this fits within priority for regional funding as part of comprehensive funding strategy (#6.d.)</p> <p>As resources allow, the City should also seek a partnership opportunity for a low income housing project that includes homeownership.</p>	<ul style="list-style-type: none"> Time for staff and Councilmember to participate in Regional Housing Council Time for staff to identify and assess partnership opportunities Time for City Council to consider approval Regional or City funding allocation for project(s) 	Ongoing
1.h.	<p>Provide funding for non-profit organizations to buy income-restricted units proposed to be converted to market rate housing.</p> <p><i>Gaps/Needs Addressed:</i></p>  		Various government subsidies have affordability time limits, such as the City's multi-family tax exemption (8 or 12 years), State low income housing tax credits (30 years), etc.	<p>Regional approach would be best (Regional Housing Council).</p> <p>Consider where this fits within priority for regional funding as part of comprehensive funding strategy (#6.d)</p>	<ul style="list-style-type: none"> Time for staff and Councilmember to participate in Regional Housing Council Time for staff to identify and assess partnership opportunities Regional funding allocation for project(s) 	Ongoing



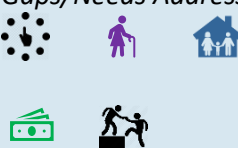

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Strategy 1: Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.	Implementation Status	Current approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>1.i. Provide funding for low-income and special needs residents to purchase housing through community land trusts.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The City has not yet been involved in activities related to housing land trusts.</p>	<p>Regional approach would be best (Regional Housing Council).</p> <p>Consider where this fits within priority for regional funding as part of comprehensive funding strategy (#6.d).</p>	<ul style="list-style-type: none"> • Time for staff and Councilmember to participate in Regional Housing Council • Time for staff to identify and assess partnership opportunities • Regional funding allocation for project(s) 	<p>Ongoing</p>







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Strategy 1: Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.	Implementation Status	Current approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>1.j. Provide funding for renovating and maintaining existing housing that serves low-income households or residents with disabilities.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The City has used Community Development Block Grant funds for this in the past.</p>	<p>In 2021, use a portion of the City’s annual allocation of federal Community Development Block Grant (CDBG) funds to reinstate a home renovation revolving loan program for low income properties. Ongoing the program will be funded from payback of previous CDBG loans. The City will partner with various nonprofits who serve low income renter and owner households to diversify the type of rehab projects and assist with recruitment, screening and program administration.</p> <p>Also, in future years CDBG funds could be used to directly fund small safety and accessibility maintenance projects for low to moderate income households with compounding barriers.</p>	<ul style="list-style-type: none"> • Council must consider reinstating the loan program as part of the annual CDBG allocation process, which includes a public hearing and recommendation from the General Government Committee • Time for staff to administer loan program contracts. • Any future allocations would be considered by City Council following a public hearing and recommendation by the General Government Committee. 	<p>Short term = Start Up</p> <p>Ongoing</p>



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Strategy 1: Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.	Implementation Status	Current approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>1.k. As part of comprehensive plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The City does not currently have a formal approach to such evaluation.</p> <p>Development regulations, impact fees, certain climate mitigation actions and other provisions that regularly come before the City Council may impact the cost of housing.</p>	<p>The City should proactively evaluate the impacts of comprehensive plan, policies and development code changes on housing affordability. Consider including this analysis as part of relevant staff recommendations/reports.</p>	<ul style="list-style-type: none"> • Time for staff to include such reviews during the preparation of amendments to the Comp Plan and development code – part of base budget • Potentially could require assistance from an on-call consultant to assess cost impacts – which would require additional funding allocation 	<p>Short Term</p> <p>Then Ongoing</p>
<p>1.l. Require low-income housing units as part of new developments.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>Not currently addressed. We've learned from other cities that if not properly applied this tool can have the unintended consequence of suppressing both low income and market rate housing development.</p>	<p>The first step is to analyze whether incentives are sufficient enough to offset the affordability requirements. Start with an analysis and restructuring of the 12-year multifamily tax exemption to determine if that incentive alongside others are sufficient enough to encourage affordable units.</p>	<ul style="list-style-type: none"> • Time for staff to develop an RFQ and contract for consultant services • Time for staff to manage contract, review results • Time for City Council to review the results • Funding allocation (Council set aside \$50k for a feasibility analysis in 2021) 	<p>Analysis = Short Term</p>


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  = Supportive Housing

Strategy 1: Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.		Implementation Status	Current approach	Recommended Approach	City Resources Needed	Recommended Timing
1.m.	<p>Adopt a “Notice of Intent to Sell” ordinance for multifamily developments.</p> <p><i>Gaps/Needs Addressed:</i></p> 		Not currently addressed	At a minimum, the City should require this in contracts when developments receive City subsidies for low income housing. Such contract action does not require an ordinance. Such an ordinance is unlikely to produce wide results. This could be considered alongside tenant option to purchase (#2.d)	<ul style="list-style-type: none"> • Time for staff to review and develop ordinance updating development code • Time for the Planning Commission to review and the City Council to review and approve and ordinance • Included in dept’s annual base budget 	Mid Term
1.n.	<p>Allow mobile or manufactured home parks (MHP’S) in multifamily and commercial areas.</p> <p><i>Gaps/Needs Addressed:</i></p>   		New parks are already allowed in multifamily zones (MR10-18, RM18, RM24, MHP.) Existing parks are allowed in some commercial (GC, PO/RM, MS, HCD-1.)	City could consider allowing new MHP’s in some commercial zones. However, this is unlikely to result in new MHP’s so it is a low priority. Given land prices and return on investment is highly unlikely property owners will seek to develop new MHP’s in urban commercial areas.	<ul style="list-style-type: none"> • Time for staff to review and develop ordinance updating development code • Time for the Planning Commission to review and the City Council to review and approve and ordinance • Included in dept’s annual base budget 	Mid Term

 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
  = Stability
  = Supportive Housing

Strategy 1: Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.		Implementation Status	Current approach	Recommended Approach	City Resources Needed	Recommended Timing
1.o.	<p>Require Planned Residential Developments (PRDs)/Planned Unit Developments (PUDs) for low-density development and include standards for including low-income housing.</p> <p><i>Gaps/Needs Addressed:</i></p> 	X	Not currently addressed	Not recommended - PRD's/PUD's create even more complexity and thus are unlikely to result in significant low income housing development	Not recommended	N/A
1.p.	<p>Establish a program to preserve and maintain healthy and viable manufactured home parks.</p> <p><i>Gaps/Needs Addressed:</i></p> 	X	The City of Olympia has a manufactured home park zone, but not all of the approximately 8 manufactured home communities in Olympia are zoned as such.	Not recommended at this time. Instead, consider a tenant opportunity to purchase ordinance (2.d) which is a tool that has been used in other cities to help preserve MHP's. Tumwater may do something more expansive, which may provide additional ideas for Olympia.	Not recommended	N/A

 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
  = Stability
  = Supportive Housing

Strategy 1: Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.		Implementation Status	Current approach	Recommended Approach	City Resources Needed	Recommended Timing
1.q.	<p>Enhance enforcement of property maintenance codes to keep housing in good repair.</p> <p><i>Gaps/Needs Addressed:</i></p> 	X	Olympia responds to code enforcement issues on a complaint basis.	Not recommended at this time. This action would require additional resources that are competing for higher priorities. Rather than code compliance, consider contracting with a local organization to assist low income housing owners with maintaining their units.	Not recommended	N/A

 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
  = Stability
  = Supportive Housing

Strategy 2: Make it easier for households to access housing and stay housed.

Strategy 2 actions address housing stability by preventing evictions and displacement and creating opportunities to build financial equity through homeownership.

Why is this important?

Housing stability is an important component of housing affordability. When households face housing insecurity due to income or other issues, there can be a fine line between being housed and being homeless. Evictions and foreclosures are both destabilizing and can lead to long-term poverty. These events also make it more likely a household will experience homelessness.

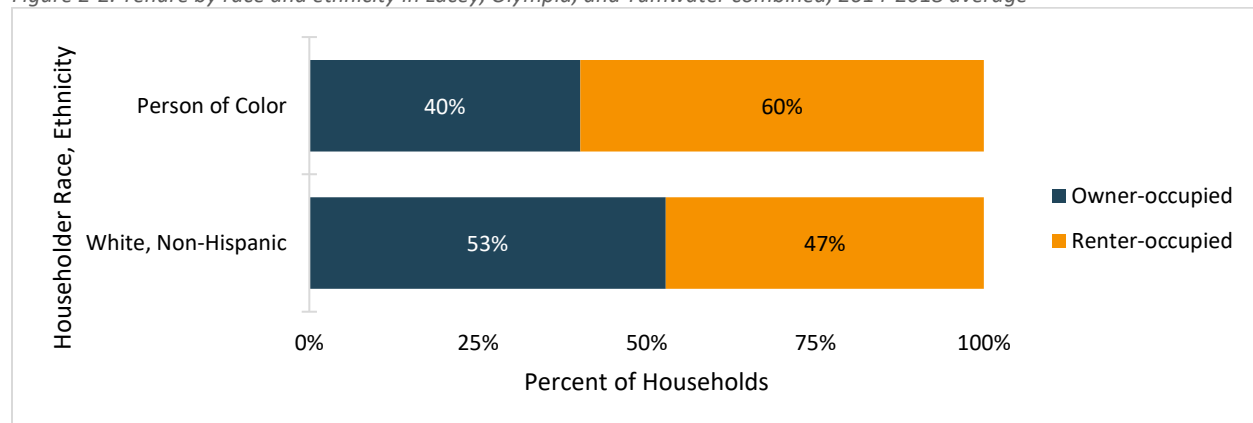
How do these actions reduce housing costs?

For housing service providers, preventing homelessness in the first place is more cost-effective than housing someone already experiencing homelessness. Households that can avoid evictions and foreclosures also avoid likely increases in their monthly housing costs – if they are even able to find a new home to live in. For renters, this can also include application fees, deposits, and other costs often associated with finding new rental housing.

How do these actions address equity?

People of color are more likely to rent (Figure 2-2) and more likely to have lower incomes than their white, non-Hispanic counterparts. This makes them particularly vulnerable to eviction when rent increases exceed their ability to pay. This concern is reflected in the population experiencing homelessness, which is also disproportionately people of color.





Figure 2-2. Tenure by race and ethnicity in Lacey, Olympia, and Tumwater combined, 2014-2018 average






Source: U.S. Census Bureau American Community Survey.

Homeownership is an important way for a household to build financial equity, move people out of poverty, and create generational wealth. Creating these opportunities for people of color – who were historically denied access to mortgages and loans – is particularly important.



Table 2-3. Actions that make it easier for households to access housing and stay housed.

Strategy 2: Make it easier for households to access housing and stay housed.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
2.a. Identify and implement appropriate tenant protections that improve household stability. <i>Gaps/Needs Addressed:</i>   		<p>This is underway. The process began in 2020 and was put on hold due to COVID. Engagement with renters and landlords will resume in summer/fall 2021.</p> <p>HB 1236 recently passed the WA State legislature and was sent to the Governor for signature. The bill specifies exclusive causes for eviction, refusal to renew, and ending a tenancy under the Residential Landlord-Tenant Act and makes other changes to rights and remedies.</p>	<p>Stay the course and complete the process.</p>	<ul style="list-style-type: none"> • Time for staff to carry out the process and develop a recommended ordinance. • Time for the Land Use Committee to make a recommendation and City Council to review and approve the ordinance. • Funding for consultant to assist with public process (previously allocated) 	<p>Short Term</p> <p>Underway</p>



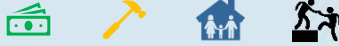

 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
  = Stability
  = Supportive Housing

Strategy 2: Make it easier for households to access housing and stay housed.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
2.b. Adopt short-term rental regulations to minimize impacts on long-term housing availability. <i>Gaps/Needs Addressed:</i>  		Process is underway and expected to wrap up in 2021. Staff recommendation includes the following limits: <ul style="list-style-type: none"> - Only 2 short term rentals per property owner - No ADU can be a short term rental - Each multifamily building can have 1 unit or up to 3%, whichever is greater - Tracking thru permitting process 	Stay the course and complete the process.	<ul style="list-style-type: none"> • Time for staff to review and develop an ordinance updating the development code • Time for the Planning Commission and Land Use Committee to make a recommendation and City Council to review and approve the ordinance • Included in dept’s base budget 	Short Term Under-way





 = Affordability
  = Supply
  = Variety
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Strategy 2: Make it easier for households to access housing and stay housed.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>2.c. Provide displaced tenants with relocation assistance.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>No formal policy or program has been established.</p> <p>However, in the past the City has used CDBG funds (Angelus Apartments, 2019) and a development agreement (Union Ave, 2000) to secure financial assistance for displaced tenants.</p>	<p>An established tenant relocation assistance program with clear parameters would be a better approach than trying to address displacement concerns on an ad hoc basis. City should consider how such a program could be used, under what circumstances, and with what funding.</p> <p>The City should also consider developing a method for assessing and understanding risk of displacement, especially with regard to the High Density Neighborhood areas where it wants to encourage significant residential development.</p> <p>Could potentially be explored as a regional effort with Tumwater, Lacey and Thurston County - may be more financing and management options.</p>	<ul style="list-style-type: none"> • Time for staff to review and develop a recommendation (it will take some time to formulate and work through this kind of major new program before putting in place.) • Time for the Land Use Committee to review and the City Council to review and approve an ordinance • Ongoing time for staff to develop and manage such a program • Funding allocation to support the program 	<p>Short-Term = start background work</p>







 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
  = Stability
  = Supportive Housing

Strategy 2: Make it easier for households to access housing and stay housed.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>2.d. Consider a Tenant Opportunity to Purchase (TOPO) Ordinance</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>Not currently addressed.</p>	<p>Consider TOPO as a tool for preservation of manufactured home parks and multifamily uses. Not recommended for application to single family rentals.</p>	<ul style="list-style-type: none"> • Time for staff to review and develop ordinance updating development code • Time for the Planning Commission to review and the City Council to review and approve and ordinance • Included in dept’s annual base budget 	<p>Mid Term</p>
<p>2.e. Partner with local trade schools to provide renovation and retrofit services for low-income households as part of on-the-job-training.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The City has partnered with local trade schools in the past. Recently, microhomes for the individuals experiencing homelessness at the Mitigation Site were built by Earth Homes and by the Community Youth Service’s YouthBuild program at New Market Skills Center.</p>	<p>Regional approach would be best (Economic Development Activity).</p>	<p>This action would best be addressed as a regional effort involving jurisdictions and economic development partners.</p>	<p>Mid-Term</p>

 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
  = Stability
  = Supportive Housing

Strategy 2: Make it easier for households to access housing and stay housed.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>2.f. Explore barriers and policies that can increase access to housing for formally incarcerated individuals.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>Not currently addressed.</p>	<p>Regional approach would be best.</p> <p>A next step for Olympia would be to explore what other cities have done to mitigate this issue and what might be the right approach for Olympia.</p>	<p>Best as a regional effort.</p> <ul style="list-style-type: none"> • Time for staff to review and develop a recommendation • Time for the Land Use Committee to review and the City Council to review and approve an approach. • Included as part of dept’s base budget 	<p>Long Term</p>
<p>2.g. Establish a down payment assistance program.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>Not currently addressed by the City.</p> <p>The Washington State Finance Commission has a down payment assistance program which partners with counties and cities. Participants must use an approved mortgage lender.</p>	<p>Regional approach would be best (Regional Housing Council.) County or Cities could consider partnering with the WA State Housing Finance Commission’s program, which would expand individual awards and reach. Counties or cities can target specific incomes and receive assistance with managing the program. Consider where this fits within priority for regional funding as part of comprehensive funding strategy (#6.d)</p>	<ul style="list-style-type: none"> • Time for staff and Councilmember to participate in Regional Housing Council • Time for staff to identify and assess program • Regional funding allocation for project(s). 	<p>Start = TBD</p> <p>On-going</p>

 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
  = Stability
  = Supportive Housing

Strategy 2: Make it easier for households to access housing and stay housed.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
2.h. Adopt a “right to return” policy. <i>Gaps/Needs Addressed:</i>  		Not addressed.	If the City establishes a down payment assistance program (2.g), then it may want to subsequently consider this policy, which prioritizes down payment assistance to households displaced from an area due to government actions.		Long Term
2.i. Rezone manufactured home parks to a manufactured home park zone to promote their preservation. <i>Gaps/Needs Addressed:</i>  		The City has a Manufactured Home Park Zone, but not all of our existing manufactured home parks are zoned as such.	This action is not recommended because rezoning is not likely to result in increased preservation. It is more likely to increase disinvestment in these properties. Alternatively, the City should consider tenant opportunity to purchase (#2.d)	Not recommended	N/A

 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
  = Stability
  = Supportive Housing

Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.

Strategy 3 includes actions that streamline the development and construction of market rate housing — both owner and renter-occupied homes.

Why is this important?

Between 2020 and 2045, the population of Olympia, Lacey and Tumwater and their urban growth areas is projected to increase by over 60,000 people. This growth will require nearly 30,000 new housing units. When demand for housing is high – as it is now – but supply remains low, housing costs increase, reducing affordability. The increase in costs affects both renters and potential buyers.

How do these actions reduce housing costs?

The Housing Needs Assessment showed that we will likely see a growth of households in all income categories, from the lowest earning ones to those earning well above the median income. This will require the construction of housing affordable to a wide range of incomes.

Expanding the housing supply also means people can find housing better suited their needs. For example: high prices for condos and rentals means empty nesters who want to downsize are more likely to stay in their single-family home. A young family looking to buy their first home may continue to rent or pay more than 30 percent of their household income on a mortgage if home sale prices are too high.


How do these actions address equity?

When demand for housing is high but supply remains low, housing costs rise across the board, which decreases affordability. Those with the lowest incomes, who are disproportionately people of color, are most affected.



Rising rents are correlated with increased evictions and homelessness. Rising home prices mean homeownership – a way for disadvantaged households to build equity – becomes more difficult. Increasing costs can also lead to cultural displacement as people move to new neighborhoods that lack the businesses and institutions important to their community. While this process may be voluntary, it can be destabilizing for communities of color. When higher income households – those that can afford to rent or purchase at market rates – find housing that better meets their needs and budgets, more units are freed up that lower income households can afford. Expanding the overall housing stock also slows the rent/housing price increases that disproportionately affect people of color.

Increasing the supply of market rate housing is part of the affordability solution, but it alone will not address the needs of the most disadvantaged populations. That is why Strategy 1 includes actions to increase the supply of housing for the lowest-income households while Strategy 2 includes actions to make it easier for households to access housing and stay housed.





Table 2-4. Actions that expand the overall housing supply by making it easier to build all types of housing projects.

Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>3.a Lower transportation impact fees for multifamily developments near frequent transit service routes.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>Previous impact fee study has shown less impact on main corridors so as a result the City has established lower impact fees within downtown.</p>	<p>Maintain lower impact fees in downtown. Lowering transportation impact fees in other high density neighborhoods not recommended at this time due to importance of these funds for creating multimodal opportunities which positively influence the vision for active mixed use and multimodal urban neighborhoods.</p>	<ul style="list-style-type: none"> • No further action needed • Ongoing time for staff to manage the impact fee program 	<p>Done</p>
<p>3.b Allow deferral of impact fee payments for desired unit types.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>In Olympia impact fees can be deferred to final inspection.</p>	<p>Stay the course.</p>	<ul style="list-style-type: none"> • No further action needed 	<p>Done</p>

 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
  = Stability
  = Supportive Housing

Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.		Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
3.c	Reduce setbacks & increase lot coverage/impervious area standards <i>Gaps/Needs Addressed:</i> 	✓	Olympia has pushed this about as far as we can, and recently made adjustments in relation to impervious surface area requirements.	Stay the course.	<ul style="list-style-type: none"> No further action needed 	Done
3.d	Reduce minimum lot sizes. <i>Gaps/Needs Addressed:</i> 	✓	Recent Housing Options Code Amendments resulted in only one minimum lot size for each residential zone (except RLI) where you can build any allowed housing type in the zone as long as you meet underlying code requirements (setbacks, lot coverage, design review, etc.)	Stay the course.	<ul style="list-style-type: none"> No further action needed 	Done



 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
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  = Supportive Housing

Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.		Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
3.e	Relax ground floor retail requirements to allow residential uses <i>Gaps/Needs Addressed:</i>  	✓	Olympia has implemented this action. The Pedestrian Overlay in Downtown includes certain streets in the core where ground floor retail is required to help activate the street. These requirements were relaxed with the recent Design Review Code update.	Stay the course in downtown. When establishing any new design standards in the other two high density neighborhoods be mindful not to over supply ground floor retail or excessively limit residential uses on the ground floor.	<ul style="list-style-type: none"> No further action needed 	Done
3.f	Require minimum residential densities <i>Gaps/Needs Addressed:</i>  	⊙	Olympia has implemented this action in residential zones.	Consider establishing a minimum residential density for new residential construction in the high density neighborhood overlay (the Comprehensive Plan calls for at least 25 units per acre for new residential construction in these areas). Assess as part of scope for Capital Mall HDN subarea plan (#3r).	<ul style="list-style-type: none"> Time for staff to review and develop ordinance updating development code Time for the Planning Commission to review and the City Council to review and approve and ordinance Included in dept’s annual base budget, or larger budget for subarea plan 	Mid Term

 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
  = Stability
  = Supportive Housing

Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.		Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
3.g	<p>Allow third-party review of building permits for development projects</p> <p><i>Gaps/Needs Addressed:</i></p> 		Olympia has implemented this action.	Stay the course.	<ul style="list-style-type: none"> No further action needed 	Done
3.h	<p>Simplify land use designation maps in the comprehensive plan to help streamline the permitting process.</p> <p><i>Gaps/Needs Addressed:</i></p>  		Olympia has implemented this action. The land use map was simplified with the 2014 Comprehensive Plan periodic update.	Stay the course.	<ul style="list-style-type: none"> No further action needed 	Done



 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
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  = Supportive Housing

Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>3.i Reduce parking requirements for residential uses, including for multifamily developments near frequent transit routes.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The recent Housing Code options code changes removed the requirement for an additional parking spot for ADU's. Currently underway is consideration to expand the downtown parking exemption area and a code change for consistency with HB1923 which requires cities to relax parking minimums for low income and special needs housing within a certain distance from transit. (RCW 36.70A.620)</p>	<p>Reducing parking requirements is one of the most impactful things the City can do to increase achievable density and reduce construction costs.</p> <p>Following the current changes under consideration, the City should prioritize reviewing parking requirements along corridors and in the High Density Neighborhood areas.</p> <p>Include as part of the Capital Mall HDN subarea plan (#3r)</p>	<ul style="list-style-type: none"> • Time for staff to review and develop ordinance updating development code • Time for the Planning Commission to review and the City Council to review and approve and ordinance • Included in dept's annual base budget 	<p>Short Term</p> <p>Initial steps underway</p>


 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
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  = Supportive Housing

Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>3.j Expand the multifamily tax exemption to make it available in all transit corridors.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>Currently underway on the staff and Land Use Committee work plan is consideration of expanding the 12-year multifamily tax exemption, which includes an affordability requirement.</p> <p>The 2021 State Legislative Session just passed SB 5287, which would authorize a 12-year extension of existing 8-year and 12-year Multi-Family Property Tax Exemptions (MFTEs) that are set to expire if they meet certain affordability requirements. The bill would also establish a new 20-year property tax exemption for the creation of permanently affordable homes. At the time of this report the bill is headed to the Governor for his signature.</p>	<p>As a first step to restructuring the program, conduct a feasibility analysis to determine how to maximize use of this program to encourage more affordable units and overall residential development in the high density neighborhood areas.</p>	<ul style="list-style-type: none"> • Time for staff to develop a recommended ordinance. • Funding for consultant to assist with feasibility analysis (Council has set aside \$50k for a feasibility analysis in 2021) 	<p>Short Term Underway</p>


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Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>3.k Review fees/regulations to identify housing cost reductions.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>Phase 1 currently underway as a staff and Land Use Committee work plan item.</p> <p>Phase 1: street connectivity, frontage improvement thresholds, downtown sidewalk standards, private streets in manufactured home parks.</p> <p>Phase 2: Increase flexibility in the permit process; street classification standards; definitions of change of use or density.</p> <p>Phase 3: regional stormwater approaches and retrofit requirements.</p>	<p>Stay the course.</p> <p>Continue to identify and review areas of the development code that may be creating a barrier to housing construction.</p>	<ul style="list-style-type: none"> • Time for staff to develop recommended ordinances. • Time for the Planning Commission (in some cases) and the Land Use Committee to make a recommendation and City Council to review and approve the ordinance. 	<p>Phase 1 Underway</p> <p>2 = Short Term</p> <p>3 = Mid to Long Term</p>

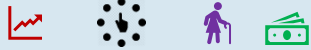



 = Affordability
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Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>3.1 Consult with Washington State Department of Transportation (DOT) as part of the SEPA review process to reduce appeals based on impacts to the transportation element for residential, multifamily, or mixed-use projects.</p> <p><i>Gaps/Needs Addressed:</i></p> 	<p>X</p>	<p>HB 1923 – passed into law in 2019 – recognized that SEPA appeals add cost to infill and affordable housing projects while having minimal impact on transportation systems. The law provides an option to protect SEPA decisions from appeal based on impacts to the transportation element of the environment when certain criteria are met.</p>	<p>No longer recommended as an action to implement the Housing Action Plan. Since the public hearing, staff has talked to DOT to confirm how this would work, and determined this statute requires no action on the part of the City, it will not change our permitting process, nor is this a useful means to advance housing strategies.</p> <p>The City will continue to require transportation impacts to be analyzed at time of SEPA, and send the determination to Dept. of Transportation for comment. To be clear, this provision is in state statute, and it is unknown how it would play out in a legal appeals process.</p>	<ul style="list-style-type: none"> • Time for staff to coordinate with DOT 	<p>N/A</p>



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Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.		Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
3.m	<p>Explore allowing medium density zoning around Neighborhood Centers.</p> <p><i>Gaps/Needs Addressed:</i></p> 		Currently on the Planning Commission’s work plan. Underway in 2021	Stay the course. Consider use of ‘Transfer of Development Rights’ as a means to increase density in neighborhood center areas.	<ul style="list-style-type: none"> • Time for staff and the Planning Commission to review and develop an ordinance updating the development code • Time for City Council to review and approve and ordinance • Included in dept’s annual base budget, including assistance from a consultant 	Short Term
3.n	<p>Process short plat administratively</p> <p><i>Gaps/Needs Addressed:</i></p> 		The City processes short plats up to 9 lots administratively.	This action has been implemented.	<ul style="list-style-type: none"> • No further action needed 	Done



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  = Variety
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Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>3.o Offer developers density and/or height incentives for desired unit types.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>Olympia offers a residential height bonus in the downtown and in the HDC-4 zone. There is also a density bonus in residential zones for cottage (20%), townhouses (15% in zones R4-8, R6-12), and low income (up to a 20% bonus). There is no maximum density in commercial zones.</p>	<p>Examine height requirements and the height bonus as part of the Capital Mall subarea plan. It is not clear at this time whether that would be appropriate or impactful. Heights in that area vary from 35'-75' depending on conditions.</p> <p>Include as part of Capital Mall HDN subarea plan (#3r)</p>	<ul style="list-style-type: none"> • Time for staff to review and develop ordinance updating development code • Time for the Planning Commission to review and the City Council to review and approve and ordinance • Included in dept's annual base budget 	<p>Mid Term</p>
<p>3.p Fix development code so that Transfer of Development Rights (TDR) bonus in R4-8 is a bonus and not a restriction.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>Underway</p>	<p>Stay the course</p>	<ul style="list-style-type: none"> • Time for staff to review and develop ordinance updating development code • Time for the Planning Commission to review and the City Council to review and approve and ordinance • Included in dept's annual base budget 	<p>Short Term</p> <p>Underway</p>





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  = Supportive Housing

Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>3.q Make use of SEPA threshold exemptions for residential and infill development.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The City passed a SEPA Infill Exemption Area for downtown in 2016.</p> <p>The City has not raised SEPA flexible threshold exemptions since the Legislature made changes in 2012-15.</p>	<p>A. Consider raising SEPA flexible threshold exemptions in accordance with allowance under SEPA</p> <p>B. Complete a SEPA planned action/subarea plan for the Capital Mall HDN (#3.r)</p>	<p>See #3.r for resources needed for a planned action. To raise thresholds:</p> <ul style="list-style-type: none"> • Time for staff to review and develop ordinance, which includes a rigorous analysis and documentation of impacts and mitigating factors in place as required under SEPA. • Time for the Land Use and Environment Committee to review and make a recommendation. • Time for the Planning Commission to review and the City Council to review and approve an ordinance. • Included in dept’s annual base budget. 	<p>Sub Area Plan = Short Term</p> <p>Threshold Exemptions = Mid Term</p>




 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
  = Stability
  = Supportive Housing

Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>3.r Complete a subarea plan for the Capital Mall High Density Neighborhood area.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The Comprehensive Plan identifies 3 areas for higher density residential development (referred to as High Density Neighborhood Areas). This includes: Downtown, The Capital Mall area, and the Pacific/Martin Way Triangle area. The City has taken initial steps to implement this vision by completing a Downtown Strategy. Further work is needed in the other two areas.</p>	<p>Scope this process in 2022, and begin the process in 2023.</p> <p>Several of the potential actions in the Housing Action Plan should be considered as part of this process, including:</p> <ul style="list-style-type: none"> - Revising regulations and incentives to encourage housing that is affordable for a range of incomes, including low income households (various) - Strategic infrastructure investments (#3.u) - A SEPA planned action (#3q) - Plan for adaptive reuse of commercial space (#3s) - Reduced parking requirements (#3.1) - Form based code (#4.i) 	<ul style="list-style-type: none"> • Time for staff to carry out a public process, research and develop recommendations. • Involves staff from several departments over 1-1.5 years. • Involves advisory boards, and possibly a special stakeholder committee • Time for the Land Use Committee and City Council to periodically review progress, for LUEC to make a recommendation, and for Council to approve a final planned action. • Funding allocation for consultant contract. 	<p>Short Term</p>




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Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>3.s Develop a plan for adapting vacant commercial space into housing.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>Almost all commercial zoning districts in Olympia allow apartments and other housing types. Vacant office and some retail spaces may be permitted to convert into residential units. In fact, a recent project converting an office building to residential units was completed near downtown (Campus Lofts on 12th Ave.)</p>	<p>Explore what we can do to support such conversions along the corridors, and especially in the High Density Neighborhoods identified in our Comprehensive Plan.</p> <p>Include as part of Capital Mall HDN subarea plan (#3r).</p>	<p>Include as part of scope for Capital Mall HDN subarea plan (see 3#r)</p>	<p>Short-Mid Term</p>
<p>3.t Expand allowance of residential tenant improvements without triggering land use requirements.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>Single family to multifamily uses with 5 units or more trigger full land use review.</p>	<p>Explore this item further.</p>	<ul style="list-style-type: none"> • Time for staff to review and develop ordinance • Time for the Planning Commission to review and the City Council to review and approve ordinance • Included in dept’s annual base budget 	<p>Mid Term</p>

 = Affordability
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  = Variety
  = Seniors
  = Improvements
  = Stability
  = Supportive Housing

Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>3.u Identify strategically placed but underdeveloped properties and determine what barriers exist to developing desired housing types.</p> <p><i>Gaps/Needs Addressed:</i></p>  		<p>The City does not have a proactive program of making infrastructure investments to spur housing development.</p> <p>While the City’s long-standing approach has been that growth pays for growth, we are finding that certain areas are unlikely to be developed without upfront public investment in required sewer and transportation infrastructure.</p>	<p>Identify areas where infrastructure investment is needed to spur housing development.</p> <p>To fully embrace this approach, the City should develop a master plan identifying where and what type of investments are needed to achieve planned residential growth, along with a method for prioritization. Subsequently, there should also be a separate chapter of the Capital Facilities Plan devoted to such investments. However, the City might start with a pilot project or two as part of developing this approach.</p>	<ul style="list-style-type: none"> • Time for staff to identify areas where such investment is needed • Time for staff to develop a pilot project proposal and for City Council to review and approve it • Eventually staff time to develop a master plan and subsequent program • Time for City Council to review and approve a master plan • Funding needs to be identified (would not be utility or transportation funds) 	<p>Short-Term = Pilot</p> <p>Mid-Term = master plan</p>

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Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.		Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
3.v	Increase minimum residential densities. <i>Gaps/Needs Addressed:</i> 	X	Residential zones have established minimum densities.	This action is not recommended in residential zones because this is the not currently a barrier to housing development in Olympia.	Not recommended.	N/A
3.w	Integrate or adjust floor area ratio standards. <i>Gaps/Needs Addressed:</i>    	X	Floor area ratio standards are only applied in one small zoning district in Olympia.	This action is not recommended because it is not currently an issue in Olympia.	Not recommended	N/A

 = Affordability
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Strategy 4: Increase the variety of housing choices.

Strategy 4 actions address ways to increase the variety of housing options, including duplexes, triplexes, accessory dwellings, and other housing forms that are not as common the Cities of Olympia, Lacey and Tumwater.

Why is this important?

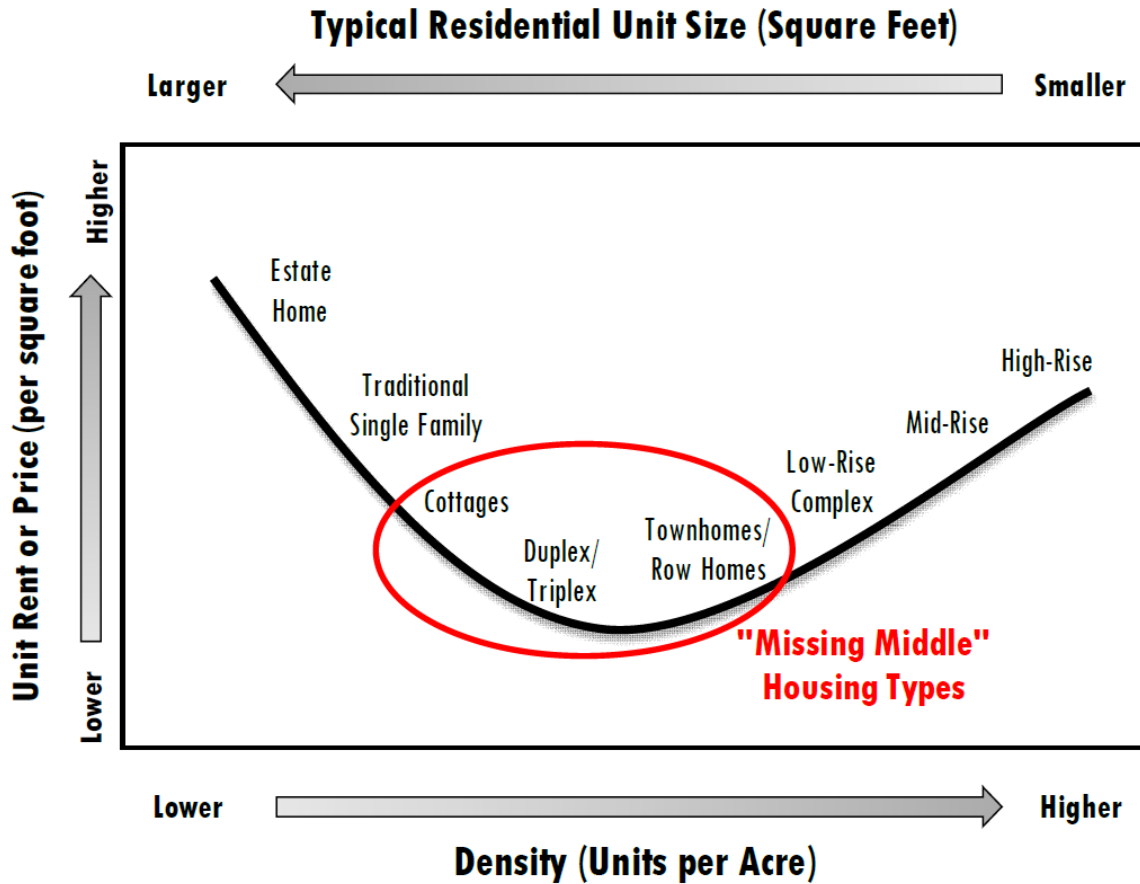
Household sizes in Thurston County have gotten smaller – reaching an average of 2.5 people per household today. Average household size is even smaller in Olympia at 2.2 people per household. There are more single-parent families, householders living alone and households consisting on non-family members. As household formation and composition have changed over time, so have housing needs. Increasing the variety of housing types allows more choices for households and creates a dynamic housing market better able to meet the needs of people living in our area.

How do these actions reduce housing costs?

“Middle density” housing – a small part of our region’s current housing stock – is an important part of an affordable housing strategy. Middle density housing includes small multifamily housing (duplexes and triplexes), attached townhomes, cottage housing, and accessory dwellings. Per-unit costs tend to be lower than single family homes because the homes are smaller, and developers can benefit from economies of scale. Per-unit costs are also less than high-density multifamily because they are stick built (they don’t require structured parking or other concrete and steel structures) and are typically in neighborhoods with existing infrastructure. This leads to lower costs both for homeowners and renters (Figure 3-3).

Diversifying the housing stock also recognizes that households are unique and have a wide range of housing needs. This is particularly true as our population ages. Middle density housing provides seniors a way to downsize while remaining in the neighborhoods they love.

Figure 3-3. Relationship between Housing Types, Price and Rent, Unit Size, and Residential Density









Source: Washington State Department of Commerce, *Housing Memorandum: Issues Affecting Housing Availability and Affordability* (2019), p. 85. <https://deptofcommerce.app.box.com/s/npwem3s3rvcsya15nylbroj18e794yk7>.

How do these actions address equity?















Increasing the variety of housing options provides more affordable housing options for low-income households, who are disproportionately people of color. Middle density housing can be both rental and owner-occupied. Affordable owner-occupied units would be a potential way to build financial equity.

Middle density housing also expands the housing options available in predominantly single-family neighborhoods, leading to a mix of household incomes. This allows low-income households to access some of the resources – such as better school districts or healthier neighborhoods – available to higher-income households.







Table 2-5. Actions that increase the variety of housing choices

Strategy 4: Increase the variety of housing choices.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>4.a Allow accessory dwelling units (ADU's) in all residential zones</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>City has implemented this action.</p>	<p>Stay the course.</p>	<ul style="list-style-type: none"> No further action needed 	<p>Done</p>
<p>4.b Simplify ADU requirements</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>City recently implemented this action through the Housing Code Options update: increased max size and height, relaxed sprinkler rules and no longer require additional parking space or for the owner to live onsite.</p>	<p>Stay the course.</p>	<ul style="list-style-type: none"> No further action needed 	<p>Done</p>
<p>4.c Provide pre-approved plan sets for ADU's</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>City now has preapproved plan sets at the front counter.</p>	<p>Stay the course.</p>	<ul style="list-style-type: none"> No further action needed 	<p>Done</p>








 = Affordability
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  = Variety
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  = Supportive Housing

Strategy 4: Increase the variety of housing choices.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
4.d Allow group homes in all residential zones and commercial zones that allow residential units <i>Gaps/Needs Addressed:</i>    	✓	City has implemented this action. Group homes with less than 6 people are a permitted use, and more than 6 people a conditional use (requires a public hearing by the Hearing Examiner.)	Stay the course.	<ul style="list-style-type: none"> No further action needed 	Done
4.e Recognize modular/manufactured housing as a viable form of housing construction <i>Gaps/Needs Addressed:</i>    	✓	City has implemented this action.	Stay the course.	<ul style="list-style-type: none"> No further action needed 	Done
4.f. Increase the types of housing allowed in low-density residential zones (duplexes, triplexes, etc.). <i>Gaps/Needs Addressed:</i>      	✓	City recently implemented this action through the Housing Code Options update - Providing more flexibility for duplexes, triplexes, fourplexes, sixplexes and courtyard apartments in residential zones.	Stay the course.	<ul style="list-style-type: none"> No further action needed 	Done

 = Affordability
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Strategy 4: Increase the variety of housing choices.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>4.g. Allow more housing types in commercial zones.</p> <p><i>Gaps/Needs Addressed:</i></p>  		<p>City currently allows single family, townhomes, duplexes and apartments in commercial zones.</p>	<p>Include as part of Capital Mall HDN subarea plan (#3.r)</p> <p>Consider allowing uses such as triplex, fourplex, courtyard apartments, and single room occupancy.</p>	<ul style="list-style-type: none"> • Time for staff to review and develop ordinance updating development code • Time for the Planning Commission to review and the City Council to review and approve and ordinance • Included in dept’s annual base budget 	<p>Mid Term</p>
<p>4.h. Allow single-room occupancy (SRO) housing in all multifamily zones.</p> <p><i>Gaps/Needs Addressed:</i></p>  		<p>Currently allowed in a few commercial zones, but code isn’t clear about residential.</p>	<p>Make it clear that single room occupancy is an allowed use in multifamily zones.</p>	<ul style="list-style-type: none"> • Time for staff to review and develop ordinance updating development code • Time for the Planning Commission to review and the City Council to review and approve and ordinance • Included in dept’s annual base budget 	<p>Mid Term</p>

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Strategy 4: Increase the variety of housing choices.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>4.i. Adopt a form-based code for mixed-use zones to allow more housing types and protect the integrity of existing residential neighborhoods.</p> <p><i>Gaps/Needs Addressed:</i></p>   		<p>City’s current design standards incorporate some elements of a form based code, where the focus is on building forms and relationships between buildings and the street.</p>	<p>Include as part of Capital Mall HDN subarea plan (#3r)</p>	<p>Include as part of scope for Capital Mall HDN subarea plan (see 3#r)</p>	<p>Mid Term</p>
<p>4.j. Strategically allow live/work units in nonresidential zones.</p> <p><i>Gaps/Needs Addressed:</i></p>   	<p>X</p>	<p>The City allows home occupations in residential zones. Most zoning districts within the High Density Neighborhoods allow a mix of commercial and residential uses.</p>	<p>This action is not recommended at this time. If public interest grows in allowing slightly more intensive nonresidential components (size, traffic generation, employees on site) than current home occupation rules allow then the City may consider this in the future.</p>	<p>Not recommended</p>	<p>N/A</p>

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Strategy 5: Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.

Strategy 5 actions recognize the need for the City of Olympia to engage with the community and establish strong partnerships with affordable housing providers to address housing affordability.

Why is this important?

While the City does not alone build or manage low-income housing, the policies it enacts can affect how much housing can be built and at what cost.

How do these actions reduce housing costs?

By establishing partnerships and collaborations with organizations who serve low-income households, the City can ensure it is directing its resources and enacting policies that best serve low-income households.

For some community members, changes brought on by growth and new development in their established neighborhoods can be threatening. As a result, residents may voice support for more affordable housing while at the same time seek to prevent actions needed to increase affordable options. By engaging with the community, the City can also build a shared understanding of the challenges faced by low-income households and develop informed consent around the strategies needed to increase housing affordability.

How do these actions address equity?

Building public understanding around the challenges faced by low-income households includes recognizing the historical reasons why they are disproportionately people of color.



The people who typically engage in public review processes – especially land use processes – are often white and of higher income. Developing relationships with people of color as well as organizations that work with or represent communities of color and disadvantaged groups can help the City better:

- Identify who benefits or is burdened by an action.
- Examine potential unintended consequences of taking an action.
- Mitigate unintended negative consequences of taking an action.
- Build in strategies to advance racial equity.



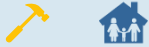

Proactive efforts to ensure engagement in decision-making processes are broadly inclusive and grounded in achieving equity are necessary. With broader input representative of the whole community, decisions are better balanced and actions the cities take can be more successfully implemented in an equitable fashion.

Inviting and bringing in people of all walks of life into the community conversation provides the most direct way to get feedback. Collaborating with community leaders and trusted representatives among disadvantaged populations can help make this happen and ensure government action does not increase inequities faced by people of color.

Table 2-6. Actions that improve implementation of housing strategies through collaboration, public understanding, and continually building on resources

Strategy 5: Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>5.a. Identify and develop partnerships with organizations that provide or support low-income, workforce, and senior housing as well as other populations with unique housing needs.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The City has begun this work, and staff regularly meet with partners and potential partners – both local and beyond. Examples include partnerships with the Low Income Housing Institute and Interfaith Works to develop housing and shelter for people experiencing homelessness at 2828 Martin Way, and contracting with the local food bank and senior center to provide food and meals during COVID.</p>	<p>Providing support to partner organizations that provide housing and related services is one of the best ways the City can make a difference. Constrained resources are a challenge, but continuing to work with the Regional Housing Council to identify new funding and set priorities is the right path. In addition, the City itself should continue to seek new resources and opportunities and engage potential partners – both local and from outside – that can help meet our housing objectives.</p>	<ul style="list-style-type: none"> • Staff time to regularly coordinate and support the Regional Housing Council, and connect with partners and potential new partners. • Funding for various contracts. • Staff time to manage contracts 	<p>Ongoing</p>

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  = Stability
  = Supportive Housing

Strategy 5: Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.		Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
5.b.	<p>Fund Housing Navigators to assist households, renters, homeowners, and landlords with housing issues.</p> <p><i>Gaps/Needs Addressed:</i></p> 		The City funded housing navigators from Homes First to assist with the Merritt Manor project.	Continue to fund navigators as needed through the Regional Housing Council and City Housing Program.	<ul style="list-style-type: none"> • Staff time to regularly coordinate and support the Regional Housing Council, and connect with partners and potential new partners. • Funding for various contracts. • Staff time to manage contracts 	Ongoing
5.c.	<p>Establish a rental registration program to improve access to data and share information with landlords.</p> <p><i>Gaps/Needs Addressed:</i></p> 		This action is included in the scope for Tenant Protections, currently underway (#2a)	Complete the process to identify and adopt tenant protections.	See #2.a	Short Term Underway

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  = Stability
  = Supportive Housing

Strategy 5: Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.		Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
5.d	<p>Conduct education and outreach around city programs that support affordable housing.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The Housing Action Plan process engaged the public and stakeholders about the City’s current programs and anticipated actions. Staff from the housing program have started conducting outreach to low income housing developers about available programs.</p>	<p>Adoption of a Housing Action Plan and the upcoming process to update the Comprehensive Plan Housing Element provide a great opportunity to continue sharing the City’s programs and approach with the community. Moving forward, as the City further develops its toolbox of affordable housing strategies, a specific campaign to ensure prospective partners know about Olympia’s goals, programs and incentives will help.</p>	<ul style="list-style-type: none"> • Time for staff to conduct public outreach and connect with prospective partners • Time for Communications Team to develop content that tells our story 	Ongoing

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Strategy 6: Establish a permanent source of funding for low-income housing.

Strategy 6 actions address the need to increase funding for low-income housing and to provide a regional strategy for distributing funds.

Why is this important?

While the private sector will build most of the housing needed to meet demand in the Olympia, Lacey and Tumwater area, a significant portion of households earn less than 80 percent of the median area income. Paying market rate rents or mortgages may not be affordable for them (Table 2-7).

Table 2-7. Maximum affordable housing costs at various income levels, 2020

HUD Income Limit* for a:	Yearly Income	Hourly Wage (Full Time)**	Maximum Monthly Affordable Rent or Mortgage Payment
<i>2-Person Family</i>			
Extremely Low Income (30%)	\$20,800	\$10.00	\$500
Very Low Income (50%)	\$34,700	\$16.70	\$900
Low Income (80%)	\$55,500	\$26.70	\$1,400
<i>4-Person Family</i>			
Extremely Low Income (30%)	\$26,200	\$12.60	\$700
Very Low Income (50%)	\$43,350	\$20.80	\$1,100
Low Income (80%)	\$69,350	\$33.30	\$1,700

*For 2020, Housing and Economic Development (HUD) income limits are based on a median family income of \$86,700 for Thurston County.

**Assumes one household member works full time at 40 hours per week.

Source: Thurston Regional Planning Council.

Whether the developer is a nonprofit or a for-profit organization, there are real costs to consider in making a development project feasible. Table 2-8 provides an example of the monthly costs associated with developing a 100-unit apartment complex. This example is intended to give readers an idea of the costs associated with multifamily development; actual numbers for a real project will vary based on a variety of factors.

In this example, each apartment unit costs \$250,000 to develop, a total that includes acquiring land, engineering and architectural fees, environmental review, appraisals, city fees, construction costs, etc. Most developers do not have the cash to develop a project without financing. Some may not have funds for even a down payment to qualify for a development loan. Developers must also consider the ongoing costs once the development is up and running – such as costs for managing the property, taxes and insurance, and reserving funds for basic and more extensive repairs. In this example, monthly costs per unit would need to be \$1,695 just to cover the financing and ongoing operating costs; this does not take into account any profit – only the cost to break even on the project and ensure the developer does not lose any money.

Table 2-8. Example of costs associated with developing an apartment complex

	Per Unit Cost – Not Grant Funded	Per Unit Cost – 25% Grant Funded	Per Unit Cost – 100% Grant Funded
Total Cost of Development <i>Covers the total cost of development including land acquisition, engineering and architectural fees, environmental reports, appraisals, city fees, construction, etc.</i>	\$250,000	\$250,000	\$250,000
Monthly Cost for Down Payment Financing <i>approximately 25% of overall development cost. Assumes 5.8% return on investment.</i>	\$300	\$0	\$0
Monthly Cost for Loan Payment <i>approximately 75% of overall development cost. Assumes 4% interest rate.</i>	\$895	\$895	\$0
Monthly Cost for Ongoing Operating Costs and Reserves* <i>Covers property taxes and insurance; utilities; landscaping and general maintenance; basic repairs; property management; and maintenance reserves for painting, new roofs, appliance replacements, etc.</i>	\$500	\$500	\$500
TOTAL Cost per month over 30-year loan term	\$1,695	\$1,395	\$500

*Per the Housing Authority of Thurston County, \$500 per unit is likely a modest amount for well-maintained properties.

Note: This example is intended to give readers an idea of the costs associated with development; actual numbers for a real project will vary.

Source: Housing Authority of Thurston County.

If a non-profit developer has the down payment covered through grant funding (about 25 percent of the total project cost), the cost per unit can be reduced to \$1,395 per month. If the non-profit developer is able to obtain grant funding for the total cost of development, the developer would still need about \$500 per unit per month to cover maintenance and operation costs. For households with extremely low incomes - making less than \$21,000 per year – this may still be a hard ask.

How do these actions reduce housing costs?

Providing affordable housing for the lowest income households and those experiencing homelessness requires significant resources. Right now, those resources are scarce, leaving many households unable to afford a decent and affordable place to live. Many of the actions identified in this plan will not be possible without more funding. The Cities of Olympia, Lacey and Tumwater can play a significant role in leveraging local, state, and federal dollars for low-income housing. The cities also recognize the need to collaborate regionally on a funding strategy so that funds are used efficiently and distributed to the



areas of greatest need. With more funding, housing units become more affordable for households when costs for developing and maintaining units are reduced.

While the cities have some capacity to increase funding, Chapter 4 recognizes the need for action at the state and federal level to increase funding for affordable housing.



How do these actions address equity?

People of color are disproportionately low-income, at risk of experiencing homelessness, or homeless. However, many of the actions in this plan to address these issues will be impossible to implement without additional funding.



Table 2-8. Actions that establish a permanent source of funding for low-income housing

Strategy 6: Establish a permanent source of funding for low-income housing.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>6.a. Establish an affordable housing sales tax.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The City adopted a Home Fund in 2018. The fund provides approximately \$2.3m annually to support local housing needs.</p>	<p>Stay the course.</p> <p>Support establishment of a countywide home fund, ultimately to provide more resources to meet the objectives and priorities of the Regional Housing Council.</p>	<ul style="list-style-type: none"> • Time for the Home Fund Advisory Board to review, and the City Council to review and approve the award • Time for staff to manage the program • Funding through the Home Fund sales tax • City Councilmembers can encourage the County Commissioners to enact a countywide home fund. 	<p>Ongoing</p>



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Strategy 6: Establish a permanent source of funding for low-income housing.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>6.b. Take advantage of the local revenue sharing program established by HB1406 (portion of State sales tax that can be used for affordable housing.)</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The City has implemented this action. The fund provides approximately \$325,000 annually, which is pooled with Lacey and Tumwater’s 1406 dollars and directed by the Regional Housing Council.</p>	<p>Stay the course.</p>	<ul style="list-style-type: none"> Staff and Councilmember time to regularly coordinate and support the Regional Housing Council 	<p>Ongoing</p>












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Strategy 6: Establish a permanent source of funding for low-income housing.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>6.c. Use Community Development Block Grant (CDBG), Section 108 loans and other federal resources for affordable housing.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The City receives annual CDBG funds from the Dept. of Housing and Urban Development, which it can direct to housing, economic development or social services that support low income households.</p> <p>Prior to COVID, the City started prioritizing CDBG for housing related projects, but in 2020 funds were directed to address various needs related to the COVID emergency.</p> <p>City also used to provide Section 108 loans for maintenance of low income housing, but isn't doing so currently.</p> <p>Both the County and City will receive funding from the federal American Recovery Plan, some of which will be directed to housing programs.</p>	<p>Use CDBG funds to reinstate revolving loan program to support rehabilitation and maintenance of low income housing (see 1.j)</p> <p>Prioritize housing programs and projects when allocating CDBG funding. In the short term, focus on rehab of low-income housing stock and partnering with housing agencies to build capacity.</p> <p>In the future, consider reinstating the Section 108 loan program – this is a complicated program to manage and it ultimately reduces the City's annual CDBG allocation, so requires careful thought.</p>	<ul style="list-style-type: none"> • Staff time to develop and manage contracts, and administer the program • Time for staff to prepare and City Council to review and approve annual allocations 	<p>Ongoing</p> <p>Section 108 = Mid Term</p>

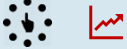


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  = Supportive Housing

Strategy 6: Establish a permanent source of funding for low-income housing.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>6.d. Develop a (regional) comprehensive funding strategy for affordable housing that addresses both sources of funding and how the funds should be spent.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>The newly formed Regional Housing Council (RHC) will consider issues specifically related to funding a regional response to homelessness and affordable housing, and how to better coordinate existing funding programs. Unfortunately, needs for responding to both homelessness and lack of affordable housing far outweigh resources. Work is needed through the RHC and other regional forums to determine overall allocation goals for permanent low income housing and emergency homeless response efforts. In the short term, the focus of the RHC is to direct American Recovery Plan Act funds to expand the goals of the 5-yr Homeless Crisis Response Plan and construction of permanent supportive housing. The RHC has stated this immediate focus does not diminish the need to develop a range of affordable housing options, including for those in the 50-80% area median income or higher income range.</p>	<p>After each of the jurisdictions have adopted their housing action plans and RHC indicates they are ready, staff can support this work.</p>	<ul style="list-style-type: none"> Staff and Councilmember time to participate in the Regional Housing Council 	<p>Short Term</p>

 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
  = Stability
  = Supportive Housing

Strategy 6: Establish a permanent source of funding for low-income housing.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>6.e. Use value capture (e.g. consider tax increment financing) to capture the value of city investments that increase private investment in neighborhoods, especially in areas with planned or existing transit.</p> <p><i>Gaps/Needs Addressed:</i></p>  		<p>Up until recently local governments have not had the authority to use tax increment financing (TIF) in Washington. However, HB 1189 – signed into law in 2021 - authorizes TIF’s for local governments.</p>	<p>When exploring TIF, consider whether this is a good tool for Olympia to use to finance affordable housing or infrastructure improvements that stimulate housing development.</p>	<ul style="list-style-type: none"> • Time for City Council to consider whether and how they many want to use TIF • Time for staff to review and prepare a TIF program for Olympia • Time for City Council to review and approve program • Time for staff to develop and manage such a program 	<p>Short-Mid term</p>
<p>6.f. Establish an affordable housing loan program.</p> <p><i>Gaps/Needs Addressed:</i></p>       		<p>Not currently addressed.</p>	<p>Consider in the future. More research is needed on what would be involved.</p>	<ul style="list-style-type: none"> • Time for staff to review and develop an ordinance establishing such a program • Time for City Council to review and approve the ordinance • Staff time to manage such a program • A dedicated source of funding 	<p>Long Term</p>

 = Affordability
  = Supply
  = Variety
  = Seniors
  = Improvements
  = Stability
  = Supportive Housing

Strategy 6: Establish a permanent source of funding for low-income housing.	Implementation Status	Current Approach	Recommended Approach	City Resources Needed	Recommended Timing
<p>6.g. Establish a regional housing trust fund to provide dedicated funding for low-income housing.</p> <p><i>Gaps/Needs Addressed:</i></p> 		<p>Not currently addressed.</p>	<p>Best if approached regionally.</p> <p>While this action is not recommended to be implemented by the City, the City should consider supporting any regional effort.</p>	<p>Not recommended</p>	<p>N/A</p>
<p>6.h. Establish an affordable housing property tax levy to finance affordable housing for very low-income households.</p> <p><i>Gaps/Needs Addressed:</i></p> 	<p>X</p>	<p>Not currently addressed for housing. In 2019 the City passed a property tax levy for public safety.</p>	<p>This action is not recommended since we adopted a property tax levy for public safety and a sales tax levy for affordable housing in 2018</p>	<p>Not recommended</p>	<p>N/A</p>

 = Affordability
  = Supply
  = Variety
  = Seniors
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  = Supportive Housing

Chapter 3.

Legislative Needs

The regional Housing Action Plan identified a number of barriers to affordable housing that need to be addressed at the state or federal level. Cities the size of Lacey, Olympia, and Tumwater are not the best suited to leverage sufficient funding to meet the needs identified in this plan. They need state and federal government relief to fill the gap. Loss of funding at either the state or federal level can have severe impacts at the local level. A joint legislative agenda developed by the Cities of Lacey, Olympia, and Tumwater will be necessary to address these issues.

Many of the actions in this plan require funding — especially actions to create affordable housing for the lowest income households and people moving out of emergency and temporary housing situations. Therefore, an important part of this legislative agenda is the need for funding for the construction and maintenance of low-income housing and permanent supportive housing.

State Legislative Agenda

- Increase funding for low-income housing construction.
- Increase funding for permanent supportive housing for those recently experiencing homelessness and moving out of emergency/transitional housing.
- Increase funding for renovating low-income housing to address accessibility upgrades, energy efficiency retrofits, and indoor health (e.g. lead and mold).
- Reform Washington’s condo liability laws.
- Amend the Manufactured/Mobile Home Landlord-Tenant Act — such as in [HB2610](#) — to provide protections for tenants in the event of a sale.

- Allow tax increment financing.
- Require a portion of the Washington State Housing Trust Fund to be used for affordable homeownership projects.
- Update the multifamily tax exemption program to include projects that support homeownership opportunities.
- Enact policies that can increase access to housing for formally incarcerated individuals.
- Increase funding for the Washington State Finance Commission’s down payment assistance program and expand amount of assistance low income homebuyers can receive to better match rising home costs.

Federal Legislative Agenda

- Reduce tariffs that raise housing construction costs, making it more expensive to build housing. Example: the cost of softwoods (heavily used in construction) from Canada are up by about 25 percent.
- Increase federal Housing and Urban Development (HUD) funding for affordable housing, including housing vouchers and funding for the Community Development Block Grant (CDBG) program, the Self-Help Homeownership Opportunity Program (SHOP), and the Home Investment Partnerships Program (HOME).
- Examine the effect of Davis-Bacon Act prevailing wage requirements on small, non-profit housing developers.
- Increase funding for down payment assistance. This could include providing tax credits for first-time home buyers with low-income, targeted down payment assistance for disadvantaged populations and communities of color, and increased funding for homeownership savings programs like Assets for Independence and the Family Self-Sufficiency initiative.
- Support the Neighborhood Homes Improvement Act tax credit, which would make it economically feasible to rehabilitate distressed homes for homeownership and expand affordable homeownership opportunities for local residents.

Appendix A.

Action Details

This appendix includes a fuller description of what each action included in this plan entails. Where appropriate, the appendix includes applicable information on what the Cities of Lacey, Olympia, and Tumwater can or have done as well as resources with more information. The actions are grouped into their strategy categories:

1. Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.
2. Make it easier for households to access housing and stay housed.
3. Expand the overall housing supply by making it easier to build all types of housing projects.
4. Increase the variety of housing choices.
5. Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.
6. Establish a permanent source of funding for low-income housing.

Strategy 1: Increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.

1.a. Donate or lease surplus or underutilized jurisdiction-owned land to developers that provide low-income housing.

In areas with high land costs, acquiring suitable land can add significant expense to an affordable housing project. Public lands can be donated or leased to affordable housing developers, thereby reducing the cost of development. In this case, affordable housing means housing for households with incomes 80 percent or less of the area median income.

When a jurisdiction does not own land appropriate for housing development, purchasing such land may be an appropriate measure. The land can then be donated or leased to developers that provide low-income housing.

For more information on donating public lands, see [RCW 39.33.015](#).

1.b. Fund development projects that increase low-income housing through grants or loans.

Cities can provide funding directly to low-income and permanent supportive housing providers through grants or loans. This recognizes the need for public funding to build low-income housing beyond what market-driven incentives can provide. This action can be best implemented for projects located close to transit and with good access to organizations and agencies that serve low-income households.

1.c. Offer and/or expand fee waivers for low-income housing developments.

Impact fees, utility connection fees, project review fees, and other fees increase the cost of housing construction. Reducing or waiving fees for low-income housing developments reduces their development costs and acknowledges that providing low-income housing has a positive impact on a community by:

- Ensuring vulnerable households can afford a home.
- Preventing individuals and families from becoming homeless.
- Reducing the cost of providing social services for households in crisis.

In most cases, the costs for such offsets must be made up elsewhere. According to the Washington State Department of Commerce, reducing or waiving impact fees are most effective when paired with other housing affordability incentives.

The Washington State Legislature has authorized municipalities to grant an exemption of eighty percent (80%) of the impact fees for qualified low-income housing developments. The City of Olympia offers this program to multifamily developments with over 4 units and when all the units will be affordable to those with incomes of 80% or less of area median family income for 20 years or longer. The Legislature allows this with no requirement to identify public funds to pay the exempted portion of the fees. In these cases, no money is collected from these projects to pay for the impacts to roads, schools and streets, in lieu of the provision of low-income affordable housing.

For more information on fee waivers for low-income housing, see:

- [RCW 82.02.060](#) for exempting impact fees for low-income housing.
- [RCW 35.92.380](#) and [RCW 35.92.020](#) for waiving utility connection and other utility fees for low-income persons.
- [RCW 36.70A.540](#) for waiving or exempting fees for affordable housing.

See also Action 3.b regarding deferral of impact fee payments, and 1.f regarding LOTT's hook up fees

1.d. Offer density bonuses for low-income housing.

Density bonuses allow developers to build more housing units than typically allowed if a certain percentage of units are low-income or income restricted. This policy is best implemented in coordination with low-income housing providers. Density bonuses are viable in areas where there is market demand for higher-density housing but do not pencil out where the demand is weak.

1.e. Define income-restricted housing as a different use from other forms of housing in the zoning code.

Defining income-restricted housing as a specific use allows cities to explicitly identify income-restricted housing as a permitted use in residential zones. It also allows cities to establish development regulations specific to low-income housing to streamline its design and permitting, making it a more attractive type of development for developers.

1.f. Support LOTT's discussion about lower hook-up fees for affordable housing.

The LOTT Clean Water Alliance provides wastewater management services for the urban area of north Thurston County, Washington. LOTT is a non-profit corporation, formed by four government partners – Lacey, Olympia, Tumwater, and Thurston County. Beginning in 2021, LOTT is conducting a cost of service study, and the scope includes discussion of measures the organization could take to further partners' interests in affordable housing.

Currently LOTT offers a rebate of 50% to 75% off the LOTT connection fee for property owners that are converting from an on-site septic system to the public sewer system. Property owners converting from septic to sewer are eligible for a rebate of 50% of the LOTT connection fee. Owners who meet criteria for hardship status, as defined by the city that will provide utility service, may qualify for an additional rebate of 25% of the LOTT connection fee. This program is in effect from 2019-2024, and is subject to available funds.

1.g. Partner with low-income housing developers to expand homeownership opportunities.

Affordable homeownership opportunities allow low-income households to build stability and wealth. Local jurisdictions can go beyond their own capabilities to encourage affordable homeownership opportunities by partnering with local housing groups and non-profit developers. This may include

providing funding, gifting publicly owned property, supporting grant applications, providing assistance to property owners, and other programs that increase affordable homeownership opportunities.

See also Action 1.a. regarding donation of land.

1.h. Provide funding for non-profit organizations to buy income-restricted units proposed to be converted to market rate housing.

Income-restricted housing units developed or rehabilitated with federal money may in the future be converted to market-rate units as affordability requirements expire. Partnering with The Housing Authority of Thurston County (HATC) and other nonprofit organizations to purchase such units can help preserve long-term housing options for low-income households.

See also 1.m requiring a notice of intent to sell, and 2.d regarding tenant opportunity to purchase.

1.i. Provide funding for low-income and special needs residents to purchase housing through community land trusts.

Community land trusts provide permanently affordable housing opportunities by holding land on behalf of a place-based community. A non-profit organization, housing land trusts help make homeownership both possible and affordable for low-income households. Locally, the Thurston Housing Land Trust serves all of Thurston County.

See also action 1.g regarding partnerships with low income housing developers.

1.j. Provide funding for renovating and maintaining existing housing that serves low-income households or residents with disabilities.

Low-income households and landlords that serve such households may not be able to afford costs for improving housing units that require renovation or rehabilitation. Need-based assistance to make home repairs, weatherization improvements, energy efficiency upgrades, and safety upgrades can ensure existing housing affordable to low-income households remains healthy for inhabitants, affordable, and in good repair.

The City receives an annual allocation of Community Development Block Grant (CDBG) funds, which is allowed to be used to help renovate homes rented or owned by low to moderate income residents. Under review at the time of this report is a proposal to use approximately \$200,000 from the nearly \$400,000 2021 annual allocation to reinstate a revolving loan program. The program would provide low-interest loans for various maintenance activities in either rental or owned properties.

The initial \$200,000 would help build capacity of a variety of non-profit agencies whom the City hopes to partner with on this program moving forward, including:

- Rebuilding Together which offers low-barrier services focusing on homeowners with disabilities and the elderly.
- The Thurston County Housing Authority which owns several low income rental properties.

- Homes First which also owns rental properties, and may be able to help the City with recruitment, screening and administration of the loan program.

Moving forward, the revolving loan program will be funded from prior loan payoffs received throughout the year (in prior years the City used CDBG for a similar loan program.) It is not known how much money will be generated for the program each year since sometimes loans are paid back in full before the deadline. However, each year in the fall City staff will share results of the program with the public and Council, including how many projects, how much money, how many people benefitted, etc.

See also Action 2.e regarding partnering with local trade schools.

1.k. As part of comprehensive plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households. Changes to comprehensive plans and development codes should include an evaluation of how they would affect the amount of housing, the types of housing allowed, and the cost to permit, construct, and renovate housing. Evaluating the potential for displacement when affordable units are likely to be lost to redevelopment (such as a mobile home park that is redeveloped) is also appropriate.

1.l. Require low-income housing units as part of new developments.

Future Thurston County households will have a range of incomes, and a portion of residential development will need to be affordable to low-income households. Requiring low-income housing units – whether for rent or ownership – ensures such units will be built as part of development. Consideration should be given to the number of low-income units required, how they are integrated with market-rate units, and whether thresholds should be enacted that exempt smaller developments from this requirement.

Washington State law allows cities to impose affordability requirements in areas where residential capacity is being increased. This is sometimes referred to as inclusionary zoning and typical elements include:

- Minimum quantity of required affordable units within the development (ex., 10-20%)
- A targeted income range (ex., less than 80% area median income)
- Time period (ex., 50 years)
- Geographic scope
- A fee in lieu option

As learned from other cities, establishing an affordability requirement requires the right conditions. Studies show that in communities with strong, sustained housing markets, and a program that is flexible and structured with sufficient incentives to offset the affordability requirements, this can be an effective tool. But there can be unintended consequences. Added costs and complexity can discourage development. If the affordability requirements are not sufficiently offset, developers may need to raise the cost of the market rate units to make up the difference, also impacting affordability. They also may opt not to build the project at all, and neither market rate nor affordable housing units will be built. A proforma analysis can help determine if the right conditions exist to make this tool viable. Viability may vary from neighborhood to neighborhood.

See [RCW 36.70A.540](#) and [WAC 365.196.870.2](#) for more information.

1.m. Adopt a “Notice of Intent to Sell” ordinance for multifamily developments.

Requiring notice to the city, housing officials, and tenants when the owner of a multifamily development intends to sell gives the city the opportunity to preserve low-income units for the same purpose and tenants ample additional time to prepare for a potential move. Not every multifamily development is appropriate for purchase to preserve affordability, but the notice allows jurisdiction staff the time to consider it. Cities may consider developing a list of criteria to determine the types of multifamily developments they want to preserve, including units currently required to be dedicated for low-income households but which may be converted to market-rate units in the future.

Resources

- National Housing Preservation Database. Provides information on developments that have received housing subsidies. As of December 2020, more than 3,000 multifamily units (two or more units in a building) in Thurston County have active subsidies.

1.n. Allow manufactured home parks in multifamily and commercial areas.

Manufactured home parks serve as one of the most affordable housing options for households in the region. If a city has not adopted a dedicated zone for manufactured home parks, it should consider allowing such developments in commercial areas and all multifamily zones.

See also Actions 1.p regarding a preservation program, 2.i regarding rezones, 2.d regarding tenant opportunity to purchase, and 4.e regarding manufactured homes.

1.o. Require Planned Residential Developments (PRDs)/Planned Unit Developments (PUDs) for low-density development and include standards for including low-income housing.

Planned Residential Developments (PRDs) and Planned Unit Developments (PUDs) and are intended to provide a developer flexibility when designing very large subdivisions. Generally, flexibility is provided in terms of lot size and housing types. Requiring low-income housing as part of low-density PUDs/PRD can introduce a greater variety of housing of low-density housing types (duplexes, small apartment buildings, cottage housing, etc.) into a new neighborhood and ensure the neighborhood is affordable for a wider range of households. This may also encourage the private sector to partner with non-profits such as Habitat for Humanity to develop detached single-family homes for low-income households.

Low-density developments are more likely to consist only of detached single-family homes. Requiring PRDs/PUDs for low-density development can encourage more housing types in such developments. Requiring low-income housing in PRD/PUD proposals is a type of inclusionary zoning (income-restricted affordable housing must be included as part of new developments).

1.p. Establish a program to preserve and maintain healthy and viable manufactured home parks. Manufactured home parks can be prime locations for higher density redevelopment in communities with strong demand for new housing. However, they also serve as one of the most affordable housing options for households in the region. A program that seeks to preserve and maintain healthy and viable manufactured home parks may consider ways to assist:

- Unit owners to purchase the park outright.
- Unit owners to maintain and repair individual manufactured homes.
- Unit owners with funding to replace units that would be better replaced than repaired.
- Unit owners with funding for relocation when a park cannot be preserved.
- Park owners with making service and utility upgrades.
- Park owners with converting from septic to sewer service.

See also Actions 1.n regarding allowing, 2.i regarding rezoning, 2.d regarding tenant opportunity to purchase, and 4.e regarding manufactured homes

1.q. Enhance enforcement of property maintenance codes to keep housing in good repair. Property maintenance codes are intended to ensure the health, safety, and welfare of the public is adequately protected. Improved enforcement can help ensure pest infestations, lack of sanitary conditions, presence of mold, and structural issues are addressed in a timely fashion, thereby protecting homeowners, tenants, and the public at large. Enforcing adopted property maintenance codes is difficult due to the time, staffing, and funding needed to identify and address issues as they arise.

This strategy could have a negative impact on low-income households if resources are not also made available to such households (or their landlords) to make required repairs (see Action 1.j regarding funding).

Strategy 2: Make it easier for households to access housing and stay housed.

2.a. Identify and implement appropriate tenant protections that improve household stability.

Tenant protections help avoid or slow the process of displacement for households by preserving housing units, a household's tenancy, or access to information and assistance. Examples of tenant protections include but are not limited to:

- Adopting a just cause eviction ordinance that requires landlords to provide tenants with a legally justifiable reason for the eviction.
- Adopting a preservation ordinance, requiring developers to replace affordable housing units demolished as part of redevelopment.
- Adopting an eviction mitigation ordinance to find ways to mutually end a rental agreement rather than evicting tenants.
- Adopting an opportunity to purchase policy that better involves tenants in the decision-making process when a dwelling unit is to be sold.
- Developing a program to incentivize landlords to accept tenants with poor credit or criminal history.
- Improving enforcement of landlord/tenant laws.
- Increasing a tenant's access to legal assistance for landlord/tenant issues.
- Limiting or regulating fees associated with rental housing applications.
- Requiring landlords to establish payment plans for tenants that get behind on rent.

Each tenant protection has positive and negative aspects that should be reviewed and considered before implementing, and both tenants and landlords should be involved in the review process. For more information on protections offered by the Residential Landlord Tenant Act, see [Chapter 59.18 RCW](#).

2.b. Adopt short-term rental regulations to minimize impacts on long-term housing availability.

When a property owner rents out an entire living unit on a short-term basis (generally a period of time less than 30 days), that housing unit cannot be used for the community's long-term housing needs. Regulating short-term rentals can reduce negative impacts to the housing market as well as the neighborhood where the short-term unit is located. While this action is most effective in communities that attract a robust tourism base, establishing regulations/registration for this use ensures the city can track the impact short-term rentals have on long-term rentals.

2.c. Provide displaced tenants with relocation assistance.

Displacement can happen for a variety of reasons through no fault of the tenant. As redevelopment becomes a more attractive option than keeping a development as is, households – especially low-income households – can be displaced. Moving costs money, and low-income households may not have the funds available for making a required move. State law authorizes local governments to adopt an ordinance requiring developers to provide displaced tenants with relocation assistance to households that have an income of 50 percent or less of the area median income. Cities and counties can also

dedicate public funds or use a combination of public and private funds for relocation assistance. When public action results in tenant displacement, relocation assistance is required.

For more information on relocation assistance, see [RCW 59.18.440](#) (developer action) and [RCW 8.26](#) (public action).

2.d. Consider a Tenant Opportunity to Purchase Ordinance (TOPO)

Tenant Opportunity to Purchase Ordinances (TOPOs) aim to provide long-term protection of already existing affordable housing by allowing tenant groups the first opportunity to negotiate and bid on rental properties when they come up for sale. In other cities these are typically mandatory and have been applied to manufactured home parks only.

Manufactured homes provide some of the most affordable forms of housing in the county, particularly for seniors. While in some of the lowest cost housing available, residents in manufactured home parks are particularly vulnerable because they usually own their home but not the underlying land.

Following implementation of a TOPO for manufactured home parks, the City could work with local organizations such as a land trust or cooperative development center to help residents purchase the property and place it in trust for long term affordability, perhaps in a cooperative model.

See also Actions 1.n regarding allowing manufactured home parks (MHP's), 1.p regarding a preservation program for MHP's, 2.i regarding rezoning MHP's, 2.d regarding tenant opportunity to purchase, and 4.e regarding manufactured homes.

2.e. Partner with local trade schools to provide renovation and retrofit services for low-income households as part of on-the-job-training.

According to a 2019 housing memorandum prepared by PNW Economics, LLC and LDC, Inc. for the Washington State Department of Commerce, the majority of general contracting firms struggle to find skilled tradespeople (Issues Affecting Housing Availability and Affordability, p. 71.) Trade schools, apprenticeship programs, and other professionals that provide repair, retrofit, and renovation services to homeowners can scale up training with the help of homeowners who are in need of services at reduced rates.

This action may require additional assistance to the household to accomplish (see Action 1.j regarding funding).

2.f. Explore barriers and policies that can increase access to housing for formally incarcerated individuals

A criminal conviction can be a lifelong barrier to accessing services housing and other services. Landlords often use criminal background checks to narrow the applicant pool for their housing. Also, public and supportive housing options are in short supply and often people reentering from jails or prisons are ineligible or screened out from these programs. Having a criminal record while competing for low income units in short supply puts people with criminal records at a severe disadvantage. These

individuals are highly likely to become homeless, which also increases the likelihood of recidivism. These housing practices and policies disproportionately impact people of color and people with disabilities, as these persons are over-represented in the U.S. criminal justice system.

More exploration is needed to determine what other cities have done to mitigate this issue and what might be the right approach for Olympia.

2.g. Establish a down payment assistance program.

Down payment assistance typically takes the form of a low- or no-interest loan to the home buyer, which can be paid back as part of the mortgage or at the time the mortgage is paid off, the home is sold/transferred to a new owner, or the property is refinanced.

The Washington State Housing Finance Commission (WSHFC) has programs that provide down payment assistance to first time and low-income home buyers. Establishing a down payment assistance program at the local level can assist more households in the Thurston County community towards the goal of homeownership. One option would be for the City to partner under a contract with the WSHFC to increase the amount assistance available, more narrowly define eligibility, as well as receive program management assistance from WSHFC.

For more information on state down payment assistance programs, see the [Washington State Housing Finance Commission](#).

2.h. Adopt a “right to return” policy.

A “right to return” policy prioritizes down payment assistance for first-time home buyers that have been displaced due to direct government action. Establishing a right to return policy should only occur if the city has also established a down payment assistance program (see Action 2.g.).

2.i. Rezone manufactured home parks to a manufactured home park zone to promote their preservation.

Manufactured home parks provide some of the most affordable, non-subsidized forms of housing in Thurston County. Occupants of manufactured and mobile homes who own their unit lease the land under the unit. As property values rise, pressure to redevelop manufactured home parks increases, putting unit owners at risk of having to move (which can be costly) and being unable to find a new place to establish their home. Rezoning such developments to a manufactured home park zone can limit the types of development allowed in the zone and result in a more thorough public review process if rezoning is proposed.

See also Actions 1.n regarding allowing manufactured home parks (MHP’s), 1.p regarding a preservation program for MHP’s, 2.d regarding tenant opportunity to purchase, and 4e regarding manufactured homes.

Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects.

3.a. Lower transportation impact fees for multifamily developments near frequent transit service routes.

Transportation impact fees are one-time charges assessed by a local government on a new development project to help pay for establishing new or improving existing public streets and roads. The streets and roads must be included in a community's Comprehensive Plan. The fee must directly address the increased demand on that road created by the development. For multifamily developments near frequent transit service routes, the idea is that many residents and visitors are able to utilize the public transit system, thereby reducing the impact of the development on public streets and roads.

Currently the City of Olympia collects Transportation, Park and School Impact Fees, but does not collect Fire Impact Fees. The Olympia School District establishes the School Impact Fee, which are collected by the City at the time of permit and then directed to the District.

January 2021 Transportation Impact Fees (rounded to the nearest dollar)

- **Lacey:** \$610-\$3,989 per dwelling unit. Varies according to unit type with detached single-family dwellings having the highest fees.
- **Olympia:** \$728-\$3,219 per dwelling unit. Varies according to unit type with detached single-family dwellings having the highest fees.
- **Tumwater:** \$497-\$3,919 per dwelling unit. Varies according to unit type with detached single-family dwellings having the highest fees. Assisted living facilities have a fee of \$439 per bed.

3.b. Allow deferral of impact fee payments for desired unit types.

New development impacts existing municipal and community investments, and impact fees are a way to ensure new development pays their fair share. Impact fees may be delayed, but they must be paid before the impact is realized. Delaying payment of such fees allows a developer building desired unit types to spread the costs of a development over a longer period of time. State law already requires the Cities of Lacey, Olympia, and Tumwater to establish a system for deferring impact fee payments for small, single-family residential developments. This action would expand the deferral program to developments with desired unit types.

Desired unit types depend on the neighborhood or policy context and could include defining the type of building (courtyard apartment or manufactured home, for example), the need for income-restricted units, units of a certain size, or units containing a certain number of bedrooms.

See also Action 1.c. regarding fee waivers.

3.c. Reduce setbacks and increase lot coverage/impervious area standards.

Modest reductions in front setback standards can help to expand possible building footprint area. In dense urban environments, the opportunity to build a firewall up to the side property line allows greater flexibility and expansion of the possible building envelope. Overly ambitious impervious area standards can also be detrimental to desired infill housing development and limit achievement of maximum allowed units.

3.d. Reduce minimum lot sizes.

Like increasing minimum residential densities, reducing minimum lot sizes allows more dwelling units to be built per acre of land, can reduce the cost of each housing unit, increases the likelihood of public transit ridership, improves a neighborhood's walkability, and reduces the per housing unit cost of providing urban services (water, sewer, garbage, etc.). For low-density developments like single-family neighborhoods, it also allows for smaller and low-maintenance yards.

3.e. Relax ground floor retail.

While a mix of uses can be useful for neighborhoods, especially along main streets, many municipalities require retail uses in the ground floors of all new multifamily residential projects. This may oversupply the local retail and office market, reducing the financial feasibility of projects with space that is less profitable to developers. Strategically applying ground-floor retail requirements to essential streets or blocks can limit the barrier to housing development.

3.f. Require minimum residential densities

Washington's Growth Management Act (GMA) requires that communities within designated urban growth areas allow for urban densities. While a specific density isn't specified by GMA, veteran Washington planners often mention four dwelling units per acre as the minimum urban density, though closer to seven units has been shown to support transit service. Nevertheless, growing municipalities recognize higher densities reduce the per-household cost of providing urban service. While the real estate development market will in many cases render minimum residential densities unnecessary, setting a minimum density can be critical to achieving growth and community development goals and policies.

The purpose of establishing minimum densities in zoning is to ensure that a sufficient level of development occurs to support transit use, walkability, infrastructure investments, local retail or other goals. Applying minimum density standards around high-capacity transit stations and other well-served transit nodes or corridors has gained traction over the past decade.

3.g. Allow third-party review of building permits for development projects.

While retaining control of issuing building permits, a city may find third-party reviews helpful for maintaining good customer service and ensuring reviews are timely as demand for reviews increase or the permit counter is short-staffed. Third-party reviews may also be employed if expedited review policies are established.

3.h. Simplify land use designation maps in the comprehensive plan to help streamline the rezoning process.

Development must be consistent with a community's comprehensive plan; broad land use categories in the comprehensive plan provide the vision while more precise land use zones provide the implementation framework. Land use designations that are too specific in a comprehensive plan may require a developer to apply for a comprehensive plan amendment in addition to a zone change. Because comprehensive plan amendments are typically considered only once a year, this can slow the permitting process down substantially.

- **Lacey:** 33 land use designations in the Comprehensive Plan implemented by 33 land use zones.
- **Olympia:** 15 future land use designations in the Comprehensive Plan implemented by 33 land use zones.
- **Tumwater:** 19 future land use designations in the Comprehensive Plan implemented by 19 land use zones.

3.i. Reduce parking requirements for residential uses, including for multifamily developments near frequent transit routes.

Because parking can be expensive to install or take up valuable site area, reducing parking associated with new development or redevelopment can lower overall development costs. Reducing parking requirements can result in increased density and be an appropriate trade-off when the development is near transit routes that receive frequent service. Additionally, fewer residents may be likely to own multiple vehicles in areas within walking distance of frequent bus service or neighborhood centers.

3.j. Expand the multifamily tax exemption to make it available in all transit corridors.

The Multifamily Tax Exemption (MFTE) program is authorized by state law to stimulate residential construction within targeted areas. The Cities of Lacey, Olympia, and Tumwater have each established a multifamily tax exemption (MFTE) program and utilize the program for specific areas of their respective communities where they desire a more urban residential or mixed-use pattern of development. The target areas as of January 2021 are:

- **Lacey:** Applies to the Woodland District.
- **Olympia:** Generally applies to downtown Olympia and portions of Harrison Avenue and State/Fourth Avenues.
- **Tumwater:** Generally applies to the Brewery District, Capitol Boulevard Corridor, Tumwater Town Center, and the Littlerock Road Subarea.

Opening the program to transit corridors can lead to more units being constructed in areas with low transportation costs and more units – at least for a time – affordable to low-income households.

Upon approval of qualified projects, Olympia may exempt the value of the new residential portion of the assessed property value from taxation for a specified period of time. There is an 8-year exemption, and a 12-year exemption for projects where at least 20 percent of the units are rented or sold to low or moderate income families, defined as having an income less than 115% of area median income. The

Thurston County Assessor determines the amount to exempt based on the improvement created through new residential construction or rehabilitation.

Most of the MFTE projects in the City have occurred in downtown and have used the 8-year MFTE. The MFTE program has been available downtown for over 20 years as the City has long tried to stimulate residential construction there to meet urban density, transit and other goals. The 8-year MFTE began to be used in 2014 as the pace of multifamily construction picked up following the recession. The City's first 12-year MFTE project, Merritt Manor on Martin Way, was completed in 2020.

The MFTE doesn't give a developer any money directly; it merely exempts a portion of the increase in assessed value of the property from taxation for a specified time period.

For more information, see [RCW 84.14](#).

3.k. Review fees/regulations to identify housing cost reductions

According to a 2019 housing memorandum prepared by PNW Economics, LLC and LDC, Inc. for the Washington State Department of Commerce, one of the factors leading to underproduction of housing throughout the State are complex, layered regulations that make development more costly and prone to risk (Issues Affecting Housing Availability and Affordability). When demand for housing is high but supply remains low – as our region is experiencing – housing costs increase for renters and potential buyers across the board. Thus, increasing the supply of housing for all income levels will play a role in stabilizing home prices across the board.

The issue of regulatory barriers to housing is consistently identified by local housing producers – both in the private and non-profit sectors - to stifle development. On August 12, 2019, the City of Olympia Land Use & Environment Committee held two study sessions with local producers of housing to better understand which potential City actions might effectively stimulate additional housing construction. The two study sessions focused on low-income housing (below 80 percent AMI) and moderate-income housing (80-120 percent AMI), respectively. Following the study sessions, the Committee held additional discussion at its September 19, 2019, meeting and directed staff to recommend specific tools that the City can focus on to address housing costs.

At this time the staff are working through an approved of regulations and fees that have the highest potential to address the costs of producing housing for moderate-income households:

- Phase 1: street connectivity, frontage improvement thresholds, downtown sidewalk standards, private streets in manufactured home parks.
- Phase 2: Increase flexibility in the permit process; street classification standards; definitions of change of use or density.
- Phase 3: regional stormwater approaches and retrofit requirements.

In the future, the Land Use Committee will also consider potential specific, direct incentives for housing production.

3.l. Consult with Washington State Department of Transportation as part of the SEPA review process to reduce appeals based on impacts to the transportation element for residential, multifamily, or mixed-use projects.

The State Environmental Policy Act (SEPA) provides citizens with a process for challenge decisions made by jurisdictions and government agencies. While an important tool for holding government accountable, SEPA appeals can slow down projects, adding time and costs to the approval process.

HB 1923 – passed into law in 2019 – recognized that SEPA appeals add cost to infill and affordable housing projects while having minimal impact on transportation systems. The law provides cities with an option to protect SEPA decisions from appeal based on impacts to the transportation element of the environment when:

- The approved residential, multifamily, or mixed-use project is consistent with the adopted transportation plan or transportation element of the comprehensive plan.
- The required impact fees and/or traffic and parking impacts are clearly mitigated under another ordinance.
- Washington State Department of Transportation (WSDOT) determines the project would not present significant adverse impacts to the state-owned transportation system.

Consultation with WSDOT as part of the SEPA review process can help streamline the development process. For residential, multifamily, and mixed-use projects that do not meet the criteria above, the right to appeal the SEPA decision is maintained.

For more information, See [RCW 43.21C.500](#).

3.m. Explore allowing medium density housing around Neighborhood Centers.

Olympia’s Comprehensive Plan identifies locations throughout the City for Neighborhood Centers. These are small walk and transit-friendly activity clusters within neighborhoods that serve the day-to-day retail and service needs of local residents and foster community interaction.

Olympia’s neighborhood centers are in various stages, from booming to completely undeveloped. In 2015, the Olympia Planning Commission conducted a study and found one of the key barriers to fulfillment of this vision is not enough customers living within a ½ mile to support business activity. (As a rule of thumb, a small convenience food store needs 1,000 households within a ½ mile to be sustained.)

A policy in the Comprehensive Plan provides that medium-density housing types may be located in or near neighborhood centers. Making this change would require further analysis, a public process and Council decision to change zoning regulations. The Planning Commission plans to take this up later in 2021-22.

3.n. Process short plats administratively

Short subdivisions, also called “short plats,” are defined in [RCW 58.17.020\(6\)](#). “Short subdivision” is the division or redivision of land into four or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership. Cities, towns and Growth Management counties may increase the number of lots to a maximum of nine within urban growth areas. This means that these developments may be administratively approved instead of needing to go through a more lengthy subdivision process.

Consistent with established legal requirements, administrative approvals can improve the clarity, speed and consistency of the review process, which in turn encourages new housing construction by reducing potential confusion or perception of risk among developers as well as lowering their administrative carrying costs.

3.o. Offer developers density and/or height incentives for desired unit types.

Increasing height limits or the number of dwelling units per acre can provide an incentive for developers to include desired unit types. Desired unit types depend on the neighborhood or policy context and could include defining the type of building (courtyard apartment or manufactured home, for example), the need for income-restricted units, units of a certain size, or units containing a certain number of bedrooms.

3.p. Fix code so that Transfer of Development (TDR) bonus in R4-8 is a bonus not a restriction. Olympia's code is written in such a way that to achieve the maximum allowed density in the R4-8 zone (8 units per acre) the developer must purchase a development right from the county's TDR program. The TDR program is meant to provide a bonus for the purpose of focusing growth in the urban areas while preserving land in the rural areas of the county. It is not meant to establish a restriction on allowed density. This provision is also confusing in regard to maximum density allowed in R4-8.

3.q. Make use of SEPA exemptions for residential and infill development.

The State Environmental Policy Act (SEPA) review process is intended to ensure government actions have fully taken into consideration the environment before a decision is made. A SEPA review is required at all levels of planning, including at the time of any changes to the Comprehensive Plan and Development Code, or during the permit stage for a specific construction project. Actions that will likely result in an adverse environmental impact must go through a more rigorous review (an environmental impact statement or EIS). In lieu of preparing an EIS, an agency may issue a mitigated Determination of Non-Significance when there is assurance that specific enforceable mitigation will successfully reduce impacts to a nonsignificant level.

At the time the SEPA law was enacted in 1971 there were fewer environmental protections written into Olympia's development code than there are today. For example, Olympia has adopted stormwater and critical area codes as well as a Shoreline Master Program. For this reason, many of the provisions once required by SEPA at the permit stage are now written into the code. There is an advantage to this because the regulations are clear to all stakeholders – developers, public, Council, etc. – upfront rather than being identified near the end of the permit process.

Threshold Exemptions

Some projects are statutorily exempt from the SEPA review process because their impact on the environment is generally considered to be minimal and not adverse, however developments must still meet environmental standards. Under the SEPA statute, single-family and multifamily developments with four or fewer units are automatically exempt from review. State law also allows cities to adopt more flexible exemptions for certain things and maximum thresholds are provided. For example, cities

may exempt single-family developments with up to 30 units and multifamily developments with up to 60 units from SEPA review.

Table A-1. Adopted SEPA Exemptions as of January 2021

Exemptions	Development Type	
	Single-Family	Multifamily
Allowed per SEPA	30 units	60 units
Lacey	4 units	60 units
Olympia	9 units	No exemption
Tumwater	9 units	60 units

Several years ago, the State Legislature raised the maximum thresholds, and Olympia has yet to explore whether it makes sense to raise our thresholds accordingly. The City would look at each option and ultimately City Council may decide to stick with status quo, lower or raise the threshold. If raising the threshold, the City may decide not to do so to the maximum allowed.

Several criteria must be met for a city to adopt flexible thresholds. The city must show sufficient documentation showing that impacts to all elements of the environment have been adequately addressed, including how much regulations reduce impacts on each element of the environment for each project types, sizes and location. There also must be a disclosure of any loss of notice and comment opportunities for future permitting decisions that will be exempt from SEPA. The city would also need to document how specific adopted development regulations and applicable state and federal laws provide adequate protections for cultural and historic resources when exemption levels are raised.

The SEPA rules allow cities to raise the exemption limit for minor new construction to better accommodate the needs in their jurisdiction. The advantage is to reduce process where it is not necessary in order to protect the environment because adequate code provisions are in place upfront in the code. This in turn can encourage private sector development because it removes time, cost and risk from the project.

Infill Exemptions

In order to accommodate infill development, cities may adopt SEPA exemptions for infill development to help fill in urban growth areas.

To qualify for the infill exemption:

- An EIS must already be issued for the comprehensive plan or the city must prepare an EIS that considers the proposal's use or density/intensity in the exempted area.
- The density of the area to be infilled must be roughly equal to or lower than what the adopted comprehensive plan calls for.
- The development must be residential, mixed-use, or non-retail commercial development. Commercial development that exceeds 65,000 square feet does not qualify for the exemption.
- Impacts to the environment from the proposed development must be adequately addressed by existing regulations.

If a city takes action to adopt an infill exemption before April 1, 2023, the city's action cannot be appealed through SEPA or the courts.

Planned Actions

Up front review and analysis of impacts to the environment can help streamline the process for developments. Individual developments projects associated with an adopted plan (subarea plan or master planned development, for example) can be exempted from further SEPA review when a threshold determination or EIS has been issued for the adopted plan. The threshold determination or EIS for the adopted plan must detail the project-level impacts of the proposed development, thereby forgoing the need for review when the specific project applies for permitting.

For more information, see:

- [RCW.21C](#) (SEPA)
- [WAC 197.11.800](#) (SEPA rule exemptions, flexible thresholds)
- [RCW 43.21C.229](#) (infill exemptions).
- [RCW 43.21C.440](#) (planned actions).

3.r. Complete a subarea plan for the Capital Mall High Density Neighborhood area

Olympia's Comprehensive Plan establishes a vision for three High Density Neighborhoods: Downtown, the Pacific/Martin/Lilly triangle and the Capital Mall area. A significant amount of Olympia's new housing growth will be concentrated into these areas, mixed in with new and existing commercial. These are to be highly active neighborhoods where people can meet their needs without traveling too far or needing a car.

The City has taken steps to bring downtown closer to this vision. In 2017 the City adopted a Downtown Strategy outlining actions the city and partners can take to move the community's vision for downtown forward. Helped along by a package of development incentives over 700 new housing units have been created in downtown since 2015, with hundreds more in the predevelopment phase. Additional work needs to be done in the other two high density neighborhood areas to make the vision a reality.

The Capital Mall area is a regional shopping center, which also includes one of the area's best balances of jobs within walking distance of medium-density housing. While still economically viable, the area currently has many vacant storefronts within the surrounding strip malls as well as many surface parking lots that rarely fill to capacity. Although the area has a land use pattern that is more auto-oriented than pedestrian or transit oriented, it does have transit service frequencies of 15 minutes or better and one of the highest board counts along the entire network of urban corridors. Sidewalks and mature landscaping also make walking here more pleasant than most auto-oriented commercial areas.

The vision is for the Capital Mall HDN is to evolve into a complete urban neighborhood with a mix of jobs, housing and services. Elements of the subarea plan may include:

- Revising regulations and incentives to encourage housing that is affordable for a range of incomes, including low income households
- Transportation-efficient land use development strategies that maximize housing choices, job access and travel options
- Focus on improving equity through greater access to opportunity for low income residents, who are disproportionately people of color
- Advancement of climate change adaptation strategies

- Focus on local sense of place and district character with appropriate design, district branding, and engagement
- Strategic infrastructure investments (#3.u)
- A SEPA planned action (#3q)
- Plan for adaptive reuse of commercial space (#3s)
- Reduced parking requirements (#3.1)
- Form based code (#4.i)

3.s. Develop a plan for adapting vacant commercial space into housing.

New technology – and the current COVID-19 pandemic – are changing how people work and shop. The increase in telework decreases the need for office space. More online shopping increases the need for warehouses but decreases the need for brick-and-mortar retail space.

Planning for converting vacant commercial office and retail space with low market value into residential use can meet the needs of property owners losing rents and households needing housing. A streamlined permitting process can help transition vacant commercial space into needed residential units.

3.t. Expand allowance of residential tenant improvements without triggering land use requirements.

For improvement projects that add housing but have minimal neighborhood impacts – such as accessory dwelling units (ADUs) or conversions from single-family to a duplex or triplex, – waiving building, engineering, and land use requirements can reduce the cost to the property owner or developer. Before implementing, cities should consider the impact of waiving requirements for parking, frontage improvements, landscaping improvements, etc. as waving some standards may not be appropriate given the context of the neighborhood.

3.u. Identify strategically placed but underdeveloped properties and determine what barriers exist to developing desired housing types.

It is not always clear why a property especially suitable for residential development is underutilized. Identifying existing barriers can lead to a better understanding of how existing codes, infrastructure, and market conditions affect the viability of development projects that contain desired unit types. Desired unit types depend on the neighborhood or policy context and could include defining the type of building (four-story building or courtyard apartments, for example), the need for income-restricted units, units of a certain size, or units containing a certain number of bedrooms. Identifying barriers may lead to the city making investments in roads or utilities and present an opportunity to capture the value of city investments that spur private development (see Action 6.e). Barrier identification may also lead to changes to improve/streamline city codes, policies, and processes.

3.v. Increase minimum residential densities.

Increasing minimum residential densities allows more dwelling units to be built per acre of land, can reduce the cost of each housing unit, increases the likelihood of public transit ridership, improves a neighborhood's walkability, and reduces the per housing unit cost of providing urban services (water, sewer, garbage, etc.).

3.w. Integrate or adjust floor area ratio standards.

Floor area ratio (FAR) is the ratio of a building's total floor area to the size of the property it sits on. Using FAR in place of density limits provides flexibility for developers to utilize more units and unit types. FAR can be used in place of density limits and when larger buildings are desired but using both standards (FAR and density limits) can result in limiting the number of units developed as well as the size of buildings constructed. FAR standards can also be paired with design guidelines to ensure the building form is consistent with existing or desired development.

Strategy 4: Increase the variety of housing choices.

4.a. Allow accessory dwelling units (ADU's) in all residential zones

Accessory dwelling units (ADUs) are small dwelling units that are either attached to the primary dwelling or in a detached structure (DADU) that is typically placed to the side or rear of the primary dwelling. ADUs have long been an important option for communities to add variety and housing choice in single-family neighborhoods.

ADUs can provide low-cost housing in established neighborhoods. They provide dwelling opportunities for extended family members and small households that prefer a neighborhood setting over apartment living. ADUs can also offer a critical source of monthly income for home owners when rented out.

Cities and towns with a population greater than 20,000 are required to allow ADUs in single family zones ([RCW 43.63A.215](#)).

See 4.b and 4.c below.

4.b. Simplify ADU requirements

By simplifying ADU standards cities can make it easier for community residents to include an ADU on their lot. ADU's are more likely to be built if:

- Attached or detached units are allowed
- They do not require an additional parking space.
- Owner occupancy on the property is not required.
- Detached units are allowed adequate height and floor area for design flexibility.
- ADU and main house share utility connection.

Since adoption of the Housing Code Options ordinance in 2020, all of these elements have been implemented in Olympia.

See 4.a and 4.c.

4.c. Adopt pre-approved plan sets for ADU's

See 4.a and 4.b above. Plan sets are pre-approved to meet the City's building code. This help expedite the review process and eliminates design costs for the user. This is one thing cities can do to make it easier to build ADU's.

See 4.a and 4.b.

4.d. Allow group homes in all residential zones and commercial zones that allow residential units

Generally, a group is a residence shared by multiple unrelated persons with common needs. Group homes are a source of housing for people with disabilities, seniors, those undergoing treatment for a variety of medical concerns, children in foster care, partially released offenders reintegrating into society, etc.

The increase in the numbers of group homes desiring to locate in residential areas has been controversial, as have municipal attempts to regulate their location. As a result, federal and state laws have attempted to address the discrimination these homes have experienced, primarily in urban settings. In Washington, adult family homes must be a permitted use in all areas zoned for residential or commercial purposes, including areas zoned for single-family dwellings ([RCW 70.128.140.2](#)).

4.e. Recognize modular/ manufactured housing as a viable form of housing construction

Manufactured homes provide some of the most affordable, no subsidized forms of housing in the county, particularly for seniors. These homes are prefabricated in a factory and brought to a lot where they are attached to a foundation or otherwise anchored down in an approved fashion. In Olympia, manufactured homes can be found on individual lots in a neighborhood or in a manufactured home park.

See also Actions 1.n regarding allowing manufactured home parks (MHP's), 1.p regarding a preservation program for MHP's, 2.d regarding tenant opportunity to purchase, and 2.i regarding rezones.

4.f. Increase the types of housing allowed in low-density residential zones (duplexes, triplexes, etc.)

As previously discussed, zoning regulations may unintentionally bar disadvantaged populations, including people of color, from neighborhoods due to restrictions on the size and types of housing that are affordable and accessible such to them. When housing in low-density residential zones is generally limited to single-family homes, the zone does not meet community needs for ensuring affordable housing options are available to a wider array of households. Examples of housing types that may be appropriate for low-density zones include but are not limited to:

- Duplexes, triplexes, and quadplexes.
- Townhouses.
- Accessory dwelling units.
- Courtyard apartments.

Not every low-density zone is the same, and some types of housing are more appropriate than others. Cities need to determine the most appropriate housing types for low-density residential zones.

4.g. Allow more housing types in commercial zones.

Like low-density residential zones, commercial zones may benefit from more diversity in housing types, especially as changes in consumer shopping habits and employer work policies (telework, for example) open opportunities to convert commercial space into housing. Examples of housing types that may be appropriate for commercial zones include but are not limited to:

- Live/work units.
- Multifamily units.
- Townhouses.
- Courtyard apartments.

Not all housing types are appropriate in commercial zones, and analysis will need to be done to determine the most appropriate housing types for a commercial zone.

4.h. Allow single-room occupancy (SRO) housing in all multifamily zones.

Single room occupancy housing are rentals units consisting of small rooms intended for a single person to occupy. Kitchen and bathroom facilities are typically shared, as are other amenities offered by the housing facility. SROs and other types of micro housing (dormitories, small efficiency dwelling units, etc.) offer affordable options at both subsidized and market rates. Such uses are appropriate for and can integrate well in multifamily zones.

4.i. Adopt a form-based code to allow more housing types and protect the integrity of existing residential neighborhoods.

In simplest terms, a form-based approach to regulating development emphasizes predictable built results and a high-quality public realm by using physical form and design rather than separation of uses and density limits. This approach uses prescriptive standards for building massing, layout, orientation and design to help achieve a community's specific vision. It places a big emphasis on the design of streetscapes and how private development looks from the street.

Form-based codes (FBCs) were created in response to regulations that placed more of a concern with controlling land use than shaping the physical form of communities. Whereas a strict form-based code has little or no land use restrictions, many zoning codes for urban Washington communities now function as a hybrid of strict FBC and traditional zoning code by integrating stronger form-based design regulations with some use based regulations. FBCs can help add housing by letting the market determine how many units of what size are feasible.

Form-based codes are most useful in mixed use zones where the widest variety of uses are already allowed and encouraged.

4.j. Strategically allow live/work units in nonresidential zones.

A live/work unit is a single dwelling unit consisting of both a commercial/office space and a residential component that is occupied by the same resident who has the unit as their primary dwelling. The intent is to provide both affordable living and business space for a resident/business owner. The configuration of the live/work unit can vary:

- Live-within. The workplace and living space completely overlap.
- Live-above. The workplace is below the living space with complete separation between the two.
- Live-behind. The workplace is in front of the living space with complete separation between the two possible.
- Live-in-front. The workplace is behind the living space (typically a single-family dwelling) with some overlap between the two possible.

Although home occupations are a type of live/work unit, the emphasis here is on a more intensive nonresidential component (size, traffic generation, employees on site, etc.) that may not be appropriate

to classify as a home occupation. Live/work units may also be appropriate in residential zones. In either case, cities will need to conduct additional analysis to determine the locations and types of uses appropriate for live/work units.

Strategy 5: Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies.

5.a. Identify and develop partnerships with organizations that provide or support low-income, workforce, and senior housing as well as other populations with unique housing needs.

Both for-profit and non-profit agencies provide or support low-income, workforce, and senior households. They often have expertise to deliver programs and housing the Cities of Lacey, Olympia, and Tumwater do not have, as well as access to funding streams unavailable to the cities. Identifying shared vision and goals can help each organization leverage funding and improve household access to assistance.

5.b. Fund Housing Navigators to assist households, renters, homeowners, and landlords with housing issues.

Housing issues are complex, and so are the resources available to households and landlords. When problems arise or a party needs to find information, having a designated resource to navigate issues and identify resources (development funding, tax assistance, housing opportunities, legal aid, weatherization programs, etc.) gives people more tools to reach their goals.

5.c. Establish a rental registration program to improve access to data and share information with landlords.

Understanding how many dwelling units are being rented, the types of units being rented, and the cost of rent is important information needed to understand the impacts on landlords and tenants of many of the actions in this plan. It also provides the Cities of Lacey, Olympia, and Tumwater with an easy way to reach out to landlords and tenants, who are both important stakeholders when enacting many of the actions in this plan. This action is particularly suited to being implemented at the regional level and may be appropriate for the cities to develop through the regional Housing Council. Doing so would ensure the same data is collected across the jurisdictions effectively and economically.

5.d. Conduct education and outreach around city programs that support affordable housing.

Providing the public and developers information about affordable housing programs can help households in need find assistance and developers identify resources for building desired unit types. Desired unit types depend on the neighborhood or policy context and could include defining the type of building (triplex or single-room occupancy building, for example), the need for income-restricted units, units of a certain size, or units containing a certain number of bedrooms. Education and outreach can also invite community dialogue on the need for diverse housing options in the community.

Strategy 6: Establish a permanent source of funding for low-income housing.

6.a. Establish an affordable housing sales tax.

Beginning in 2020, cities may establish a 0.1 percent affordable housing sales tax by legislative authority or by voter approval. At least 60 percent of the revenue must be used for one or more of the following:

- Constructing affordable housing (new construction or retrofitting an existing building).
- Constructing facilities providing housing-related services.
- Constructing mental and behavioral health-related facilities.
- Funding the operations and maintenance costs of the above three projects.

Current Status:

- **Olympia:** established an affordable housing sales tax in 2018, referred to as the “Home Fund.” Approximately 65 percent of funds are dedicated to construction projects and 35 percent to housing program operations. Must be re-authorized by voters in 2028.
- **Lacey:** has not established an affordable housing sales tax.
- **Tumwater:** has not established a sales tax.
- **Thurston County:** has not established an affordable housing sales tax.

Olympia’s Home Fund Levy that was passed in 2018 will provide more than \$2 million in new revenue each year to develop and sustain supportive housing and affordable housing in our community. 65 percent of Home Fund dollars (around 1.3 million in 2019) are dedicated to construction of affordable housing and shelter. The other 35 percent will go to operations of homeless and housing programs.

So far, the City of Olympia has invested in two significant projects to address this need. At 2828 Martin Way the Low Income Housing Institute has a 64 unit supportive housing facility under construction. It also contains a 60-bed shelter on the ground floor. On the west side of town, the City partnered with the Family Support Center to help finance a 65-unit facility targeting homeless families and victims of domestic violence. This facility is in the planning and permitting process. The City will make a third Home Fund award this year, with more in the future.

Potential:

If the Cities of Lacey and Tumwater had enacted an affordable housing sales tax in 2019, the total available to serve low-income households, including Olympia’s enacted tax would be close to \$5 million (Table A-2). Thurston County can also establish the affordable housing sales tax.

Table A-2. Potential affordable housing funding from maximum affordable housing sales tax in 2019

Jurisdiction	2019 Taxable Retail Sales	Potential Affordable Housing Funds
Lacey	\$1.5 billion	\$1.5 million
Olympia	\$2.4 billion	\$2.4 million
Tumwater	\$0.9 billion	\$0.9 million
TOTAL (cities only)	\$4.8 billion	\$4.8 million
TOTAL (countywide)	\$6.2 billion	\$6.2 million

Note: Taxable retail sales are rounded.

Source: Washington State Department of Revenue, [Taxable Retail Sales](#).

For more information, see [RCW 82.14.530](#).

6.b. Take advantage of local revenue sharing program established by HB1406 (portion of State sales tax for affordable housing).

HB 1406 allows cities to receive a portion of the State's existing sales and use tax to fund affordable housing programs and services. The Cities of Olympia, Lacey and Tumwater have all taken advantage of this and as of 2021 pool the funds, which are then directed by the Regional Housing Council.

The [Regional Housing Council \(RHC\)](#) was created by interlocal agreement in 2020 with the primary purpose to leverage resources and partnerships through policies and projects promoting equitable access to safe and affordable housing in Thurston County. The RHC will consider issues specifically related to funding a regional response to homelessness and affordable housing and how to better coordinate existing funding programs to implement the county's [Five-Year Homeless Crisis Response Plan](#) and increase affordable housing options.

6.c. Use Community Development Block Grant (CDBG), Section 108 loans and other federal resources for affordable housing.

The City of Olympia receives federal Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD). According to the HUD website, the CDBG Program provides federal funds to "develop viable communities by providing decent housing, a suitable living environment and opportunities to expand economic opportunities, principally for low- and moderate-income persons."

The City maintains a five-year strategic housing plan that outlines the priorities for CDBG grant funding. Each year, the City re-evaluates the plan to reflect the needs of the community. The Annual Action Plan serves as the blueprint for how Olympia will invest CDBG funds to address high-priority local needs. The Consolidated Annual Performance and Evaluation Report (CAPER) provides information on the activities funded within a program year.

The City has identified the following strategies for the five-year Consolidated Plan:

- Affordable Housing
- Economic Development
- Public Facilities and Improvements
- Social Services
- Land Acquisition

For Program Year 2021-22, the following goals have been identified:

- Focus on rehabilitation and maintenance of current low-income housing stock
- Partner with housing agencies to build capacity

- Assign all previous year's funding to a current project
- Establish and operate a Revolving Loan Fund to support housing rehabilitation and maintenance

The Section 108 Loan Guarantee Program (Section 108) provides Community Development Block Grant (CDBG) recipients with the ability to leverage their annual grant allocation to access low-cost, flexible financing for economic development, housing, public facility, and infrastructure projects. This can be a source of low-cost, long-term financing for economic and community development projects. However, using Section 108 does reduce the city's annual CDBG allotment and it's complicated to manage, so careful consideration needs to be made before making use of this program.

6.d. Develop a comprehensive funding strategy for affordable housing that addresses both sources of funding and how the funds should be spent.

Without a comprehensive funding strategy, it will be difficult to ensure dollars earmarked for developing affordable housing in the community are used to their full effect and meet the greatest need. A comprehensive funding strategy takes into consideration how the funds can be used, whether they can be leveraged to obtain other funding (grants, loans, etc.), and the types of projects the funding can support. This action is particularly suited to being implemented at the regional level and may be appropriate for the cities to develop through the Regional Housing Council.

6.e. Use value capture (e.g., consider tax increment financing) to generate and reinvest in neighborhoods experiencing increased private investment (with a focus on areas with planned or existing transit).

Value capture is a type of public financing that recovers some or all the value public infrastructure generates for private landowners. When roads are improved, water and sewer lines extended, or new parks or public amenities developed, property values tend to increase. Value capture is best planned for from the outset of a project and can include developer contributions and special taxes and fees.

Specifically, tax increment financing (TIF), is a tool used by municipal governments to stimulate economic development in a targeted geographical area. TIFs are used to finance redevelopment projects or other investments using the anticipation of future tax revenue resulting from new development. At the time a TIF district is established, the base amount of property tax revenue is recorded using the status quo before improvements. The assumption is that property values will then rise due to the redevelopment and lead to an increase in actual property tax receipts above the base. While the base amount of property tax revenue continues to fund government services, the increase in tax revenue is used to pay bonds and reimburse investors and is often captured as city revenue and allocated toward other projects.

TIF's can be used to stimulate affordable housing. In some cities, TIFs are created for the sole purpose of funding development of affordable housing. In these cases, affordable housing is the capital investment intended to fuel community revitalization. In other cities, affordable housing is funded as a secondary activity using the revenues generated from the primary capital improvements (or bond proceeds raised in anticipation of those revenues).

A recent bill (HB1189) passed during the 2021 Legislative Session allows TIF's to be used by local governments in Washington. Local governments may use revenues from the increment area to finance long-term affordable housing (including retrofitting for energy efficiency); acquiring real and personal property, maintenance and restoration for historic preservation purposes; streets and sidewalks, parking facilities, parks and recreation areas, stormwater and drainage management systems and other purposes set forth in HB 1189.

A local government can only have two increment areas at any given time, and they cannot physically overlap. At the time of their creation, the Increment Areas may not have an aggregate assessed valuation of greater than \$200 million or 20 percent of the jurisdiction's total assessed value, whichever is less. This limitation is meant to prevent abuses seen in some other states where municipalities have sometimes created increment areas that covered nearly their entire jurisdiction, to the disadvantage of overlapping taxing districts. The increment areas are required to sunset after 25 years from the first year in which tax allocation revenues are collected from the increment area.

More work is needed to assess the usefulness of this legislation to Olympia.

6.f. Establish an affordable housing loan program.

One method for supporting non-profit and low income housing developers would be for the City to provide bridge loans for purchasing or developing property. These could be used when the organization needs a short-term loan to meet current obligations by providing immediate cash flow.

Typically bridge loans provided by banks have relatively high interest rates, and are usually backed by some form of collateral, such as real estate or inventory. The City could offer the loans at a low interest rate. The purpose would be to help ensure low income affordable housing projects remain viable. There are many considerations to be made, and more research is needed to determine if and how such a program could be used in Olympia.

6.g. Establish a regional housing trust fund to provide dedicated funding for affordable housing.

Housing trust funds are distinct funds established by local governments to receive funding to support housing affordability. It is not an endowment that operates from earnings but acts as a repository, preventing funds from being coopted for other purposes. Establishing a housing trust fund is particularly suited to being implemented at the regional level and may be appropriate for the cities to develop through the Regional Housing Council.

6.h. Establish an affordable housing property tax levy to finance affordable housing for very low-income households.

The Cities of Lacey, Olympia, and Tumwater may impose a property tax levy up to \$0.50 per \$1,000 of a property's assessed value to fund affordable housing. The levy must be used for low-income households.

The levy, which lasts for up to 10 years, can only be enacted if:

- The city declares an emergency exists concerning the availability of affordable housing for households served by the levy.
- A majority of voters approve it.
- The city adopts a financial plan for spending the money.

If a property tax levy were enacted at the maximum rate of \$0.50 per \$1,000 of assessed value, homeowners can expect their property taxes to go up. This amounts to \$175 per year for a home valued at \$350,000 (Table A-3). Households that rent can expect their monthly rent to increase on average between \$6.71 and \$11.91 each month, depending on the type of unit rented.

Table A-3. Additional costs to households with a \$0.50 per \$1,000 property tax levy

Owner-Occupied*		Renter-Occupied	
Assessed Value	Additional Property Taxes (annual)	Building Size	Additional Monthly Rent (average) per unit
\$350,000	\$175	Single-Family Dwelling	\$11.91
\$450,000	\$225	2-, 3-, and 4-plex units	\$9.04
\$550,000	\$275	5+ unit apartments	\$6.71

Note: Rates for owners only apply to detached single-family homes. Costs – which are rounded – are based on the 2017 total assessed value of all taxable non-exempt properties and are adjusted for inflation to 2020 dollars.

Source: Thurston County Assessor.

Thurston County also has the ability to establish a property tax levy. If both cities and Thurston County impose the levy, the last jurisdiction to receive voter approval for the levies must be reduced or eliminated so that the combined rate does not exceed the \$0.50 per \$1,00 of assessed property value.

If the Cities of Lacey, Olympia, and Tumwater each enact the levy, nearly \$9.7 million could be collected for affordable housing in 2021 (Table A-4). If the tax levy were adopted countywide, more than \$30 million would be available to serve low-income households in 2021. This includes developing new housing, enabling affordable homeownership, and making home repairs.

Table A-4. Potential affordable housing funding from maximum property tax levy

Jurisdiction	2020 Assessed Property Values	Potential Affordable Housing Funds
Lacey	\$7.4 billion	\$3.7 million
Olympia	\$8.2 billion	\$4.1 million
Tumwater	\$3.9 billion	\$1.9 million
TOTAL (cities only)	\$19.5 billion	\$9.7 million
TOTAL (Countywide)	\$31.5 billion	\$31.5 million

Note: Values – which are rounded – are based on the 2020 total assessed value of taxable non-exempt properties. Potential affordable housing funds are based on the total assessment of all properties combined.

Source: Thurston County Assessor.

Property Tax Levies

- **Lacey:** has not established a property tax levy.
- **Olympia:** has not established a property tax levy.
- **Tumwater:** has not established a property tax levy.
- **Thurston County:** has not established a property tax levy.

For more information, see [RCW 84.52.105](#).

Appendix B.

Considered Actions

In developing this plan, many actions were considered, though not all were included. This appendix provides a full list of the actions considered in the plan’s development. Where appropriate, explanations for why an action was excluded are included. Actions were developed and refined over six months and the wording may not match previous versions.

Action Status (Plan Reference)	Action	Explanation for Exclusion
Included (1.a)	Donate or lease surplus or underutilized jurisdiction-owned land to developers that provide low-income housing.	
Excluded	Create shovel-ready housing developments that can be handed off to a developer to construct.	Action is out of scale with what our region can reasonably accomplish. Cities do not have the budgets or expertise to perform this action.
Excluded	Purchase property with the intent to donate or lease to developers that provide income-restricted affordable housing.	Combined with Action 1.a.
Included (3.a)	Offer developers density and/or height incentives for desired unit types.	

Action Status (Plan Reference)	Action	Explanation for Exclusion
Included (1.b)	Require PRDs/PUDs for low-density development and include standards for including low-income housing.	
Excluded	Make regulations and permit processing more predictable, to remove some uncertainty for both builders and lenders.	Action not specific enough. Other actions more specifically address the need to improve predictability of regulations and permit processing.
Excluded	Allow third-party review and approval of development projects (anytime OR when cities are backlogged).	See Action 3.b.
Included (3.b)	Allow third-party review of building permits for development projects.	
Excluded	Adopt a single development code for Lacey, Olympia, Tumwater, and the UGAs to make regulations and permit processing more predictable.	Each community has a different identity with a desire for different standards.
Excluded	Waive reviews for energy code compliance when a project receives a green building certification.	It does not appear that a green building certification actually makes housing more affordable vs. complying with energy code. In the right market conditions, may be an incentive to buy.
Excluded	Require shot clocks for permit processing.	State law already requires timelines for review, and each city is able to accomplish their reviews in a timely manner.
Included (1.c)	Adopt a "Notice of Intent to Sell" ordinance for multifamily developments.	
Included (1.d)	Provide funding for the Housing Authority of Thurston County and other non-profit organizations to income-restricted units proposed to be converted to market rate housing.	
Included (2.a)	Provide displaced tenants with relocation assistance.	
Implemented	With major comprehensive plan updates, confirm land is suitably zoned for development of all housing types.	
Excluded	On a regular basis, hold a series of community meetings to discuss how housing and zoning regulations affect equity goals.	See Action 5.a.

Action Status (Plan Reference)	Action	Explanation for Exclusion
Included (4.a)	Increase the types of housing allowed in low-density residential zones (duplexes, triplexes, etc.)	
Excluded	Allow more housing types in commercial and industrial zones.	See Action 4.c.
Included (4.b)	Allow more housing types in commercial zones.	
Included (4.c)	Adopt a form-based code for mixed-use zones to allow more housing types and protect the integrity of existing residential neighborhoods.	
Included (3.c)	Develop a plan for adapting vacant commercial space into housing.	
Included (3.d)	Expand allowance of residential tenant improvements without triggering land use requirements.	
Excluded	Prior to finalizing a draft for public review, vet comprehensive plans and development code changes with the development community to ensure desired housing types and locations are supported by market conditions.	See Action 1.e.
Included (1.e)	As part of comprehensive plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households.	
Implemented	Recognize modular/manufactured housing as a viable form of housing construction.	
Excluded	Provide for a dynamic mix of residential land uses and zones in order to create a diverse mix of sites available for different housing types	This action is already implemented. .
Implemented	Simplify requirements for accessory dwelling units (ex: title notification, owner living on site, etc.).	

Action Status (Plan Reference)	Action	Explanation for Exclusion
Implemented	Allow accessory dwelling units in all residential zones.	
Excluded	Allow accessory dwelling units in commercial zones.	Not an issue that's ever been raised to staff; need to focus on actions that have real and lasting impacts.
Included (3.e)	Reduce parking requirements for residential uses, including for multifamily developments near frequent transit routes.	
Included (3.f)	Identify strategically placed but underdeveloped properties and determine what barriers exist to developing desired housing types.	
Excluded	Identify strategically placed properties where up zoning is appropriate.	see Action 3.f.
Implemented	Require minimum residential densities.	
Included (3.g)	Increase minimum residential densities.	
Included (3.h)	Reduce minimum lot sizes.	
Excluded	Support and plan for assisted housing opportunities using federal, state, or local aid.	Action not clear/specific enough
Excluded	Support diverse housing alternatives and ways for older adults and people with disabilities to remain in their homes and community as their housing needs change.	Action not specific enough. Other actions more specifically address the need to support diverse housing alternatives for seniors.
Excluded	Retain existing subsidized housing.	None of the cities have subsidized units at this time, so it is not an action they would pursue. Other actions can support other entities in retaining existing subsidized housing.
Excluded	Encourage new housing on transportation arterials and in areas near public transportation hubs.	Action not specific enough. See Actions 3.i and 3.e for actions that more specifically address the issue of housing near transportation facilities.

Action Status (Plan Reference)	Action	Explanation for Exclusion
Included (3.i)	Lower transportation impact fees for multifamily developments near frequent transit service routes.	
Excluded	Reduce parking requirements for multifamily developments near frequent transit routes.	Combined with Action 3.e.
Implemented	Allow group homes in all residential zones and commercial zones that allow residential uses.	
Excluded	Limit the density of group homes in residential areas to prevent concentration of such housing in any one area.	May create a hindrance to ensuring there is enough housing opportunities for seniors. There are nearly 150 adult family homes in Thurston County now; their concentration in any one area is not known to be an issue.
Included (1.f)	Provide funding for renovating and maintaining existing housing that serves low-income households or residents with disabilities.	
Excluded	Support programs to improve energy efficiency, health conditions and public recognition of improvements in low-income rental housing	Statewide need - not just a local need. Combined with Action 1.f.
Excluded	Fund programs that improve the energy efficiency and health conditions in low-income rental housing.	Combined with Action 1.f.
Excluded	Encourage self-help housing efforts and promote programs in which people gain home equity in exchange for work performed in renovation or construction.	Action not specific enough. See Action 1.p.
Included (1.p)	Partner with local trade schools to provide renovation and retrofit services for low-income households as part of on-the-job-training.	
Excluded	Establish a manufactured home park zone to promote their preservation.	See Action 2.c.
Included (2.c)	Rezone manufactured home parks to a manufactured home park zone to promote their preservation.	
Included (1.g)	Allow manufactured home parks in multifamily and commercial areas.	

Action Status (Plan Reference)	Action	Explanation for Exclusion
Included (1.h)	Provide funding for low-income and special needs residents to purchase housing through community land trusts.	
Excluded	Fund programs that prevent homelessness for persons returning to the community from institutional or other sheltered settings (including foster care).	Action better suited to the Thurston County Homeless Response Plan.
Excluded	Fund self-sufficiency and transitional housing programs that help break the cycle of homelessness.	Deals with a temporary/emergency housing situation better addressed through the Regional Housing Council and other, more targeted efforts to address homelessness.
Excluded	Provide funding to the Regional Housing Council for temporary emergency housing programs.	Deals with a temporary/emergency housing situation better addressed through the Regional Housing Council and other, more targeted efforts to address homelessness.
Implemented	Adopt design standards that assist new forms or high-density housing and promote infill.	
Included (4.d)	Allow single-room occupancy (SRO) housing in all multifamily zones.	
Included (4.e)	Strategically allow live/work units in nonresidential zones.	
Excluded	Promote PUD/PRD and cluster subdivisions.	See Action 5.a.
Implemented	Establish a multifamily tax exemption.	
Included (6.a)	Develop a comprehensive funding strategy for affordable housing that addresses both sources of funding and how the funds should be spent.	
Excluded	On a regular basis, evaluate the effectiveness of how the multifamily tax exemption is being used to further affordable housing goals.	
Included (6.b)	Establish an affordable housing property tax levy to finance affordable housing for very low-income households.	
Included (6.c)	Establish an affordable housing sales tax.	

Action Status (Plan Reference)	Action	Explanation for Exclusion
Included (3.j)	Expand the multifamily tax exemption to make it available in all transit corridors.	
Included (1.i)	Offer density bonuses for low-income housing.	
Excluded	Require developers to provide income-restricted units as part of low-density developments.	The Thurston Region does not have the market to implement this action. Requires a market evaluation before implementing.
Excluded	Require property owners to provide an affordable housing fee when building homes over a certain size.	The Thurston Region does not have the market to implement this action. Requires a market evaluation before implementing.
Excluded	Establish alternative development standards for affordable housing. (standards in the zoning code to support affordable housing)	Action not specific enough. See Action 1.j.
Included (1.j)	Define income-restricted housing as a different use from other forms of housing in the zoning code.	
Included (1.k)	Offer and/or expand fee waivers for low-income housing developments.	
Excluded	Expand fee waivers for affordable housing developments.	Combined w/ Action 1.k.
Included (3.k)	Allow deferral of impact fee payments for desired unit types.	
Included (1.l)	Require low-income housing units as part of new developments.	
Included (1.m)	Fund development projects that increase low-income housing through grants or loans.	
Included (6.d)	Establish a regional housing trust fund to provide dedicated funding for affordable housing.	
Excluded	Establish a local housing trust fund to provide dedicated funding for low-income housing.	Coordination at the regional scale will have more of an impact than developing individual plans.
Excluded	Create partnerships with local housing groups to increase affordable housing options for seniors and other populations with unique needs.	Combined w/ Action 5.c.

Action Status (Plan Reference)	Action	Explanation for Exclusion
Implemented	Make strategic investments in infrastructure expansion to reduce development costs.	
Included (3.l)	Simplify land use designation maps in the comprehensive plan to help streamline the permitting process.	
Excluded	Inventory housing units dedicated for seniors, low-income households, and ADA-accessible units.	Data should support the actions that result in change.
Excluded	Inventory substandard housing units (units with poor energy efficiency, indoor air quality/mold issues, etc.).	Data should support the actions that result in change.
Included (5.d)	Establish a rental registration program to improve access to data and share information with landlords.	
Excluded	Require the owners of rental properties to obtain a business license.	Data should support the actions that result in change.
Excluded	On a regular basis, inventory rental housing.	Data should support the actions that result in change.
Included (3.m)	Integrate or adjust floor area ratio standards.	
Implemented	Relax ground floor retail requirements to allow residential units.	
Implemented	Reduce setbacks and increase lot coverage/impervious area standards.	
Excluded	Maximize SEPA threshold exemptions for single-family and multifamily development proposals.	See Action 3.n.
Included (3.n)	Maximize use of SEPA threshold exemptions for residential and infill development.	
Excluded	Utilize SEPA exemptions to encourage infill development in urban growth areas	See Action 3.n.
Excluded	Create subarea plans with non-project environmental impact statements.	See Action 3.n.
Excluded	Develop SEPA-authorized "planned actions" to streamline permitting process in designated areas.	See Action 3.n.

Action Status (Plan Reference)	Action	Explanation for Exclusion
Included (3.o)	Consult with Washington State Department of Transportation as part of the SEPA review process to reduce appeals based on impacts to the transportation element for residential, multifamily, or mixed-use projects.	
Implemented	Process short plat applications administratively.	
Excluded	Process preliminary long plat applications that meet specific requirements administratively.	Can implement this but if even one person requests a public hearing, a public hearing must be held. May not be worth implementing if a public hearing is always anticipated and it has different noticing requirements from the norm (administrative headaches).
Excluded	Market available housing incentives.	See Action 5.a.
Excluded	Establish a foreclosure intervention counseling program.	Already existing programs that fill this need.
Included (1.n)	Establish a program to preserve and maintain healthy and viable manufactured home parks.	
Excluded	Require developers to provide relocation assistance when a manufactured home park cannot be preserved.	
Excluded	Help residents convert manufactured home parks into cooperatives.	See Action #63
Excluded	Adopt a just cause eviction ordinance.	See Action 2.g.
Included (2.d)	Adopt a “right to return” policy.	
Included (2.e)	Adopt short-term rental regulations to minimize impacts on long-term housing availability.	
Included (2.f)	Establish a down payment assistance program.	
Excluded	Establish a property tax assistance program for low-income homeowners.	This may not be in the cities’ purview.
Excluded	Establish a property tax assistance program for homeowners with disabilities.	This may not be in the cities’ purview.

Action Status (Plan Reference)	Action	Explanation for Exclusion
Excluded	Require an impact analysis for new housing and land use proposals.	This action will lead to an increase in housing costs. Transportation impact analyses are already required where needed.
Excluded	Require subsidized housing be integrated with unsubsidized housing.	See Action 1.I.
Excluded	Develop and implement an education and outreach plan for affordable housing options	See Action 5.a.
Included (5.a)	Conduct education and outreach around city programs that support affordable housing.	
Included (5.b)	Fund Housing Navigators to assist households, renters, homeowners, and landlords with housing issues.	
Excluded	Review and, if necessary, update property maintenance codes (including standards for mold/moisture) to keep housing in good repair.	Enforcement of property maintenance codes is really the issue. See Action #76a
Included (1.o.)	Enhance enforcement of property maintenance codes to keep housing in good repair.	
Excluded	Co-locate emergency, transitional, and permanent affordable housing.	This is an action that is taken by the developer; may not be appropriate for the city to require.
Excluded	Working through the Regional Housing Council, identify appropriate locations for emergency housing within each jurisdiction.	This action deals with a temporary/emergency housing situation better addressed through the Regional Housing Council and other, more targeted efforts to address homelessness.
Included (5.c)	Identify and develop partnerships with organizations that provide or support for low-income, workforce, and senior housing as well as other populations with unique housing needs.	
Excluded	Look at options for creating workforce housing.	Action is not specific enough. Need to define what exactly should the cities be doing.

Action Status (Plan Reference)	Action	Explanation for Exclusion
Excluded	Explore creating dormitory-style housing, similar to what colleges have, with common bathrooms and communal kitchens for transitional housing.	See Action 4.d.
Excluded	Identify underutilized properties ripe for redevelopment.	See Action 3.f.
Excluded	Review the recommendations in the Urban Corridors Task Force Report (TRPC, 2012).	Data should support the actions that result in change.
Excluded	Adopt a preservation ordinance.	Combined with Action 2.g.
Included (1.p)	Partner with low-income housing developers (such as Habitat for Humanity) to expand homeownership opportunities.	
Excluded	Identify and remove code and fee impediments/disincentives to affordable housing.	Like equity, need to review all actions through an affordable housing lens. See Action 1.e.
Included (6.e)	Use value capture to generate and reinvest in neighborhoods experiencing increased private investment (with a focus on areas with planned or existing transit).	
Excluded	Limit or regulate fees associated with rental housing applications.	See Action 2.g.
Excluded	Require landlords to establish payment plans for tenants that get behind on rent.	See Action 2.g.
Excluded	Eviction mitigation to find mutual termination of rental agreement instead of evicting tenants.	See Action 2.g.
Excluded	Improve access to enforcement landlord/tenant laws (court enforcement is a barrier).	See Action 2.g.
Excluded	Increase access to legal assistance for landlord/tenant issues (free or sliding scale).	See Action 2.g.
Excluded	Program to incentivize LLs to accept tenants with poor credit or criminal history.	See Action 2.g.
Included (2.g)	Identify and implement appropriate tenant protections that improve household stability.	

Appendix C.

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Revisions to the Draft – Since May 27, 2021

Executive Summary

- Added additional context to “How to Create an Equitable Housing Market” (p. 6)

Introduction

- Added statistics about growing population, number of housing units projected and number of cost burdened households in Olympia (p.8)
- Added local examples of racial housing discrimination to “Equity in Housing Affordability” (p. 11-14)

Strategy 1

- **1.a – Donate or lease land (p. 22)**
 - Included recommendation to consider options for public ownership of land to lease.
- **1.b. – Funding low income housing projects (p. 23)**
 - Updated to include Land Use Committee request to explore additional sources of capital, making the distinction between funding/projects that directly address homelessness vs. the needs of other low to mid-range income households.
- **1j – Loan Program for Renovations and maintenance (p. 28)**
 - Updated to describe Community Development Block Grant (CDBG) revolving loan program, under consideration as part of 2021 allocation process.
 - Updated details in Appendix (p. 79)

Strategy 2

- **2.d - Tenant Opportunity to Purchase (TOPO) Ordinance (p. 37)**
 - Updated to recommend consideration of TOPO for multifamily uses, in addition to manufactured home parks.
- **2.f - Housing access for formally incarcerated individuals (p.38)**
 - Updated action title to clarify applies not just to incarcerated individuals, but “formally” incarcerated individuals also.
 - Topic added to legislative agenda (p. 74-75)
- **2.g - Down payment assistance (p.38)**
 - Updated to indicate this as a recommended action best addressed as a regional effort, with a suggestion to consider partnering with the Washington State Housing Finance Commission program.
 - Topic added to legislative agenda (p. 74-75)
- **2.h - “Right to return” (p. 39)**
 - Since 2.g was updated, this item was also updated to a long-term priority for consideration.

Strategy 3

- **3.d – Minimum lot sizes (p. 42)**
 - Repaired typo – red X changed to check mark to indicate the City has taken this action

- **3.l – SEPA appeals regarding transportation (p. 48)**
 - No longer recommended. Staff has looked into this further and this is not a useful means to advance housing strategies.
- **3.m - Medium density zoning around Neighborhood Centers (p. 49)**
 - Added that City should consider use of ‘Transfer of Development Rights’ as a means to increase density in neighborhood center areas.
- **3.q – SEPA Threshold Exemptions (p. 51)**
 - Changed action title from “*Maximize use of SEPA threshold exemptions*” to “*Make use of.*” Upon consideration of flexible thresholds, City may choose not to raise thresholds to the maximum allowed under statute.
 - Changed Recommended Timing for consideration of SEPA flexible threshold exemptions from short to mid term. This will be an extensive process and reality is we will be focusing our resources on other priorities in the short term.
 - Added that Land Use & Environment Committee would review and made a recommendation, in addition to the Planning Commission.
 - Updated the details in the Appendix (p. 92)

Strategy 6

- **6.c – Use of CDBG funds (p. 71)**
 - Updated to refer to 1.j – use of CDBG funds for a revolving loan program for low-income housing renovations
 - Updated details in Appendix (102)
- **6.d – Regional funding strategy (p. 72)**
 - Updated to indicate immediate focus of the Regional Housing Council
- **6.e - Use value capture (e.g. tax increment financing) (p. 73)**
 - Updated recommended approach to consider TIF and its usefulness toward financing affordable housing or infrastructure improvements that stimulate housing
 - Updated details in the Appendix to include some limits set by HB1189
- **6.g – Regional Housing Trust Fund (74)**
 - Updated recommendation to “Best if approached regionally”. While this action is not recommended to be implemented by the City, the City should consider supporting any regional effort.
 - Changed “Red X” to To Be Scheduled
- **Legislative Agenda (p.75-6)**
 - Added
 - Enact policies that can increase access to housing for formally incarcerated individuals.
 - Increase funding for the Washington State Finance Commission’s downpayment assistance program and expand amount of assistance low income homebuyers can receive to better match rising home costs.
- **Added Appendix C: a Reference Page**
- **Other non-substantive edits for clarity, spelling and grammar**

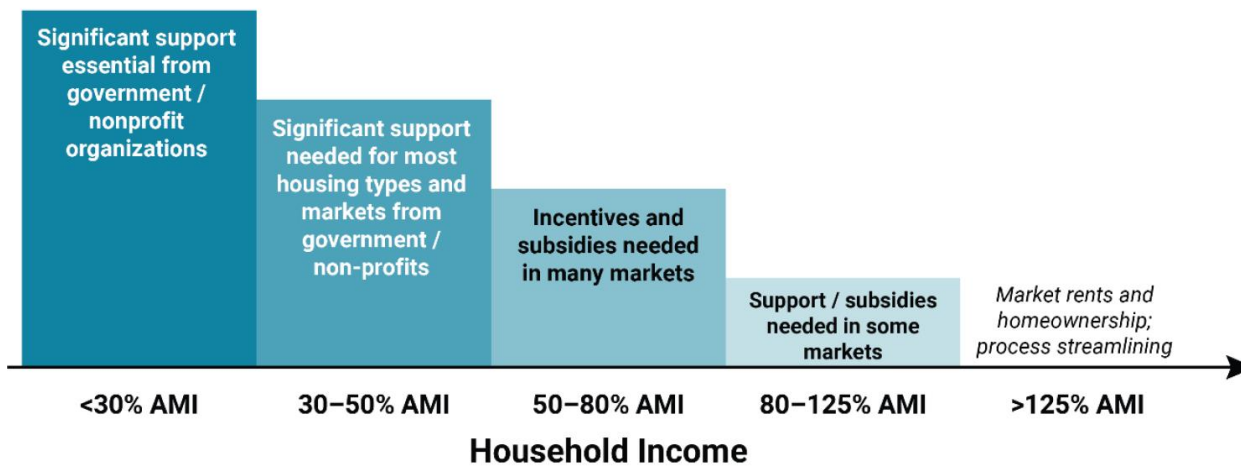
HOUSING ACTIONS TO ENCOURAGE AFFORDABLE HOUSING FOR VERY LOW INCOME AND WORKFORCE HOUSEHOLDS

The following chart outlines actions from Olympia’s Housing Action Plan that support the maintenance or construction of at or below very low income and workforce housing. Very low income housing is defined as affordable to households earning 60% or less of area median income (AMI). Workforce housing is defined as affordable to households making between 60-120% of AMI.

This chart identifies what income level of affordable housing each action is most likely to support. This chart is not intended to be definitive, but rather to help us think about best applicable tools. Some of the actions marked as supporting workforce housing have potential to help very low income housing development, but since that would not be the main outcome the very low income box is not checked. Some of these tools may also encourage market rate housing affordable to higher income levels. In many cases, as a matter of policy, the action can be narrowed down to apply to a specific income category. Also, in many cases a suite of various actions, rather than just one, will create more impact.

Different Strategies for Different Incomes

Different approaches are needed to stimulate housing development for different income levels, as the graphic below illustrates:



Increasing Overall Supply Impacts Housing Costs

Adequate housing supply helps make the overall cost of housing less expensive. When housing supply is limited and demand is high – like we have now in Olympia – housing prices go up across the board. Increasing the overall supply of housing can help with housing affordability, however supply is not the only answer. The Housing Action Plan includes several strategies and actions, including grants, loans, partnerships and incentives to also help improve affordability.

Transportation Impacts Affordability

Transportation costs are typically a household’s second largest expense. Residents who live in close proximity to rapid transit can reduce or eliminate costs associated with owning a car, thus may spend more on housing and still have it considered affordable. Thus, *where* we encourage housing development also has an impact on affordability.

Additional Actions in the Plan

The following chart outlines actions that support maintenance or construction of affordable housing. The Housing Action Plan includes additional actions to increase housing supply; promote housing access, stability and preservation; enter partnerships; and engage the public. The Plan also includes a strategy to identify a permanent source of funding for low income affordable housing; the related actions are not specifically included here, however would be considered the means behind providing grants or loans or other actions.

**Potential City Actions that Support Construction or Maintenance of Affordable Housing
And the Income Level Where Main Impact is Likely to Occur**

Action	# in Plan	Status	At or Below 60% AMI	Workforce (Between 60-120% AMI)	Notes
Provide Grants or Loans	1.b		●		Home Fund can be used for at 60% or below; current target is supportive housing, a specific homeless intervention
Revolving Loan Program for Renovation & Maintenance	1.j		●		City target will be at 50% or below; HUD requires at 80% or lower
Donate or Lease Land	1.a		●	●	
Impact Fee Waiver	1.c		●	●	All units must serve 80% or lower AMI
Density Bonus for Low Income Housing	1.d		●	●	Bonus units must serve 80% or lower AMI
Require Inclusion of Low Income Units	1.l		●	●	
Reduce Parking Requirements	3.i		●	●	Reduces cost of construction
Multifamily Tax Exemption	3.j		●	●	City plans to retool the program and affordability requirements
Lower transportation impact fees near transit	3.a		●	●	
Deferral of impact fees	3.b		●	●	Helps development reduce loan interest fees
Modular Homes Allowed	4.e		●	●	
Relax ground floor retail	3.e		●	●	Reduces barrier to low income housing in mixed use areas
Review Fees/Regulations	3.k			●	Various actions would reduce cost of construction
Adaptive Reuse Plan	3.s			●	
Tenant Improvement Code Modification	3.t			●	Encourages private sector
Strategic Infrastructure Investments	3.u			●	
Increase Allowed Housing Types in Low Density N'hoods	4.f			●	
Allow Single Room Occupancy in Multifamily Zones	4.h			●	
SEPA Planned Action for Capital Mall	3.q			●	
Increase SEPA Categorical Exemptions	3.q			●	
Simplify ADU requirements	4.b			●	
Preapproved ADU Plan Sets	4.c			●	
Height Bonus	3.o			●	Enabling more units can encourage private sector
Reduce setbacks, increase impervious surface	3.c			●	Enabling more units encourages private sector
Reduce minimum lot size	3.d			●	Enabling more units encourages private sector
Increase lot coverage				●	Enabling more units encourages private sector

= Action has been implemented = Underway or Partially Implemented

Olympia Planning Commission

June 7, 2021

Olympia City Council
PO Box 1967
Olympia, WA 98507

Dear Mayor Selby and City Councilmembers:

The Olympia Planning Commission (OPC) is pleased to provide a summary of public feedback from our hearing on Olympia's Housing Action Plan.

The Housing Action Plan was funded by a grant from the Washington State Department of Commerce and required a public hearing prior to City Council consideration. The OPC was asked to hold the hearing and provide a summary of what was heard to City Council. We were not asked to make a formal recommendation, however we have included some of our own comments.

The OPC heard briefings on the Housing Action Plan on February 22 and May 3, 2021. We conducted a public hearing on May 17, 2021 to solicit feedback about the draft plan. Fourteen people testified and we also received several pages of written public comments. Following is a summary of what we heard:

1. Questions about how the City of Olympia is working with other local services to house the homeless and provide housing affordable for working households, including younger people. How do we make housing accessible when prices are going through the roof?
2. It's a good idea to plan regionally, such as through the Regional Housing Council, but Olympia should not give up finding funding and building housing on its own. Need to do both. Also urges the City to require new developments to include affordable housing, otherwise we won't get it.
3. Support for the Housing First model and low barrier service centers. It's wrong to say that mental health and substance use issues need to be addressed before people are housed. We need supportive housing.
4. The hole in the housing action plan is the funding. A key funding mechanism the City is not taking advantage of are Linkage Fees, which are fees applied to new market rate housing to help provide affordable housing. New market rate development causes impacts in that residents there create more demand for low paying service jobs and the employees in those service jobs will need low-income affordable housing.
5. Excited the plan was developed with regional partners and is comprehensive. Favorite things: Requiring planned unit developments, partnering with local trade schools, relocation assistance, rezoning multifamily home parks to promote their preservation, reducing parking requirements, reducing minimum lot sizes, allowing single room occupancy units and increasing allowed housing types in commercial zones.
6. Housing is a human right and housing first is the only working model that has been successful across the world.

7. All or most of the housing actions sounds great in theory, but it's hard to see what the City is actually doing to help the average working person who is barely making it, scraping by week to week.
8. Opposed to maximizing SEPA exemptions or working with Department of Transportation to reduce SEPA appeals on transportation grounds. The SEPA review process intends to ensure government considers environmental impacts, which are defined broadly and include displacement. Excluding SEPA transportation appeals is especially worrisome as transportation has been an issue in several recent projects.
9. In Rhode Island they used an old mall to make affordable housing. Removing the onsite owner requirement [for ADU's] puts homes at risk of being bought up by out of town investors, which happened in Tennessee and resulted in rent increases and absentee landlords who don't perform maintenance. When we design housing policies we need to look at income trends. Mobile home park residents are especially vulnerable and people experiencing homelessness need care.
10. Support for land trusts as one of the solutions for affordable housing, and shared an introductory video.
11. Support for the Housing First model, land trusts and linkage fees. We need public housing. Otherwise not excited by most of the proposals. Opposed to proposed SEPA changes. Our SEPA rules are already weak but we need them to protect our quality of life, air, lands and waters and potential negative impacts of development.
12. Most important thing about the regional plan is that it contains no recommendations; its just a list of possible actions. Actions have not been thoroughly evaluated and should be approached cautiously. Options dealing with subsidized housing are reliable; we need lots more money. Actions about increasing supply of market rate housing are unreliable; city doesn't provide that, only private sector can. Some actions are based on false assumption that reducing cost of housing will make housing more affordable. This includes the multifamily tax exemption and tax increment financing, which should not be included in the plan.
13. Urges the City to relax rules around tiny homes on wheels, which can also be a solution to a housing shortage. These have reasonable costs, aesthetic appeal, affordability and sustainable features.
14. Concern about how affordable housing is defined. Affordable housing is \$500/month, not \$1,400. Opposes proposed SEPA changes Due to the SEPA threshold exemption downtown, information about environmental remediation as to when the old Griswold's building is redeveloped will not be disclosed.

Summary of written comments (see attached for written comments received):

1. The Housing Action Plan has some good ideas but does not go far enough. City must be bold in reducing barriers to housing production. There should be no parking minimums, period. Design Review should be eliminated. Lease rather than give away land; land should be retained for future needs and tax revenue. Allow more commercial activity in residential areas.
2. The multifamily tax exemption is a failed program because it is based on local [Thurston County] median income, but Olympia income is worse than that.
3. Housing affordability has been a problem in Olympia for decades. There are many examples of city policies creating more poverty. Don't adopt the Housing Action Plan. Instead, recommends: publicly owned Kampground of America style housing, support long-term life planning in

schools, retrofit hotels and purchase foreclosed homes for subsidized housing, stop giving tax breaks to developers, promote and educate on how to tenant cooperatives, tenant/landlord education and relationships, investigate how to stop purchase of multiple properties by one person.

4. Concerns about the “anti-landlord” sentiment in City Hall has made this couple no longer want to rent their home in Olympia. Two proposals in the draft plan fuel that sentiment: 1) right of first refusal (tenant opportunity to purchase) and short term rental regulations. These actions will result in less rental housing. Legislation that makes it harder to evict has not resulted in cheaper rent, rather the opposite because landlords will make it harder to qualify and raise rents to offset costs. Helping the landlords would be the better approach.
5. The multifamily tax exemption does not increase density, rather exempts developers and raises the tax burden on everyone else. Objects to its use, expect for housing dedicated to affordable housing for lower income families. Also objects to strategic infrastructure investments – growth should pay for growth. Urges city to work with non-profit agencies to build low income housing.
6. Opposes expanding SEPA exemptions and reducing SEPA appeals regarding transportation. SEPA helps ensure government actions take environmental impacts into consideration and provides citizens a chance to challenge decisions. Especially worried about excluding transportation appeals as transportation has been an issue on several recent local projects.
7. Efforts to get needed housing to address homelessness are failing. The multifamily tax exemption also fails to increase affordable housing due to flaws in the language/definition and lack of enforcement and accountability. For example, using median area income rather than local median income and not ensuring units are actually being rented to low income people. Opposes tax breaks for developers.
8. Support for helping those in need of affordable housing, but not in a way that restricts developers and property owners. If you want more of something, make it easier. Removing barriers is the best way to create a healthy ecosystem of housing options. Less regulation means more options and ability for the market to deliver creative solutions. Well intentioned policies can have unintended consequences. If a landlord wants to complete tenant improvements, expensive city requirements is a disincentive. Right of first refusal for tenants on sales will make it more difficult to sell a house. Penalizing landlords and developers, rather than leveraging them as part of the solution, will make matters worse.
9. Fails to see the logic that appeals add cost to projects and maximizing use of SEPA exemptions. Does not agree that increasing density creates affordable housing. The Puget Sound Lowlands Ecoregion is unique and if we want to protect it we need to do a better job managing urban watersheds. Placing species at risk because of an unsupported notion that removing protections will make property more affordable would be unfortunate.
10. (x4 similar comments) - Homeownership is a wealth building tool that allows low income families to exit cycles of poverty, creating lasting generational change, and requiring less public assistance in the future. But homeownership is increasingly unattainable for many across all age, racial and ethnic groups - especially young people and marginalized communities. The City must act to reverse past discrimination and wrong doings by developing policies that create opportunity for a rich and inclusive community for all. Habitat for Humanity encourages the City to partner with low income housing developers to expand homeownership and to establish a down payment assistance program (often the biggest barrier for first time homebuyers).
11. Support for Community Land Trusts. Link to a video introduction: [Homebuyer's Orientation Presentation - Google Slides](#).

12. Tenant Opportunity to Purchase raises a lot of questions and potential problems. Home sellers shouldn't be told they can bid but then someone else has "right of first refusal."
13. House Bill 1236 has been passed by the Legislature and severely restricts a landlords ability to end a lease. The Housing Action Plan indicates the City is developing a tenant protection ordinance. Please do not incorporate wording that would go beyond the scope of House Bill 1236.
14. Save existing affordable housing by giving tax breaks to owners of such property. Every tax increase gets passed onto tenants. Every action that makes it harder on small scale property owners nudges them closer to selling, most likely to large entities that are not as flexible or affordable. Olympia should not give tax breaks to those with substantial wealth. It's making things worse. Read the Reuters U.S. Legal News "[Special Report – Giant U.S. landlords pursue evictions despite CDC ban.](#)"
15. The options in the regional plan have not been evaluated for likely effectiveness, cost-shifting or other criteria, so approach them with caution. The options dealing with subsidized housing are the most reliable and our greatest need; we need a lot more money for this. The most unreliable section deals with increasing the supply of market rate housing. The City can do very little in this area.
 - It's not true that reducing the cost of producing housing will decrease cost of housing. We should avoid unnecessary costs, but do not sacrifice quality of life or fiscal fairness.
 - The logical way to protect mobile home parks is to rezone them.
 - Do not expand the multifamily tax exemption. A couple of years ago, legislative performance staff found there is no evidence the multifamily tax exemption helps produce more housing, it only subsidizes land owners and housing developers.
 - Do not make strategic infrastructure investments to spur housing. This is unjustified and only amounts to a public subsidy to land owners. Growth should pay for growth.
 - Do not start using Tax Increment Financing (TIF). TIF is a scam that diverts taxes meant for general costs to pay for infrastructure, thus increasing taxes.
16. Housing is the number one social concern of the Thurston County Real Estate Board of Realtors.
17. Homelessness is increasing in our area. The solution to homelessness is permanent housing. It's not correct that things like mental health and substance use be addressed first – it's the opposite. Provided powerpoint slides.
18. Insist on mixed income development, requirements for wheelchair accessible spaces and use the Housing Land Trust model to extend affordability.
19. If you want to encourage small builders to develop affordable housing, reduce impact and permit fees, and remove the sprinkler requirement. An average of \$40,000 in permit fees to build one house is too high.
20. Concern that City provides property tax exemptions for large downtown developments, while small scale local property owners who rent, and often have more affordable rents, do not receive the same benefits. Property taxes are passed onto tenants.
21. It is difficult to understand how Olympia is impacted by giant landlords who operate across the nation. Nowhere in all the mountains of housing documents does the city even mention who owns what in Olympia.
22. Concern that too much is being spent on homeless response without results, and this "plan" does not address housing, substance rehab, & mental illness for the homeless.

23. Concerns that Olympia favors market-rate projects over low-income projects. Rich developers can take care of themselves & don't need my taxes to build projects that are meant to bring more rich people from Seattle and Tacoma to gentrify the Olympia area.
24. Olympia has stepped up, and there is so much more to do. This is an issue that takes courage and tenacity. Instead of being overwhelmed by the immensity of the problem, the staff and the council keep moving forward.
25. There is "a big economic grey area" with an uneven scale of justice regarding housing. A personal story from someone with a long work history who is now houseless following an eviction and unable to find affordable housing. It is difficult to get a response from or assistance from local homeless service agencies.
26. Impact fees are very important for City finances and for fair treatment of residents, and don't even begin to cover the costs of the impacts.
27. Concern about the gigantic size of the problem and the solutions, for the significant part, are expensive. Desires a regional approach, and concerned by the lack of engagement and meaningful commitment from the other Thurston cities and the county.
28. Concerns about displacement, and that the City is doing nothing about it. A personal story about being displaced from downtown when her landlord decided to renovate and raise costs and how painful it is to be removed from the neighborhood one calls home.

Commissioners also make the following comments:

- We are glad to see the action to use Community Development Block Grant (CDBG) for a revolving loan fund to help renovate and maintain low income housing.
- The City should talk to local banks to find out more about how loans are assessed for first time home buyers, low income projects and infill projects by small developers. What red flags are there during risk assessment and do these create barriers to loans that might be addressed by the City and partners? Are there any programs the City can be involved in to help lift these barriers? Oly Fed is a good candidate because they fund a lot of nontraditional projects locally.
- The City should use its authority to buy undeveloped land to site small homes, particularly large parcels (10+ acres) that can be leased to the Thurston Land Trust for "small-home villages." These villages could be used for manufactured homes, tiny homes, cottages, and/or RVs, and/or any type of small house (i.e., under 500 sf). The purpose of this proposed action is to provide space and economies of scale for housing that is currently difficult to site, while giving households that are currently priced out of the housing market an opportunity to own a home in a well-designed community and build equity. Costs could be further contained by using a collaborative approach to village development that includes city, non-profit, and voluntary resources.
- Don't forget about helping the small landlords and finding ways to incentive them to provide housing. For example, is there a tax exemption available to small landlords?
- Consider providing information to developers at an early stage (before they make application or plat property) about higher density types of housing allowed and any available incentives. For example, have an outreach program and materials at the counter.
- Look at more than just the Capital Mall area for planned actions. This is a valuable tool that frames for a developer upfront what they have to do to meet the planned action. There are other areas of the city where planned actions could be used.

OPC Letter - Housing Action Plan

June 7, 2021

Page 6

The Commission would like to thank the City Council for this opportunity. We are pleased with the City's commitment to taking action to address housing needs in our community. And we are excited to be part of upcoming implementation, including providing our recommendations about any land use or zoning changes and the update to Olympia's Comprehensive Plan housing element.

Sincerely,

A handwritten signature in cursive script that reads "Candi Millar". The signature is written in black ink on a light-colored background.

Candi Millar, CHAIR
Olympia Planning Commission

cc: Leonard Bauer, FAICP, Director of Community Planning and Development
Cari Hornbein, AICP, Senior Planner, Staff Liaison to the Planning Commission, Olympia CPD
Amy Buckler, Strategic Projects Manager, Staff Lead, Olympia CPD
CPD file #21-1702

Encl: Written Public Comments

Public Comments on the draft Housing Action Plan From Engage Olympia- through May 25

There is a crisis in housing and the city's leadership should act accordingly. You must take bold, transformational action. The Housing Action Plan is a meek and timid step in the right direction.

The city should remove barriers and disincentives to the production of more housing. Eliminating parking mandates, which the plan flirts with by suggesting it for multifamily housing, is one important step. But that is not all that can be done on this matter. There should be no parking mandates, period. Parking mandates, in all their forms, reduce the supply of land upon which housing can be constructed, and encourages a socially, physically, and environmentally destructive lifestyle. You need to take seemingly radical steps like this because of the shameful under-provision of housing in the city. You need to take steps that are up to the scale of the problem.

Design review is another barrier that should be eliminated. This is not a socially-beneficial process. Instead, it is cynically abused as a veto point by housing cartelists and exclusionists. Or perhaps this is its purpose - the city website suggests so by tasking it with preserving property values. Either way, it needs to go.

The plan considers leasing or giving away city-owned land for the construction of housing. I plead with you to not give away land, and to lease instead. It is fine to lease land for a trivial cost, like \$1 per year, especially for something as worthwhile as low-income housing. But it would be a gross mistake to forfeit the land forever.

It is important that the city maintain possession of such land for two reasons. First, we do not know what the needs of the community will be in 40 years or so; the land should be retained to help meet those needs. Second, so long as the state has the second-worst land taxing regime in the country, it is crucial that the city retain its only other plausible route to collect revenues from land in the future. The value of land is almost entirely social - it is valuable because it is proximate to other people or things, or because the government has built a means of access to it. So it is only appropriate that the value of that land inures to the public. In the absence of a defensible land taxing regime, and handcuffed by one that delivers publicly-produced value to privately-held titles, the city must jealously clutch its only other means of collecting the value of land it helped create.

The plan considers an Affordable Housing sales tax. I have my doubts about the wisdom of that. But I want to emphasize here that the city only needs to consider such a policy because of how poorly land is taxed.

The city should allow more commercial activity in residential areas. In my neighborhood, the San Francisco Street Bakery and Puget Pantry are just as much of a hub of the area as Bigelow Springs Park is. Opponents of this idea will say that this would increase traffic. I find that it does the opposite. I patronize those businesses several times a week, and they eliminate the need for me to get into a car to get bread or beer elsewhere.

Public Comments – Public Hearing Draft
Housing Action Plan
May 25, 2021

The ultimate purpose of the plan is to provide technocratic cover for political actions you take. The Housing Actions Plan has many good ideas that are unfortunately too meek in the scope they are suggested in. The plan gives you an inch; please, take a mile. This is a big problem to solve. You can't fix it. But you can stop making it worse with things like design review, parking mandates, and grossly overbearing land use restrictions.

CSHancock 7 days ago

MFTE is a failed program and needs to be revised. It needs to be based on LOCAL Median Income. Olympia income is significantly less than AREA income. The higher rates could be argued as making affordability worse in Olympia not better.

can212 8 days ago

May 17, 2021

Dear Olympia Planning Commission and Olympia City Council:

As a resident of the City of Olympia for 26 years and a resident of Thurston County for 31 years and a member of a family who adopted "simple living" principles such as bus riding and sharing one car with an entire family, I can personally attest that affordable housing was a problem in 1990 for families who tried to live simply on a modest income. There are a variety of factors that have created the lack of affordable housing and the dire poverty facing Thurston county residents.

Having worked as a volunteer with the houseless for over 30 years and formerly been a volunteer watchdog at Olympia City Council meetings, I witnessed the utter lack of regard for citizen testimony with regards to the housing of poor people when they had problems with mold infestation while the council at the time pursued and spent half a million dollars on a proposed conference center where the City of Olympia would receive the costs and the private partners would receive the profits.

So here we are in 2021 and these public/private partnerships continue with millions of tax exemptions to luxury apartment developers and large mobile home developments have disappeared and been replaced by expensive new apartments the last few decades displacing more residents and/or some mobile home parks are owned now by private equity firms who have raised the rent 30 percent recently when they purchased Friendly Village Mobile Home Park on Olympia's westside.

What does the so-called "Housing Options" have to offer us in 2021? One of the amendment codes is that the owner does not have to live onsite. According to the news in 2020 in my hometown of Nashville TN, Wall Street has purchased thousands of single family homes and

turned them into high priced houses. Here is the link and a woman of color was priced out. The first time home buyers are being priced out.

Here is the link:

<https://www.bing.com/videos/search?pc=CBHS&ptag=N3102D090918A9DFA1A1FF2&conlogo=CT3210127&q=wall+street+buying+single+family+homes+in+Nashville+Tn&ru=%2fsearch%3fpc%3dCBHS%26ptag%3dN3102D090918A9DFA1A1FF2%26form%3dCONBDF%26conlogo%3dCT3210127%26q%3dwall%2bstreet%2bbuying%2bsingle%2bfamily%2bhomes%2bin%2bNashville%2bTn&view=detail&mmscn=vwrc&mid=AFE629F975236E1A2BFFAFE629F975236E1A2BFF&FORM=WRVORC>(External link)

Your policies are actually creating more poverty as over the decades previous councils did nothing to protect mobile home parks and due to the stagnation of wages and jobs being transferred to cheaper labor markets overseas and other factors, there is a crisis in affordable housing.

Housing Options does not take into account the fact that newly built housing is more expensive to build and will not solve the problem.

Please do not pass this Housing Options plan as it will price out more people and cause our area to have the crowded, unsanitary look of Seattle Washington.

Take into consideration these ideas to provide housing:

1. Publicly owned Kampground of America style housing as so many people are workers in the "gig" economy and need a few months of housing that is inexpensive. This style of housing would also be a great place for RV living.
2. Purchase hotels or the YMCA downtown, the Tumwater Brewery and other commercial vacant buildings and renovate these buildings into housing. Rhode Island actually turned an older mall into cheaper apartments.
3. Support through educational efforts at area schools, long term life planning of residents. So many people marry and divorce and set up two households and that causes a housing shortage.
4. Purchase foreclosed single family homes and turn them into subsidized housing.
5. Create community land trusts to promote affordable housing.
6. Stop giving tax breaks to developers of high priced housing. Demand the building of affordable housing with inclusionary zoning requirements.
7. Promote and educate residents how to purchase tenant owned cooperative housing.
8. Educate residents renters and owners on how to have a good tenant/landlord relationship that could include bartering as part of housing payments.
9. Investigate how to stop the purchase of so many properties by one owner in areas where the housing is so limited. I actually met a landlord here who owned 128 properties when I doorbelled in 2019.

Phyllis Booth

Public Comments – Public Hearing Draft
Housing Action Plan
May 25, 2021

Olympia Resident of 26 years and Thurston County resident 31 years
2509 Caitlin Ct SE
Olympia WA 98501

Phyllis Booth 8 days ago

It's nice to see this work being done and thank you for your efforts. However, the housing situation is clearly not being addressed in a way that has helped, especially regarding the homeless situation. Housing is needed but the homeless situation also requires services. Those services include local, available mental & substance abuse centers which then transition to readily available housing. Currently, there are waiting lists x3 for that type of housing. So clearly past efforts have not gone to resolving the issue. Another example of failed efforts - by way of attempts to encourage "affordable housing": The local MFTE plan that offers developers/builders tax credits in exchange for providing a percentage of units as low cost/affordable housing. Instead, through flaws in the language or definitions and a lack of enforcement & accountability the program fails to provide "affordable" housing, while instead, may have created inflated local rates. For example: using Area Median Income rather than Local Median Income to determine rental rates. Olympia Median Income is almost half the Area Median Income. The result is not lower rental rates in Olympia but actual market rates for "low cost" housing. This may have also driven typical market rates higher by setting higher low cost rates. It most certainly did not establish "affordable" or "low cost" housing. It may also be possible that the flawed formula and allowances created further homelessness, driving local people out of unaffordable housing when they're unable to afford the inflated rates. Another flaw in the plan: NO accountability/enforcement that the prescribed number of units are being rented, at reduced rates, for low income/affordable housing candidates. Those being allowed to take millions \$\$ in tax credits can surely provide proof of compliance, yet there appears to be no requirement. Or there's a lack of enforcement, since there's clearly a lack of the "affordable" rent rates. Creating what could be seen as another government feeding trough, creating harm upon harm. All of this is leaves taxpayers witness to one of the most visible, anxiety-inducing (because nothing seems to work) failures in public policy over the last decade(s).

can212 5 days ago

When discussing affordable housing with a friend, she summed it up, "When you want more of something, make it easier." Removing barriers, in my opinion, is the best way to create a healthy ecosystem of housing options. A people centered approach that allows the market to deliver creative solutions, while being supported by thoughtful government support for those who need it, will yield better housing options for all.

When any one particular group starts determining what is best for the whole, there are many left with less options. If tenants and landlords determine they do not need additional parking to make a project work, the City does not need to create an additional requirement. If additional density, smaller lots sizes, or taking another look at zoning allows people to use their property as they see fit, this allows them to create more optionality.

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Housing Action Plan
May 25, 2021

The opposite of this is barriers for landlords and tenants. If there is demand for short term rentals, we should not create a barrier to those seeking them. If a landlord wants to complete tenant improvements on their property, and doing so triggers City of Olympia required, expensive, significant improvements, we disincentive improving properties and encourage rental properties to be in disrepair. If we put a First Right of Refusal for tenants on sales, in a market that already does not have enough houses to buy or sell, we have just made it more difficult to sell a house. If you want more of something, make it easier.

If you want more housing affordability, we need more housing, and we should let the diverse fabric of Olympia determine how best to create that. City Councils and Planning Commissions do a great job of gathering public input, but if we remove artificial barriers, it's amazing what creativity and ingenuity our community is capable of. From that diverse group, we will find the best solutions. In law school we said, bad facts make bad law. When something really upsetting happens, we want to make it right. The lack of affordable housing, our growing houseless community, and everything that goes along with that is something that leaves us wanting a quick "policy change" to solve it. I would caution you that some very well intentioned policies, may not have the intended impact. I hope you will seek input from those creating housing to learn about the impact these policies will have on affordability.

Those having difficulty accessing housing need our support. This is a place where government must play a role. If the City of Olympia focused on how to support the individuals who need help, rather than restricting developers and property owners, we would create more housing and access to housing. Disincentivizing developers and landlords will hurt those currently houseless or teetering. I urge you to escape the binary idea that the only way to help those struggling to find affordable housing is by penalizing landlords and developers. If thoughtfully crafted, you will be able to leverage those property owners and developers and provide more access to housing for all, which is a goal we can all agree on.

Thank you. Amy Evans

Flavorfull 7 days ago

The massive Impact and Permit fees and unreasonable sprinkler system requirements prevent the average property owner from building in the City. You put up financial barriers to building and then ask what can we do to have more homes built? I own 4 lots I would love to build duplex's on. @ 40k a unit plus the extra expense of the sprinkler system makes the Cities financial impact more expensive than the cost of the property. If the City really cared about affordable housing they would make it easier for small builders to build. Cut your fee's and eliminate the sprinkler system requirement.

Mark Ingersoll 14 days ago

All those big new fancy apartments downtown got property tax exemptions but they increase the need for schools, roads, LOTT, fire, police, and all the other infrastructure. The rest of us pay more so a few developers can pay less. Every action that makes it harder on small scale

Public Comments – Public Hearing Draft
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property owners nudges us further towards selling, likely to bigger entities who won't be as flexible, nor as affordable, nor as local. Notice how the rent moratorium did not include a tax moratorium; rather, my rental property taxes have doubled in the last five years, which I pass along to my tenants. Remember, renters pay property taxes too, or, more accurately, tenants pay all the rental property taxes.

LindaD 21 days ago

Giant U.S. landlords are cornering the housing markets nationwide, forcing rents and purchase prices beyond anything reasonable, and sucking up the primary means of wealth acquisition for all of us, regardless of race or other factors. Fighting amongst ourselves over crumbs empowers them.

Read the Reuters U.S. Legal News "Special Report - Giant U.S. landlords pursue evictions despite CDC ban".

How are we impacted in Olympia? We have no idea. We are too busy fighting amongst ourselves over the crumbs. Nowhere in all the mountains of housing documents does the city even mention who owns what in Olympia.

LindaD 14 days ago

This is not a plan for the homeless which is the most immediate crisis in Olympia, WA state & the country. Taxpayers do not want to support a "plan" that does not address housing, substance rehab, & mental illness for the homeless. Millions have been spent with ZERO results & a problem that gets worse. No more tax money without A Plan and results! Where's the Plan for homeless?

can212 22 days ago

Amy Buckler

From: Esther Grace Kronenberg <wekrone@gmail.com>
Sent: Tuesday, May 25, 2021 11:05 AM
To: Amy Buckler; CityCouncil
Subject: Housing Action Plan

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Dear Ms. Buckler,

We write with concerns about an item in the Housing Plan that allows the City to "maximize use of SEPA threshold exemptions for residential and infill development."

Although we realize that going through SEPA adds some cost and time to projects, we feel it is absolutely essential that the intent of SEPA be strictly adhered to.

The City needs to have a full and complete picture of the possible effects of any project, including those on the environment, traffic and neighborhood BEFORE it approves it.

Exempting multi-family developments up to 60 units and single family developments to 30 units without adequate review may bring changes to our City that will not be for the greater good.

We are confronting a shortage of water, deteriorating water quality and stream flows for wildlife continue to drop. The City must consider this critical need as well as others.

The City has already used the SEPA review process for an entire area, such as for downtown and the Capitol Mall. We encourage the City to use this type of review process for other areas as well, instead of allowing un-reviewed development throughout the City.

Thank you.

Warren and Esther Kronenberg
Olympia, WA

Amy Buckler

From: hwbranch@aol.com
Sent: Sunday, May 16, 2021 9:27 PM
To: Amy Buckler
Subject: City of Olympia's Housing Action Plan (HAP)

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Dear Amy Buckler,

Here are my draft comments to the Planning Commission for tomorrow evening. Please provide them to the Commission.

Thank you, Harry Branch

Re: City of Olympia's Housing Action Plan (HAP)

The two sections of the plan that most concern me are section 3.l. which points out that "appeals add cost to infill and affordable housing projects", later clarified to be "residential, multifamily, or mixed-use projects" and section 3.q. which hopes to maximize the use of SEPA exemptions for residential and infill development. I fail to understand the logic.

The idea of concentrating growth into urban areas as a way of protecting rural areas would make some sense if there was any direct correlation between density and growth boundaries. We can limit growth boundaries regardless of density.

Does increasing density really create affordable housing? Compare Manhattan or San Francisco to the Ritzville Washington. There is, if anything, an inverse correlation between density and affordability.

The Puget Sound Lowlands Ecoregion is unique, being characterized historically by large evergreens, deciduous forests and grasslands. The region connects directly to Puget Sound via numerous streams and rivers, it has a direct impact on the health of Puget Sound and it's highly urbanized. If we care about Puget Sound we need to do a better job of managing our urban watersheds. Science tells us we can do this by such simple actions as removing streams from culverts

Current housing affordability won't even exist in history books in a hundred years. Species extinction is forever. That should be our primary concern. Placing species at risk because of some unsupported notion that removing protections will make property more affordable would be unfortunate.

I'm pasting an article below from today's Seattle Times. This is the way Olympia should be heading.

Harry Branch
(360) 943-8508
hwbranch@aol.com

It doesn't look like much, this ditch by the side of the road. But to King County's culvert hunters, this isn't a throwaway landscape.

Kat Krohn, an engineer and fish passage specialist for King County, chopped right into a fierce bramble of blackberries and got into the ditch as traffic roared by on a busy thoroughfare in Lake Forest Park. Here, Lyon Creek flows through Lake Forest Park before draining into the northwest corner of Lake Washington, crossing in culverts under roads and even private driveways all along the way.

That's where Krohn and her teammates at King County come in. They are working in the field to compile an inventory of culverts on country roads, bridges and properties — the good, the bad, and the truly ugly in terms of whether a salmon can get through them to spawn or journey to the sea.

Urban creeks are the arteries and veins of the region carrying the lifeblood that animates the region's ecology: salmon. Food for more than 123 species of animals — including endangered southern resident killer whales that frequent Puget Sound.

It's no desk job, being a culvert hunter. These are the field medics looking for the blockages impairing the health of the region's signature fish in their home waters.

As Krohn cut back the brambles, Ben Gregory, another engineer and fish passage specialist on the county's culvert survey crew, bushwhacked into the muddy ditch and into thickets of roadside weeds.

It's a landscape most would never notice — let alone think is important to salmon. Garbage cans lined the road where Krohn helped Gregory trace the ditch to a tiny, crushed culvert under a driveway, where it then crossed under the road to the other side.

The driveway culvert was way undersized for managing high flows, creating a fire hose that would slam back a salmon trying to get upstream. It also would probably flood, creating a risk for the roadway infrastructure.

On the other side of the road, where the culvert exited, they looked for more problems, a slope too steep for a salmon to manage, or an opening of the culvert perched too far above the stream bed for a salmon to leap into.

"It is helpful to think like a fish," Gregory said, eyeing the pipe.

The team uploaded their field notes into handheld devices to feed their day's reconnaissance into a growing inventory of blockages.

For this stream is typical in this largely developed watershed, thickening with houses and driveways and cars since at least the 1970s. The creek is routed through dozens of culverts crossing under the road in just a few miles — challenging the coho and steelhead traveling this creek to and from Lake Washington, on their way to Puget Sound.

Both the orcas and Puget Sound Chinook are threatened with extinction. To help them survive, the county is committed to spending \$9 billion over the next decade on a Clean Water Healthy Habitat strategy, said Abby Hook, environmental affairs officer for King County's Department of Natural Resources and Parks.

The goal, Hook said, is to guide investments to boost salmon populations and water quality, and conserve essential habitat for the good of orcas, salmon and future generations of county residents — even as the climate changes and county population grows.

The initiative also is intended to unify efforts across programs and jurisdictional boundaries to achieve watershed level results, from the Cascades to Puget Sound. The work includes everything from storm water and wastewater projects to road repairs and land conservation and ecological restoration. The cross-disciplinary approach is intended to align and deliver projects to achieve the most improvement the fastest.

That's the big picture. Getting there is in the hands of people doing the day-to-day, on-the-ground work. This is combat biology, in environments mostly built to benefit and transport humans, not salmon.

"We are so unaware when we drive a road like this, we don't realize fish are under the road, we don't even know we are crossing a stream," Krohn said. Everything matters in their streambed world: how wide the banks are, how deeply cut the channel, how steep the slope.

Her work has taught her to see landscapes differently. "I notice culverts everywhere I go now," Krohn said.

Standing on the roadside amid the whizzing traffic, Gregory said the work can be daunting.

But then, there was the thrill last year of watching chum salmon barrel into Mary Olson Creek under Green River Road near Kent. County roads crews replaced a culvert carrying the creek that blocked most salmon from making it upstream. A deep, wide box culvert fixed the problem — and opened 2,000 feet of habitat for salmon and steelhead.

It was completed in August at a cost of \$900,000, and the chum moved right in. Prime orca chow, spawning right there in South King County.

Amy Buckler

From: Bob Bredensteiner <bob@bobbredensteiner.com>
Sent: Friday, May 14, 2021 11:21 AM
To: Amy Buckler
Subject: Housing Action Plan

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Amy,

As a board member of South Puget Sound Habitat for Humanity, I want to comment regarding Olympia's Housing Action Plan.

I have seen firsthand the struggle of hardworking people in our community who want nothing more than a safe and affordable place to call their own. Unfortunately, homeownership is increasingly unattainable for many across all age, racial and ethnic groups. In part, this is due to public underfunding of affordable homeownership opportunities for low- and moderate-income families.

Habitat for Humanity is asking that you please support affordable homeownership as a means to create lasting change in our community.

Specifically, we encourage the city to:

- partner with low-income housing developers to expand homeownership opportunities because homeownership is a wealth building tool that allows low-income families to exit cycles of poverty, create lasting generational change, and require less public assistance in the future.
- establish a down payment assistance program because a down payment is very often the biggest barrier for first time homebuyer. Down payment assistance as a regional approach would allow for greater access to homeownership in today's market.

Habitat for Humanity believes that homeownership can help alleviate part of the ongoing housing crisis, and restore racial, ethnic, and economic justice by promoting a break in a cycle of generational poverty.

We believe the City of Olympia can foster a richer and more inclusive community for all by incorporating these initiatives in its Action Plan.

Sincerely,

Bob Bredensteiner

Treasurer

South Puget Sound Habitat for Humanity



We build strength, stability, and self-reliance through shelter.

May 14, 2021

Olympia Planning Commission,

Homeownership, even as a concept, has increasingly become unattainable for many in our community, especially for the growing share of young buyers and historically and currently marginalized communities. The racial wealth gap, which is the legacy of historic practices of housing discrimination including redlining and predatory lending, as well as contemporary forms of discrimination are compounded by public underfunding of affordable homeownership for low- and moderate-income households and underproduction in for-profit “missing middle” for-sale homes.

The City of Olympia must act to reverse these historical wrong doings and develop policies that create an opportunity rich and inclusive community for all. Habitat for Humanity recognizes that a focus on homeownership can help alleviate parts of the ongoing housing crisis and restore racial, ethnic, and economic justice by promoting a break in a cycle of generational poverty for many, in addition to a further equitable distribution of wealth opportunities.

Specifically, we encourage the city to:

- partner with low-income housing developers to expand homeownership opportunities (1.g). Homeownership is a wealth building tool that allows low-income families to exit cycles of poverty, create lasting generational change, and require less public assistance in the future.
- establish a down payment assistance program (2.g), down payment assistance is the biggest barrier for first time homebuyers, this is especially true for people of color. Down payment assistance as a regional approach would allow for greater access to homeownership in today’s market.

Habitat for Humanity is asking that you please support affordable homeownership as a means to create lasting change in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Carly Colgan".

Carly Colgan
Chief Executive Officer

Amy Buckler

From: Davenport Moore <sdavenportmoore@gmail.com>
Sent: Saturday, May 8, 2021 9:28 AM
To: Amy Buckler
Subject: participation in virtual hearing 5/17

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Ms. Buckler,

I would like to reserve time in the virtual hearing for Thurston Housing Land Trust. What is the time allowance per each picture?

Would it be possible to include a 1:38 min. duration video clip on slide 3 of the following:

[Homebuyer's Orientation Presentation - Google Slides](#) for an introduction to Community Land Trusts? Is screen sharing by the facilitator something available for this purpose? There is also an online link to this video through Grounded Solutions -the national association of CLTs.

Thurston Housing Land Trust is working to be seen as a viable and primary solution for affordable housing in our municipality and county.

See: ThurstonHousingLandTrust.org

Thank you for any assistance you can provide.

Susan Davenport

VP BOT - THLT

360-970-6302

Amy Buckler

From: Cora Davidson <cora@coradavidsonconsulting.com>
Sent: Saturday, May 15, 2021 7:00 AM
To: Amy Buckler
Subject: City of Olympia - Notice of Public Hearing - 21-1702 Olympia Housing Action Plan

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Dear Ms. Buckler - thank you for your service to the city of Olympia.

As a resident of Olympia, and a supporter of Habitat for Humanity, I want to share my concern about affordable housing in our community and provide public comment regarding the Housing Action Plan.

As a supporter of South Puget Sound Habitat for Humanity, I see firsthand the struggle of hardworking people in Olympia who want nothing more than a safe and affordable place to call their own.

Homeownership, even as a concept, has increasingly become unattainable for many in our community, especially for the growing share of young buyers and historically and currently marginalized communities. The racial wealth gap, which is the legacy of historic practices of housing discrimination including redlining and predatory lending, as well as contemporary forms of discrimination is compounded by public underfunding of affordable homeownership for low- and moderate-income households and underproduction in for-profit "missing middle" for-sale homes.

The City of Olympia must act to reverse these historical wrongdoings and develop policies that create an opportunity-rich and inclusive community for all. Habitat for Humanity recognizes that a focus on homeownership can help alleviate parts of the ongoing housing crisis and restore racial, ethnic, and economic justice by promoting a break in a cycle of generational poverty for many, in addition to a further equitable distribution of wealth opportunities.

Specifically, we encourage the city to:

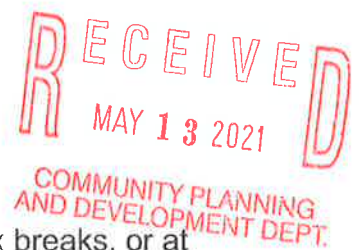
- partner with low-income housing developers to expand homeownership opportunities (1.g). Homeownership is a wealth-building tool that allows low-income families to exit cycles of poverty, create lasting generational change, and require less public assistance in the future.
- establish a down payment assistance program (2.g), down payment assistance is the biggest barrier for first-time homebuyers, this is especially true for people of color. Down payment assistance as a regional approach would allow for greater access to homeownership in today's market.

Habitat for Humanity is asking that you please support affordable homeownership as a means to create lasting change in our community.

Sincerely,

Cora Davidson, MPA
1008 Lybarger St NE, Olympia, WA 98506
Cora Davidson Consulting
She/her pronouns
cora@coradavidsonconsulting.com
coradavidsonconsulting.com
[linkedin.com/in/coradavidson](https://www.linkedin.com/in/coradavidson)
(360) 999-8014

The best compliment you can pay us is your referral.



STATEMENT TO THE CITY OF OLYMPIA HOUSING ACTION PLAN

Save existing affordable housing by giving owners of such properties tax breaks, or at least protection from tax increases, if we provide affordable units. Every tax increase on existing affordable housing gets passed along to the tenants, thus increasing rents and reducing affordable housing.

Property taxes on my one small affordable duplex have doubled over the last five years, while giving developers \$1.4M in property tax savings in roughly the same time. My tenants are the real people paying my increased property taxes.

Every action that makes it harder on small scale property owners nudges us further towards selling, likely to large entities that won't be as flexible, nor as affordable, nor as local.

All those big new fancy apartments downtown got property tax exemptions, but they increase the need for schools, roads, LOTT, fire, police, and all the other infrastructure. They also increase the value, property taxes, and the rents, on existing downtown affordable housing. The rest of us must pay for the increased infrastructure needs caused by the very developers who benefit but pay pennies on the dollar.

My rental property taxes have doubled in the last five years, which I pass along to my tenants. Remember, renters pay property taxes too, or, more accurately, tenants pay all the rental property taxes.

We are creating a permanent underclass of renters who will never have access to the primary means to build wealth. Wages are stagnant, health insurance and retirement plans have and continue to diminish, sucking out more wealth. Olympia, by giving tax breaks to those with substantial wealth, and increasing taxes on the rest of us, is actively furthering this sad decline.

When developers gain at the expense of the taxpayers, such as property tax exemptions and sweet deals like the Griswold building, they are no longer "private sector", they are government subsidized. Please let's refer to them as such.

Giant U.S. landlords are cornering the housing markets nationwide, forcing rents and purchase prices beyond anything reasonable, and sucking up the primary means of wealth acquisition for all of us, regardless of race or other factors. Fighting amongst ourselves over crumbs only weakens us. Read the Reuters U.S. Legal News "Special Report - Giant U.S. landlords pursue evictions despite CDC ban".

Linda DuPertuis
lmdupertuis@hotmail.com

Amy Buckler

From: prbill110@comcast.net
Sent: Monday, May 17, 2021 12:21 PM
To: Amy Buckler; Cary Retlin
Subject: Regional Housing Action Plan

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Amy/Cary:

I have previously sent emails regarding my objections regarding parts of the Regional Action Plan. I don't think that there is reason to repeat those comments now.

House Bill 1236 has been passed by the Legislature. It severely restricts a Landlords ability to end a lease.

1. If a landlord needs to update a rental, he may only end the lease for renovations, if they require a building permit. So assuming, the unit needs new carpet, vinyl, countertops, plumbing fixtures, etc. (not requiring a building permit, but cannot be completed with someone living there), then the lease could not be terminated. The work could not be done and would result in deferred maintenance and a substandard rental.

2. If a landlord decides to sell, he must list the property within a very short period of time. When a tenant moves out, it usually takes a month for cleaning, painting, carpeting vinyl, possibly countertops or plumbing fixtures, etc. If a landlord is required to list the property in a short period of time, this work could not be completed and either no one would want to buy the property or it would have to sell at a very reduced price (a fixer).

The Regional Housing Action Plan indicates that the City is developing an ordinance on these issues. I ask that you consider my above comments and not incorporate wording that would go beyond the scope of House Bill 1236.

Thank you,
Bill Fierst
360-480-9620

Amy Buckler

From: Amy Buckler
Sent: Thursday, April 15, 2021 10:01 AM
To: prbill110@comcast.net
Subject: RE: FW: Olympia rent assistance and eviction moratorium information

Hi Bill,

Thanks for your comment – I will forward to the Land Use Committee members. To be clear, this evening the Land Use and Environment Committee is scheduled to receive an informational briefing from a local affordable housing group. They are sharing information about a policy approach they refer to as Tenant Opportunity to Purchase (TOPO), how it has been used in other cities and how *they think* it could be used in Olympia. The City is not formally considering a TOPO ordinance at this time.

Tenant Opportunity to Purchase Ordinances (TOPO) aim to provide long-term protection of already existing affordable housing by allowing tenant groups the first opportunity to negotiate and bid on rental properties when they come up for sale. Typically TOPO's have been applied to manufactured home parks only. The attachment to the staff report from the TOPO for the People group suggests it could be applied to single family and multifamily rental units as well. To be clear, this is not a recommendation from City staff, and it is not on our current year work plan to take this up further this year.

Currently the City is in the process of drafting a Housing Action Plan and TOPO has been identified as *a potential* action under the strategy to “increase the supply of permanently affordable housing for households that make 80% or less of the area median income.” Should the Committee advise we include it in the Housing Action Plan, the effect would be that we've identified it as a potential item to explore further in a future year. At that time we would need to conduct more research and public engagement and develop a staff recommendation. The staff recommendation about how TOPO could be used in Olympia, what it should apply to and other elements, would not necessarily be the same as the group is suggesting tonight.

Other cities have used policies like TOPO to preserve manufactured home parks. No cities are currently applying this to single family rentals. Should this be taken up in a future year we would need to conduct more research and outreach to determine if and how to approach this in Olympia.

Warm Regards,

Amy Buckler (She/Her)
Strategic Projects Manager
City of Olympia
601 4th Ave E
Olympia, WA 98502
(360) 280-8947 (Cell)
(360) 570-5847 (Desk)

This email is subject to public disclosure

From: Cary Retlin <cpretlin@ci.olympia.wa.us>
Sent: Thursday, April 15, 2021 8:33 AM
To: Amy Buckler <abuckler@ci.olympia.wa.us>

Cc: Keith Stahley <kstahley@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>

Subject: FW: FW: Olympia rent assistance and eviction moratorium information

Amy,

This email is relevant to the TOPO agenda item at LUEC tonight. I got questions about it when a landlord called me yesterday afternoon:

From: prbill110@comcast.net <prbill110@comcast.net>

Sent: Thursday, April 15, 2021 7:38 AM

To: Cary Retlin <cretlin@ci.olympia.wa.us>

Subject: Re: FW: Olympia rent assistance and eviction moratorium information

External Email Alert!

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Cary:

Just want to provide input to you regarding the "right of first refusal" for a tenant to purchase a house that they have been renting.

This is fraught with potential problems and it is unlikely that they could afford to buy it anyway.

If I were to sell a house in today's market, it would be listed at an attractive price, then the highest bidder takes it. What price do I offer to the tenant? I should be able to get the full value from the house. It would not be practical to tell bidders that they can bid, but someone else has the "right of first refusal".

Or even the opposite. I offer to the tenant a price. The tenant can not afford it and moves out, so I can clean and paint, etc. and he may even move out of the area in the meantime. The house doesn't sell and I have to sell at a lower price. Then, do I have to track down the tenant and offer him the house at this price. Time would be an issue. The new buyer is not going to wait.

Also, I may wish to sell to a family member, rather than the tenant.

Please consider these comments.

Thanks,
Bill

Amy Buckler

From: Carol Houston <chouston@sdsu.edu>
Sent: Friday, May 14, 2021 2:46 PM
To: Amy Buckler
Subject: Housing Action Plans - public comment

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

As a resident of Olympia, and a supporter of Habitat for Humanity, I want to share my concern about affordable housing in our community and provide public comment regarding the Housing Action Plan.

As a board member of South Puget Sound Habitat for Humanity and a volunteer tax preparer with TaxAide for 13 years, I have seen firsthand the struggle of hardworking people in Olympia who want nothing more than a safe and affordable place to call their own for themselves and their families.

Homeownership, even as a concept, has increasingly become unattainable for many in our community, especially for the growing share of young buyers and historically and currently marginalized communities. The racial wealth gap, which is the legacy of historic practices of housing discrimination including redlining and predatory lending, as well as contemporary forms of discrimination are compounded by public underfunding of affordable homeownership for low- and moderate-income households and underproduction in for-profit "missing middle" for-sale homes.

The City of Olympia must act to reverse these historical wrongdoings and develop policies that create an opportunity rich and inclusive community for all. Habitat for Humanity recognizes that a focus on homeownership can help alleviate parts of the ongoing housing crisis and restore racial, ethnic, and economic justice by promoting a break in a cycle of generational poverty for many, in addition to a further equitable distribution of wealth opportunities.

Specifically, we encourage the city to:

- partner with low-income housing developers to expand homeownership opportunities (1.g). Homeownership is a wealth building tool that allows low-income families to exit cycles of poverty, create lasting generational change, and require less public assistance in the future.
- establish a down payment assistance program (2.g). Down payment assistance is the biggest barrier for first time homebuyers, especially for people of color. Down payment assistance as a regional approach would allow for greater access to homeownership in today's market.

Habitat for Humanity is asking that you please support affordable homeownership as a means to create lasting change in our community.

Sincerely,

Carol Olson Houston

Amy Buckler

From: jacobsoly@aol.com
Sent: Sunday, May 16, 2021 4:29 PM
To: Amy Buckler
Subject: Comments for Planning Commission re Draft Olympia Housing Action Plan

External Email Alert!
This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Amy --

Here are my draft comments to the Planning Commission for tomorrow evening. Please provide them to the Commission. I may not be able to get to all of them depending on time limits.

Thank you, Bob Jacobs

=====

Planning Commission Members:

I'm Bob Jacobs and I live at 720 Governor Stevens Avenue in Olympia.

I served as a public representative on the Stakeholders Group which helped develop the Regional Housing Action Plan that formed the basis of this draft city plan.

Probably the most important thing about the regional plan is that it contains no recommendations. Rather it is a collection of possible actions that the cities could adopt. Furthermore, these options were not evaluated for likely effectiveness, cost-shifting, or any other criteria. Thus, these options should be approached with caution.

In general, I consider the options dealing with subsidized housing to be the most reliable. This is also our greatest need locally, because the federal government has failed miserably to carry out its duty in this area. Basically, what we need is money. Lots of it.

The most unreliable section is the one dealing with increasing the supply of market rate housing. This is not surprising because there is very little that any city can effectively do in this area; market rate housing is provided by the private sector.

Here are a few specific comments out of many that I could offer:

1. A number of suggested actions are based on the mistaken notion that if the cost of producing housing can be reduced, the price of housing will decline. While this idea has surface appeal, the way the market actually works is that cost reductions produce increased profits for either land owners or builders or both. Of course we should avoid unnecessary costs, but we should not sacrifice quality of life or fiscal fairness by compromising appropriate fees or regulations. This applies to a number of options, including 1.f, 1.k, 3.i, and 3.k.

2. Items 1.p and 2.i are related to protecting mobile/manufactured home parks. The logical way to do this is by rezoning, which Olympia did in at least one case about 25 years ago. I suggest the Commission change this recommendation to rezoning.

3. Item 3j recommends expansion of the Multi-Family (property) Tax Exemption (MFTE) to all transit corridors. The MFTE was examined in detail by legislative performance staff just a couple of years ago. Their conclusion was that no evidence could be found to indicate that the MFTE accomplishes its objective of producing more housing. Thus, all it does is subsidize land owners and housing developers. I suggest you drop this staff recommendation.

4. Item 3.u recommends that the city pay for infrastructure development such as transportation and utility facilities in order to make housing development feasible sooner than it would otherwise be in certain areas. This is unjustified. It amounts to a public subsidy to land owners. Growth should pay for growth, at least as much as state law allows, via charges like impact fees and utility connection fees. I recommend that you drop this staff recommendation.

5. Item 6.e recommends that the city start using Tax Increment Financing (TIF). TIF has been recognized as a scam. It double-counts local tax revenues by diverting taxes meant for general city costs to pay for infrastructure, thus increasing taxes. I suggest you drop this suggestion.

Thank you for your consideration.

Please feel free to call me at 360-352-1346 if you would care to discuss any of these suggestions -- or other city policy matters.

Amy Buckler

From: Kenneth Haner
Sent: Monday, May 10, 2021 7:05 AM
To: Amy Buckler
Subject: FW: City of Olympia - Notice of Public Hearing - 21-1702 Olympia Housing Action Plan

fyi

Ken Haner
Program Assistant
City of Olympia
Community Planning and Development
PO Box 1967 | 601 4th Avenue | Olympia WA 98507
Phone: (360) 753-8735
Email: khaner@ci.olympia.wa.us

From: Tom Schrader <schraderfour@gmail.com>
Sent: Friday, May 07, 2021 12:39 PM
To: Kenneth Haner <khaner@ci.olympia.wa.us>
Subject: Re: City of Olympia - Notice of Public Hearing - 21-1702 Olympia Housing Action Plan

External Email Alert!
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Ken,

Thank you for sending this over...!!!

We at TCRA feel, along with the City of Olympia, housing is our number one social concern during these COVID times!

I will circulate this through our 800 TCRA Realtors, and attend this public hearing!

Thanks again for sending, and all the work you are doing for our beautiful community!

Tom Schrader
REALTOR | CBA | TCRA Board President
RE/MAX PARKSIDE AFFILIATES
300 Deschutes Way SW #200
Olympia, WA 98501
(360) 480-9387

+++++

On Fri, May 7, 2021 at 12:31 PM Kenneth Haner <khaner@ci.olympia.wa.us> wrote:

The City of Olympia has issued the following **Notice of Public Hearing with the Olympia Planning Commission** for the project known as **Olympia Housing Action Plan**.

PROJECT: **21-1702**

See the above attachment for further details.

Please forward questions and comments you may have regarding this project to the staff contact listed below:

- Amy Buckler, Strategic Projects Manager, 360.280.8947, abuckler@ci.olympia.wa.us

Ken Haner

Program Assistant

City of Olympia

Community Planning and Development

PO Box 1967 | 601 4th Avenue | Olympia WA 98507

Phone: (360) 753-8735

Email: khaner@ci.olympia.wa.us

Amy Buckler

From: Beau Shattuck <beaushattuck@yahoo.com>
Sent: Friday, May 14, 2021 11:52 AM
To: Amy Buckler
Subject: Fw: COMPLETELY FINNISHED PPP FOR HL IN TC

External Email Alert!

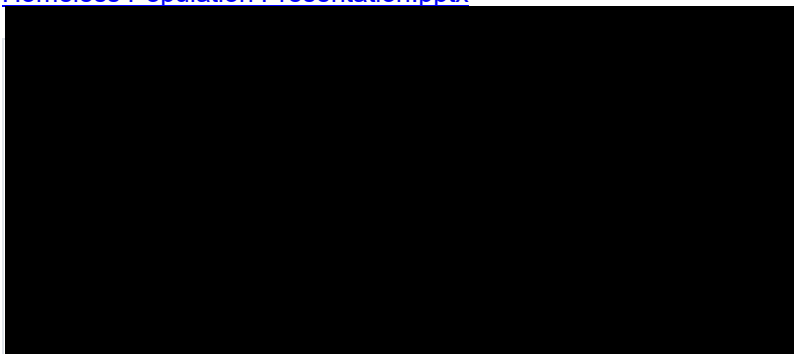
This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

PowerPoint presentation.

----- Forwarded Message -----

From: Beau Shattuck <beaushattuck@yahoo.com>
To: Beau Shattuck <beaushattuck@yahoo.com>
Sent: Wednesday, May 12, 2021, 03:33:41 PM PDT
Subject: COMPLETELY FINNISHED PPP FOR HL IN TC

[Homeless Population Presentation.pptx](#)



Microsoft PowerPoint Presentation

A LITTLE BIT ABOUT MYSELF SO YOU CAN GET TO KNOW ME....

- Community Volunteer since 2012
- Housing Navigator at SideWalk since 2018
- Housing Liaison at Olympia Community Court since March 2018

According to the Department of Housing and Urban Development.....

Before the Pandemic at least 580,000 Americans were homeless.

- 23,000 of those people were in Washington State.

- Skeptics have argued that...

Substance Use Disorders and Mental Health issues must be addressed BEFORE someone becomes a suitable a candidate for long-term housing.

**THIS IS BACKWARDS
&
WRONG**

The page features several decorative circles of various colors (orange, pink, green, blue, purple) scattered in the corners. The main text is centered on a light blue background.

Housing is a HUMAN right

We MUST adopt a Housing FIRST approach to homelessness in Olympia.

• .

**Let's take a look at the
Leaders like Finland and
Japan; whom have the
lowest homeless
populations in the world.**

KEYS TO SUCCESS.....

- Politicians who have an understanding of human dignity.
- Affordable/ Social Housing
- Low barrier Service Centers
- Transitioned away from the temporary shelter model and converted their entire system into a supportive-housing-model.

Dignity....

Dignity is the right of a person to be valued and respected for their own sake.

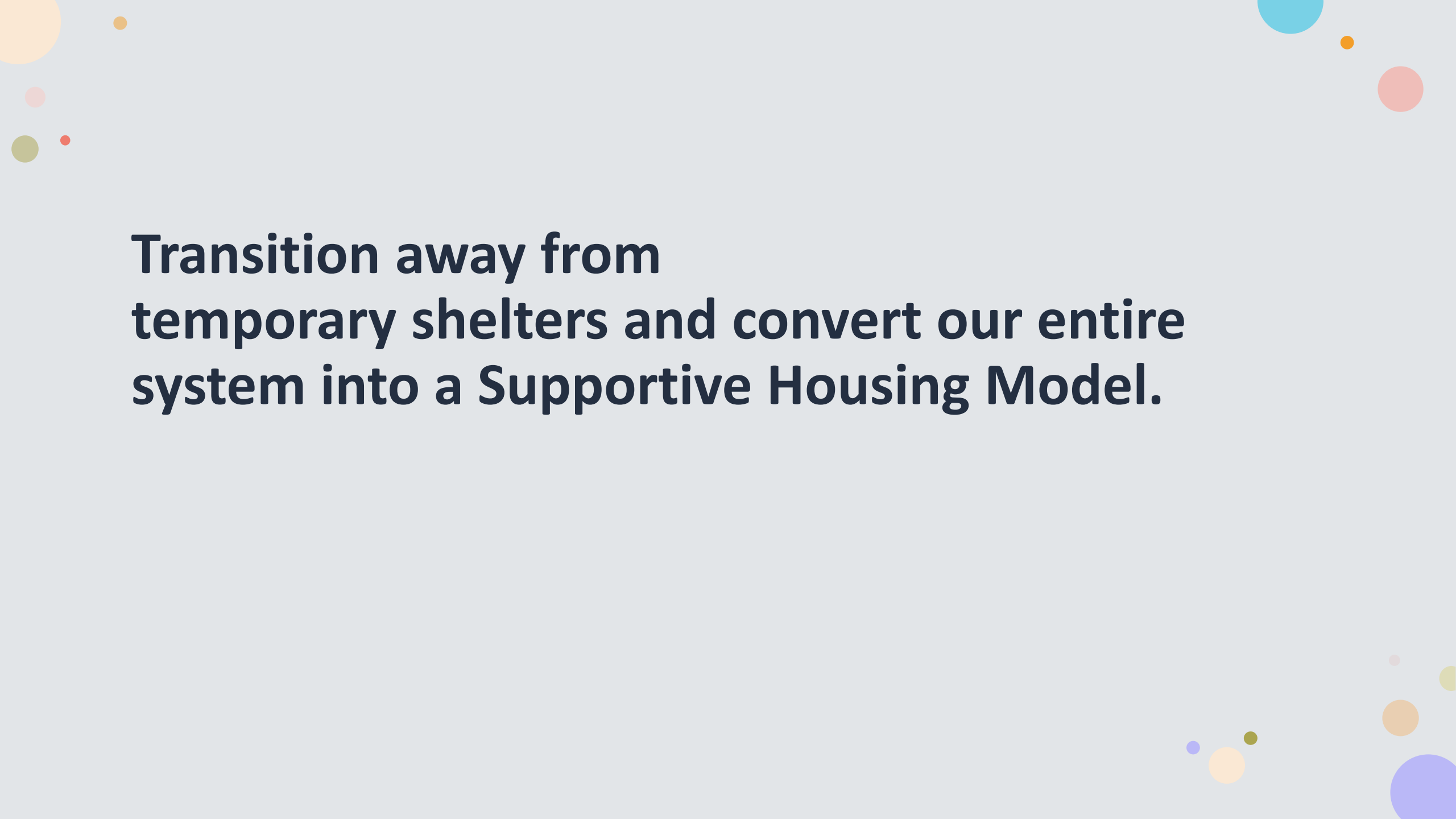
AFFORDABLE/SOCIAL HOUSING

- **The cost of housing should NOT make it difficult to STAY housed.**

LOW BARRIER SERVICE CENTERS

The idea here is to maintain multiple service agency's within the same building such as:

- Medical/Dental Professionals
- SUD/MH Case managers/Providers
- D.S.H.S Representative
- Peer Support Specialists
- Housing Navigators
- Family Support/Education Services
- Veterans Affairs Staff

The slide features a light blue background with decorative elements consisting of various colored circles (orange, pink, green, blue, purple) scattered in the corners. The main text is centered and reads:

Transition away from temporary shelters and convert our entire system into a Supportive Housing Model.

Homelessness in Thurston County Since 2017

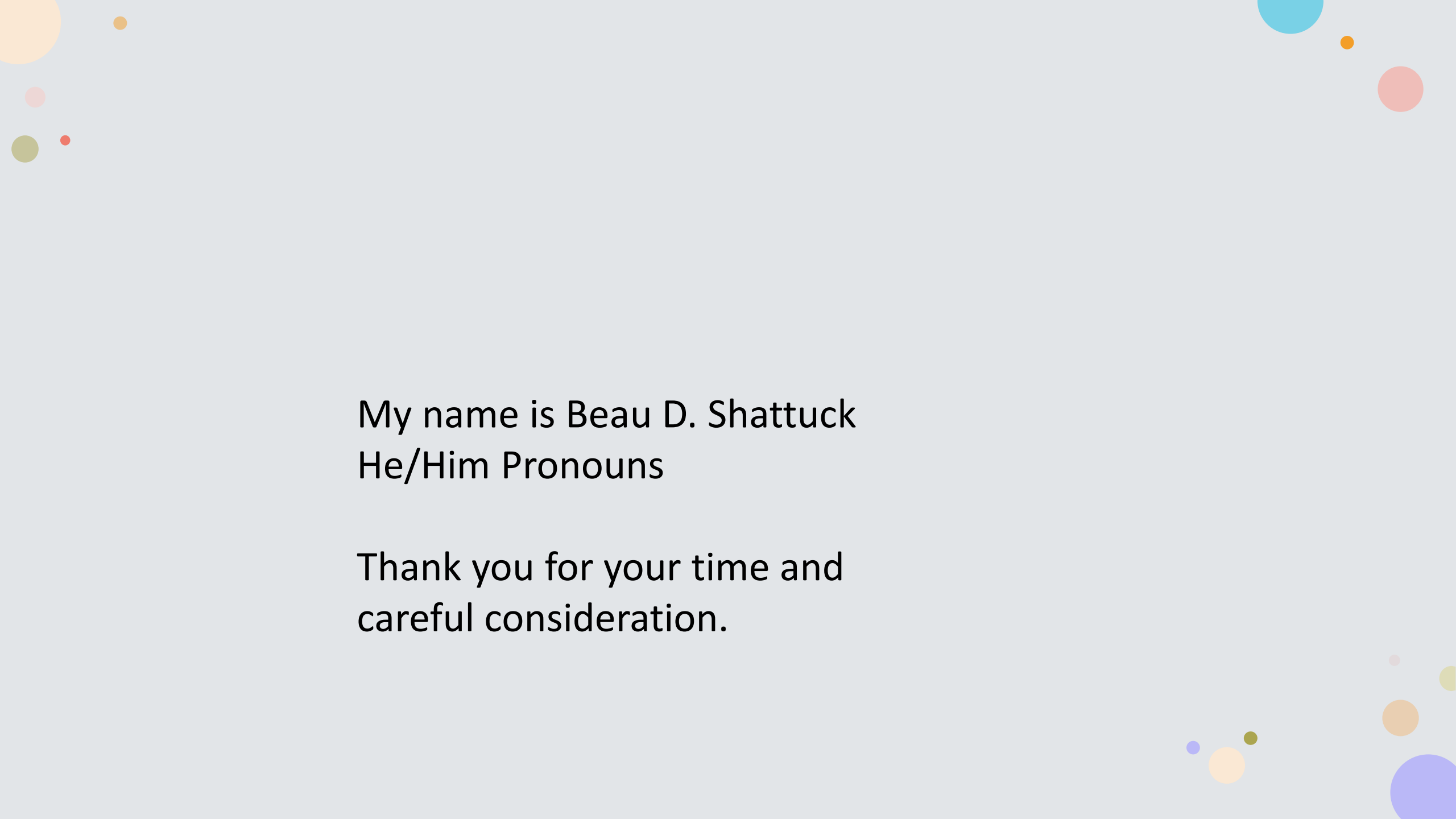
- In 2017 there was a census taken that counted **124** homeless individuals.
- The 2019 Census counted **394** homeless people in Thurston County. Which more than DOUBLED in two years!
- This year that number has more than doubled yet again! The new tally in 2021 is **1,100!** With MANY who remain uncounted.

**OUR HOMELESS POPULATION IN
OLYMPIA IS RAPIDLY INCREASING.
WE MUST DO SOMETHING NOW!**

+

•

○

The slide features a light blue background with decorative elements consisting of various colored circles (orange, pink, green, blue, purple) scattered in the corners. The text is centered on the slide.

My name is Beau D. Shattuck
He/Him Pronouns

Thank you for your time and
careful consideration.

3043 Central St SE
Olympia WA 98501
May 12, 2021

Olympia Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967

RE: Olympia Housing Action Plan

I applaud your goals of increasing supply, diversity, and affordability of housing.

1. Insist on mixed income development.
2. Include requirement for wheelchair accessible spaces.
3. Use Housing Land Trust model to extend affordability.

Insist on mixed income development. Improve the quality of life for high and low income people both. There is less crime in mixed-income neighborhoods. Imagine West Bay Yards with a mix that includes studios for elderly people who will keep watch, and healthy young adults who will carry groceries and do chores for others more feeble or more fortunate. Some cities require that “mansion” properties include living quarters for service people. This in turn provides for that lower-crime mix of housing.

Include requirement for wheelchair accessible spaces. For buildings with parking garage, require one or two wheelchair accessible apartments set up with video surveillance of the garage, plus an adjoining care-giver’s studio. Think dignified role for an injured Afghan war vet. Allows paid or volunteer security surveillance.

Use the Housing Land Trust model to extend ownership affordability into the future, with a non-profit organization, not a city employee, handling the assurance that the property stays affordable when it changes hands many years later.

I hope these ideas will help you design a plan that delivers.

Callie Wilson

Amy Buckler

From: bobesan@comcast.net
Sent: Friday, April 9, 2021 10:18 PM
To: Amy Buckler
Cc: Joyce Phillips
Subject: Re: FW: Reminder: Housing Action Plan Open House starts in 1 hour (I put my public comment in the Q&A but provide it here as well, in expanded form)

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Thx for fwd'g my comments & your thoughtful response, Joyce & Amy, respectively. Here's another comment for the record:

I'm glad that efforts are being made to deal w/ the homeless situation, as I don't want to see us suffer the lawlessness that Seattle & Portland are unfortunately showing in a BIG way now. I avoid Wheeler Ave. now b/c the homeless are taking over that street along I-5.

And today, a likely homeless woman obviously dropped her coat in the middle of Eastside Ave., as she continued walking to Wheeler. As I cycled by, I let her know that she lost her coat, but she responded slowly. Finally, she turned around to get her coat, but almost got hit by a car in the process, as she wasn't being very careful. Fortunately, she was able to get her coat (w/ some swearing at the driver) before walking back to Wheeler. Public safety is suffering as the homeless population increases...

-Bob V.

On 04/09/2021 12:41 PM Amy Buckler <abuckler@ci.olympia.wa.us> wrote:

Dear Dr. Vadas,

Thank you for your comments. You asked whether the camps are considered "households"? Unfortunately, unsheltered individuals and camps are not included in the number of households counted by the American Community Survey, which is our source for this data. However, the housing needs of people experiencing homelessness in our community are considered in our planning and implementation. While it is difficult to get an accurate number of people experiencing homelessness in Thurston County we look to the annual Point in Time Census, Homeless Management Information System data used by Coordinated Entry providers as well as observational data by our field staff, Thurston County and a host of service providers to better understand the scope of need.

We recognize that the only true solution to homelessness is more housing (sometimes with wrap around services for people with disorders such as mental health or substance use) and the City of Olympia has

invested in two significant projects to address this need. At 2828 Martin Way the Low Income Housing Institute has a 64 unit supportive housing facility under construction. It also contains a 60-bed shelter on the ground floor. On the west side of town, the City partnered with the Family Support Center to help finance a 65-unit facility targeting homeless families and victims of domestic violence. This facility is in the planning and permitting process. We will make a third Home Fund award for another project this year, with more in the future.

As I mentioned on Wednesday night, to scale up the production of low income housing to serve our community including those experiencing homelessness will take more resources. A countywide home fund would help. Meanwhile, the City of Olympia is working with the County to expand services including trauma informed case workers to several of the larger encampments in our City. We hope to have that program in place by the beginning of summer.

Warm Regards,

Amy Buckler

Strategic Projects Manager

City of Olympia

601 4th Ave E

Olympia, WA 98502

(360) 280-8947 (Cell)

(360) 570-5847 (Desk)

This email is subject to public disclosure

From: Joyce Phillips <jphillip@ci.olympia.wa.us>

Sent: Friday, April 9, 2021 8:11 AM

To: Amy Buckler <abuckler@ci.olympia.wa.us>

Subject: FW: Reminder: Housing Action Plan Open House starts in 1 hour (I put my public comment in the Q&A but provide it here as well, in expanded form)

Hi, Amy.

Below are comments from Dr. Vadas regarding the Housing Action Plan. Please add them to the public record.

Thanks!

Joyce

From: ROBERT VADAS <bobesan@comcast.net>

Sent: Thursday, April 08, 2021 11:14 PM

To: Joyce Phillips <jphillip@ci.olympia.wa.us>

Subject: Fwd: Reminder: Housing Action Plan Open House starts in 1 hour (I put my public comment in the Q&A but provide it here as well, in expanded form)

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Dear Joyce:

I put my public comment in the Q&A for the Housing Action Plan Open House, but provide it here as well, in expanded form.

I'd like to enter my 2 online articles into the public comment, given Olympia's present favoring of market-rate projects over low-income (e.g., elderly) projects w/ less incentives for bldg. profits (Vadas 2020, 2021). The rich developers can take care of themselves & don't need my taxes to build projects that are meant to bring more rich Central Sound (Seattle/Tacoma) people there to gentrify the Olympia area.

And what about all of the presently homeless, many of whom have mental-health issues that may require institutionalization (Vadas 2021)? Do you consider those camps" households"?

Sincerely, Dr. Robert L. Vadas, Jr. (Bob)

Aquatic ecologist

2909 Boulevard Rd. SE

Olympia, WA 98501-3971

Tel. (360) 705-2231 (H), (360) 584-2135 (C)

E-mail bobesan@comcast.net (H)

Vadas, B. Jr. 2020. The future of Olympia's urban zoning in the face of covid-19 and climate change. Works In Progress (Olympia, WA) 31(3): 14 (<https://olywip.org/the-future-of-olympias-urban-zoning>).

Vadas, R.L. Jr. 2021. OP-ED: Concerns about West Bay Yards development proposal. Olympia Tribune [online], March 4: 1 p. (<https://theolympiatribune.com/op-ed-concerns-about-west-bay-yards-development-proposal>).

----- Original Message -----

From: Anastasia Everett <no-reply@zoom.us>

To: bobesan <bobesan@comcast.net>

Date: 04/07/2021 3:57 PM

Subject: Reminder: Housing Action Plan Open House starts in 1 hour

Hi Robert Vadas,

This is a reminder that "Housing Action Plan Open House" will begin in 1 hour on:
Date Time: Apr 7, 2021 05:00 PM Pacific Time (US and Canada)

Join from a PC, Mac, iPad, iPhone or Android device:

[Click Here to Join](#)

Note: This link should not be shared with others; it is unique to you.

Amy Buckler

From: hollygadbow@comcast.net
Sent: Wednesday, April 7, 2021 8:19 PM
To: Amy Buckler; Leonard Bauer; Joyce Phillips; Cary Retlin
Cc: CityCouncil; Jay Burney
Subject: Great program

External Email Alert!

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Amy, Leonard, Joyce, and Cary,

Thank you for putting together a terrific program. One of the best done by Olympia that I have attended lately.

Well organized, great slides, full of information (some of it new to me). Amy's opening presentation was excellent, full of pertinent facts and well delivered. Olympia has stepped up, and there is so much more to do. This is an issue that takes courage and tenacity. Instead of being overwhelmed by the immensity of the problem, the staff and the council keep moving forward.

I have to admit I like Zoom formats and think this venue worked well for this. The survey questions were a nice touch and kept the audience engaged. With Zoom, I actually can hear better and attend more meetings.

I appreciate your good work.

Best regards,
Holly Gadbow

Amy Buckler

From: Pamela Hanson <TheTuesdayShow@hotmail.com>
Sent: Friday, April 9, 2021 4:03 PM
To: Amy Buckler
Cc: Brad Medrud; jdoan@ci.tumwater.wa.us; Boone, Rolf
Subject: Re: HOUSING ACTION PLAN - OPPORTUNITY FOR INPUT

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Amy,

Thank you. I appreciate your long range planning efforts.

Some people only learn, with age and by reading, that there is "a big economic grey area" with an uneven scale of justice regarding housing. A scale of justice has two places of weight. I have survived a more complicated scale of justice - reality - and I have survived it more than once.

The King County Housing Authority just sent me an application. I have no intention of leaving Tumwater, but an opportunity to be closer to major media and a university may sway my opinion. Because of the difficulty in obtaining local non-profit corporation services, I began participating at the congressional level regarding homeless assistance and was connected to King County.

I participate to help others not experience what I have experienced and to get rehoused. I also need a shower, bathroom and bed. I need a home and to not be intimidated by a City of Tumwater Police Department misdemeanor charge of "nuisance" and a Thurston County Court Commissioner's guilty decision.

The following people went before me and hopefully they weren't subjected to city council, city ordinances and police tactics to clear their streets. You can use the link or find the article by searching google. The 2019 investigative journalist covered loopholes that may or may not be in the current no cause/just cause Senate bill that was in the media today.

<https://t.co/iTctvgk02u?amp=1>



Legislators passed evi...
crosscut.com

Crosscut.



NEWS

Legislators passed eviction protections. Washington landlords found loopholes

Reforms that give struggling tenants more time to make

Amy, I qualify for an approximate \$50,000.00 per year state job. That is the source of my sarcasm. I served in state employment while Booth Gardner was Governor. I was right across the capital campus lawn, in the General Administration Bldg. Please look him up on C-Span. There is a KOMO "State of the State" speech you should watch. In part, Governor Booth Gardner was lecturing the Legislature about and for health care improvements. There has never been a greater Yale and accounting focused consumer protection Governor, in my opinion. I know he would be disappointed in what has happened to me.

I have to medicate my feet and eyes, and I can't leave the country to find quality health care like Governor Booth Gardner did.

Thank you again.

Pamela Jean (Hale) Hanson
City of Tumwater Resident

From: Amy Buckler <abuckler@ci.olympia.wa.us>
Sent: Friday, April 9, 2021, 9:14 AM
To: Pamela Hanson
Subject: RE: HOUSING ACTION PLAN - OPPORTUNITY FOR INPUT

Hi Pamela,

I know you said you have reached out to Community Action Council in the past. They are the main organization that connects single adults to housing services in Thurston County. I just received the attached email from them on Wednesday – sounds like rental assistance for 2021 just opened so you might give them a call again. My position is more long range planning so I don't disperse any assistance; I'm trying to work on a larger scale to bring in more resources and adjust rules to help address housing affordability, supply and stability over the long term.

Warm Regards,
Amy

From: Pamela Hanson <TheTuesdayShow@hotmail.com>
Sent: Thursday, April 8, 2021 6:31 PM
To: Amy Buckler <abuckler@ci.olympia.wa.us>
Cc: jdoan@ci.tumwater.wa.us; Boone, Rolf <rboone@theolympian.com>
Subject: Re: HOUSING ACTION PLAN - OPPORTUNITY FOR INPUT

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Amy,

Your work frequently makes other people's problems, your problem. That is not my intent.

I wrote this quickly and appreciate your efforts. Simply put, where do I go to get housing assistance during this 2021 regional homeless assistance effort?

I cc'd John Doan because he has sent me to CACLMT. Some may get frustrated with my deliberate calmness with sometimes inserted reasonable and appropriate moments of emotion. I move slowly due to health, bathroom drives, and daily food shopping.

Here is the lengthy:

I was born in Olympia, at the old St.Peter Hospital, and only spent a few months in a second story apartment next to a church before my parents purchased the largest house on the block in our neighborhood in Tumwater in 1965.

With this current regional effort, what is available to or for me from Olympia's perspective? To a certain extent, any answer could be sending me to the same people who haven't followed through with services that they are expected to offer. I have approached, called or written information for Sidewalk twice and CACLMT three times, and the CACLMT number is a conservative numbers.

Are there any services if I park at one of the Olympia encampments? Is that how I get a caring case worker? Because of Prime Locations, I was made homeless and have parked and basically vehicle camped in violation of the Tumwater "nuisance" ordinance (a misdemeanor). Because of the way the nuisance ordinance is written - I cannot sue any of the aggressive "policy" police officers and/or the city - and would have to say yes and plead guilty in Thurston County Court.

I wrote parking tickets and presented them at the State level in the Alaska Court System to Judge Levy and Judge Nave. I could challenge the guilty misdemeanor, because I think some Judges and prosecutors understand the money and politics of homelessness - and someone made Former Security Officer Hanson "homeless." **I was paying my rent and my rent checks were then rejected - sending me to court. The refused rent checks are disputable and I was told to keep them. I was not a problem. I was stating rent facts to one of our State's 281 cities and then Prime Locations gave me a 20 Day Notice No Cause Termination.** Prime Locations is not stupid, they put me in a misdemeanor criminal category with the 20 Day Notice No Cause Eviction, while there were no apts avail., not more than a \$100 promise from a church, and more than my income for a hotel room that can only last 28 days a month, and Sidewalk considered me housed because the day I called I was in a hotel room.

A driving glass and metal tent, a city council candidate that deserved more than her achievement of 2,000 votes for doing hardly nothing, and a city council candidate that was subjected to being called homeless by The Olympian and others - with their McClatchy money apparently supporting the court's decision, Tumwater, and Prime Locations. What a great court we have that wouldn't let my case go to trial - her voice, the Thurston County Court Commissioner's, stated it and it is in the court's audio record. I cannot afford a lawyer.

Six out of 10 homeless in seattle, just on KOMO News Radio this afternoon, as stated by Seattle Mayor Jenny Durkan, were homeless before Seattle.

I won't be moving to Seattle to sit and wait for a phone call from a case worker, and Tumwater has stated that homelessness is a [Thurston County] regional problem.

You have a different job description and perspective than mine. The direction I am "supposed to go" is where?

Positive Attitude Closing:

I joke about this because someone suggested it to me - a person that believes in a homeless person. "You should run for Mayor." The downside is that I may only get around 2,100 votes to be Mayor. It would go on my resume. **It is a pay raise.** And, it would push me off of SSA Disability Income and into work - as told to do so by the voters.

Why are you running for office? You were made homeless the last time.

Do homeless services extend to political candidates?

In what year do homeless services extend to political candidates?

Who looks at the filing for office records and plots for the opposition without talking and/or writing to anyone?

Pamela Jean (Hale) Hanson
City of Tumwater Resident

From: Amy Buckler <abuckler@ci.olympia.wa.us>
Sent: Thursday, April 8, 2021, 2:06 PM
To: Pamela Hanson
Subject: RE: HOUSING ACTION PLAN - OPPORTUNITY FOR INPUT

Hi Pamela,

Thank you for attending last night's open house and for spreading the word. I understand your concerns about the lack of affordable housing (especially compared to fixed incomes like social security) and tenant protections. As we discussed last night this is a very challenging issue and the City of Olympia hopes we can make a difference through our actions. Unfortunately the housing affordability crisis won't be solved overnight, which leaves a lot of people without stable housing in the short term. I am very sorry you are experiencing this. I was heartened to hear the new Secretary of Housing and Urban Development Marcia Fudge's announcement today that the federal government is sending \$5 billion in new grants to states and local governments across the country for rental assistance, development of affordable housing and other services to address homelessness. We will take whatever we can get to help our community members stay safe and housed.

Thanks again for your input,

Amy Buckler
Strategic Projects Manager
City of Olympia
601 4th Ave E
Olympia, WA 98502
(360) 280-8947 (Cell)
(360) 570-5847 (Desk)

This email is subject to public disclosure

From: Pamela Hanson <TheTuesdayShow@hotmail.com>
Sent: Wednesday, April 7, 2021 6:29 PM
To: Amy Buckler <abuckler@ci.olympia.wa.us>
Cc: Boone, Rolf <rboone@theolympian.com>
Subject: Fwd: HOUSING ACTION PLAN - OPPORTUNITY FOR INPUT

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Presenters:

Thank you for the presentation in progress.

I sent this input and encouragement to participate by attending your event earlier this morning. This email is not going to that full list.

I personally now live in a glass and metal tent, also called a Korean passenger vehicle. I have a fire extinguisher, knife and scissors to protect myself at night. I do not tell people where I park, to maintain my personal safety, because it isn't intended by me for anyone to know. It would be too easy for the motivated that have already labeled me a 12 [as used in downtown riot paint and during the same time] to smash a window, etc.

Having worked as a security officer prepared me for some of my necessary determination. My 12 years as an At-Home-Mom prepared me to attempt to continue my faith in children's flash card definitions of people and industry. My career at the Department of Revenue provided me with a never met again level of a Comptroller's ethics regarding the conservative use taxpayer monies. Ralph Osgood, Former Mayor of Tumwater was only my co-worker, not my mentor.

The forwarded email explains more about me but it is not my full life. It does not include my working at a welding shop where they were grinding serial numbers off of high pressure gas cylinders, meeting and listening to one of two murder suspects, and finally making it home to Tumwater alive but with TB from Alaska.

The development, construction and building management industry has no flash card in my life anymore. I have no one to please with my input and comments, except possibly the innocent victims that had the time to exit plan themselves out of danger.

In closing: The importance of detailed costs and continued operations disclosures followed by thorough audits of the industry when the industry is provided with "incentives" - if and when applicable should be charged with fraud if and when found to be deceptive.

Pamela Jean (Hale) Hanson
City of Tumwater Resident



From: Pamela Hanson <TheTuesdayShow@hotmail.com>

Sent: Wednesday, April 7, 2021, 8:23 AM

To: Pamela J. Hanson

Cc: Boone, Rolf; jdoan@ci.tumwater.wa.us; pkmet@ci.tumwater.wa.us; council@ci.tumwater.wa.us; Brad Medrud

Subject: HOUSING ACTION PLAN - OPPORTUNITY FOR INPUT

Dear Readers,

IMPORTANT: There is an opportunity for input today and the link is within the online version of this top of the fold news article from The Olympian newspaper.

I disagree with the last bullet in this article for developer, management company and non-profit corporate housing entity reasons because they do profit from low income persons in many ways. I believe that municipalities should use their property "in a ownership way and to own the issue." **Build the sustainable condos, sell the condos to low income while keeping ownership of the municipal property, and require the sell back of the sustainable condo to the**

municipality. This will control costs, provide open government "program related" documents to review that are audited, and will protect low income homeowners in the municipal home ownership program. In this way, a low income person can build equity and payment history by owning a condo, and the municipality can continue the effort with the next low income person in need of purchasing housing when the sell back to the municipality happens - over and over again.

It was a management company, Prime Locations, that made me homeless. They do understand income, market rate, low income housing, and unprotected speech. I was given a 20 Day No Cause Termination by Prime Locations [while I was current on my rent and with a positive rent balance, with a previous letter inviting me to renew my lease, and speaking on live TV to the Tumwater City Council about rising rents making people homeless with \$1,231.00 per month disability income and \$1,040.00 in apartment rent costs].

Obviously, Prime Locations supports No Cause terminations, and many other management companies with the Thurston County Court may also.

I ask you to support low income persons for many reasons. Please read the the COLA Fact Sheet that I continue to use. The PDF document is attached.

Here is the screenshot and link to The Olympian article:

<https://www.theolympian.com/news/local/article250473311.html>



Please read the last line in the following PDF. It is regarding all disability income recipients. And, the data on page two includes this year's average SSA retirement income. \$1,277.00 per month income is the disability income average and my permanent disability income is almost there with COLA increases - at \$1,266.50 [DSHS]. I continue to be homeless due to Prime Locations and the Thurston County Court.



The eviction moratorium has not yet been lifted. We are about to experience the fourth wave of SARS CoV-2 COVID-19 infections and deaths. Please, wear a mask, social distance and wash your hands - while I continue to work my way off of permanent disability and have opinions about myself and others. My lungs are clear and I have stated that for years.

Pamela Jean (Hale) Hanson
City of Tumwater Resident

(Apologies if there is formatting problems within this email. My phone has a problem - and this time my phone isn't in Alaska during the time Snowden went to Russia. There is and should be no hard return formatting between the words income and recipients. It appears on my phone while in the non-landscape orientation and is obvious.)

Amy Buckler

From: jacobsoly@aol.com
Sent: Wednesday, April 7, 2021 9:06 PM
To: Amy Buckler
Subject: Thanks

External Email Alert!

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Hi Amy --

Thanks for defending impact fees at the Open House this evening. They are very important for city finances and for fair treatment of residents.

In the future, you might also mention that impact fees don't begin to cover all impacts. For instance, there are no impact fees for police stations, jails, libraries, courthouses, etc. Those impacts are mostly paid by the rest of us.

Thanks again,

BobJ

Amy Buckler

From: ComcastIMAP <mike.mccormick@comcast.net>
Sent: Wednesday, April 7, 2021 6:43 PM
To: Amy Buckler; Joyce Phillips; Leonard Bauer
Subject: Good Session

External Email Alert!

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Amy, Joyce, Leonard and Cary,

Thank you for tonight's housing session. It was well organized. There was a ton of new information—at least to me. I appreciated that my question was included. And you accurately responded to what is my real concern—the size of the problem is gigantic and the solutions, for the significant part, are expensive. Also, you eluded to desirability of a regional approach. We (both Kathy and I) are concerned by the lack of engagement and meaningful commitment from the other Thurston cities and the county.

(Please pass this note on to Cary. I've seem to have lost his contact information.)

Again, nice job. Keep up the good work.

Best, Mike

Mike McCormick
360.754.2916



FIRST SOME FACTS :

* OLYMPIAN NEWSPAPER

** ZILLOW

*** ME

* IN 2015 NEARLY 83% OF DOWNTOWN OLYMPIA WAS AVAILABLE FOR LOW INCOME TENANTS. THE CITY REPORTED 1,263 TOTAL LOW INCOME UNITS IN DOWNTOWN.

* ALSO IN 2015 THERE WERE PROJECTS UNDERWAY TO REDUCE LOW INCOME UNITS TO 73%

* IN 2015 CAPITOL CROSSING WAS CONSIDERED MARKET RATE - RENTS WERE ABOUT 825^{00} - 995^{00} MO.

** 2021 THE AVERAGE RENT FOR A 1 BDRM IN OLYMPIA : $1,450^{00}$ THIS IS INSANITY!

* 2021 DOWNTOWN IS NOW 77% MARKET RATE
8 8 YEAR MFTE MONSTERS HAVE BEEN BUILT
ONLY 1 12 YEAR MFTE - MARKET MANOR -
NO WHERE NEAR DOWNTOWN OLYMPIA
THERE ARE PLANS TO GIVE MORE 8 YEAR MFTE
CONTRACTS IN THE MAKING.

WE DONT EVEN USE THE TOOL OF
INCLUSIONARY ZONING THAT THE STATE
HAS GIVEN US.

*** YOU CANT ADD 73% AND 77%
AND GET 100%

*** THERE IS A THUMB ON THE WRONG SIDE OF
JUSTICES SCALES.

#1

THE MEAT OF THE MATTER AND COMMON SENSE:

My NAME IS AUTUMN. I AM 46 YEARS OLD, AND DOWNTOWN OLY HAS ALWAYS BEEN MY HOME. IT STILL IS. IT'S WHERE MY ROOTS GROW. IT'S MY HOME, BUT I HAVE BEEN GENTRIFIED OUT OF MY COMMUNITY. MARKET RATE FANTASY AND CLASSISM HAS DISPLACED ME. I WANT TO GO HOME.

SOME PEOPLE TRY TO SELL THE IDEA THAT BECAUSE THESE MARKET RATE MONSTERS WERE BUILT ON WHAT HAD BEEN EMPTY LOTS THEY DIDN'T DISPLACE ANYBODY. THIS IS SIMPLY NOT TRUE. I WAS DISPLACED. AND SO WERE MOST, IF NOT ALL OF THE PEOPLE LIVING IN THE 14 UNIT STUDIO APT. BUILDING AT 506 1/2 E. 4TH AVE. SOME OF US WERE COUPLES SO ITS PROBABLY MORE LIKE 20 PEOPLE.

IT WAS OVER 100 YEARS OLD AND HAD "GRANDFATHERED IN" CODE PROBLEMS. WELCOME TO OLY! WE ARE AN OLD TOWN. MY RENT WAS 420⁰⁰ A MO. MORE THAN AFFORDABLE! THIS WAS ALSO NATURALLY OCCURRING AFFORDABLE HOUSING. IT WAS NOT SUBSIDIZED. I WAS HAPPY. THIS WAS JUST A FEW YEARS AGO.

- WHEN 123 4TH AVE WAS BEING BUILT - PEOPLE WERE UPSET. THIS TYPE OF PLACE DIDN'T BELONG. CHERYL SELBY TOLD US SHE WAS OPEN TO MORE AFFORDABLE OPTIONS IN FUTURE BUILDS. I DID NOT PROTEST 123 4TH. I BELIEVED CHERYL SELBY AND I BELIEVE IN SHARING. INCLUSIVENESS MEANT TO ME, WE - THOSE OF US ALREADY LIVING IN DOWNTOWN - COULD SHARE SPACE

2*

WITH SOME WEALTHIER NEIGHBORS MOVING IN. THE KEY WORD BEING SHARE. I DIDN'T WANT TO BE A NIMBY. I DESPISE THAT WAY OF THINKING. WE ALL LEARNED TO SHARE IN KINDERGARTEN. BEFORE WE HAD CLASSIST BUNDERS.

THE OWNER OF 506 1/2 E. 4TH AVE SOLD. SHE TOLD US THAT WITH ALL THE NEW CONSTRUCTION GOING IN DOWNTOWN SHE COULDN'T JUSTIFY NOT SELLING. THE MARKET WAS TOO PRIME FOR PROFIT.

AT LEAST SHE FACED US. PERHAPS SHE THOUGHT BY EXPLAINING IT WOULD MAKE US FEEL BETTER ABOUT BEING DISPLACED. IT DID NOT FEEL BETTER. I BECAME HOMELESS.

THE NEW OWNERS SENT IN HANDIERS TO DO THE DIRTY WORK VIA REAL ESTATE AGENTS. THEY GAVE US 28 DAYS TO UPROOT AND VACATE WITH NO REGARD AS TO WHERE. I DIDN'T EVEN GET MY DEPOSIT BACK BECAUSE OF CONFUSION OVER WHO WAS SUPPOSED TO PAY IT.

I DIDN'T KNOW ABOUT NORTHWEST JUSTICE PROJECT UNTIL IT WAS TOO LATE. I COULDN'T AFFORD A LAWYER, SO RICH PEOPLE WITH CONNECTIONS WERE ABLE TO STEAL MY 200⁰⁰ DEPOSIT.

I WAS, EVENTUALLY, ABLE TO FIND ANOTHER PLACE I

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COULD AFFORD. THEY WEREN'T ARTIFICIALLY RISING RENT BY USING THE 3X RENT RULE, REQUIRING NOT ONLY 1ST, LAST, DEPOSIT, SCREENING AND ADMINISTRATION FEES, BUT ALSO THAT A PERSON'S INCOME BE AT LEAST 3X THE AMOUNT OF RENT.

IT'S A BIG PROBLEM WHEN LANDLORDS WHO HAVE NO CONNECTION WITH SUBSIDY ARE ALLOWED TO KEEP PEOPLE OUT OF HOMES THEY COULD OTHERWISE AFFORD. RENT BURDEN SUCKS, BUT THE BURDEN OF BEING HOMELESS IS FAR WORSE.

THE PLACE I FOUND WAS FAR REMOVED FROM HOME. OUT PAST HAWKS PRARIE. WHAT FELT TO ME LIKE CORPORATE HELL. DOWNTOWN OY WAS ALWAYS WHERE I SPENT 100% OF MY INCOME, BUT NOW I WAS LEFT WITH SHOPPING OPTIONS THAT MADE ME FEEL LIKE A TRAITOR TO MY MORALS. JUST CORPORATE SUCK.

NOW MY PARTNER ALL OF A SUDDEN HAD A 1 HOUR EACH WAY BUS RIDE TO WORK, RATHER THAN A 5 MIN. WALK. WE LOST 2 PRECIOUS HOURS WITH EACHOTHER EVERY DAY. OUR TIME IS JUST AS VALUABLE AS ANYONE ELSE'S, AND IT WAS TAKEN AWAY WITH NO RETURN OR BENEFIT.

IT WAS SHORT LIVED. THE RANCH HOTEL APARTMENTS

SOLD. NEW OWNERS WANTED TO TEAR IT DOWN TO RE-BUILD UNAFFORDABLE MONSTERS.

AT LEAST WE HAD KIND MANAGERS WHO WERE ABLE TO GET US ALL NEW 1 YEAR LEASES BEFORE THE SELL WENT THROUGH. IT DIDN'T MAKE THE REALESTATE AGENTS SENT OUT TO HANDLE US HAPPY. THEY HAD PLANNED ON QUICKLY GETTING US OUT OF THE WAY. EVEN LIED AND TRIED TO TELL US OUR NEW LEASES WERENT VALID BUT IF WE'D BE WILLING TO SIGN OURSELVES OUT OF THEM THEY WOULD OFFER US A FREE MO. RENT.

SOME PEOPLE SIGNED, WE DID NOT. THANK YOU NORTHWEST JUSTICE PROJECT FOR EXPLAINING OUR LEASES WERE IN FACT VALID. THE BUSINESS MONSTERS WOULD HAVE TO WAIT A YEAR.

WHEN THE YEAR ENDED WE WERE HOMELESS AGAIN. UNABLE TO FIND A PLACE WE COULD BOTH AFFORD THAT DIDNT USE THE 3X RENT RULE.

A LOT OF THE PEOPLE WHO LIVED THERE BECAME HOMELESS. THE 68 YEAR OLD VETAN NEX DOOR, WHO HAD SERVED OUR COUNTRY AND WORKED HIS WHOLE LIFE BECAME HOMELESS FOR THE FIRST TIME EVER. BUT GREED DID NOT CARE.

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MY PARTNER AND I WERE LUCKIER THAN MOST.

WE ENTERED AND WON A HOUSING LOTTERY THROUGH HUD.

WE KNOW HOW BLESSED WE ARE TO HAVE BOTH
SHELTER AND HELP. WE ARE THANKFUL EVERY DAY.

I HAVE SHELTER - BUT I AM NOT HOME.

EVEN WITH THE VOUCHER WE HAD A HARD TIME FINDING
HOUSING WE COULD AFFORD. NONE THAT LED US BACK
HOME. I'M JUST STUCK IN A DIFFERENT CORPORATE HELL.
IRONICLY WE ARE NEXT TO WHAT IS CALLED CORPORATE CENTER.

SOME MIGHT STOP HERE AND SAY SHE DOESN'T EVEN LIVE
IN OLYMPIA, WHY LISTEN TO HER? I WOULD REMIND YOU
I DID NOT WISH TO MOVE - I WAS MOVED. I AM
THINKING IF I HAVE TO GIVE UP A ROOF AND WALLS
IN ORDER TO GO HOME I MAY DO SO. UNSHELTERED
PEOPLE CAN STILL VOTE AND I WOULD LIKE TO BE
ABLE TO USE MY VOTE TO HELP MY HOMETOWN.

WITH EVERY PRECIOUS PIECE OF REAL ESTATE BEING HANDED
TO BUSINESS MONSTERS - USING THE 8 YEAR MFTE RATHER
THAN THE 12 YEAR MFTE OR EVEN BETTER OPTION OF
INCLUSIONARY ZONING - WE (YOU) ARE EFFECTIVELY CLOSING
DOORS TO PEOPLE WHO HAVE ALWAYS LIVED AND
WORKED DOWNTOWN OLY.

AND YOU ARE PICKING THE PEOPLE'S POCKETS TO DO SO.

IF WE ARE BUILDING FOR FUTURE GROWTH SHOULDN'T THIS GROWTH BE INCLUSIVE? WHO ARE WE GROWING FOR?

CERTAINLY NOT THE ACTUAL AVERAGE INCOME IN THE AREA. MEDIAN AREA INCOME PAINTS A FALSE PICTURE. IT DOES NOT REFLECT THE MAJORITY OF PEOPLE AT ALL. WE NEED TO STOP USING IT TO PUSH WEALTH'S AGENDA.

DOWNTOWN OLY HAS ALWAYS BEEN MOSTLY WORKING POOR. IF WE ONLY ONLY BUILD FOR WEALTHY PEOPLE WHERE WILL WE FIND THE DIVERSITY THAT MADE IT SUCH A GEM? IF ITS SUPPOSED TO "TRICKLE DOWN" WHEN IS THAT SUPPOSED TO HAPPEN? ALL I SEE IS DRYING UP. WE ARE PARCHED.

WHAT HAPPENED TO ALL THE NATURALLY OCCURRING AFFORDABLE HOUSING? BUSINESS MONSTERS ATE IT UP. WHERE IS THE AFFORDABLE OPTIONS THE PEOPLE ELECTED YOU TO HELP CREATE CHERYL SELBY? IF IT IS BEING BUILT ITS SO FAR REMOVED FROM THE DOWNTOWN CORE IT MAY AS WELL BE IN LACEY.

THE CITY DIDN'T NEED "PROOF" THAT PEOPLE WANTED TO LIVE DOWNTOWN OLY. MANY PEOPLE ALREADY DID LIVE THERE. WE WANTED TO. I'M SURE I'M NOT THE ONLY PERSON WHO HAS BEEN

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DISPLACED AND WOULD LIKE TO BE ALLOWED TO GO HOME.

WE CANNOT ALLOW DOWNTOWN OLY TO BE TURNED INTO A WEALTH HUB BY TAKING AWAY FROM THE NEEDS OF THE MANY TO PLEASE THE WHIMS OF THE FEW. THIS IS CLASSISM, NOT A DEMOCRACY.

IF SOMEONE LIKE WALKER JOHN WANTED TO MOVE HERE TO GROW HIS EMPIRE - BECAUSE HE THOUGHT IT WAS SUCH A GREAT COMMUNITY AND WANTED TO HELP REALIZE IT'S POSSIBILITIES - WHY THEN DID HE NOT ACT LIKE A GOOD NEIGHBOR AND HELP BUILD FOR THE NEEDS OF THE COMMUNITY? WHY DID HE CHOOSE INSTEAD TO PICK THE PEOPLES POCKETS - LIKE A NASTY CARPET BAGGER? CLASSISM I SUSPECT.

PROFIT NEEDED TO BE MADE. THE MORE FOR HIM THE BETTER FOR HIM. BUT ONLY FOR HIM. HE COULD NOT SEE VALUE IN LOWER INCOMES. HE COULD NOT LOOK PAST INCOME TO SEE THE VALUE OF THE LOW INCOME PEOPLE.

HIS "LUXURY LIVING" MONSTERS WERE BUILT WITH ONLY HIS WEALTH IN MIND. PUT IN A GYM AND A COFFEE BAR ETC... NOW THAT MONEY GOES TO HIS POCKET RATHER THAN, SAY, THE YMCA OR DANCING GOATS. IT DOES NOT REACH THE COMMUNITY.

THESE PEOPLE DON'T WANT TO BE PART OF OUR

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COMMUNITY, THEY WANT TO OWN IT. AND THEN CHANGE IT AS THEY SEE FIT. IF THEY DON'T WANT TO BE PART OF IT THEY SHOULD NOT BE PAID WITH OUR TAXES TO RUIN IT. SUCKING THE SOUL FROM THE CITY.

OWY HAS A LONG HISTORY WITH BEING LIBERAL AND PROGRESSIVE. WE LIKE IT THAT WAY. THIS IS IN PART THANKS TO EVERGREEN HAVING BEEN A LIBERAL ARTS COLLEGE. IT'S MOSTLY THANKS TO THOSE OF US WHO CALL IT HOME.

WE TACKLE BIG ISSUES. WE ARE ANTI RACISM. WE SHOULD BE. RACISM IS DISPICABLE. WE ARE ANTI SEXISM.

WE SHOULD BE. SEXISM IS UNFAIR AND WRONG. WE LIKE TO USE WORDS LIKE EQUALITY. THIS IS ALL GOOD.

WE HAVE MORE WORK TO DO TO CLOSE THE GAPS BETWEEN OUR PROGRESSIVE WORDS AND ACTIONS THAT BACK THEM UP, BUT WE AT LEAST ARE NOT AFRAID TO CALL THEM OUT BY NAME.

YET THERE IS ANOTHER ISM THAT IS PLAGUING OUR SOCIETY. WE SEEM TO DO ANYTHING AND EVERYTHING TO NOT HAVE TO CALL IT WHAT IT IS. CLASSISM.

IT'S DIRECTLY LINKED TO RACISM AND SEXISM, BUT RARELY MENTION IT IN CONVERSATIONS. IF WE DO, WE PREFER TO USE WORDS LIKE "INCOME GAP." AS IF IT WERE ONLY A GAP AND NOT A GROWING CANYON.

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IT'S SYSTEMIC. PUT IN PLACE TO VILIFY THE POOR AND WEAPONIZE BEING HOMELESS.

TO TALK ABOUT CLASSISM WE WOULD HAVE TO ADMIT THE SYSTEM WE USE - CAPITALISM - IS SET UP TO ELEVATE THE FEW WHILE KEEPING THE MAJORITY SUPPRESSED.

CLASSISM PUSHES THE IDEA OF "TRICKLE DOWN ECONOMICS" WHILE IGNORING THE FACT IT DOESN'T WORK. ALLOWING BUSINESS OWNERS TO PROFIT WHILE NOT PAYING WORKERS A LIVABLE WAGE.

CLASSISM TOUTS WE ARE SO PROGRESSIVE WE ARE PAYING 15⁰⁰ AN HOUR - OR AT LEAST PHASING IT IN - WHILE IGNORING THAT MARKET RATE MONSTERS ARE EATING ANY GAINS IT WAS SUPPOSED TO ACHIEVE FOR THE PEOPLE BEFORE THEY ARE EVER REALIZED.

THE CRUMBS THAT "TRICKLE DOWN" TO ME ARE MORE AKIN TO "LET THEM EAT CAKE."

CLASSISM USES OTHER TERMS TO PROTECT WEALTH TOO. "BOOTSTRAPPING" AND "MERITOCRACY" ARE TWO THAT COME TO MIND. THESE ARE JUST PLATITUDES. IGNORING THE LUCK, WEALTH, AND OR CONNECTIONS THAT HELPED WEALTH ACHIEVE ITS GOALS.

BECAUSE THE IDEA OF CAPITALISM HAS BEEN SPOON FED TO US FROM CHILDHOOD - IN ORDER TO SUPPORT ITSELF - WE PRETEND IT'S THE ONLY WAY. CLASSISM DEPENDS ON THIS.

CLASSISM ALLOWS PEOPLE WITH WEALTH BECOME SELF APPOINTED SO CALLED COMMUNITY LEADERS TO MAKE DECISIONS THEY WERE NOT ELECTED TO MAKE. THEY FORM "CLUBS" AND "ASSOCIATIONS" WITH DUES AND FEES AND REQUIRMENTS THE MAJORITY CANT AFFORD.

CLASSISM HANDS THE REINS OF POWER TO THESE PEOPLE WHO WERE NOT ELECTED BY THE PEOPLE. GIVING THEM A BIGGER SAY IN DECISION MAKING. THESE ROTARY CLUBS AND "DOWNTOWN ASSOCIATIONS", TO NAME TWO, ARE ALLOWED TO SIT AT TABLES AND REACH EARS THE MAJORITY OF US CANNOT ACCESS. THEY ARE FEWER IN NUMBER BUT ALLOWED TO DROWN OUT THE VOICE OF THE PEOPLE. THIS IS NOT DEMOCRACY. THIS IS CLASSISM.

WEALTH DOES NOT MAKE A BETTER PERSON IN ANY WAY. CLASSISM WOULD HAVE US BELIEVE IT DOES.

CLASSISM WOULD SAY: "SOUNDS LIKE SOUR GRAPES." I WOULD COUNTER WITH ITS MORE LIKE GRAPES OF WRATH.

CARY RETLIN - YOU ARE THE MANAGER OF OLYMPIAS
AFFORDABLE HOUSING HOME FUND AND RESIDENT HOUSING
 ADVISOR. HOW CAN YOU SAY WITH CLEAR CONSCIOUS THAT
 "ALL HOUSING IS GOOD HOUSING" WHEN MARKET RATE
 MONSTERS ARE EATING UP ALL THE ALREADY EXISTING AND
 MUCH NEEDED NATURALLY OCCURRING AFFORDABLE HOUSING?
 DID YOU FORGET THE AFFORDABLE PART OF YOUR
 JOB TITLE? OR DID YOU JUST DECIDE TO JUST KEEP
 TRYING TO SELL THE "TRICKLE DOWN" LIE? THIS LIE
 IS PERPETUATED BY THE "HAVES" IN ORDER TO PROTECT
 WEALTHS POCKETS. PLEASE STOP HELPING THEM.

SOME MIGHT SAY MY DISPLACEMENT - AND THOSE LIKE ME -
 WAS A BYPRODUCT OF GROWTH THAT CITY OFFICIALS
 ARE POWERLESS TO CONTROL, THIS IS A LIE.

WE HAD AND STILL HAVE THE TOOLS TO CREATE WHAT
 MOST PEOPLE NEED AND WANT. HOUSING WE CAN
 AFFORD IN PLACES WE FEEL HAPPY TO LIVE. MY INCOME
 SHOULD NOT DETERMIN MY ZIP CODE. MY HOME IS
 DOWNTOWN OLYMPIA.

THE 'TOOLS' ARE BUSY BECAUSE WE DON'T USE THEM
 BUT THEY ARE THERE STILL TO BE USED. WE COULD TELL
 DEVELOPERS THESE ARE THE "TOOLS" YOU MUST USE TO
 BUILD IF YOU WANT TO PROFIT FROM OUR PEOPLE

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BUT CLASSISM DEMANDS - LIKE A SPOILED CHILD - THAT WE DON'T. BUST OUT THE TOOLS!

IN A DEMOCRACY THE MAJORITY IS SUPPOSED TO WIN. I WAS TAUGHT TO TRUST MY GOVERNMENT. I WAS TAUGHT THAT WHO WE ELECTED MATTERED. I WANT TO BE ABLE TO BELIEVE THIS STILL. LATELY THIS IS HARD. IT FEELS LIKE DEALING WITH A TWO HEADED SNAKE.

CHERYL SELBY - IF YOU WERE SO OPEN TO USING OUR TOOLS LIKE THE 12 YEAR MFTE - WHY IN DOWNTOWN OLYMPIA - WHERE BUILDABLE LAND IS MORE SCARCE THAN ANYWHERE ELSE IN OLYMPIA - DID YOU ONLY HAND OUT 8 YEAR MFTE CONTRACTS? WHERE ARE YOUR POM-POMS FOR THE PEOPLE? THE PEOPLE WHO HIRED YOU TO CHEER FOR US?

AS WE MAKE ROOM FOR GROWTH WE NEED TO TAKE LESSONS FROM CITIES THAT HAVE GONE THROUGH THE GROWING PAINS. WEALTH POCKETS ARE NOT GOOD FOR STRONG COMMUNITIES. THEY JUST PUSH LOWER INCOME PEOPLE INTO POVERTY POCKETS.

I PERSONALLY BELIEVE WE COULD AND SHOULD MOVE AWAY FROM AND FIX DAMAGES DONE BY CLASSISM BY USING SOMETHING THAT LOOKS LIKE AUSTRIA'S HOUSING MODEL.

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RICH AND POOR SHARING THE SAME SPACES. NOT ONLY IN THE SAME NEIGHBORHOODS, BUT IN THE SAME BUILDINGS AS WELL. IF WE CAN ALL LEARN TO SEE EACH OTHER AS DESERVING HUMAN BEINGS REGARDLESS OF RACE - SEX - RELIGION - AND INCOME WE CAN FIX THE BROKEN AND BUILD BACK BETTER.

WE CAN'T JUST COME UP WITH SALOONS LIKE "NO MORE MISSING MIDDLE" WHILE ITS REASON FOR MISSING GETS OVERLOOKED. RISING POVERTY. THIS IS JUST ANOTHER CLASSIST TOOL - USING MIDDLE INCOME EARNERS AS A COUSION TO PROTECT THE WEALTHY FEW.

TROY KIRBY OF THE CIDER BARREL WAS QUOTED IN A THURSTON TALKS ARTICLE I RECENTLY READ. I BOTH AGREED WITH AND DISAGREED WITH WHAT HE SAID.

I DISSAGREE GREATLY WITH THE PART WHERE HE SAID HE FINDS IT BETTER TO LISTEN TO CUSTOMERS OVER NON CUSTOMERS BECAUSE NON CUSTOMERS TEND TO COMPLAIN MORE. WHO'S CUSTOMERS? I MAY NEVER CHOOSE TO GO IN HIS CIDER BAR - BUT AGAIN DOWNTOWN OLY WAS WHERE I SPENT 100% OF MY INCOME.

CAN TROY KIRBY SAY THE SAME?

I DID HOWEVER AGREE WITH - AND WAS HAPPY TO

FIND COMMON GROUND - HIS IDEA OF FINDING WHAT HE CALLED THE VIBRANCY OF THE LATE 80'S / 1990'S.

YES. THOSE WERE GREAT TIMES. HE DISCOVERED IT WALKING AROUND WITH GRANDMA BIRDIE WHEN HE WAS A CHILD AND WOULD VISIT FROM HIS HOMETOWN LACEY. I ALREADY KNEW BECAUSE I LIVED DOWNTOWN. IT IS HOME. I WAS PART OF THE VIBRANCY HE IS LOOKING FOR.

LETS BE CLEAR. THIS WAS A TIME WHERE THE PEOPLE WHO WORKED DOWNTOWN COULD ALSO AFFORD TO LIVE DOWNTOWN. THE WORKING POOR ARE THE COGS AND THE GEARS. WITHOUT THEM DOWNTOWN OLYMPIA - AND EVERYWHERE ELSE IS MOOT.

IT IS THE EMPLOYEES - COOKS - JANITORS - BARISTAS - CASHIERS - STREET SWEEPERS - WAITERS - GARBAGE COLLECTORS - DISH WASHERS - BAR TENDERS ETC... THAT WERE THE MAKERS OF WHAT TROY REMEMBERS.

ABLE TO DO SO BECAUSE THE COMMUNITY SUPPORTED THEM IN HAVING A HAPPY LIFE FOR THE MOST PART. WE WERE POOR BUT ABLE TO LIVE WHERE WE WORKED. WE HAD FREE TIME TO CREATE AND PLAY.

AGAIN - IF IT WERE NOT FOR THE WORKING POOR THERE IS NO "LIFESTYLE" TO SELL. THEY ARE THE SOUL OF THE CITY.

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WHILE YOU PAT YOURSELVES ON THE BACK AND GIVE EACH OTHER "PERSON OF THE YEAR" AWARDS FOR BEING GOOD "LEADERS" I'D LIKE TO ASK YOU THIS -

WHEN WE CAN'T AFFORD TO LIVE ANYWHERE ON POVERTY WAGES YOU BRAG ABOUT AS PROGRESSIVE - BECAUSE MARKET RATE MONSTERS HAVING NO CHECKS TO BALANCE THEM - WHO DO YOU THINK WE WILL TURN TO? WE WILL NEED YOU TO PAY US EVEN MORE.

SOME WOULD TRY TO SAY MINIMUM WAGE JOBS WERE NEVER MEANT TO BE A LIVING WAGE. IGNORING THE REALITY OF MEANT TO BE OR NOT THEY ARE THE WAGE MANY PEOPLE SURVIVE ON. SINGLE PEOPLE AND ENTIRE FAMILIES AS WELL.

AS LONG AS YOU IGNORE THE UNCOMFORTABLE TRUTH YOU DO NOBODY JUSTICE. YOU WILL FAIL TO MEET THE NEEDS OF THE PEOPLE. SO IM CALLING ON YOU - OUR ACTUAL LEADERS - ELECTED BY THE PEOPLE - TO MAKE BETTER DECISIONS. DECISIONS THAT FILL THE NEEDS OF THE MAJORITY - NOT BEND TO THE WHIMS OF WEALTH.

WHEN I SAY MARKET RATE AND BUSINESS MONSTERS IM REFERRING TO ANYBODY WHO WOULD MOVE TO A COMMUNITY WITH CLASSIST BLINDERS AND GREEDY

INTENTIONS. DO NOT SMILE AND WAVE AND SAY YOU WANT TO BE MY NEIGHBOR WHILE SECRETLY MAKING PLANS TO REMODEL MY HOME AND MOVE ME OUT.

FINDING ALLIES IN WEALTHS CLASSIST CLUBS - USING LIES AND ORWELLIAN DOUBLE SPEAK, LIP SERVICE AND PLATITUDES. IT'S VAMPIRE BEHAVIOR - SUCKING THE SOULS FROM COMMUNITIES, LEAVING MANY IN DISPAIR.

OLY HAS BEEN THROUGH A LOT OVER THE YEARS. WE ARE TOUGH - WE CAN MANAGE WITHOUT GIVING AWAY OUR FEW AND PRECIOUS RECOURCES LIKE BUILDABLE LAND.

EVENTUALLY DEVELOPERS GREED WILL BRING THEM HERE ANYWAY. IF WE ARENT GETTING WHAT WE NEED FROM THEM, WE SHOULDN'T BE GIVING THEM WHAT THEY WANT FROM US.

THIS IS MY 4TH DRAFT OF THIS LETTER. MY HAND HURTS. I HAVE BLISTERS. STILL I TRY. TRY TO FIND WORDS THAT CAN PENETRATE THE WALLS ELITISTS HAVE BUILT AROUND YOUR EARS AND YOUR HEARTS. I HAVE LITTLE HOPE IT WILL HELP, NOT IF YOU'VE ALREADY MADE UP YOUR MINDS TO KEEP PUSHING "TRICKLE DOWN" LIES TO ACHIEVE A CLASSIST AGENDA, BUT HOW EVER SMALL, I DO STILL HAVE HOPE. SHOW ME YOU SEE MY VALUE, AND THE VALUE OF OTHERS AND MOVE AWAY FROM UNAFFORDABLE MARKET RATE MONSTERS.

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FIX WHAT THEY WERE ALLOWED TO BREAK. CREATE SOLUTIONS TO REPLACE WHAT HAS ALREADY BEEN STOLEN.

SOME MIGHT THINK ITS A THREAT, BUT I FEEL LEFT WITH FEW OPTIONS, IF I HAVE TO GIVE UP THE SECURITY OF WALLS AND A ROOF SO I CAN GO HOME I WILL MAKE THAT CHOICE FOR MYSELF. IT'S ONE OF THE ONLY THINGS I FEEL I CAN STILL HAVE CHOICE IN. I DON'T WANT TO BE HOMELESS. I JUST WANT TO GO HOME.

THERE IS ENOUGH ROOM DOWNTOWN TO SHARE. STOP BEING SO SELFISH AND GIVE SOME OF IT BACK.

WHAT WE NEED IS RENT CONTROL. I KNOW WE DON'T HAVE IT NOW, BUT THATS WHAT WE ELECT LEADERS FOR. TO HELP CHANGE UNJUST LAWS TO HELP REFLECT THE NEEDS OF THE PEOPLE.



MY STORY - AND WHY THIS IS SO PERSONAL: (IN SUMERY)

THE FIRST PLACE I REMEMBER - VAUGLY - LIVING DOWNTOWN OLYMPIA WAS AT THE REX. I WAS MAYBE 2 OR 3.

AT THE TIME THEY HAD A NO CHILDREN RULE SO MY MOM WOULD SMUGGLE ME IN AND OUT IN A LAUNDRY DUFFIE BAG. IT WAS OUR CLIMB IN THE BAG AND STAY QUIET GAME. IT WAS ALL SHE COULD AFFORD ON A WAITRESS PAY. SHE TRIED THE BEST SHE COULD. THE REWARD FOR ~~ANY~~ SUCCESS IN THE QUIET GAME WAS FOR BOTH OF US SECURITY - FOR ME A NEW STICKER.

EVENTUALLY WE WERE ABLE TO MOVE INTO A DUPLEX BY THE LIBRARY DOWNTOWN. THATS WHEN AND WHERE I FELL IN LOVE WITH BOOKS. AND I ALSO FELL IN LOVE WITH A LIBRIAN. SHE WOULD GIVE ME A RUBBER STAMP AND PAPER CLIPS AND SCRAP PAPER, MAKE ROOM FOR ME AT HER DESK AND LET ME HELP RUN THE LIBRARY. SHE MADE IT ALL SEEM VERY IMPORTANT.

SHE WAS MY DEFACTO CHILD CARE.

THE NEIGHBORHOOD WAS FULL OF KIDS WHO DIDNT HAVE PROPER CHILD CARE. WE HAD WORKING CLASS PARENTS WHO WERE DOING THE BEST ~~BY~~ THEY COULD. THE KIDS WOULD JUST BAND TOGETHER AND WATCH OUT FOR EACHOTHER IN A PECKING ORDER FORMED BY AGE.

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WE WOULD RIDE BIKES DOWN TO YARDBIRDS TO PLAY VIDEO GAMES, LOOK AT ALL THE PET STORE ANIMALS, AND TURN IN COUPONS SENT OUT IN THE MAIL FOR 1 FREE SM. POPCORN OR 1 FREE SM. DRINK. THEY WOULD LET YOU USE 2 COUPONS IF YOU HAD 'EM SO THEY BECAME TRADING GOLD TO US KIDS.

WE'D ROAM ALL OVER DOWNTOWN. EVEN WENT SWIMMING IN CAPITOL LAKE. SOUNDS GROSS NOW, BUT THEY HAD A ROPED OFF AREA, AND EVEN A LIFEGUARD FOR AWHILE.

THIS WAS THE PLACE I MADE MY FIRST BEST FRIEND. RACHEL G. AND THE PLACE I STARTED SCHOOL FROM (GO LINCOLN LIONS!)

THIS IS WHERE MY ROOTS AND MY HEART MADE PLANS TO SURVIVE THE CONDITIONS OF MY LIFE IN POVERTY. THE ROOTS GRABBED MY HEART - WRAPPED THEMSELVES IN SAFETY AND DUG DOWN DEEP FOR STABILITY.

AND IT WORKED. LATER WHEN MY MOM MET AND MARRIED A MAN WHO MOVED US MY ROOTS REMAINED.

WHEN MY MOM'S NEW ~~NEW~~ HUSBAND ABUSED ME, THIS IS WHERE I WOULD RETURN. I WOULD LIE DOWN IN THE TALL GRASS OF WHAT HAD BEEN MY YARD,

REALLY JUST A VACANT LOT NEXT DOOR, AND I WOULD LET MY HOME HEAL ME. THEN WITH RENEWED STRENGTH I WOULD SPEND HOURS WALKING AROUND TOWN. VISITING ALL THE PLACES THAT I LOVED. DOWN TO THE DOCKS TO CLIMB THE VIEW TOWER - OVER TO THE TREASURE CHEST TO PET THE MOOSE - ARCHIBALD SISTERS - RADIANCE-EARTH MAGIC AND MORE. ALL THE SIGHTS SOUNDS AND SMELLS ALONG WITH FAMILIAR KIND FACES LET ME KNOW I WAS OK. I WAS HOME. THE HOUSE I LIVED IN WAS DISFUNCTIONAL, BUT MY HOME WAS HERE TO TAKE CARE OF ME.

BY THE TIME I WAS 16 MY MOM AND HER HUSBAND MOVED OUT OF THE COUNTY COMPLETELY. I STAYED WITH MY HEART. I WAS ~~HOME~~ WITHOUT SHELTER BUT I WAS HOME. AND I TRIED TO GIVE BACK THE BEST THAT I COULD. I WAS AND AM A GOOD PERSON. OLYMPIA GAVE ME THAT. I HELD DOORS FOR PEOPLE CARRYING PACKAGES - MADE EYE CONTACT - SMILED. MY COMMUNITY SMILED BACK, THEY WERE KIND AND HELPED ME GROW.

AS I GREW I HAVE SCRUBBED TOILETS - CLEANED BOATS - WASHED WINDOWS - DONE OFFICE WORK - BEEN A BARISTA - A JEWELERS HELPER - A STORE CLERK - A WAITRESS - AND EVEN DID PIECE WORK FOR THE STUFF SOLD AT ARCHIBALD SISTERS. MOST OF IT OFF THE BOOKS - I DID WHAT

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I HAD TO SURVIVE. OFF THE BOOKS MEANS MOST OF IT DIDN'T COUNT TWARD WORK CREDITS FOR SSI.

I HAVE LIVED AND PAID RENT IN 8 PLACES I CAN THINK OF ALL DOWNTOWN. I DIDN'T WANT TO LIVE ANYWHERE ELSE.

I'VE BEEN UNSHELTERED CLOSE TO HALF MY LIFE IF YOU ADD ALL THE TIME TOGETHER. THE LONGEST STRETCH LASTING OVER 10 YEARS. I CHOSE WHEN I WAS UNSHELTERED TO TRAVEL A LOT BUT I ALWAYS AFTER A FEW MO. WOULD RETURN HOME. IT CALLED OUT TO ME - MY HEART AND MY ROOTS SAID COME HOME - WE WILL HEAL YOU.

THE LAST TIME I WAS ABLE TO FEEL THIS VITAL CONNECTION WAS AT 506 1/2 E. 4TH. SOME MIGHT HAVE THOUGHT IT WAS A RUN DOWN DUMP BUT IT WAS JUST OLD. IT WAS FULL OF CHARACTER - 15' CELINGS - CROWN MOLDING - OLD COOL DOORKNOBS - AND MANY MORE FEATURES THAT MADE IT MORE THAN A HUMAN STORAGE BOX. IT WAS PART OF DOWNTOWN - IT AND I BELONGED.

IT WAS HERE WHERE MY HOME TOWN HEALED ME AGAIN. I HAD BEEN WITHOUT SHELTER OVER 10 YEARS - I WAS SO VERY TIRED, TIRED IN A WAY MOST WILL NEVER KNOW. I WAS ALSO ADDICTED TO PILLS GIVEN TO ME BY DR'S. THE OPIATE BAND-AID.

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AFTER LIVING AT 506 1/2 E. 4th FOR ABOUT A YEAR IT WAS THERE - IN MY TINY STUDIO - WITH THE STRENGTH OF MY HEART AND THE GROUNDING OF MY ROOTS AND THE COMFORTS OF A SOFT BED AND SECURITY OF A LOCKING DOOR - AND LOVE OF A DEAR FRIEND - I WAS ABLE TO CHOOSE FOR MYSELF TO STOP TAKING THOSE PILLS. I DIDN'T HAVE TO - DR'S GAVE ME 120 EACH MO. I STILL HAD MORE REFILLS - THEY WOULD HAVE GIVEN ME MORE. I CHOSE TO.

IT HURT. I WAS VERY SICK FOR LIKE A WEEK. BUT MY HOMETOWN WAS THERE FOR ME, AND I HEALED.

I DRANK THE ARTISIAN WATERS THAT POOLED FREELY FOR ALL RIGHT ACROSS THE STREET. IT FILLED ME WITH LIFE.

WHEN I WOULD WAKE UP WITH THE NIGHTMARES THAT HAUNT ME I COULD WALK OUT MY BACK DOOR AND GO SIT BY THE WATER CALMING MY RACING MIND. THE COOL BREEZES WOULD SMACK RIGGINGS AGAINST MASTS WHILE SEAGULLS MADE SOFT COOS CREATING A MUSIC THAT WOULD SOOTHE ME. IT WOULD FILL ME UP AND I WOULD KNOW I WOULD BE OK. AND I WAS.

TORN
UNTIL I WAS ~~DISPLACED~~ FROM MY ROOTS -
PLUCKED LIKE A RANDOM WEED FROM THE GARDEN
IN WHICH I ALWAYS GREW.

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JUST A FEW MORE THOUGHTS BEFORE YOU GO:

CLASSISM PITS THE POOR AGAINST THE POORER -

HAVING US ALWAYS LOOK DOWN TO SEE HOW "THOSE PEOPLE" ARE GETTING ALL THE HANDOUTS - "THOSE PEOPLE" ARE KEEPING ME FROM CLIMBING THE SOCIAL LADDER ETC... IN ORDER TO INOCULATE WEALTHY "ELITE CLASSES". WE DON'T LOOK UP TO SEE OR SAY THOSE ARE THE PEOPLE THAT MAKE LIFE HARDER FOR THE MAJORITY.

CLASSISM WANTS US ALL TO FEEL FOR "SMALL BUSINESS OWNERS". WE SHOULD. THEY ARE IMPORTANT. BUT IT DOESN'T WANT US TO SEE WHEN THE LINE HAS BEEN CROSSED BETWEEN STRUGGLING SMALL BUSINESS OWNERS AND BUSINESS MONSTERS. EXAMPLE: CAFFEE VITA. CONSIDERED A SMALL BUSINESS. I KNOW NOTHING OF NEW OWNERS BUT JUST THIS YEAR I SAW WHERE THE OLD OWNERS OF THIS "SMALL BUSINESS" WERE TRYING TO SELL THEIR REDICULOUS MANSION ON VASSON ISLAND SO THEY COULD MOVE TO A DIFFERENT MANSION ON THE SAME ISLAND. THERE IS NOTHING SMALL ABOUT A MANSION, OR THE WEALTH THAT BUYS ONE. YET CAFFEE VITA IS STILL CONSIDERED "SMALL BUSINESS." SHOW ME ONE OF THE EMPLOYEES - ACTUAL WORKERS - WHO WOULD BE ABLE TO

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AFFORD TO LIVE IN ~~THE~~ ANYTHING CLOSE TO A MANSION.

THEY DON'T EXIST BECAUSE THE "OWNERS"
HOARDED MOST THE WEALTH TO THEMSELVES.

NO MATTER IF YOU SLEEP IN YOUR CAR, AS LONG
AS YOU SHOW UP TO WORK TO GROW WEALTH
FOR THE BUSINESS OWNER.

WE MIGHT NOT EVER BE ABLE TO FIX ALL OF
THIS. THE MOLE HILL WAS ALLOWED TO BECOME
A MOUNTAIN. ONE THAT MOST OF US WILL
NEVER BE ABLE TO CLIMB.

BUT WE CAN TRY. STARTING WITH BREAKING
DOWN WALLS ELITISTS HAVE ERRECTED.

NO MORE SELF APPOINTED SO CALLED
COMMUNITY LEADERS IS A START. SO IS
RE THINKING WHO DESERVES WHAT TYPE
OF HOUSING AND WHERE IT SHOULD BE BUILT.

BUILD BETTER. BUT BUILD BETTER FOR
EVERYONE. HOUSING IS A HUMAN RIGHT. ~~BE~~

WHEN I WAS IN 4TH GRADE WE WERE TAUGHT
WE NEEDED 3 THINGS FOR SURVIVAL (SOCIAL STUDIES)
FOOD - SHELTER - AND WATER.

IM GLAD WE WORK TWARD GOALS LIKE HEALTH
INSURANCE FOR ALL, BUT THAT WASNT EVEN ON
THE LIST FOR SURVIVAL.

3

CLASSISM WOULD HAVE YOU BELIEVE YOU NEED FORMAL EDUCATION TO BE MORE PRODUCTIVE IN SOCIETY. IT PAYS BETTER TO THE HIGHER EDUCATED PEOPLE WHO WERE ALLOWED TO ACCESS ENTRY THROUGH THOSE DOORS. THIS IS A LIE. PERPETUATED BY THE PEOPLE WHO ALREADY "HAVE" IN ORDER TO FUNNEL WEALTH TO THE ALREADY CONNECTED.

I COULD PROBABLY FILL ANOTHER 12 PAGES WITH THESE TRUTHS. CLASSISM WILL PROBABLY WHISPER IN YOUR EAR NOT TO LISTEN.

I HAVE PAGES AND PAGES OF THOUGHTS AND TRUTHS THAT ARE HOMELESS SPECIFIC. I DIDNT INCLUDE MOST OF THEM HERE AS THE BIGGER PICTURE WAS AFFORDABLE HOUSING FOR ALL WHO ARE ~~AND~~ NOT LUCKY ENOUGH TO GAIN WEALTH. BUT HERE ARE A COUPLE THOUGHTS:

I ALWAYS HEAR ABOUT HOMELESS AS BEING "MENTALLY ILL OR DRUG ADDICTS." THIS DOES EXIST, BUT PAINTS A FALSE PICTURE OF REALITY - DISTORTS THE TRUTH TO PROTECT CLASSIST AGINDAS.

I WOULD ARGUE BEING CONSTANTLY BOTH OTHERIZED AND MISREPRESENTED IF NOT FLAT OUT IGNORED MAKES HOMELESS PEOPLE MENTALLY ILL AND TURN

④

TO DRUGS. BEING HOMELESS HURTS. NOT JUST THE MIND AND SPIRIT BUT PHYSICALLY. IT'S PAINFULL TO SLEEP ON SUCH HARD SURFACES (SIDEWALKS - PACKED EARTH). JUST THINK ABOUT WHEN YOU GO "CAMPING", AT THE END YOU ARE ABLE TO SHAKE OUT THE KINKS FROM GROUND SLEEPING BY GOING HOME, TAKING A LONG HOT SHOWER, AND CLIMBING INTO A FLUFFY CLOUD OF A BED. HOMELESS PEOPLE DO NOT HAVE AN END TO THE CAMPING TRIP. THERE ISNT EVEN ANYWHERE TO SIT AND REST A BODY THAT ISNT A HARD SURFACE. AND WHEN HOMELESS PEOPLE SIT DOWN ON PUBLIC BENCHES TO NOT SIT ON THE GROUND THE CITY REMOVES THE BENCHES.

IT IS ALSO IGNORED THAT SOME PEOPLE CHOOSE TO BE HOMELESS BECAUSE ITS ONE OF THE ONLY WAYS TO FEEL POWER OVER OUR OWN LIVES. ELITISTS MAKE UP "SOCIETIES RULES OF BEHAVIOR" AND EXPECT THE REST OF US TO FOLLOW.

THIS IS CLASSISM. THESE RULES DICTATE WHAT WE SHOULD THINK - WEAR - LIVE - ETC... AND TELL US IF WE DONT LIKE IT WE CAN LEAVE.

LEAVE TO WHERE? WHY SHOULD I NOT BE ALLOWED TO BE MY AUTHENTIC SELF BECAUSE IT MAKES WEALTHIER PEOPLE "UNCOMFORTABLE" NOT HARMS THEM MIND YOU - JUST "UNCOMFORTABLE"

5

TO SEE PEOPLE DENYING THEM WHAT THEY SEE
AS THEIR RIGHT TO MAKE THE RULES WE MUST
ALL FOLLOW.

ON THE OTHER HAND . . . IF SOMEONE IS HOMELESS
BECAUSE OF A TRUE MENTAL HEALTH ISSUE THEN
SHAME ON US FOR NOT QUICKLY GETTING
THEM THE HELP AND SUPPORT THEY NEED AND
DESERVE.

IF SOMEONE IS HOMELESS DUE TO DRUG ADDICTION
SHAME ON US FOR CREATING A SYSTEM
THAT ROTATES PEOPLE THROUGH CHEMICAL DEPENDANCY
VIA 20-30 day "TREATMENT" THEN LET THE OUT WITH
A "RECOURSE" PACK FULL OF SOCIAL SERVICES PHONE
NUMBERS IN A SORT OF SINK OR SWIM KINDA
WAY. MOST SINK. TO BE EFFECTIVE TREATMENT
NEED BETTER WRAP AROUND SUPPORTIVE POLICY. IT
NEEDS TO BE RE INVENTED - WHAT EXISTS RARELY
WORKS IN A FUNDAMENTAL LASTING WAY TO HELP PEOPLE.
BUT DR'S AND STAFF AT TREATMENT CENTERS
ARE ALLOWED TO KEEP PROFITING FROM THE REVOLVING
DOOR. THIS NEEDS TO STOP.

BUT SOCIETY DOES HAVE RULES. NOT SO MUCH
DICTATED BY ELITIST RULES. THERE ARE RULES

(12)

TO PROTECT HEALTH OF EVERYBODY. SO ONE I CAN THINK OF IS HOARDING. IF A PERSON OWNED A HOUSE AND WAS A HOARDER THE CITY WOULD NOT ALLOW IT. IT SHOULD NOT BE ALLOWED SIMPLY BECAUSE SOMEONE DOESN'T HAVE A HOUSE.

BUT WE WOULD NEED TO INVEST IN SOLUTIONS.

STORAGE UNITS AND LOCKER ROOMS. PLACES FOR PEOPLE TO PROTECT WHAT LITTLE THEY HAVE.

WE NEED TO INVENT WAYS FOR PEOPLE WHO ARE WITHOUT HOMES TO NOT BECOME WITHOUT HOPE. WE NEED TO CHANGE THE NARRATIVE AWAY FROM "CRAZY DRUG ADDICTS" AND ADDRESS THE CORE ISSUE - POVERTY AND CLASSISM. AND THE DISPAIR IT CAUSES.

I'VE BEEN THROUGH ~~AND TO~~ MOST OF OUR STATES. I'VE SPENT TIME IN AT LEAST 20 THAT I CAN THINK UP RIGHT NOW. I'VE SEEN A LOT 'OUT THERE. WHAT WORKS AND WHAT DOESN'T. AND WHAT CALLS ITSELF HOMELESS SERVICES WITHOUT EFFECTIVELY LOOKING AT THE WHY. I DISAGREE WITH A LOT OF POLICY AROUND HOW HOMELESS ARE CARED FOR. WE NEED TO FIND WAYS IN ORDER TO HELP ENRICH PEOPLE'S LIVES RATHER THAN GIVE THEM LABELS THAT MAKES IT

7

OK TO TREAT THEM SO BADLY. WE NEED TO STOP WEAPONIZING PEOPLE WITHOUT HOMES.

WHERE ARE ALL THE NEWS STORIES ABOUT THE SO CALLED "HIDDEN HOMELESS"? WHY DO WE ALLOW THE NEWS TO NARRATE TO US WHO AS HOMELESS AND WHY? CLASSISM.

WE SEND OUT "STIMULUS CHECKS" TO QUELL THE ANGER AND FRUSTRATION OF A CLASSIST SOCIETY - YET MANY HOMELESS WILL NEVER SEE A STIMULUS CHECK. THERE IS NO PLACE TO SEND IT - NO BANK ACCOUNT TO DIRECTLY DEPOSIT. WHO ARE WE TRYING TO HELP WITH STIMULUS CHECKS? THE BUSINESS OWNERS WHO ARE ALREADY LUCKY ENOUGH TO HAVE WEALTH. ITS CRUMBS THROWN TO THE POOR TO KEEP THEM FROM LOOKING AT WEALTHS GREED - AND EXPECTED TO GO BACK INTO WEALTHS POCKETS.

I AM ON SSI DISABILITY. I AM NOT ALLOWED BY THE SYSTEM TO SAVE MONEY WITHOUT HAVING IT COUNT AGAINST ME AND ENDANGERING MY FLIMSAY "SAFETY NET." I LIVE IN CORP. HELL WITH NO PLACE TO SPEND MONEY THAT DOESNT DEFILE MY MORALS. SO I GIVE MY MONEY TO PEOPLE ON THE STREET. SPEND HOW THEY WANT.

8

I WOULD NOT GIVE TO "CHARITIES" BECAUSE THEY USE A CLASSIST SYSTEM TO DECIDE WHO DESERVES WHAT. THESE "CHARITIES (SOME OF THEM) PAY EXECUTIVES FAR MORE THAN A LIVABLE WAGE OUT OF THE MONEY COLLECTED TO HELP PEOPLE. THE "TRICKLE DOWN" EFFECT.

I GIVE MONEY DIRECTLY TO THE PEOPLE WHO NEED HELP. I WISH THERE WAS A BETTER SYSTEM.

PEOPLE DON'T WANT TO BE FORCED TO RELIGIOUS THINKING. THIS IS WHERE SO CALLED "CHARITY" GETS MOST ITS FUNDING FUNNELED. IT'S INSULTING. IT ALLOWS CLASSISTS TO IGNORE THAT THEIR ~~THE~~ JESUS WAS HOMELESS AND HAS TOLD THEM EXACTLY WHAT HE WOULD LIKE THEM TO DO IN HOW THEY TREAT THE POOR.

I READ UPTON SINCLAIRE'S PROFITS OF RELIGION. ~~MYSELF~~ I HAVE MY OWN IDEAS OF WHY WE FUND CHURCHES AND NOT PEOPLE. AND WHY, IF CHURCHES ARE NOT FOLLOWING GODS MANDATES, ARE THEY ALLOWED TAX FREE PRIME REAL ESTATE? CLASSISM.

IF YOU HAVEN'T READ IT - I SUGGEST IT.

ALSO DOWN AND OUT IN PARIS AND LONDON

BY GEORGE ORWELL AND ALMOST ANYTHING
R:1 - JOHN STEINBECK.

9

CLASSISM USES RELIGION - MOSTLY CHRISTIAN RELIGION - AS A WAY TO SERVE US UP MORE PLATTITUDES. WITH STORIES OF "KEEPING THE FAITH" AND JUST REWARDS IN THE AFTERLIFE, SUCH AS THE RICH MAN THE CAMEL AND THE EYE OF THE NEEDLE. IT DOESNT WANT US TO SEE THE REALITY OF THE HERE AND NOW. WE ARE TO JUST "TRUST IN GOD" WHILE WE ALLOW WEALTH TO STEAL FROM US.

FAITH WITHOUT WORKS IS DEAD.

IF GOD LOVES US ALL AND CHRISTIANS LOVE GOD THEN WHY DO THEY NOT FOLLOW HIS MANDATES?

CLASSISM

ONE FINAL THOUGHT: IT IS THIS CLASSIST SYSTEM THAT ELITISTS DEPEND ON WORKING AGAINST THE PEOPLE. SO WHEN THEY HEAR THE TERM "AFFORDABLE HOUSING" THEY AUTOMATICALLY HEAR "HOUSING FOR THE HOMELESS" INSTEAD. SO THEY WILL ACTIVELY COME OUT AGAINST IT EVEN WHEN IT WOULD BE IN THEIR BEST INTEREST. THE NARRATIVE IS CAPTURED BY PEOPLE WITH WEALTH TO NOT HAVE TO CONTRIBUTE A FAIR SHARE BACK. THEY CAN THEN SAY SEE - PEOPLE DON'T WANT INVESTMENTS BEING MADE INTO AFFORDABLE HOUSING - EVEN WHEN THE PEOPLE TRICKED INTO BELIEVING IT'S A BAD THING ARE HOUSING COST BURDENED THEMSELVES.



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DEPARTMENT OF COMMERCE

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June 2, 2021

Olympia City Council
c/o Amy Buckler, Strategic Projects Manager
City of Olympia
601 4th Ave E
Olympia, Washington 98507

Sent Via Electronic Mail

RE: Draft Housing Action Plan

Dear council members:

Thank you for the opportunity to comment on your proposed draft housing action plan (HAP). We appreciate your coordination with our agency as you work to fulfill the HB 1923 grant contract to develop this plan.

City staff and Thurston Regional Planning Council (TRPC) have done an excellent job at completing all of the required elements of a HAP outlined in RCW 36.70A.600 (2). The HAP if implemented as designed should help the city meet its housing needs by accommodating the future population demand with a greater diversity of housing options and greater affordability, while addressing equity, displacement and improving affordable housing options.

We especially like the following:

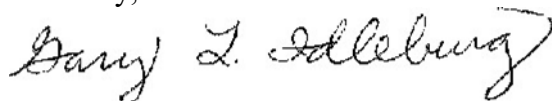
- The regional approach between Lacey, Olympia and Tumwater. A regional approach to housing allowed a comprehensive analysis of regional housing needs and supported coordination of strategies among jurisdictions.
- The housing needs assessment and landlord/rental survey they conducted was very good.
- The housing strategy descriptions, which note the actions that should be taken by the city(ies) and evaluates the importance of the strategy toward meeting the housing goals. This provides a strong basis for the HAP strategy recommendations.
- The direct commitment to equity in housing affordability. The analysis of which should allow the city to carefully evaluate and implement specific development regulation and policy changes in the future with an understanding of how to reduce inequity and increase the availability of affordable housing.

- The breadth of the housing strategies and action recommendations that not only address the goals and objectives of the HAP, including addressing equity, reducing housing costs and establishing a permanent funding source for low income-housing, but also includes the implementation status.

We recommend the city make a plan for monitoring the achievement of goals within the HAP as it looks to adoption and continual implementation of this strong set of housing strategies. A monitoring plan would allow the city to measure its progress and evaluate which changes have been effective at meeting the goals, and which might need modifications to meet the intended purpose.

Congratulations to city of Olympia and TRPC staff for the great work the draft housing action plan represents. If you have any questions or need technical assistance, please feel free to contact me at gary.idleburg@commerce.wa.gov or (360) 481.1398. We extend our continued support to the City of Olympia as you review this draft plan for adoption as intended direction for housing policy.

Sincerely,



Gary Idleburg
Senior Planner
Growth Management Services

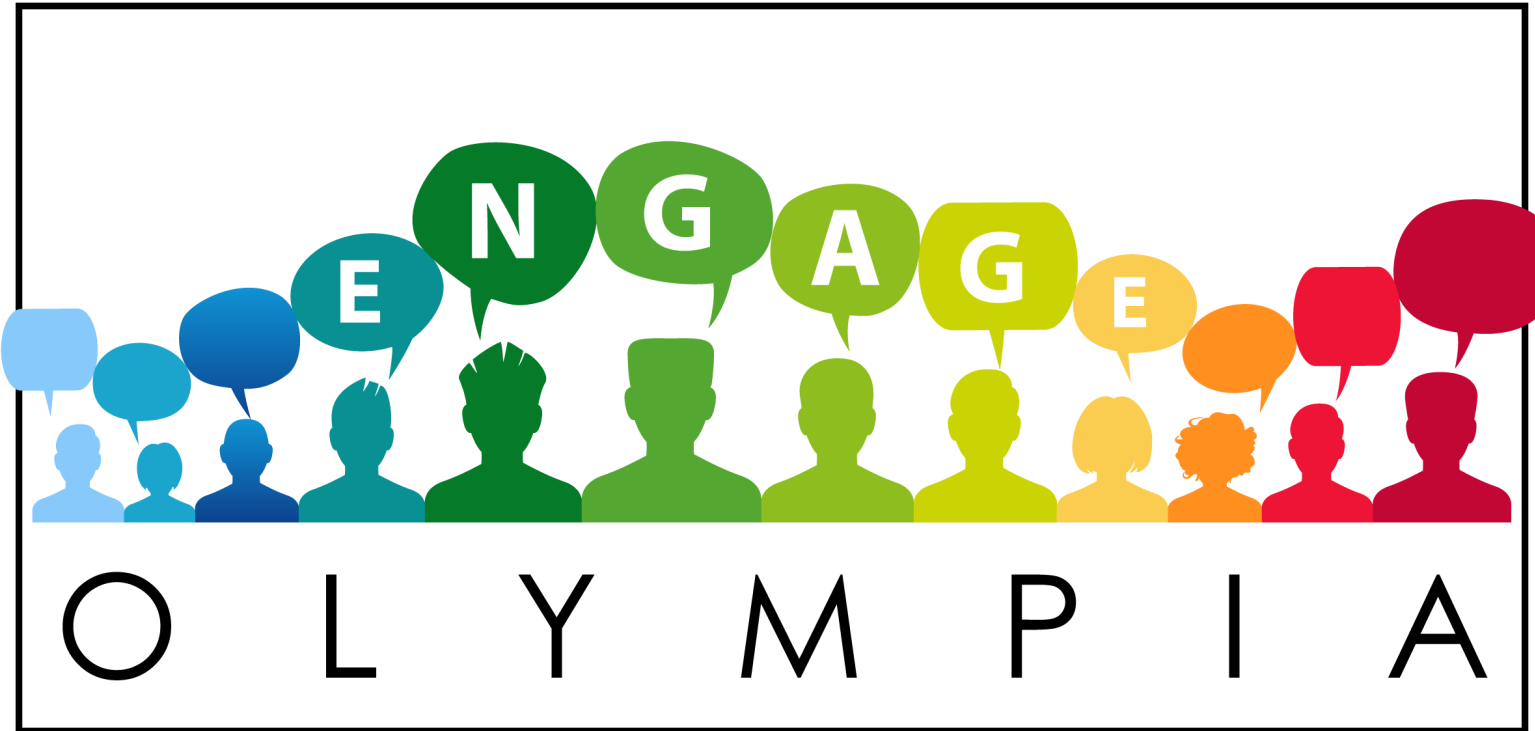
cc: Amy Buckler, Senior Projects Manager, City of Olympia
Leonard Bauer, Deputy Director-Community Planning, City of Olympia
David Andersen, AICP, Managing Director, Growth Management Services
Steve Roberge, Deputy Managing Director, Growth Management Services
Anne Fritzel, AICP, Senior Housing Planner, Growth Management Services
Laura Hodgson, Associate Housing Planner, Growth Management Services



Select Language



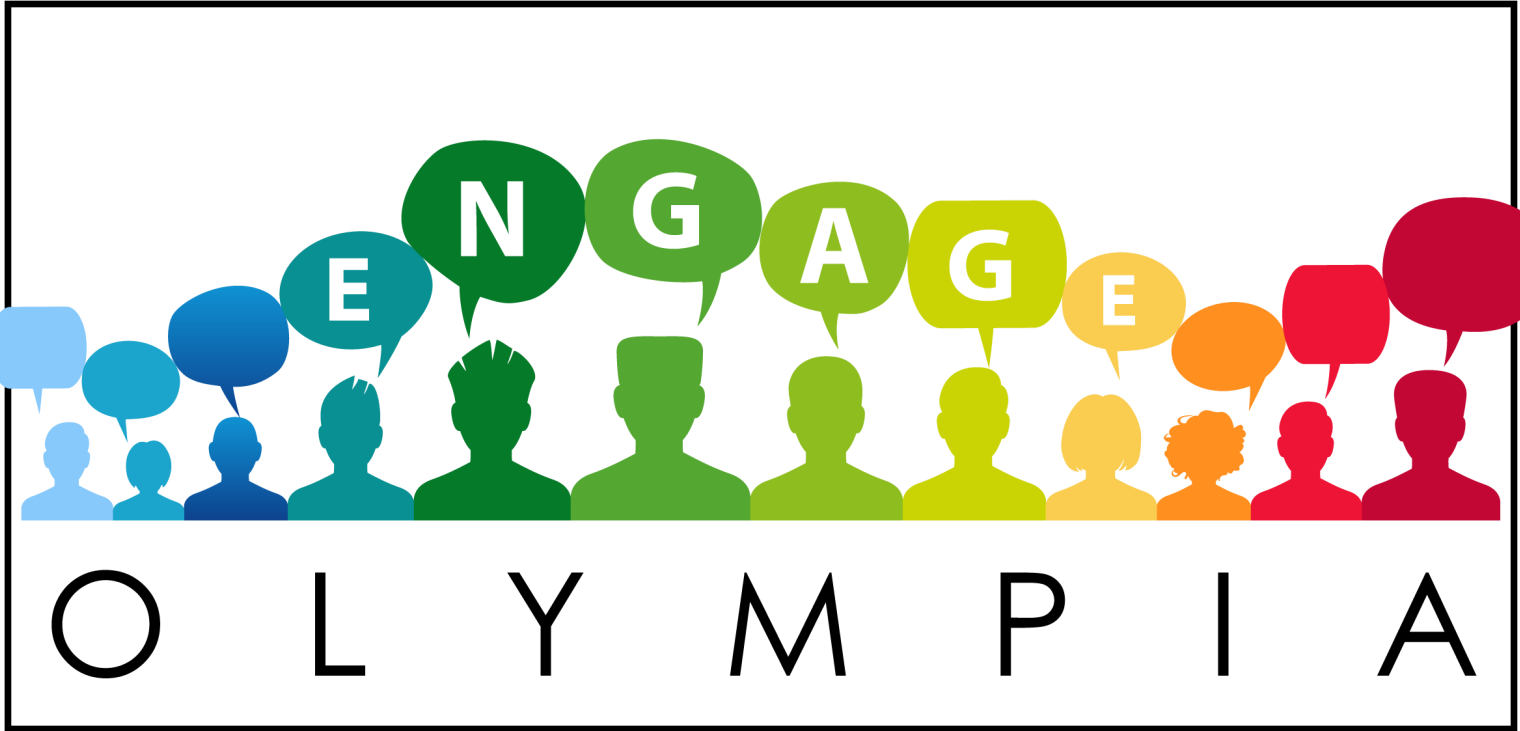
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Housing Action Plan



What's happening?

The City of Olympia is developing a Housing Action Plan to identify actions it can take to increase the supply, diversity and affordability of housing.

This is a continuation of ongoing work. Some of Olympia's previous actions include a voter-approved Home Fund to create permanent supportive housing, adopting more flexible codes to encourage accessory dwelling units and a tax exemption to incentivize the development of multi-family housing.

[Learn more by reviewing this storymap.](#) It provides a high level overview of our region's housing needs, identified strategies and how creating new housing fits into Olympia's Comprehensive Plan vision.

Open House

In case you missed our open house on April 7, you can view the presentation and question/answer period below. The presentation provides a high level overview of the strategies and actions proposed to meet Olympia's housing needs. The FAQ is posted in the right column of this page. Thanks to everyone who attended.

- [View the recording](#)

More information

In 2019, the Washington State Legislature passed HB 1923, aimed at encouraging cities planning under the state Growth Management Act to take actions to increase residential building capacity. These actions include developing a housing action plan "...to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market."

Funded by a state grant and in recognition of the cross-jurisdiction need for affordable housing, the Cities of Lacey, Olympia, and Tumwater choose to collaborate with Thurston Regional Planning Council to develop a draft Housing Needs Assessment and draft Action Plan. The Needs Assessment projects housing needs over 25 years and provides important demographic and market data to guide our actions. The draft Housing Action Plan identifies strategies and a menu of potential actions; it is intended as a draft for the cities to use in developing individual housing action plans. We also conducted a survey of landlords and rental property owners to better understand housing costs.

Between January 15 and June 15, each city is carrying out their own public review process to identify actions to include in their city-specific plans. Although we are each adopting a separate plan, some of the actions may be approached regionally by all cities working together.

The Olympia Planning Commission held a public hearing on May 17 and will provide a summary of all comments received to City Council.

Next steps

The City Council will review the draft plan on June 22.

- [View the draft Olympia Housing Action Plan](#)

SURVEY	COMMENTS
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CLOSED: This survey has concluded. See document Library for survey report.

Housing Survey

The survey closed on Sunday, March 28.

[Take Survey](#)



Who's Listening

Amy Buckler

Strategic Projects Manager
City of Olympia



Phone (360) 280-8947

Email abuckler@ci.olympia.wa.us

Documents

- [Olympia Housing Action Plan Public Hearing Draft \(1.35 MB\) \(pdf\)](#)
- [Engage Olympia Housing Survey Report \(807 KB\) \(pdf\)](#)
- [Housing Needs Assessment \(1.88 MB\) \(pdf\)](#)
- [Landlord Survey \(1.48 MB\) \(pdf\)](#)
- [Issues Affecting Housing Availability and Affordability \(5.91 MB\) \(pdf\)](#)

Lifecycle



Assessment of regional housing needs

Spring-Fall 2020



Regional stakeholder committee input

Summer/Fall 2020



Regional Housing Forum

January 2021



Regional Housing Action Plan & Landlord Survey

Fall/Winter 2020/21



Online public feedback

March 2021

Explore the storymap and take a survey



Public Open House (online)

April 7, 2021, 5-6:30 pm

Learn more about Olympia's housing needs, strategies and proposed actions. Participants must [register in advance](#).



Public comment period

April/May 2021 Provide written comment to help shape action priorities. Also, there will be a State Environmental Policy Act (SEPA) comment period.



Planning Commission Public Hearing

Monday, May 17, 6:30 p.m.



Land Use & Environment Committee Update

May 27, 2021



Land Use & Environment Committee Recommendation

June 17, 2021



City Council adoption

June 2021

FAQs

What is affordable housing? Is that the same thing as low-income housing?

What is the relationship between living in close proximity to transit and housing affordability?

Can you explain what the City considers to be frequent transit?

You report that wages are not rising at the same pace as housing costs. Does the plan address wages?

What do impact fees fund and how do these mitigate the impact?

There are Impact Fee Exemptions for some new housing units. Who pays for the schools, streets, and parks needed to serve these new housing units?

What is the Multifamily Tax Exemption (MFTE) and how is it being used?

One of the potential actions in the Plan is a Tenant Opportunity to Purchase ordinance (TOPO). Would this be optional for the builder/owner, or is participation mandatory?

What public incentives or subsidies are available in Olympia to encourage low-income housing?

Rather than reducing parking requirements, has the City considered building stacked garages for parking, or units with parking below, and the housing above?

What is the City doing to encourage accessory dwelling units?

Has the City considered allowing Tiny Houses on Wheels as a form of an Accessory Dwelling Unit?

How many houses of all kinds should we be building per year? How are we doing at providing the units needed to meet our population growth and demographics?

Does Olympia allow single-room occupancy units?

Does Boardwalk Apartments downtown still subsidize seniors? I thought their tax incentive ended 4-5 years ago.

Are there opportunities for disabled and low income individuals to get into homeownership and help with down payments?

What kind of opportunities exist for converting empty commercial spaces around town into housing? Are there any state/federal grants available to help make this happen?

Is there going to be any use of the American Rescue stimulus going to be used towards housing and what is the city planning to do in regards with that?

Why does the City of Olympia mandate sprinklers in new developments?

Will low-income housing be cheaply made?

How is Home Fund being used to address homelessness?

Is there a way neighborhoods can help the City to increase affordable housing?

Why can't I house a person in a temporary RV on my property?

What are the main reasons for lower levels of housing production (relative to population)?

How is racial equity addressed in this Plan?

Can the city require developers to include affordable units in multifamily units?

What is the City doing to encourage more energy efficiency?

Are camps are considered "households"?

Does the plan separately address manufactured housing. Inside manufactured housing communities or outside?

Who comprised the stakeholder committee for the Housing Action Plan?

How are builders encouraged to build a variety of types of housing rather than just the large, single family homes that seem to be the dominant type of construction?

What is the plan to address the homeless crisis? I don't see that in this plan.

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Land Use & Environment Committee

Short Term Rental Ordinance Recommendation

Agenda Date: 6/17/2021
Agenda Item Number: 6.D
File Number:21-0583

Type: recommendation **Version:** 1 **Status:** In Committee

Title

Short Term Rental Ordinance Recommendation

Recommended Action

Committee Recommendation:

The Olympia Planning Commission recommends adoption of the attached ordinance adopting regulations for short term rental accommodations.

City Manager Recommendation:

Move to recommend to the full City Council adoption of an ordinance for regulations for short term rental accommodations.

Report

Issue:

Whether to recommend to the full City Council adoption of an ordinance for regulations for short term rental accommodations, consistent with guiding principles established by the City Council's Land Use and Environment Committee.

Staff Contact:

Leonard Bauer, Director, Community Planning and Development, 360.753.8206
Catherine McCoy, Associate Planner, Community Planning and Development, 360.570.3776

Presenter(s):

Leonard Bauer, Director, Community Planning and Development,
Catherine McCoy, Associate Planner, Community Planning and Development

Background and Analysis:

On April 19, 2021, the Olympia Planning Commission held a public hearing on a short-term rental ordinance recommended by City staff following an extensive public process. The Commission discussed the ordinance and public testimony at its May 3, 2021, meeting and recommended approval of the ordinance with three revisions:

1. Short term rentals - vacation rentals may be permitted in accessory dwelling units.
2. Property owners may have a total of 4 (four) short term rental - vacation rentals.
3. Change the terms 'occupants' and 'occupancy' to 'overnight guests' in the ordinance.

Background

Short-term rentals, also known as vacation rentals, exist in Olympia neighborhoods as room rentals or rentals of entire living units, primarily in single family homes and multifamily units. City residents, property owners, and stakeholder groups (such as short-term rental operators) have shared their stories and first-hand experience renting, owning and living adjacent to short-term rental units.

The Washington State Legislature has adopted some regulations for short term rentals (RCW 64.37). The City of Olympia currently does not have specific regulations addressing short term rentals. In 2019, the Land Use and Environment Committee directed staff to conduct a public process to establish rules that carry out the following six guiding principles:

1. **Housing:** Establish protections for the supply and affordability of housing.
2. **Health and Safety:** Identify unwanted behaviors and negative consequences.
3. **Neighborhood Integrity:** Minimize impacts and tensions between short term rentals and neighbors.
4. **Fees and Taxes:** Ensure equitable permit and tax compliance.
5. **Enforcement:** Enact enforceable policies that improve building, safety, and accessibility requirements.
6. **Economic Development:** Ensure an equitable approach with existing local firms and providers and their employees and enable revenue opportunities for existing residents.

A summary of the planning process for short term rental regulations can be found at the attached link to the short-term rental project web page. The process included a survey, focus group meeting and several lengthy comment periods regarding the guiding principles, optional approaches and draft summary of recommendations. These comments and staff research of other jurisdictions and professional literature have guided the staff recommendations.

Neighborhood/Community Interests (if known):

Short-term rentals have citywide impact. Staff provided a briefing to the Council of Neighborhood Associations (CNA) several times during the planning process. Short-term rentals have also been raised by community members and neighborhood representatives during the Missing Middle and Housing Options discussions as being closely related to concerns about housing affordability and neighborhood character and quality.

Options:

1. Recommend the City Council adopt the attached ordinance.
2. Recommend the City Council adopt the attached ordinance with specific revisions.
3. Recommend the City Council not adopt short term rental regulations at this time.

Financial Impact:

Staff resources in Community Planning and Development have been allocated to this work effort. There may be increased costs to implement and enforce additional programs or regulations, if adopted.

Attachments:

Draft Ordinance

Summary of Public Hearing Testimony
Short Term Rental Project Web Page

Ordinance No. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, ESTABLISHING REGULATIONS FOR SHORT-TERM RENTAL LODGING AND AMENDING OLYMPIA MUNICIPAL CODE SECTIONS 18.02.180, 18.04.040, 18.04.060, 18.05.040, 18.06.040, 18.38.100, 18.43.130 AND 18.72.100

WHEREAS, Olympia has experienced an increase in the number of residential units being made available for rental lodging on a short-term basis (less than 30 days) in the past five years; and

WHEREAS, the Olympia City Council recognizes that revenue from owning and managing short-term rentals can be beneficial to Olympia residents, and an increase in visitors staying in these units can benefit local businesses; and

WHEREAS, a 2020 Regional Housing Needs Assessment completed by the cities of Olympia, Lacey, and Tumwater documents a shortage of supply of permanent, long-term housing units relative to the demand driven by population growth, a major factor in rising rental and housing costs; and

WHEREAS, in 2019, the City held numerous public meetings and created a webpage regarding Short-Term Rental Regulations as a means of gathering input from the public and providing project information and updates that are accessible at the public's convenience; and

WHEREAS, based on review of the Olympia Municipal Code ("OMC") and input from the public, staff drafted proposed amendments to multiple sections of Title 18 OMC ("Proposed Amendments"); and

WHEREAS, on March 10, 2021, the Proposed Amendments were sent to the Washington State Department of Commerce Growth Management Services with the Notice of Intent to Adopt Development Regulation amendments as required by RCW 36.70A.106; and

WHEREAS, on April 8, 2021, the City of Olympia issued a Determination of Non-Significance pursuant to the State Environmental Policy Act (SEPA) on the Proposed Amendments; and

WHEREAS, the Washington State Legislature has recognized the impacts of short term rentals by enacting regulations codified in Revised Code of Washington Chapter 64.37; and

WHEREAS, on April 8, 2021, notice of the public hearing for the Proposed Amendments was published in *The Olympian* newspaper pursuant to Chapter 18.78 OMC, Public Notification; and

WHEREAS, on April 19, 2021, the Olympia Planning Commission held a public hearing on the Proposed Amendments; and

WHEREAS, the Olympia Planning Commission deliberated on May 3, 2021, and provided to the City Council its recommendation to amend multiple sections of Title 18 OMC, Unified Development Code, as proposed; and

WHEREAS, the Proposed Amendments are consistent with the Olympia Comprehensive Plan and other chapters of Title 18 OMC; and

WHEREAS, the Attorney General Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property (December 2006) was reviewed and used by the City in objectively evaluating the proposed development regulations amendments; and

WHEREAS, Chapters 35A.63 and 36.70A RCW and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance; and

WHEREAS, the City Council finds it to be in the best interest of the City of Olympia to adopt the short-term rental regulations herein to achieve an appropriate balance of short-term rental units and permanent, long-term housing;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC 18.02.180.D. Olympia Municipal Code Subsection 18.02.180.D is hereby amended to read as follows:

D. DEFINITIONS - SPECIFIC.

Dangerous Waste. Any discarded, useless, unwanted or abandoned substances, including but not limited to certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial present or potential hazard to human health, wildlife, or the environment because such wastes or constituents or combinations of such wastes:

- a. Have short-lived, toxic properties that may cause death, injury or illness or have mutagenic, teratogenic or carcinogenic properties; or
- b. Are corrosive, explosive, flammable or may generate pressure through decomposition or other means. (See also Hazardous Waste, Extremely.)

Date of Filing. The date that a complete and accurate application is submitted and appropriate fees paid.

Days. Consecutive calendar days unless otherwise stated.

Decorative Grille Work. Grille work which through the use of material, geometric pattern, configuration, embellishment, or artisanship exceeds the normal functional requirements. Parallel vertical bars - resembling a jail cell pattern - are not considered decorative grille work.

Dedication. The deliberate appropriation of land by an owner(s) for any general and public uses, reserving to themselves no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property is to be devoted. The intent to dedicate shall be evidenced by the owner by the presentment for filing of a final plat, short plat or binding site plan which shows the dedication thereon. Acceptance by the public shall be evidenced by written approval issued by the city of such document for filing with the County Auditor.

Deficiency, Application. The lack of an element or information which results in an application being deemed not complete, or which otherwise prevents meaningful review and rendering of a decision regarding the application. A deficiency includes an element or information which is absent, is inaccurate or in some other aspect does not conform with applicable regulations and standards, and supplemental information or studies required to review an application. Erroneous or misleading information intentionally included in an application shall constitute a deficiency.

Department. The City of Olympia Community Planning and Development Department.

Design. The planning and engineering of street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignment and grades thereof; location and size of all required easements and rights-of-way; fire roads and fire breaks; lot size and configuration; vehicle access; grading; land to be dedicated for park or recreational purposes; building and other accessory physical requirements.

Design Review. The evaluation of a site, building, landscape design plan or sign program submitted to the Design Review Board or staff, which may approve or deny the plan in part, or make further design recommendations based upon adopted guidelines.

Design Review Board. A committee with a balance of design professionals (architecture, planning, engineering, landscape architecture) and citizens who are appointed by the City Council.

Detached. Any building or structure that does not have a wall and roof in common with any other building or structure and where exterior walls are separated by six feet or more. (See Attached Structures; note that structures conforming with neither definition must conform with the requirements of this title for both types of structures).

Determination of Completeness. A written determination by the director or fire chief or their respective designees that all required elements of an application have been received by the City. This determination initiates the statutory review period for the application, if any, and subject to certain exceptions, entitles the applicant to have the application considered and reviewed pursuant to the laws, regulations and standards in effect on the date the application was complete.

Development. The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, clearing or land disturbance; or any change of use or extension of the use of land. (See also Improvement.)

Development Area, WCF. The area occupied by a wireless communications facility including areas inside or under the following: an antenna support structure's framework, equipment cabinets, ancillary structures and access ways.

Development Code. A text incorporating areas of regulation more typically presented in separate zoning and subdivision ordinances and related chapters of the Municipal Code.

Development Coverage. Except where the context indicates otherwise, "development coverage" has the same meaning as impervious coverage.

Development Permit. Any land use permit which must be approved prior to the improvement and development of land or structures.

Director. The Director of the City of Olympia Community Planning and Development Department, and the Director's designees.

District or Zone. A specific area designated on the official zoning map of the city as one of the use districts as provided for in this title; such area is subject to all the requirements and regulations applicable to such district.

Dormitory. A residential structure intended principally for sleeping accommodations, where no individual kitchen facilities are provided, and which is related to an educational or public institution or is maintained and operated by a non-profit welfare organization.

Drinking Establishment. A business primarily engaged in the retail sale of alcoholic beverages for consumption on the premises, including night clubs, bars, and taverns. A lounge operated as part of a restaurant is considered to be accessory to the restaurant.

Drinking Water Protection Area. See OMC [18.32.205](#).

Drip Line. An imaginary ground line around a tree or building that defines the outermost limits of the tree canopy or building roof eave.

Drive-in Theater. An open lot devoted primarily to the showing of motion pictures.

Drive-Through Restaurant. See Restaurant, Drive-Through.

Dwelling Unit. See definition for single-family. Various types of housing or human shelter, which are listed below and categorized by use.

a. Dwelling, Conventional.

i. Accessory Dwelling Unit. A dwelling unit that has been added onto, created within, or separated from a single-family detached dwelling for use as a complete independent living unit with provisions for cooking, sanitation and sleeping.

ii. Apartment. A dwelling within a structure designed and used for occupancy by three or more individual persons or families living independently of each other. These structures include triplexes, fourplexes, and other multi-unit configurations.

iii. Boarding Home. Any home or institution, however named, which is advertised, announced or maintained for the express or implied purpose of providing board and domiciliary care to three or more aged persons not related by blood or marriage to the operator, under the provisions of Chapter [18.20](#) RCW. It shall not include any home, institution or section thereof which is otherwise licensed and regulated under the provisions of state law providing specifically for the licensing and regulation of such home, institution or section thereof. (See also Dwelling, Assisted Living.)

iv. Co-Housing. Co-housing developments consist of two or more dwelling units, one or more shared community structures (e.g., containing a meeting hall, dining hall/kitchen, community center, or day care) and perhaps a community garden, recreation area, or similar community oriented use.

v. Condominium. A development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential or commercial building on the parcel.

vi. Cottage Housing Development. Four or more small, detached dwelling units sharing a commonly owned courtyard/common area and parking area.

- vii. Courtyard Apartment. A dwelling within a structure or small detached structures on one parcel designed and used for occupancy by four or more individual persons or families living independently of each other. The units are oriented around a shared open space courtyard from which all ground floor units have primary entrances facing.
- viii. Duplex. One building containing two single-family dwelling units totally separated from each other by a one-hour fire wall or floor.
- ix. Guest House. Living quarters without kitchen facilities located on the same lot with a principal building and occupied for the sole use of members of the family, temporary guests, or persons permanently employed on the premises. (See also Accessory Dwelling Unit.)
- x. Manufactured Home. A single-family residence constructed after June 15, 1976, and installed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance.
- xi. Manufactured Home, Designated. A manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, and which meets the requirements of OMC [18.04.060.O](#).
- xii. Manufactured Home, New. Any manufactured home required to be titled under Title [46](#) RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW [82.45.032\(2\)](#).
- xiii. Mobile Home. A single-family residence transportable in one or more sections, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976.
- xiv. Modular Home. A structure constructed in a factory and installed in accordance with the applicable Building Code and bearing the appropriate insignia indicating such compliance. This definition includes "pre-fabricated," "panelized" and "factory built" units.
- xv. Single-Family Dwelling. A single unit providing complete, independent living facilities for a family, including permanent provisions for living, sleeping, cooking and sanitation.
- xvi. Single-Room Occupancy. A housing type consisting of one room with cooking facilities and with shared bathroom facilities. (See also Boarding Home, Lodging House and Bed and Breakfast.)
- xvii. Townhouse. A single-family dwelling unit which is part of a group of two or more such units separated by a completely independent structural wall (including utilities in separate walls), extending from the ground to the roof in accordance with the applicable Building Code and which has no doors, windows or other provisions for human passage or visibility through the wall. In certain zoning districts, such dwelling units are platted with common side and/or rear property lines between the structural walls. See Chapter [18.64](#).
- xviii. Triplex. One building containing three single-family dwelling units totally separated from each other by a one-hour fire wall or floor.

xix. Fourplex. One building containing four single-family dwelling units totally separated from each other by a one-hour fire wall or floor.

xx. Sixplex. One building containing six single-family dwelling units totally separated from each other by a one-hour fire wall or floor.

b. Dwelling, Transient.

i. Bed and Breakfast. A dwelling for the purpose of providing lodging for travelers and guests for a period of less than two weeks for compensation and having at least one kitchen used to provide breakfast but no other meals. Such dwelling shall have no more than five such guest rooms for persons other than the immediate family of the operator occupying such dwelling. Any such dwelling having over five such guest rooms is a hotel.

ii. Hotel. Any building containing six or more guest rooms where lodging, with or without meals, is provided for compensation, and where no provisions are made for cooking in any individual room or suite.

iii. Lodging House. A dwelling having only one kitchen and used for the purpose of providing lodging, or lodging and meals, for compensation for no more than five persons other than the members of the immediate family of the operator occupying such dwelling. Any such dwelling having over five such guests is considered a hotel. (See also Boarding Home.) [NOTE: A lodging house allows for an unlimited stay, unlike a Bed and Breakfast which is limited to two weeks.]

iv. Motel. Guest rooms or suites occupied on a transient basis often with most rooms gaining access from an exterior walkway. (See also Recreational Vehicle.)

v. Short-Term Rental. A lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or a portion thereof, is offered or provided to a guest by a short-term rental operator for a fee for fewer than thirty (30) consecutive nights. (This definition has the same meaning as RCW 64.37.010(9)). (See also Short-Term Rental Operator).

vi. Short-Term Rental – Homestay. A type of short-term rental wherein rooms are rented within a dwelling unit that is occupied by a property owner or long-term rental tenant residing in that dwelling unit.

vii. Short-Term Rental – Vacation Rental. A type of short-term rental wherein an entire dwelling unit or portion thereof is rented and there is no property owner or long-term tenant residing in that dwelling unit.

viii. Trailer House. See Recreational Vehicle.

c. Dwelling, Assisted Living.

i. Adult Day Care Home. A residence in which adults (at least 18 years in age) and who are not related to the caregiver stay for no more than 12 hours per day. Emergency medical care may be provided in such facilities, but not convalescent care. (See also Convalescent Home and Elder Care Home.)

ii. Convalescent Home. Any home, place, institution or facility which provides convalescent or chronic care, or both, for a period in excess of 24 consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity, are unable properly to care for themselves. Such establishment shall be duly licensed by the State of Washington as a "nursing home" in accordance with the provisions of Chapter [18.51](#) RCW.

iii. Congregate Care Facilities. A building or complex of dwellings specifically designed for occupancy by senior citizens which provides for shared use of facilities, such as kitchens, dining areas, and recreation areas. Such complexes may also provide kitchens and dining space in individual dwelling units. Practical nursing care may be provided, but not nursing care as described in Section [18.04.060](#)(S).

iv. Elder Care Home. An elder care home or adult family home in the primary residence of a person licensed pursuant to Chapter [70.128](#) RCW to provide personal care, room, and board for one to five adults (at least 18 years of age) who are not related to the caregiver. Home health care and limited nursing care (dispensing of medicine and emergency medical aid) may be provided, but not convalescent care. (See also Convalescent Home, and Boarding Home.)

v. Group Homes. A place of residence for the handicapped, physically or mentally disabled, developmentally disabled, homeless, or otherwise dependent persons. Group Homes are intended to provide residential facilities in a home-like environment. Such homes range from licensed establishments operated with 24 hour supervision to non-licensed facilities offering only shelter. They shall not include correctional facilities (except as authorized by Chapter [137-56](#) and [137-57](#) WAC for work/training release programs), nursing homes, Type III group care facilities, foster family homes, or adult family homes as defined by the Washington State Department of Social and Health Services or its successor agency. Group homes include, but are not limited to the following:

(a) Confidential Shelters. Shelters for victims of domestic violence as defined and regulated in Chapter [70.123](#) RCW and Chapter [388-61A](#) WAC. Such facilities are characterized by a need for confidentiality.

(b) Home for the Disabled. A home or other facility which provides board and domiciliary care to individuals who, by reason of infirmity, require such care. An infirmity may be based on conditions including, but not limited to, physical handicap, mental illness, and other developmental disabilities. These group homes are a type of boarding home, as defined and regulated in Chapter [18.20](#) RCW. However, boarding homes serving the aged infirm are not included in this definition.

(c) Homeless Shelter. A facility offering lodging and/or emergency shelter to homeless individuals for an indefinite period of time and meeting the standards of Chapter [248-144](#) WAC.

(d) Group Home for Youth. Any home maintained and operated for the care of children on a 24 hour basis as defined and regulated in Chapter [388-73](#) WAC and Chapter [74.15](#) RCW.

(e) Group Home for Offenders. A home or other facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in Chapters [137-56](#) and [137-57](#) WAC.

vi. Hospice Care Center. Facilities licensed under Chapter [70.41](#) RCW which provide for the emotional and physical care of terminally ill patients. Such centers provide food, lodging, and palliative care on a full-time (24 hour) basis for two or more people, unrelated to the Center's operator, who are in the latter stages of a disease expected to cause death.

vii. Nursing Homes. See Convalescent Home.

viii. Rest Home. See Congregate Care.

Section 2. Amendment of OMC 18.02.180.L. Olympia Municipal Code Subsection 18.02.180.L is hereby amended to read as follows:

L. DEFINITIONS – SPECIFIC.

Lake. A naturally existing or artificially created body of standing water greater than twenty (20) acres in size. Lakes include reservoirs which exist on a year-round basis and occur in a depression of land or expanded part of a stream. A lake is bounded by the ordinary high water mark or the extension of the elevation of the lake's ordinary high water mark within the stream, where the stream enters the lake. All lakes meet the criteria of RCW Chapter [90.58](#) (Shoreline Management Act) and have been inventoried as "Shorelines of the State" found in the Shoreline Master Program, OMC [18.20](#).

Land Use Approval. A written approval or permit issued by the Director or Hearing Examiner, or designee thereof, finding that a proposed project is consistent with applicable plans, regulations and standards and authorizing the recipient to make use of property in a certain manner. The land use approval consolidates various non-construction permit reviews of a project such as design review, environmental review, zoning conformance, and site plan review. Land Use Approval is a permit which does not directly authorize construction or improvements to real estate, but which is a necessary and required precursor to authorization of such construction or improvement. Land Use Approval includes, but is not limited to, applications for review and approval of a preliminary or final subdivision, short plat, binding site plan, conceptual or detailed master planned development, planned residential development, conceptual design review, site plan review, conditional use permit, variance, shoreline development permit, or other such reviews pertaining to land use.

Land Use Approval, Administrative. A Land Use Approval which may be issued by an authorized official or body, usually the Director, without an open record predecision hearing.

Land Use Approval, Quasi-Judicial. A Land Use Approval issued by an authorized official or body, usually the Hearing Examiner, following an open record predecision hearing.

Landscape Plan. A component of a site development plan on which is shown: proposed landscape species (number, spacing, size at time of planting, and plant details); proposals for protection of existing vegetation during and after construction; proposed treatment of hard and soft surfaces; proposed decorative features; grade changes; buffers and screening devices; and any other information that can reasonably be required in order that an informed decision can be made by the approving authority.

Landscape Structure. A fence, wall, trellis, statue or other landscape and ornamental object.

Landscaping. An area devoted to or developed and maintained predominantly with native or non-native plant materials including lawn, groundcover, trees, shrubs, and other plant materials; and also including accessory

decorative outdoor landscape elements such as ornamental pools, fountains, paved or decorated surfaces (excluding driveways, parking, loading, or storage areas), and sculptural elements.

Landslide. Episodic down-slope movement of a mass of soil or rock that includes but is not limited to rockfalls, slumps, mudflows, earthflows and snow avalanches.

Large Lot Subdivision. The division of land into lots or tracts, each of which is 1/128 of a section of land or larger, or five acres or larger if the land is not capable of description as a fraction of a section of land.

Laundry and Laundry Pick-up Agency. An enterprise where articles of clothing, linen, etc. are washed, including self-service laundries as well as those where customers drop off articles to be laundered either on or off the premises, or dry-cleaned off the premises only. This includes diaper services, but not the following, which are classified as Light Industrial uses: dry-cleaning plants, linen supply services, carpet and upholstery cleaning plants, and industrial launderers.

Legal Lot of Record. A lot of a subdivision plat or binding site plan or a parcel of land described in a deed either of which is officially recorded to create a separate unit of property, provided that such plat, site plan, or deed shall accord with applicable local, state or federal law on the date created. Separate descriptions of adjoining parcels within a single deed shall not necessarily constitute separate legal lots of record.

Local Improvement. A public improvement for the benefit of property owners provided to a specific area that benefits that area and that is usually paid for, at least in part, by a special assessment.

Lodging House. See Dwelling, Transient.

Long Term Rental. A residential use, wherein a dwelling unit, or portion thereof, that is not a hotel, motel, bed and breakfast, or boarding home, is offered or provided to a person as a residence for a fee for thirty consecutive nights or more.

Lot. Lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall also include tracts and parcels. Lot classifications are as follows:

- a. Lot, Corner. A lot that abuts two (2) or more intersecting streets.
- b. Lot, Flag or Panhandle. A lot with less than thirty (30) feet of street frontage which is typically connected to a public or private street by a narrow driveway. A lot where access is only provided by a private easement is not a flag lot.
- c. Lot, Interior. A lot that has frontage on one public or private street only, or is provided access by a private easement.
- d. Lot, Through. A lot that fronts on two (2) parallel or nearly parallel streets that do not intersect at the boundaries of the lot.

e. Lot, Wedge-shaped. A lot with a street frontage which is no more than half as wide as the lot's width at the rear property line, as depicted in Figure 2-5b.

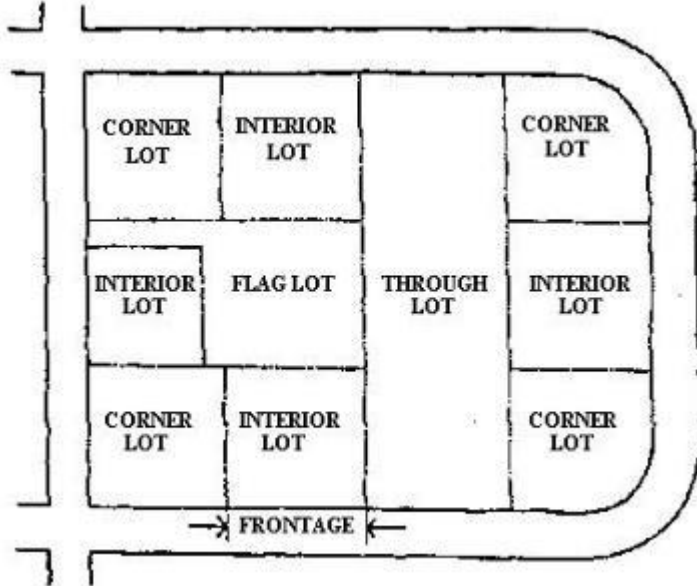
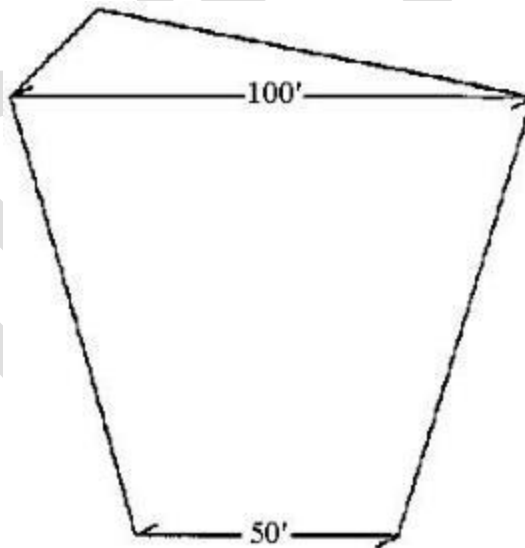


FIGURE 2-5



Example of a Wedge-Shaped Lot

FIGURE 2-5b

Lot Frontage. See Frontage.

Lot Line. A line dividing one lot from another lot or from a street right-of-way or alley. (See also Property Line.)

Lot of Record. A lot, the plat, or deed to which is officially recorded as a unit of property and is described by metes and bounds.

Lot, Substandard. A parcel of land that is less than the minimum area or minimum dimensions required in the zone in which the lot is located. (See also Minimum Lot Size, Undersized Lots in development standards.)

Lot Width. The straight line distance measured between side lot lines parallel to the front setback line. (See also Section [18.04.080\(G\)\(1\)](#) and Table 4.04.)

Low Income Housing. See Affordable Housing.

Section 3. Amendment of OMC 18.02.180.S. Olympia Municipal Code Subsection 18.02.180.S is hereby amended to read as follows:

S. DEFINITIONS – SPECIFIC.

Salmonid. A member of the fish family salmonidae, such as chinook, coho, chum, sockeye and pink salmon, rainbow, steelhead, cutthroat salmon, brown trout, bull trout, Brook and Dolly Varden char, kokanee and whitefish.

Sanitary Landfill. A site for solid waste (garbage) disposal.

Satellite Earth Station. A single or group of parabolic (or dish) antennas that are mounted to a support device that may be a pole or truss assembly attached to a foundation in the ground, or in some other configuration. A satellite earth station may include the associated separate equipment cabinets necessary for the transmission or reception of wireless communications signals with satellites.

Scale, Architectural. The perceived height and bulk of a building relative to that of neighboring buildings. A building's perceived height and bulk may be reduced by modulating facades.

Scenic Vistas. Those areas which provide, for significant numbers of people, outstanding views from public rights-of-way of Mt. Rainier, the Olympic Mountains, Budd Inlet, the Black Hills, the Capitol Building, and Capitol Lake or its surrounding hillsides.

School. An institution of learning, whether public or private, which offers instruction in those courses of study required by the Washington Education Code or which is maintained pursuant to standards required by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, college, or university.

Screening. A continuous fence or wall supplemented with landscaping, or an evergreen hedge or combination thereof, that effectively provides a sight-obscuring and sound-absorbing buffer around the property it encloses, and is broken only for access drives and walks.

Sculptured Building Top. A building top which has:

- a. Reduced floor area on the upper floors; and

- b. A distinctive roof form such as pitched roof, hip roof, dome, chateau roof, tower, turret, pediment, dormers, or other distinctive forms. Roofline embellishments such as medallions, statuary, cornices, brackets, finials, or similar ornament would not be considered sculptured building tops; and
- c. Upper floors which are set back from the street wall.

Secretary of the Interior's Standards for the Treatment of Historic Properties, The (as amended). Guidelines adopted by the Secretary of the Department of the Interior to guide the rehabilitation, restoration or reconstruction of a historic property.

Section of Land. Measured 640 acres, one square mile, or 1/36 of a township.

Secure Community Transition Facility. A residential facility for persons civilly committed and conditionally released from a total confinement facility operated by the Secretary of Washington Social and Health Services or under contract with the Secretary pursuant to RCW [71.09.020\(10\)](#) as described in RCW [71.09.250](#). All secure community transition facilities located within the City of Olympia shall conform with Olympia Municipal Code Subsection [18.08.080\(E\)](#).

Seep. A spot where groundwater oozes to the surface. A small spring.

Service and Repair Shop. An establishment providing major repair and/or maintenance of motor vehicles, equipment or major appliances, including, but not limited to: mechanical repair, replacement of parts, body repair, painting, engine overhaul, or other major repair or maintenance, including operations which may require open flame or welding.

Service Stations. Businesses which sell gasoline or alternative vehicle fuels, and/or which may perform minor vehicle maintenance or repair, and/or wash cars. "Minor maintenance or repair" is limited to the exchange of parts and maintenance requiring no open flame or welding. Service stations include self-service gas stations, full-service gas stations, diesel fueling stations, oil change and lubrication shops, auto detailing shops, and car washes. Businesses which provide major repair work such as engine overhauls, vehicle painting, or body repair are classified as Service and Repair Shops.

Servicing of Personal Apparel and Equipment. A business primarily engaged in the upkeep of personal or small household belongings. Such businesses include, but are not limited to: tailors, locksmiths, piano tuners, or businesses which repair shoes, cameras, small appliances, or consumer electronics.

Setback. The distance between the building and any lot line. See specific zone district for allowed projections into setback areas and point of measurement. (See also Yard.)

Setback Line. An imaginary line that establishes the required minimum distance from any lot line and defines the area where the principal structure must be erected. (See also Building Line, Yard, and Lot.)

Sewer. Any pipe or conduit used to collect and carry away sewage and sometimes stormwater runoff from the generating source to a treatment plant.

Sexual conduct.

- a. Sexual intercourse within its ordinary meaning, occurring upon any penetration, however slight; or
- b. Any penetration of the vagina or anus, however slight, by an object; or
- c. Any contact between persons involving the sex organs of one person and the mouth or anus of another; or
- d. Masturbation, manual or instrumental, of oneself or of one person by another; or
- e. Direct touching of the sex organs or anus, whether clothed or unclothed, of oneself or of one person by another; or
- f. Flagellation or torture in the context of a sexual relationship; or
- g. Sodomy.

Shopping Center. A commercial development with unenclosed pedestrian walks in which there are a number of separate commercial activities, with accessory shared facilities such as parking, and which is designed to provide a single area which the public can obtain varied products and services. Shopping centers are typically characterized by at least one large retail "anchor" store.

Shopping Mall. A shopping center with stores on one or both sides of a covered and enclosed pedestrian walkway.

Short Term Rental Operator. Any person or entity who receives payment for owning, operating, or managing a dwelling unit, or portion thereof, as a short term rental. (See also Dwelling, Transient).

Sidewalk. A paved, surfaced, or leveled area, paralleling and usually separated from the street and normally used as a pedestrian walkway.

Sign. Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means. Such means may include words, letters, figures, design, movement, symbols, fixtures, colors, illumination, or projected images.

Sign, Abandoned. Any sign which:

- a. Is located on property which becomes vacant and unoccupied for a period of twelve (12) consecutive months or more (excepting legal off-premise signs), or
- b. Relates to any occupant or business unrelated to the present occupant or their business (excepting legal off-premise signs), or
- c. Pertains to a time, event or purpose which no longer applies.

Sign, Alley. A type of building mounted sign that is located on a building wall facing a public alley.

Sign, Animated. A sign with action or motion (including those that flash, oscillate or revolve) or one that involves color changes more frequently than once per twenty-four 24 hours, illustrations or messages. This does not include wind activated elements such as flags or banners; nor does it include public service signs (such as time and temperature signs). For the purposes of this chapter, it does include search lights and strobe lights.

Sign Area. The entire background of a sign upon which advertising could be placed (counting all faces), including the frame but not other supporting structure, except that the area of advertising affixed directly to, or painted on a building without any background, other than the building, shall be the area contained in the smallest geometric figure enclosing all portions of the sign message (i.e., all letters, numbers, graphics, etc.).

Sign Awning. A sign which is on an awning. Awning signs are a type of building mounted sign.

Sign, Banner. A lightweight temporary sign.

Sign, Billboard. A rigidly assembled outdoor sign permanently affixed to the ground or permanently attached to a building or other permanent structure, unrelated to any use or activity on the property on which the sign is located, but not including directional signs as defined herein.

Sign, Blade. A type of building mounted that is oriented for pedestrians that extends from a building wall or hangs from a marquee. Blade signs larger than ten (10) square feet in size are considered Projecting Signs if not attached to a marquee.

Sign, Building Mounted. A permanent sign which is attached to, or erected against or painted on, any exterior wall, fascia, or window of a building or structure. For the purpose of this Title, signs which shall be considered building mounted signs, include flush mounted signs, signs on marquees and awnings, projecting signs, blade signs, and signs erected on the side of a mansard roof provided the sign does not project above the uppermost roof line or flashing.

Sign, Business Directory. A type of development identification sign which lists the names of the individual uses in a development.

Sign, Changeable Copy. See Sign, Readerboard.

Signs, Channel Letters. A flush mounted wall sign that consists of individual letters or characters not bound together in one complete structure. Channel Letter signs are signs in which each letter or character is mounted individually within its own area, with the total area of individual letters or characters comprising the sign.

Sign, Ground. A ground supported sign which is no greater than twelve (12) feet in height above grade.

Sign, Development Identification. A freestanding or building mounted sign which identifies the name of a development. For the purpose of sign standards, a development consists of multiple building complexes such as shopping malls, industrial and business parks, residential subdivision developments, and multiple occupancy buildings.

Sign, Directional. A sign designed solely to guide or direct pedestrian or vehicular traffic to an area, place or convenience.

Sign, Feather. A vertical portable sign that contains a harpoon-style pole or staff driven into the ground for support or supported by means of an individual stand.

Sign, Flashing. See Sign, Animated.

Sign, Flush-Mounted. A type of building mounted sign which is attached to, or erected against any exterior wall or fascia of a building or structure, with the exposed face of the sign parallel to the plane of the wall.

Sign, Freestanding. A permanent sign supported by one or more uprights, poles or braces in or upon the ground. For the purposes of this Title, freestanding signs include pole signs and signs otherwise known as ground signs or monument signs.

Sign, Hazardous. Any sign that is dangerous or confusing to motorists and pedestrians, including any sign which by its color, wording, design, location, or illumination resembles or conflicts with any official traffic control device or which otherwise impedes the safe and efficient flow of traffic.

Sign, Historical. Historic signs that contribute to the architectural and historic character of Olympia, which may complement or define an individual building or may be valued independently from the building or site on which it is located.

Sign Height. The vertical distance from ground level to the top of the sign.

Sign, Identification. A pole or ground sign which identifies the name of a shopping center.

Sign, Inflatable. Balloons or other gas-filled figures. For purposes of this section, inflatable signs shall be treated as temporary signs. Inflatable signs that include movement are considered animated signs and are not allowed.

Sign, Legacy. Signage related to a structure but not the present occupancy of use.

Sign, Light Projection. An image projected onto a building or walkway.

Sign, Marquee. Any sign which forms part of or is integrated into a marquee or canopy and which does not extend horizontally beyond the limits of such marquee or canopy.

Sign, Monument. See Sign, Freestanding.

Sign, Non-conforming. Any legally established sign existing at the time of this Ordinance which does not meet the current provisions of Title [18](#).

Sign, Nuisance. Any sign which emits smoke, visible particles, odors, and/or sound, except that speakers in signs of a drive-through facility shall be allowed.

Sign, On-Premises. A sign which carries advertisement related to a lawful use of the premises on which it is located, including signs indicating the business transacted, services rendered, goods sold or produced on the premises, name of business, name of the person, firm or corporation occupying the premises.

Sign, Out-of-Date. Signs for which the event, time, or purpose no longer applies.

Sign, Parking Lot Pole Banner. A type of banner sign, typically made of outdoor fabric, attached to the lighting poles in parking lots.

Sign, Pedestal. See Sandwich Board/Pedestal Sign.

Sign, Pole. A ground supported sign which is no less than twelve (12) and no greater than thirty (30) feet in height above grade.

Sign, Portable (Mobile). A sign made of any material which by its design is readily movable and which is not permanently affixed to the ground, a structure or a building.

Sign, Projecting. A sign which projects twelve (12) inches or more from a building and is supported by a wall or structure.

Sign, Public Service. A sign which provides a service to the public (such as indicating the current time and temperature or a community bulletin board) but which includes no advertising other than the name of the sponsoring organization.

Sign, Readerboard. A sign with characters or letters that can be manually changed without altering the face of the sign. Electronic signs are not readerboards for the purposes of this Title, but are animated signs.

Sign, Revolving. See Sign, Animated.

Sign, Roof. A sign erected upon or above a roof or parapet of a building or structure. A sign shall be considered a building mounted sign if it is erected on the side of a mansard roof and does not project above the uppermost roof line or flashing.

Sign, Sandwich Board/Pedestal Sign. A type of portable sign.

Sign, Shopping Center. A type of permanent freestanding sign for larger shopping complexes.

Sign, Structural Alteration. Any change or modification in the supporting members of the structure, such as the pole, cabinet, footing/foundation. Exceptions are new paint, rewiring, or face change.

Sign Structure. Any structure which supports or is capable of supporting any sign. A sign structure may be a single pole and may be an integral part of the building.

Sign, Temporary. Any sign, banner, pennant, valance or advertising display intended to be displayed for only a limited period of time.

Sign, Window. A sign painted on or adhered or mounted to an exterior window (e.g., a neon sign). Window signs are a type of building mounted sign.

Sign. Yard/Lawn. A temporary sign that is posted in the ground by a stake or wire frame.

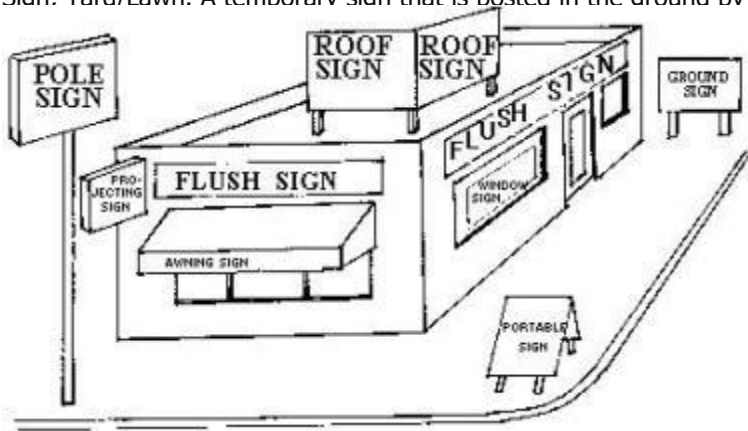


FIGURE 2-7

Significant. When used in the context of historic significance: A property which helps in the understanding of the history of the local area, state or nation (whichever is applicable) by illuminating the local, state-wide or nation-wide impact of the events or persons associated with the property, or its architectural type or style or information potential. The local area can include the City of Olympia, Thurston County, the region of Puget Sound or Southwest Washington, or a modest geographic or cultural area, such as a neighborhood. Local significance may apply to a property that illustrates a theme that is important to one or more localities; state significance to a theme important to the history of the state; and national significance to property of exceptional value in representing or illustrating an important theme in the history of the nation.

Single-Family Dwelling. See Dwelling, Conventional.

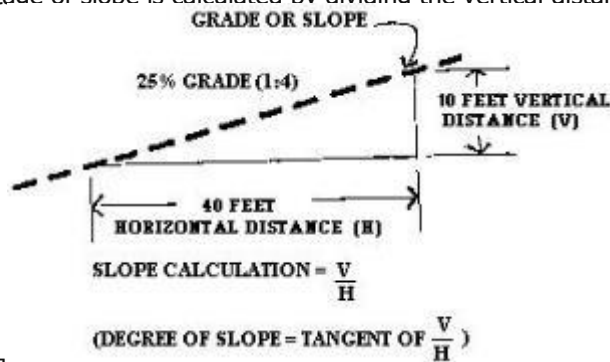
Single-Room Occupancy (SRO). See Dwelling, Conventional.

Site Plan. The development plan which shows the existing and proposed conditions of the lot, including topography, vegetation, drainage, flood plains, walkways; means of ingress and egress; circulation; utility services; structures and buildings; signs and lighting; berms, buffers, and screening devices; surrounding development; and any other information that reasonably may be required in order that an informed decision can be made by the reviewing authority.

Site Plan Review Committee. A technical development review group comprised of representatives from the Department of Community Planning and Development, the Fire Department and the Public Works Department, who provide technical assistance to the CP&D Director or the CP&D Director's designee on land use issues. At a minimum this includes the Building Official, Planner, City Engineer, Fire Chief, and SEPA official, or their appointed designees.

Slope. The deviation of a surface from the horizontal, usually expressed in percent or degrees. (See also Grade.)

[NOTE: Percentage of slope is calculated by dividing the vertical distance by the horizontal distance times one



hundred (100).]

FIGURE 2-8

% GRADE	100	50	40	33.3	30	25	20	15	12	10	8	6
DEGREES	45	26.6	21.8	18.4	16.7	14	11.3	8.5	6.8	5.7	4.6	3.4
RATIO	1:1	2:1	2.5:1	3:1	3.3:1	4:1	5:1	6.7:1	8.3:1	10:1	12.5:1	16.7:1

Slope, Steep. An area which is equal to or in excess of forty (40) percent slope, or where the ground surface rises ten feet or more vertically within a horizontal distance of twenty-five (25) feet. This can also include a slope of 15 to 39.9 percent if otherwise defined as a landslide hazard area.

Slope, Steep Toe, or Steep Top. A distinct topographic break in slope which separates slopes inclined less than forty (40%) percent from slopes equal to or greater than forty (40%) percent. Where no distinct break exists, this point shall be the limit of the area where the ground surface drops ten (10) feet or more vertically within a horizontal distance of twenty-five (25) feet.

Small Lake. See OMC [18.32.305 E](#).

Small Lot Review. A Director review of proposed construction on undersized legal lots of record approved prior to June 19, 1995.

Small Lot Subdivision. See Subdivision, Short.

Social Organization. A group of people formally organized for a common interest, usually cultural, religious, or entertainment, with regular meetings, rituals, and formal written membership requirements. [NOTE: This is not a Collegiate Greek System Residence.]

Soil and Vegetation Protection Area (SVPA). A separate tract of land, which may or may not be deeded as such, specifically set aside for the preservation of healthy soil and the preservation or planting of existing and/or native vegetation, well-adapted drought-tolerant vegetation, and trees. Stormwater retention/detention facilities, critical area buffers and other common areas may be considered SVPA's if they currently, or are improved to an extent where they can, support healthy soils and the growth of native vegetation or well-adapted drought-tolerant vegetation. The purpose of these areas for preserving healthy soils and preserving and/or planting native, or well-adapted drought-tolerant vegetation is stated on the face of the plat when applicable.

Special Assessment District. A district with the power to levy taxes created by act, petition, or vote of property owners for a specific purpose.

Special Valuation for Historic Properties, Special Valuation. The process, pursuant to Chapter [84.26](#) Revised Code of Washington (RCW) and Chapter [3.60](#) OMC, under which the tax basis of an eligible, rehabilitated historic property may be reduced by the actual incurred cost of the rehabilitation for a period of up to ten years.

Specialty Stores. Stores selling antiques, sporting goods and bicycles, marine supplies, glassware and chinaware, books, videos (including rentals), music, cards and stationery, jewelry, toys, hobby supplies, cameras, gifts and souvenirs, sewing supplies, flowers, tobacco products, newspapers and magazines, art and art supplies, pets and pet supplies, religious supplies, consumer electronics, personal computers, or other miscellaneous goods. It also includes second-hand stores and pawnshops.

Specific or Management Plan. A plan consisting of text, maps, and other documents and exhibits regulating development within an area of special interest or which contains unique land use and development problems.

Spot Zoning. Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the comprehensive plan. [NOTE: Spot zoning is usually invalid when all the following factors are present: (1) a small parcel of land is singled out for special and privileged treatment; (2) the singling out is not in the public interest but only for the benefit of the land owner; and (3) the action is not in accord with a comprehensive plan.]

Stables, Riding. A structure providing shelter for horses, mules or ponies which are boarded for compensation. This may include arenas, tracks, and other facilities for equestrian activities either for members of a private club or for the general public. This may also include accessory facilities such as a clubhouse.

Stable, Private. An accessory structure providing shelter for horses or ponies, for use by occupants of the premises.

Staff. Permanent or temporarily employed personnel of the City of Olympia, Washington.

Stepback. Additional setbacks of upper building floor levels.

Storage. Placement or retention of goods, materials and/or personal property in one location for more than 24 consecutive hours.

Stormwater Facility. A constructed stormwater system component, including but not limited to a detention, retention, sediment, or constructed wetland basin or pond, generally installed at the ground surface.

Stormwater Retention/Detention Basin. A facility, either above-ground or underground, that temporarily stores stormwater prior to its release to the ground (retention facility), to a surface water (detention facility), or some combination of the two. [NOTE: Retention basins differ from detention basins in that the latter are temporary storage areas. Retention basins have the potential for water recreation and water-oriented landscaping since the water may remain. Both types of basins provide for controlled release of the stored water and groundwater recharge.]

Stormwater Retrofit Facilities. A stormwater treatment or flow-control facility that complies with the City of Olympia Drainage Design and Erosion Control Manual and is constructed by the City of Olympia for the purpose of providing treatment or flow-control in an area where little to none was previously provided.

Story. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

Story Above Grade. Any story having its finished floor surface entirely above grade, except that a basement shall be considered as a story above grade where the finished surface of the floor above the basement is: more than six feet above grade plane, more than six feet above the finished ground level for more than fifty (50%) of the total building perimeter, or more than twelve (12) feet above the finished ground level at any point.

Story, First. The lowest above grade story in a building, except that a floor level in a building having only one floor shall be classified as a first story, provided such floor level is not more than four feet below grade, as defined herein, for more than fifty (50) percent of the total perimeter, or more than eight (8) feet below grade, as defined herein, at any point.

Stream. See OMC [18.32.405](#).

Stream Corridor. Any river, stream, pond, lake, or wetland, together with adjacent upland areas that support vegetation adjacent to the water's edge.

Street. A public or private right-of-way which affords a primary means of vehicular access to abutting property.

Street, Arterial. An arterial street provides an efficient direct route for long-distance travel within the region and between different parts of the city. Streets connecting freeway interchanges to commercial concentrations are classified as arterials. Traffic on arterials is given preference at intersections, and some access control may be considered in order to maintain capacity to carry high volumes of traffic.

Street Cul-De-Sac. A street with a single common ingress and egress and with a circular turnaround at the end.

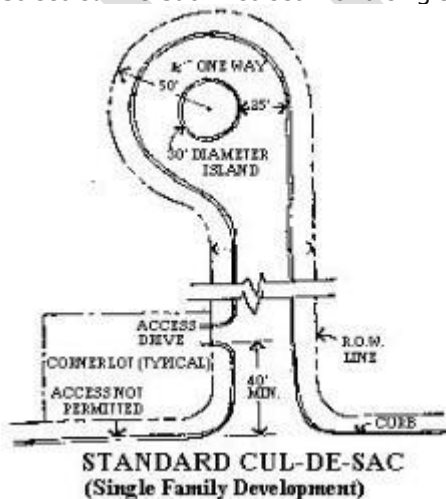


FIGURE 2-9

Street Frontage. The area between any lot lines which intersect, or area of a lot which directly abuts, the boundary of a public or private street right-of-way.

Street Furniture. Constructed, above-ground objects, such as outdoor seating, kiosks, bus shelters, sculpture, tree grids, trash receptacles, fountains, and telephone booths, that have the potential for enlivening and giving variety to streets, sidewalks, plazas, and other outdoor spaces open to, and used by, the public.

Street, Local Access. A street which provides access to abutting land uses and serves to carry local traffic to a collector.

Street, Major Collector. A street that provides connections between the arterial and concentrations of residential and commercial land uses. The amount of through traffic is less than an arterial, and there is more service to abutting land uses. Traffic flow is given preference over lesser streets.

Street, Neighborhood Collector. A street which distributes and collects traffic within a neighborhood and provides a connection to an arterial or major collector. Neighborhood collectors serve local traffic, provide access to abutting land uses, and do not carry through traffic. Their design is compatible with residential and commercial neighborhood centers.

Street, Private. A street that has not been accepted for maintenance and public ownership by the City of Olympia or other government entity. This does not include private driveways or access easements.

Street Wall. A building wall that faces or is parallel to the street frontage.

Streetscape. The visual character of a street as determined by various elements such as structures, greenery, open space, and view.

Structure. An edifice or building of any kind which is built or constructed, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Structured Parking. A building or a portion of a building used for the parking of motor vehicles.

Subdivider. A person who undertakes the subdividing of land.

Subdivision. The division or redivision of land into ten or more lots, tracts, parcels, sites or divisions, any of which are less than five acres in area, for the purpose of sale, lease or transfer of ownership. (See also Subdivision, Short.)

Subdivision, Cluster. See Clustered Subdivision.

Subdivision, Large Lot. The division of land into lots or tracts, each of which is 1/128 of a section of land or larger, or five acres or larger, if the land is not capable of description as a fraction of a section of land. For purposes of computing the size of any lot under this section which borders on a street, the lot size shall be expanded to include that area which would be bounded by the centerline of the street and the side lot lines of the lot running perpendicular to such centerline.

Subdivision, Short. The division or redivision of land into nine or fewer lots, tracts, parcels, sites or divisions for the purpose of transfer of ownership, sale or lease.

Subordinate. A supplementary use to a permitted primary or principal use.

Substantial Improvement. Any extension, repair, reconstruction, or other improvement of a property, the cost of which equals or exceeds fifty (50) percent of the fair market value of a property either before the improvement is started or, if the property has been damaged and is being restored, before the damage occurred.

Surface water. A body of water open to the atmosphere and subject to surface runoff.

Swap Meet. Any outdoor place, location, or activity where new or used goods or secondhand personal property is offered for sale or exchange to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces; and, where a fee may be charged to prospective buyers for admission, or a fee may be charged for the privilege of offering or displaying such merchandise. The term swap meet is interchangeable with and applicable to: flea markets, auctions, open air markets, farmers markets, or other similarly named or labeled activities; but the term does not include the usual supermarket or department store retail operations.

Section 4. Amendment of OMC 18.04.040. Olympia Municipal Code Section 18.04.040, Table 4.01, is hereby amended to read as follows:

18.04.040 TABLES: Permitted and Conditional Uses

TABLE 4.01

PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
District-Wide Regulations							18.04.060 (N,Q)	18.04.060 (N,Q)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N,BB)		18.04.060 (N)	
1. SINGLE-FAMILY HOUSING															
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(A)
Co-Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(F)
Cottage Housing				P	P	P	P	P	P	P	P	P	P	P	18.04.060(H)
Manufactured/Mobile Home Parks (Rental Spaces)								C	C	C			C		18.04.060(P)
Manufactured Homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(O)
Single-family Residences	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Townhouses	P	P		P	P	P	P	P	P	P	P	P	P	P	18.64
<u>Short Term Rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.04.060(JJ)</u>
2. MULTIFAMILY HOUSING															
Apartments				P			P	P	P	P	P	P		P	18.04.060(N)
Courtyard Apartments						P									18.04.060(II)
Boarding Homes				P				P	P	P					

TABLE 4.01

PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Collegiate Greek system residences	P			P				P	P	P					
Dormitories	P			P				P	P	P	P	P		P	
Duplexes - Existing	P	P		P	P	P	P	P	P	P	P	P	P	P	18.04.060(J)
Duplexes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Duplexes on Corner Lots	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(HH)
Triplexes				P	P	P	P	P	P	P	P	P		P	
Fourplexes			P		P	P	P	P	P	P	P	P		P	
Sixplexes						P									
Group Homes with 6 or Fewer Clients and Confidential Shelters	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(K)
Group Homes with 7 or More Clients	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(K)
Lodging Houses									P	P	P	P		P	
Nursing/Convalescent Homes	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(S)
Retirement Homes				P			P	P	P	P	P	C		P	
3. COMMERCIAL															

TABLE 4.01

PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Child Day Care Centers		C	C	C	C	C	C	P	P	P	P	P	C	P	18.04.060(D) 18.04.060(AA)
Commercial Printing												P			
Drive-In and Drive-Through Businesses -- Existing												P			18.04.060(J)
Food Stores											P	P		P	18.04.060(AA)
Hardware Stores												P			
Home Occupations (including Adult Day Care, Elder Care Homes, Family Child Care Homes, <u>Short-Term Rentals – Homestays</u> , and Bed & Breakfast Houses)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(L)
Hospice Care	C			C			C	C	C	C	C	C		C	18.04.060(M)
Laundries											P	P		P	18.04.060(AA)
Nursery (Retail and/or Wholesale Sales)	C	C	C	C	C	C	C	C	C	C			C		18.04.060(G)
Offices												P		P	18.04.060(AA)(2)
Personal Services												P			
Pharmacies												P			

TABLE 4.01

PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Restaurants, without Drive-In and Drive-Through												P			
Servicing of Personal Apparel and Equipment												P			
Specialty Stores												P			
Veterinary Clinics - Existing	P	P		P	P	P							P		18.04.060(J)
Veterinary Clinics	P														
4. ACCESSORY USES															
Accessory Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(GG)
Garage/Yard/Rummage or Other Outdoor Sales	P	P		P	P	P	P	P	P	P	P	P	P	P	5.24
Large Garages			C		C	C	C	C	C	C	C	C	C	C	18.04.060(B)
Residence Rented for Social Event, 7 times or more in 1 year	C	C		C	C	C	C	C	C	C	C		C	C	
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
5. RECREATIONAL USES															

TABLE 4.01

PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Community Parks & Playgrounds	C	C	C	C	C	C	C	C	C	C	P	P	C	P	18.04.060(T)
Country Clubs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Golf Courses		C	C		C	C	C	C	C	C			C		
Neighborhood Parks	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
Open Space - Public	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
Racing & Performing Pigeons		C	C	C	C	C				C	C		C	C	18.04.060(Y)
Stables, Commercial and Private Existing		C		C	C										18.04.060(J)
Trails - Public	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
6. AGRICULTURAL USES															
Agricultural Uses	P	P	P	P	P	P	P	P	P	P			P		
Greenhouses, Bulb Farms	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(G)
7. TEMPORARY USES															
Emergency Housing	P	P	P	P	P	P	P	P	P	P			P		18.04.060(DD)
Emergency Housing Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50
Model Homes	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(DD)

TABLE 4.01

PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Residence Rented for Social Event, 6 times or less in 1 year	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(DD)
Wireless Communication Facility	P	P		P	P	P	P	P	P	P	P	P	P	P	18.44.060
8. OTHER															
Animals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(C)
Cemeteries		C	C		C	C	C	C	C	C			C		18.04.060(E)
Community Clubhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Crisis Intervention	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(I)
Historic House Museum		C	C	C	C	C	C	C	C	C	C	C	C	C	
Parking Lots and Structures				C							P	P			18.38.220 and .240
Places of Worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(V)
Public Facilities - Essential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(W)
Radio, Television and Other Communication Towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.44.100
Schools	C			C	C	C	C	C	C	C	C		C	C	18.04.060(CC)

TABLE 4.01

PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Social Organizations											P	P		C	
Mineral Extraction - Existing					C		C								18.04.060(J)
Utility Facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communication Facilities	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.44
Workshops for Disabled People	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(R)

LEGEND

P = Permitted Use

C = Conditional Use

R-4 = Residential - 4

R 4-8 = Residential 4-8

R 6-12 = Residential 6-12

RLI = Residential Low Impact

MR 10-18 = Mixed Residential 10-18

RM 18 = Residential Multifamily - 18

MR 7-13 = Mixed Residential 7-13

RMH = Residential Multifamily High Rise

RMU = Residential Mixed Use

RM 24 = Residential Multifamily - 24

UR = Urban Residential



Section 5. Amendment of OMC 18.04.060.L. Olympia Municipal Code Subsection 18.04.060.L is hereby amended to read as follows:

L. HOME OCCUPATIONS.

The purpose of the home occupation provisions is to allow for the use of a residential structure for a non-residential use which is clearly an accessory use to the residential use and does not change the residential character of the neighborhood. Home occupations meeting the below requirements are allowed in any district in which residential uses are permitted.

1. Review. Prior to both initial occupancy and issuance of any business license, the business operator or the operator's agent shall certify that the home occupation will conform with the applicable requirements.
2. General Standards. The following are the general requirements for home occupations. Also see specific standards for family child care homes, adult day care homes, bed and breakfast houses, and counseling.
 - a. Home occupations must be conducted within the principal residence of the permit holder. Permit holders shall provide evidence thereof through such means as voter registration, driver's license, tax statement, or other evidence of residency and sign a notarized affidavit attesting to their principal residence at the site.
 - b. Home occupations are subject to inspections by city staff insofar as permitted by law. Permit holders shall execute a notarized affidavit agreeing to allow appropriate city staff the ability to conduct an inspection of the residence, after reasonable notice is given, to determine compliance with the home occupation permit.
 - c. No person(s) other than the family member(s) who resides in the residence shall participate in the home occupation. The home occupation permit shall list the names of each resident who is employed by the business. Furthermore, the residence shall not be used as a place of congregation for work that occurs off the premises. This limitation shall not apply to short-term rental – homestays or properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest.
 - d. Home occupations shall occupy not more than twenty-five (25) percent of the total floor area of the dwelling or five hundred (500) square feet per dwelling unit, whichever is less; provided, however, that properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest shall occupy not more than fifty percent (50%) of the total floor area of the dwelling or one thousand five hundred (1,500) square feet per dwelling unit, whichever is less. This limitation does not apply to family child care homes, adult day care homes, elder care homes, short-term rental – homestays, or bed and breakfast houses.
 - e. The residential character of the lot and dwelling shall be maintained. The occupation shall be conducted entirely within a dwelling and/or accessory building by the occupant of the dwelling. A carport shall not be used for home occupations, except for parking. There shall be no structural alteration nor any exterior modification of the structure in order to accommodate the occupation.

f. The occupation shall be conducted in such a manner as to give minimal outward appearance of a business, in the ordinary meaning of the term, that would infringe upon the right of the neighboring residents to enjoy peaceful occupancy of their homes.

g. Except for adult daycare, child daycare, ~~and~~ bed and breakfast businesses, and short-term rental – homestays, the hours of operation, as related to customer or client visitations, shall be limited to no earlier than 7:00 a.m. and no later than 9:00 p.m.

h. The following types of uses shall not be permitted as home occupations:

- i. Veterinarian, medical, and dental offices and clinics;
- ii. Vehicle sales or repair;
- iii. Contractors' yards;
- iv. Restaurants;
- v. Exterminating services;

i. No stock in trade shall be sold or displayed on the premises; provided, however, that this limitation shall not apply to properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest. No equipment or material shall be stored on any exterior portion of the premises.

j. Home occupations shall emit no noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference, pollutants or waste products detrimental to the environment, public safety or neighborhood, beyond those normally emanating from residential uses.

k. Home occupations shall comply with all applicable local, state or federal regulations. Requirements or permission granted or implied by this section shall not be construed as an exemption from such regulations.

l. A home occupation permit issued to one (1) person residing in the dwelling shall not be transferable to any other person, nor shall a home occupation permit be valid at any address other than the one appearing on the permit.

m. Any person engaging in a home occupation shall register as a business under Chapter [5.04](#) of the Olympia Municipal Code, and shall be subject to the Business and Occupation Tax levied by the Olympia Municipal Code.

n. The applicant shall demonstrate compliance with all city and state licensing requirements, including those pertaining to building, fire safety, and health codes.

o. Parking of customer, employee, or client vehicles shall not create a hazard or unusual congestion. No more than two (2) off-street parking stalls shall be provided in addition to any required for the residence. A driveway may be used as off-street parking. Except for commercial

type postal carriers, traffic generated by the home occupation shall not exceed two (2) commercial vehicles per week. See OMC Chapter [18.38](#) for parking requirements for specific home occupations.

3. Specific Home Occupation Standards.

a. Family Child Care Home. Family child care homes are allowed in all districts permitting residences, subject to the following conditions:

i. Structural or exterior alterations which would alter the single-family character of an existing single family dwelling or be incompatible with surrounding residences are prohibited.

ii. Prior to initiation of child care services, each child care provider must file a Child Care Registration Form with the Department of Community Planning and Development. The child care provider must demonstrate compliance with the applicable requirements of the code as listed on the Registration Form. No fee will be required for registration.

b. Adult Day Care Homes. Adult day care homes are permitted in the districts specified in Table 4.01 and Table 5.01, subject to the following conditions.

i. No more than six (6) adults (at least eighteen (18) years of age) shall be cared for in an adult day care home.

ii. Adult day care homes shall not operate for more than twelve (12) hours per day.

iii. The primary care giver shall reside in the adult day care home.

iv. Emergency medical care may be provided in adult day care homes, but not routine care necessitating the services of a licensed health care professional (e.g., dispensing of medicine or convalescent care). The caregiver must be certified in basic First Aid and cardiopulmonary resuscitation. First Aid supplies, including bandages and an antiseptic, shall be available on premises.

v. A smoke detector must be provided in each room occupied by people in day care. A fire extinguisher (rated 2A10 BC or the equivalent) must be installed in a readily accessible location. It shall be the responsibility of the day care operator to maintain the smoke detectors and fire extinguisher in operating condition.

vi. The structure and grounds accommodating an adult day care shall not be altered in such a way that they manifest characteristics of a business or pose a nuisance for the occupants of abutting properties.

c. Bed and Breakfast Houses. Bed and breakfast houses are subject to the following conditions:

i. The owner shall operate the facility and shall reside on the premises.

- ii. There shall be no more than five (5) guest (rental) rooms for persons other than the members of the operator's immediate family.
- iii. No bed and breakfast establishment shall be located closer than two hundred (200) feet to another bed and breakfast establishment, as measured in a straight line from property line to property line.
- d. Counseling. Counseling by single practitioners is permitted as a home occupation under the following conditions:
 - i. Counseling for sex offenders and substance abuse is prohibited.
 - ii. Group sessions are prohibited (i.e., more than two (2) people per session). This limitation shall not apply to home occupations in properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest.
- e. Short Term Rental – Homestays. (See also JJ. Short Term Rentals; OMC 18.38.100 Table 38.01; and OMC 18.43.130.B.)

i. The property owner, or a long term rental tenant, of the short term rental - homestay must reside occupy the dwelling as their permanent residence in a residence offered as a short term rental – homestay as their primary residence, including whenever a guest is residing in the homestay.

Section 6. Amendment of OMC 18.04.060. Olympia Municipal Code Subsection 18.04.060 is hereby amended to read as follows:

JJ. SHORT TERM RENTALS

Short Term Rentals are allowed in the districts specified in Tables 4.01, 5.01, and 6.01 subject to the following requirements. Violations are subject to civil penalties and suspension and/or revocation of a City license or permit.

1. The following requirements apply to all short term rentals:
 - a. ~~Occupancy~~ The number of overnight guests is limited to two adults per bedroom, except children under 12 years of age may occupy a bedroom with no more than two adults.
 - b. In any single short term rental, the total ~~occupancy~~ number of overnight guests is limited to a maximum of ten adults, ~~occupants~~ or the maximum provided by OMC 18.04.060.JJ.1.a, whichever is less. In a short term rental – homestay, the property owner or long term rental tenant is included in counting the maximum number of overnight guests.
 - c. A short term rental operator shall obtain any required city and state business license(s).
 - d. A short term rental operator shall comply with Revised Code of Washington Chapter 64.37, and all other applicable local, state, and federal laws and regulations and shall pay all applicable local, state, and federal taxes.
 - e. A short term rental operator shall provide the City the name, phone number, and address of a person who resides within 15 miles of the short term rental who is responsible to represent the short term rental operator to immediately respond to City requests to enforce applicable

laws and rules.

f. A short term rental operator shall post a copy of City of Olympia business license, and land use permit if applicable, in a conspicuous location in the short term rental.

g. No short term rental is allowed on a property for which there exists a Final Certificate of Tax Exemption issued under OMC 5.86.

h. No short term rental is allowed in any dwelling unit to which any income restrictions are in effect under any local, state, or federal authority.

2. The following requirements apply to short term rental-homestays only: (see also 18.04.060.L)

a. The property owner, or a long-term rental tenant, must reside in a residence offered as a short term rental - homestay as their primary residence, including whenever a guest is residing in the homestay.

b. No land use permit is required for a short term rental - homestay.

3. The following requirements apply to short term rental-vacation rentals only:

a. In addition to other required permits and licenses, a land use permit is required from the Department of Community Planning and Development for each vacation rental unit. Vacation rental permits are valid for two years from the date of issuance, and may be renewed by the City upon application.

b. No short term rental operator is permitted to own, operate, or have any interest in more than four short term rental - vacation rental units in the City of Olympia. Short term rental - vacation rental units in existence on the effective date of [this ordinance] shall be eligible to apply for a permit to continue as a short term rental - vacation rental, provided all other applicable requirements are met.

~~No short term rental operator is permitted to own, operate, or have any interest in short term rental - vacation rental unit on more than two four separate parcels in the City of Olympia. A short term rental operator who owns, operates, or has any interest in four short term rental - vacation rental units on more than four separate parcels in the City of Olympia as of [effective date of this ordinance] shall be entitled to have each of those units considered permitted uses, provided that all other applicable requirements are met.~~

c. No more than two short term rental - vacation rental units are permitted on any legal parcel of land containing a single-family home.

d. Notwithstanding OMC 18.04.060.JJ.3.e., a short term rental - vacation rental unit may be permitted in one dwelling unit or three percent of the non-income-restricted dwelling units, whichever is greater, on a legal parcel of land, or adjacent parcels in common ownership, containing one or more buildings with two or more units.

Section 7. Amendment of OMC 18.05.040. Olympia Municipal Code Section 18.06.040, Table 5.01, is hereby amended to read as follows:

18.05.040 TABLES: Permitted, Conditional and Required Uses

TABLE 5.01

PERMITTED, CONDITIONAL AND REQUIRED USES

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
District-Wide Regulations					18.05.050
1. RESIDENTIAL USES					
Accessory Dwelling Units	P	P	P	P	18.04.060(A)
Apartments	C	R	R	R	18.05.060(D), 18.05.050(E)
Boarding Homes	C	P	P	P	
Congregate Care Facilities		P	P	P	18.05.050(E)(1)(c)(i)
Cottage Housing		P	P	P	18.05.060(D), 18.04.060(H)
Duplexes		P	P	P	18.05.060(D)
Duplexes on Corner Lots	P	P	P	P	18.04.060(HH)
Group Homes with 6 or Fewer Clients		P	P	P	18.04.060(K), 18.04.060(W)
Group Homes with 7 or More Clients		C	C	C	18.04.060(K), 18.04.060(W)
Manufactured Homes	P	P	P	P	18.04.060(O)
Nursing/Convalescent Homes		P	P	P	18.04.060(S)
Residences Above Commercial Uses	P	P	P	P	
<u>Short Term Rental – Vacation Rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.04.060(JJ)</u>
Single-Family Residences	P	R	R	R	18.05.060(D)

TABLE 5.01

PERMITTED, CONDITIONAL AND REQUIRED USES

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
Single Room Occupancy Units					
Townhouses	P	P	P	P	18.05.060(D), 18.64
2. OFFICES					
Banks	P	P	P	P	18.05.060(A)
Offices - Business	P	P	P	P	
Offices - Government	P	P	P	P	
Offices - Medical	P	P	P	P	
Veterinary Offices and Clinics	C	C	C	C	
3. RETAIL SALES					
Apparel and Accessory Stores	P	P	P	P	
Building Materials, Garden Supplies, and Farm Supplies	P	P	P	P	Sites within high density corridors, see 18.17.020 (B)
Food Stores	R	R	P	P	
Furniture, Home Furnishings, and Appliances					Sites within high density corridors, see 18.17.020 (B)
General Merchandise Stores	P	P	P	P	
Grocery Stores	P	P	R	R	18.05.060(C)
Office Supplies and Equipment					

TABLE 5.01

PERMITTED, CONDITIONAL AND REQUIRED USES

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
Pharmacies and Medical Supply Stores	P	P	P	P	
Restaurants			P		18.05.060(A) & 18.05A.095
Restaurants, Without Drive-In or Drive-Through Service	P	P	P	P	
Specialty Stores	P	P	P	P	
4. SERVICES					
Health Fitness Centers and Dance Studios	P	P	P	P	
Hotels/Motels					
Laundry and Laundry Pick-up Agency	P	P	P	P	
Personal Services	P	P	P	P	
Printing, Commercial			P	P	
Radio/TV Studios					
Recycling Facility - Type I	P	P	P	P	
Servicing of Personal Apparel and Equipment	P	P	P	P	
5. ACCESSORY USES					
Accessory Structures	P	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	P	18.04.060(GG)
Garage/Yard/Rummage or Other Outdoor Sales	P	P	P	P	5.24

TABLE 5.01

PERMITTED, CONDITIONAL AND REQUIRED USES

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
Satellite Earth Stations	P	P	P	P	18.44.100
Residences Rented for Social Event, 7 times or more per year	C	C	C	C	18.04.060.DD
6. RECREATIONAL USES					
Auditoriums and Places of Assembly					
Art Galleries					
Commercial Recreation					
Community Gardens	P	P	P	P	
Community Parks & Playgrounds	P/C	P/C	P/C	P/C	18.04.060(T)
Health Fitness Centers and Dance Studios					
Libraries					
Museums					
Neighborhood Parks/Village Green/Plaza	R	R	R	R	18.04.060(T), 18.05.080(N)
Open Space - Public	P	P	P	P	18.04.060(T)
Theaters (no Drive-Ins)					
Trails - Public	P	P	P	P	18.04.060(T)
7. TEMPORARY USES					
Emergency Housing	P	P	P	P	

TABLE 5.01

PERMITTED, CONDITIONAL AND REQUIRED USES

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
Mobile Vendors			P	P	
Model Homes	P	P	P	P	
Parking Lot Sales			P	P	18.06.060(Z)
8. OTHER USES					
Agricultural Uses, Existing	P	P	P	P	
Animals/Pets	P	P	P	P	18.04.060(C)
Child Day Care Centers	P	P	R	P	18.05.060(B), 18.04.060(D)
Community Clubhouses	P	P	P	P	
Conference Centers					
Crisis Intervention	C	C	C	C	18.04.060(I)
Home Occupations (including adult day care, bed and breakfast houses, <u>short-term rental – homestays</u> , elder care homes, and family child care homes)	P	P	P	P	18.04.060(L), <u>18.04.060(JJ)</u>
Hospice Care	C	C	C	C	18.04.060(M)
Non-Profit Physical Education Facilities	C	C	C	C	
Places of Worship	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	18.04.060(V)
Radio, Television, and other Communication Towers & Antennas	C	C	C	C	18.04.060(W), 18.44.100

TABLE 5.01

PERMITTED, CONDITIONAL AND REQUIRED USES

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
Schools	C	C	C	C	18.04.060(DD)
Sheltered Transit Stops	R	R	R	R	18.05.050(C)(4)
Social Organizations					
Utility Facilities	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communications Facilities	P/C	P/C	P/C	P/C	18.44

LEGEND

P = Permitted C = Conditional R = Required

Section 8. Amendment of OMC 18.06.040. Olympia Municipal Code Section 18.06.040, Table 6.01, is hereby amended to read as follows:

18.06.040 TABLES: Permitted and Conditional Uses

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
District-Wide Regulations	18.06.060 (R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)						18.130.020	
1. EATING & DRINKING ESTABLISHMENTS														
Drinking Establishments			P		P	P	P		C 18.06.060 (P)		P	P	P	
Drinking Establishments - Existing		P 18.06.060 (GG)				P								
Restaurants, with drive-in or drive-through			P 18.06.060(F)(3)										P 18.06.060 (F)(3)	
Restaurants, with drive-in or drive-through, existing			P				P 18.06.060(U)					C	P	
Restaurants, without drive-in or drive-through	P 18.06.060 (U)(3)	C	P	P 18.06.060(U)(2)	P	P	P 18.06.060(U)(1)	P	P	P	P	P	P	
District-Wide Regulations	18.06.060 (R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
2. INDUSTRIAL USES														
Industry, Heavy														
Industry, Light			C		P/C 18.06.060(N)									
On-Site Treatment & Storage Facilities for Hazardous Waste					P 18.06.060(Q)									
Piers, Wharves, Landings					P									
Printing, Industrial			C		P/C 18.06.060(N)									
Publishing		C	C		P		P		C	C				
Warehousing			P		P/C 18.06.060(AA))		P							
Welding & Fabrication			C		P/C 18.06.060(N)		P							
Wholesale Sales		C 18.06.060 (BB)(3)	P		P/C	18.06.060(BB)		P		P	18.06.060(BB)) (2)			

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Wholesale Products Incidental to Retail Business			P		P	P						P	P	
District-Wide Regulations	18.06.060 (R)				18.06.060(F) (2)	18.06.060(HH)	18.06.060(F) (2)							
3. OFFICE USES (See also SERVICES, HEALTH)														
Banks		P	P		P/C 18.06.060(D) (2)	P 18.06.060(D)(2)	P/C 18.06.060(D) (2)	P	P	P	P	P 18.06.060(D) (1)	P 18.06. 060 (F)(3)	
Business Offices		P	P		P	P	P	P	P	P	P	P	P	
Government Offices		P	P		P	P	P	P	P	P	P	P	P	
District-Wide Regulations	18.06.060 (R)				18.06.060(F) (2)	18.06.060(HH)	18.06.060(F) (2)							
4. RECREATION AND CULTURE														
Art Galleries	P	P	P		P	P	P		P	P	P	P	P	
Auditoriums and Places of Assembly			P		P	P	P					P	P	

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Boat Clubs					P	P								
Boating Storage Facilities					P			P						
Commercial Recreation		C	P		P	P	P	P		C	C	P	P	
Health Fitness Centers and Dance Studios	P	P 18.06.060 (L)	P	P	P	P	P	P	P	P 18.06.060(L)	P 18.06.060(L)	P	P	
Libraries	C	C	C	C	P	P	P		P	C	P	P	P	18.04.060(V)
Marinas/Boat Launching Facilities					P 18.06.060(CC)	P								
Museums		C	P		P	P	P		P	C	C	P	P	18.04.060(V)
Parks, Neighborhood	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(T)
Parks & Playgrounds, Other	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(T)
Theaters (Drive-in)			C											
Theaters (No drive-ins)			P		P	P	P				C	P	P	
District-Wide Regulations	18.06.060 (R)				18.06.060(F) (2)	18.06.060(HH)	18.06.060(F) (2)							

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
5. RESIDENTIAL														
Apartments		P	P	P	P	P	P		P	P	P	P	P	
Apartments above ground floor in mixed use development	P	P	P	P	P	P	P		P	P	P	P	P	
Boarding Houses		P	P	P	P	P	P		P	P	P	P	P	
Co-Housing		P	P			P	P			P	P		P	
Collegiate Greek system residence, dormitories		C	P	P	P	P	P		P	C	P	P	P	
Duplexes	P	P	P	P			P		P	P	P		P	
Duplexes on Corner Lots	P	P	P	P			P		P	P	P	P	P	18.04.060(HH)
Group Homes (6 or less)	P	P	P 18.06.060(K)	P	P	P	P 18.06.060(K)		P	P	P	P 18.06.060(K)	P 18.06.060(K)	18.04.060(K)
Group Homes (7 or more)	C	C	C 18.06.060(K)	C	C	C	C 18.06.060(K)		C	C	C	C 18.06.060(K)	P 18.06.060(K)	18.04.060(K)

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Mobile or Manufactured Homes Park - Existing		C	C	C						C			C	18.04.060(P)
Quarters for Night Watch person/Caretaker					P	P								
Retirement Homes		P	P	P	P	P	P		P	P	P	P	P	
Single-Family Residences	P	P	P	P			P		P	P	P	P	P	
Single Room Occupancy Units			C		P	P	P		P				C	
Townhouses	P	P	P	P 18.06.060(T)		P	P		P	P	P	P	P	
Triplexes, Four-plexes, and Cottage Housing		P											P	
District-Wide Regulations	18.06.060 (R)				18.06.060(F) (2)	18.06.060(HH)	18.06.060(F) (2)							
6. RETAIL SALES														
Apparel and Accessory Stores			P		P	P	P					P	P	

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Boat Sales and Rentals			P		P	P	P	P					P	
Building Materials, Garden and Farm Supplies	P		P		P	P	P					P	P	
Commercial Greenhouses, Nurseries, Bulb Farms	C	C 18.04.060 (G)	C	C					C		P	P		18.04.060(G)
Electric Vehicle Infrastructure	P	P	P	P	P 18.06.060(W)	P 18.06.060(W)	P 18.06.060(W)	P	P	P	P	P	P	
Food Stores	P	P 18.06.060 (H)	P		P	P	P		P	P 18.08.060(H)	P	P	P	
Furniture, Home Furnishings, and Appliances			P		P	P	P				P	P	P	
Gasoline Dispensing Facilities accessory to a permitted use	P 18.06.060 (W)(4)		P		P 18.06.060(W)		P 18.06.060(W)	P (2)				P 18.06.060(W)	P 18.06.060 (W)	

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Gasoline Dispensing Facility accessory to a permitted use - Existing	P 18.06.060 (W)		P		P 18.06.060(W)		P 18.06.060(W)				P	P 18.06.060(W)	P	
General Merchandise Stores	P	P 18.06.060 (J)	P		P	P	P			P 18.06.060(J)	P	P	P	
Mobile, Manufactured, and Modular Housing Sales			P											
Motor Vehicle Sales			P				P	P					P	
Motor Vehicle Supply Stores			P		P	P	P	P			P	P	P	
Office Supplies and Equipment		P 18.06.060 (DD)	P		P	P	P		P	P 18.06.060(DD)	P	P	P	18.06.060(CC)
Pharmacies and Medical Supply Stores	P	P 18.06.060 (EE)	P	P	P	P	P		P	P 18.06.060(EE)	P	P	P	18.06.060(DD)
Specialty Stores	P 18.06.060 (Y)(3)	P 18.06.060 (Y)(4)	P	C 18.06.060(Y)(2)	P	P	P			P 18.06.060(Y)(4)	P	P 18.06.060(Y) (1)	P	

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
District-Wide Regulations	18.06.060 (R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
7. SERVICES, HEALTH														
Hospitals				P			P		P					
Nursing, Congregate Care, and Convalescence Homes	C	P	C	P			C		C	C	C	P	P	18.04.060(S)
Offices, Medical		P	P	P	P	P	P	P	P	P	P	P	P	
Veterinary Offices/Clinics		P	P	P			P			P	P	P	P	
District-Wide Regulations	18.06.060 (R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
8. SERVICES, LODGING														
Bed & Breakfast Houses (1 guest room)	P	P 18.06.060 (E)	P 18.06.060(E)	P 18.06.060(E)	P	P	P			P	P	P	P	18.04.060(L)(3)(c)
Bed & Breakfast Houses (2 to 5 guest rooms)	C	P 18.06.060 (E)	P 18.06.060(E)	P 18.06.060(E)	P	P	P		C	P	P	P	P	18.04.060(L)(3)(c)

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
<u>Short Term Rentals- Vacation Rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Hotels/Motels			P	C	P		P		P				P	
Lodging Houses		P	P	P	P		P		P	P	P	P	P	
Recreational Vehicle Parks			P										P	
District-Wide Regulations	18.06.060 (R)				18.06.060(F) (2)	18.06.060 (HH)	18.06.060(F) (2)							
9. SERVICES, PERSONAL														
Adult Day Care Home	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)(3) (b)
Child Day Care Centers	C	P	P	P	P	P	P		P	P	C	P	P	18.04.060(D)
Crisis Intervention	C	P	C	P			P		C	P	C	C	C	18.04.060(I)
Family Child Care Homes	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)
Funeral Parlors and Mortuaries		C	P				P			C		P	P	

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Laundries and Laundry Pick-up Agencies	P	P	P	P	P	P	P			P	P	P 18.06.060(O))	P	
Personal Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
District-Wide Regulations	18.06.060 (R)				18.06.060(F) (2)	18.06.060(HH)	18.06.060(F) (2)							
10. SERVICES, MISCELLANEOUS														
Auto Rental Agencies			P		P	P	P	P			C	P	P	
Equipment Rental Services, Commercial			P		P		P				P	P	P	
Equipment Rental Services, Commercial - Existing		P 18.06.060 (FF)												
Ministorage			P				P							
Printing, Commercial	P	P	P		P	P	P		P	P	P	P	P	
Public Facilities (see also Public Facilities, Essential on next page)	C	C	C	C	P	C	P	P	P	C	C	C	C	18.04.060(V)
Radio/T.V. Studios		P	P		P	P	P		P	P	P	P	P	

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Recycling Facilities	P	P	P	P	P		P		P	P	P	P	P	18.06.060(V)
School - Colleges and Business, Vocational or Trade Schools		C	P		P	P	P		P	C	C	C	P	18.06.060(X)
Service and Repair Shops			P				P	P				P	P	
Service Stations/Car Washes			P				P 18.06.060(W))	P				P 18.06.060(W)	P 18.06.060(W)	
Service Stations/Car Washes - Existing			P		P 18.06.060(W))		P 18.06.060(W))				P	P 18.06.060(W)	P 18.06.060(W)	
Servicing of Personal Apparel and Equipment	P	P	P		P	P	P			P	P	P	P	
Truck, Trailer, and Recreational Vehicle Rentals			P					P						
Workshops for Disabled People	C	C	C	C	P	C	P		C	C	C	C	C	18.04.060(R)

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
District-Wide Regulations	18.06.060 (R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
11. PUBLIC FACILITIES, ESSENTIAL														
Airports			C										C	18.06.060(G)
Inpatient Facilities		C	C	C 18.06.060(T)	C		C		C	C	C	P	P	18.06.060(G) 18.04.060(K)
Jails			C		C		C		C				C	18.06.060(G)
Mental Health Facilities			C	C 18.06.060(T)	C		C						C	18.06.060(G) 18.04.060(K)
Other Correctional Facilities		C	C	C 18.06.060(T)	C	C	C		C	C	C	C	C	18.06.060(G)
Other facilities as designated by the Washington State Office of Financial Management, except prisons and solid waste handling facilities		C	C		C		C			C	C	C	C	18.06.060(G)

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Radio/TV and Other Communication Towers and Antennas	C	C	C	C	C	C	C	C	C	C	C	C	C	18.06.060(G) 18.44.100
Sewage Treatment Facilities	C	C	C	C	P		P		C	C	C	C	C	18.06.060(G) 18.04.060(X)
State Education Facilities		C	C		C		C		C	C	C	C	C	18.06.060(G) 18.06.060(X)
State or Regional Transportation Facilities	C	C	C	C	C	C	C		C	C	C	C	C	18.06.060(G)
District-Wide Regulations	18.06.060 (R)				18.06.060(F) (2)	18.06.060(HH)	18.06.060(F) (2)							
12. TEMPORARY USES														
Entertainment Events			P		P	P	P						P	
Off Site Contractor Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(DD)
Emergency Housing	P	P	P	P	P			P	P	P	P	P	P	18.04.060(DD)
Emergency Housing Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Fireworks, as determined by Fire Dept.			P		P	P	P				P	P	P	9.48.160
Mobile Sidewalk Vendors		P	P	P	P	P	P			P	P	P	P	
Parking Lot Sales			P		P	P	P	P			P	P	P	
Residences Rented for Social Event (6 or less in 1 year)	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(DD)
Residences Rented for Social Event (7 or more in 1 year)	C	C	C	C	C	C	C		C	C	C	C	C	
Temporary Surface Parking Lot		P	P		P	P	P		P					
District-Wide Regulations	18.06.060 (R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
13. OTHER USES														
Accessory Structures/Uses														
Adult Oriented Businesses			P										P	18.06.060(B)
Agriculture	P	P	P	P					P	P	P	P	P	

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Animals	P	P	P	P	P	P	P		P	P	P	P	P	18.06.060(C)
Cemeteries	C	C	C	C					C	C	C		C	
Conference Center			P		P	P	P						P	
Gambling Establishments			C											
Garage/Yard/Rumma ge and Other Outdoor Sales	P	P	P	P	P	P	P		P	P	P	P	P	5.24
Home Occupations	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)
Parking Facility, Commercial		P	P		P	P	P 18.06.060(S)			P	P	P 18.06.060(S)	P	18.04.060(V)
Places of Worship	C	C	P	C	P	P	P		C	C	C	P	P	18.04.060(U)
Racing Pigeons	C	C	C	C					C	C	C	C	C	18.04.060(Y)
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
Schools	C	C	P	C	C	C	C		C	C	C	P	P	18.04.060(DD)
Social Organizations		P	P		P	P	P		P/C 18.06.060 (I)	P	P	P	P	
Utility Facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(X)

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Wireless Communications Facilities	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.44

LEGEND

P = Permitted Use

MS = Medical Services

DB = Downtown Business

C = Conditional Use

PO/RM = Professional Office/Residential Multifamily

AS=Auto Services

NR = Neighborhood Retail

GC = General Commercial

UW = Urban Waterfront

UW-H = Urban Waterfront-Housing

CSH = Commercial Services-High Density

HDC-1=High Density Corridor-1

HDC-2=High Density Corridor-2

HDC-3=High Density Corridor-3

HDC-4=High Density Corridor-4



Section 9. Amendment of OMC 18.38.100. Olympia Municipal Code Subsection 18.38.100 is hereby amended to read as follows:

18.38.100 Vehicular and bicycle parking standards

A. Required Vehicular and Bicycle Parking. A minimum number of bicycle parking spaces are required as set forth in Table 38-01 below. The specific number of motor vehicle parking spaces set forth in Table 38-01 +/- ten percent (10%) shall be provided, unless varied pursuant to OMC [18.38.080](#) or other provision of this code. Any change in use which requires more parking shall install vehicular and bicycle facilities pursuant to Table 38.01 and consistent with the location standards of OMC [18.38.220](#).

B. Building Area. All vehicle parking standards are based on the gross square feet of building area, unless otherwise noted.

C. Residential Exceptions.

1. New residential land uses in the Downtown Exempt Parking Area do not require motor vehicle parking. See OMC [18.38.160](#).
2. Residential land uses in the CSH, RMH, RMU, and UR Districts require only one (1) vehicle parking space per unit.
3. Table 38.01 notwithstanding, senior (age 55 or 62 and over) multi-family housing requires three (3) motor vehicle parking spaces per four (4) units. This exception is at the discretion of the applicant and only applicable if an appropriate age-restriction covenant is recorded.

D. Reserved Area for Bicycle Spaces. Where specified in Table 38.01 below, an area shall be designated for possible conversion to bicycle parking. Such reserve areas must meet the location requirements of short-term parking and may not be areas where pervious surfaces or landscaping is required. A cover is not required for such areas.

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
COMMERCIAL			
Carpet and Furniture Showrooms	One and one-quarter (1.25) space per one thousand (1000) sq. ft. of gross showroom floor area. Each store shall have a minimum of four (4) spaces.	One per sixteen thousand (16,000) square feet of showroom floor area. Minimum of two (2).	One per eight thousand (8,000) square feet of showroom floor area. Minimum of two (2).
Child and Adult Day Care	One (1) space for each staff member plus 1 space for each ten		

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
	(10) children/adults if adequate drop-off facilities are provided. Adequate drop-off facilities must allow a continuous flow of vehicles which can safely load and unload children/adults. Compliance with this requirement shall be determined by the review authority.		
Hotel and Motel	One (1) space for each room or suite and one (1) space per manager's unit. Hotel/motel banquet and meeting rooms shall provide six (6) spaces for each thousand (1000) square feet of seating area. Restaurants are figured separately.	One (1) per ten (10) rooms. Minimum of two (2).	One (1) per thousand (1,000) square feet of banquet and meeting room space. Minimum of two (2).
Markets, Shopping Centers and Large Retail/Wholesale Outlets	Less than 15,000 sq. ft = 3.5 spaces for each 1000 sq. ft. of gross floor areas. 15,001 to 400,000 sq. ft = 4 spaces for each 1000 sq. ft. of gross floor area. More than 400,001 sq. ft. = 4.5 spaces per 1000 sq. ft. of gross floor area.	One per six thousand (6,000) square feet. Maximum of five (5); minimum of one (1).	One per three thousand (3,000) square feet. Maximum of ten (10) per tenant; minimum of two (2) within fifty (50) feet of each customer entrance.
Medical and Dental Clinics	Four (4) spaces per 1000 sq. ft. of gross floor area.	One (1) per 10,000 square feet. Minimum of two (2).	One (1) per 10,000 square feet, minimum of two (2) within fifty (50) feet of each customer entrance; plus an equal reserved area for adding spaces.
COMMERCIAL			
Ministorage	Three (3) spaces minimum or (1) space for every one hundred (100) storage units, and two (2) spaces for permanent on-site managers.	None	None

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
Mixed Uses	Shared parking standards shall be used to calculate needed parking. This calculation is based upon the gross leasable area (GLA) for each shop or business and does not include atriums, foyers, hallways, courts, maintenance areas, etc. See shared parking 18.38.180.	See individual use standards.	See individual use standards
Mortuaries and Funeral Parlors	One (1) space per seventy-five (75) square feet of assembly area or thirteen (13) stalls per 1000 sq. ft.	One (1)	Two (2)
Offices, General	Gross floor area up to 2000 sq. ft = One (1) space for each 250 sq. ft. Gross floor area between 2001 to 7500 sq. ft. = One (1) space for each 300 sq. ft. Gross floor area between 7501 to 40,000 sq. ft. = One (1) space for each 350 sq. ft. Gross floor area of 40001 and greater = One (1) space for each 400 sq. ft.	One (1) per ten thousand (10,000) square feet. Minimum of two (2).	One (1) per ten thousand (10,000) square feet; plus an equal reserved area for adding spaces. Minimum of two (2).
Offices, Government	3.5 spaces per one thousand (1000) sq. ft.	One (1) per five thousand (5,000) square feet. Minimum of two (2).	One (1) per five thousand (5,000) square feet; minimum of two (2); plus an equal reserved area for adding spaces.
Retail Uses	Three and a half (3.5) spaces per one thousand (1000) sq. ft.	One per six thousand (6,000) square feet. Maximum of five (5); minimum of one (1).	One per three thousand (3,000) square feet. Maximum of ten (10) per tenant; minimum of two (2) within fifty (50) feet of each customer entrance.

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
Service Station (mini-marts are retail uses)	Three and a half (3.5) spaces per one thousand (1000) sq. ft. g.f.a. or 1 space per 300 sq. ft.	None.	None
Warehouse, Distribution	1 space for each thousand (1000) sq. ft. or 1 space for each employee.	One (1) per forty thousand (40,000) square feet or one (1) per forty (40) employees. Minimum of one (1).	None.
Warehouse Storage	Gross Floor area of 0-10,000 sq. ft. = One (1) space for each one thousand (1000) sq. ft. Gross floor area between 10,001 – 20,000 sq. ft. = ten (10) spaces plus .75 space for each additional one thousand (1000) sq. ft. beyond ten thousand (10,000) sq. ft. Over 20,000 sq. ft. = eighteen (18) spaces plus .50 for each additional 1000 sq. ft. beyond 20,000 sq. ft., or 1 space for each employee.	One (1) plus one (1) for each eighty thousand (80,000) square feet above sixty-four thousand (64,000) square feet; or one (1) per forty (40) employees. Minimum of one (1).	None
INDUSTRIAL			
Manufacturing	One (1) for each two (2) employees on the largest shift, with a minimum of two (2) spaces.	One (1) for each thirty (30) employees on largest shift. Minimum of two (2).	One (1) for each thirty (30) employees on largest shift. Minimum of two (2).
INSTITUTIONAL			
Beauty Salons/ Barber Shops, Laundromats/Dry Cleaners, and Personal Services		One per six thousand (6,000) square feet. Minimum of one (1).	One per three thousand (3,000) square feet. Minimum of two (2).
Educational Facilities (to include business, vocational, universities, and		One (1) per five (5) auto spaces. Minimum of two (2)	One (1) per five (5) auto spaces. Minimum of four (4).

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
other school facilities).			
Elementary and Middle School	One (1) stall per twelve (12) students of design capacity.	One (1) per classroom.	Three (3) per classroom.
Farmers Market		None	One (1) per ten (10) auto stalls. Minimum of ten (10).
High School	One (1) space per classroom and office, plus one (1) space for each four (4) students that are normally enrolled and are of legal driving age. Public assembly areas, such as auditoriums, stadiums, etc. that are primary uses may be considered a separate use.	One per five (5) classrooms, plus one (1) for each forty (40) students (may also require one (1) per four thousand five hundred (4,500) assembly seats). Minimum of two (2).	One per five (5) classrooms, plus one (1) for each forty (40) students (may also require one (1) per four thousand five hundred (4,500) assembly seats). Minimum of four (4).
Hospitals, Sanitariums, Nursing Homes, Congregate Care, Rest Homes, Hospice Care Home and Mental Health Facilities.	One (1) for each two (2) regular beds, plus one (1) stall for every two (2) regular employees on the largest shift.	One (1) per thirty (30) beds, plus one (1) per thirty (30) employees on largest shift. Minimum of two (2).	One (1) per thirty (30) beds, plus one (1) per thirty (30) employees on largest shift. Minimum of two (2).
Libraries and Museums	One (1) space per three hundred (300) square feet of public floor area or 3.3 spaces per thousand (1000) sq. ft. Six (6) stalls either on-site or on-street directly adjacent to the property. The Director may allow pervious-type parking surfaces.	One (1) per six thousand (6,000) square feet of public floor area. Minimum of two (2).	One (1) per one thousand five hundred (1,500) square feet of public floor area. Minimum of four (4).
Marinas		Minimum of four (4).	One (1) per ten (10) auto stalls. Minimum of four (4).
Other Facilities Not Listed		None	One (1) per twenty-five (25) auto stalls. Minimum of two (2).

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
Park-N-Ride Lots and Public (Parking) Garages		One (1) per fifteen (15) auto stalls Minimum of four (4)	Two (2).
Parks		None	One (1) per five (5) auto stalls. Minimum of four (4).
Transit Centers		Ten (10).	Ten (10).
PLACES OF ASSEMBLY			
Passenger Terminal Facilities	One (1) space for each one hundred (100) square feet of public floor area or ten (10) spaces per thousand (1000) sq. ft.	Minimum of ten (10)	Minimum of ten (10)
Place of Worship	One (1) space per four (4) seats. When individual seats are not provided, one (1) space for each six (6) feet of bench or other seating. The Director may use a ratio of six (6) stalls/1000 sq. ft. of assembly area where seats or pews are not provided or when circumstances warrant increased parking; e.g., large regional congregations which attract a large congregation or one which has multiple functions. See shared parking. 18.38.180	One (1) per 10,000 square feet of gross floor area.	One (1) per 160 seats or 240 lineal feet of bench or other seating, and one (1) per 6,000 square feet of assembly area without fixed seats. Minimum of four (4).
Private Clubs or Lodges (does not include health clubs or retail warehouse)	Six (6) spaces per thousand (1000) sq. ft.	One (1) per 6,000 square feet. Minimum of one (1).	One (1) per 6,000 square feet. Minimum of two (2).
Theater and Auditorium	One (1) space for each four and a half (4.5) fixed seats. If the theater or auditorium is a component of a larger commercial development the above parking standard may be modified to account for shared parking as provided in Section 18.38.180 of this Code	One (1) per 450 fixed seats. Minimum of one (1).	One (1) per 110 fixed seats. Minimum of four (4).

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
Theater and Auditorium without fixed seats	One (1) space for each three (3) permitted occupants. Maximum building occupancy is determined by the Fire Marshal.	One (1) per 300 permitted occupants. Minimum of one (1).	One (1) per 75 permitted occupants. Minimum of four (4).
RECREATION/AMUSEMENT			
Bowling Alleys	Five (5) spaces for each alley.	One (1) per twelve (12) alleys. Minimum of one (1).	One (1) per four (4) alleys. Minimum of four (4).
Health Club	Four (4) spaces for each thousand (1000) sq. ft.	One (1) per 5,000 square feet. Minimum one (1).	One (1) per 2,500 square feet. Minimum of four (4).
Skating Rinks and Other Commercial Recreation	Five (5) spaces per thousand (1000) sq. ft.	One (1) per 8,000 square feet. Minimum of one (1).	One (1) per 4,000 square feet. Minimum of four (4).
RESIDENTIAL			
Accessory Dwelling Unit	None	None	None
Bed and Breakfast	One (1) space in addition to space(s) required for the residential unit.	One (1) per ten (10) rooms. Minimum of one (1).	None
Collegiate Greek system residences and dormitories	One (1) space for every three (3) beds, plus one (1) space for the manager.	One per fourteen (14) beds. Minimum of two (2).	Ten (10) per dormitory, or Collegiate Greek system residence
Community Club Houses		None	One (1) per ten (10) auto stalls. Minimum of two (2).
Cottage Housing	One (1) space per unit or 1.5 space per unit if on-street parking is not available along street frontage (One (1) space per twenty (20) linear feet).	One per five (5) units, or one (1) per three (3) units if no on-street parking. Minimum of two (2).	One per ten (10) units, or one (1) per six (6) units if no on-street parking. Minimum of two (2).
Elder Care Home	One (1) space in addition to space(s) required for the residential unit.	Minimum of two (2).	Minimum of two (2).

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
Fraternities, Sororities and Dormitories	One (1) space for every three (3) beds, plus one (1) space for the manager.	One per fourteen (14) beds. Minimum of two (2).	Ten (10) per dormitory, fraternity or sorority building.
Group Home	One (1) space for each staff member plus one (1) space for every five (5) residents. Additionally, one (1) space shall be provided for each vehicle used in connection with the facility.	One (1) per ten (10) staff members plus one (1) per thirty (30) residents. Minimum of one (1). Additional spaces may be required for conditional uses.	None
Home Occupations	None, except as specifically provided in this table.	None	None
Mobile Home Park	Two (2) spaces per lot or unit, whichever is greater. If recreation facilities are provided, one (1) space per ten (10) units or lots.	None	None
Triplex, when in a zoning district with a maximum density of twelve units per acre or less	Five (5) spaces.	None	None
Multifamily Dwellings	Three or more units shall provide one and one-half (1.5) off-street parking spaces per dwelling unit. Multifamily dwelling units located on HDC-4 properties, where the new project provides for the development of replacement dwelling units in a development agreement, and the project site is all or part of an area of 40 acres or more that was in contiguous ownership in 2009, are exempt from the parking requirements of this section. If parking is voluntarily provided by the property owner, then the Director shall permit such	One (1) storage space per unit that is large enough for a bicycle.	One (1) per ten (10) units. Minimum of two (2) per building.

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
	parking to be shared with parking provided for non-residential development on the property.		
Single Family to include Duplex and Townhouse.	Two (2) spaces per unit. Note: parking spaces may be placed in tandem (behind the other). DB, CSH and RMH zone districts require one (1) space/unit.	None	None
Studio Apartments.	Apartments with one (1) room enclosing all activities shall provide one (1) off-street parking space per dwelling unit	None	One (1) per ten (10) units. Minimum of two (2) per building.
<u>Short Term Rental</u>	<u>One (1) additional space when there are more than two bedrooms rented in one dwelling unit, and (1) space when there are two vacation rentals on one parcel and one is a single-family home.</u>	<u>None</u>	<u>None</u>
RESTAURANT			
Cafes, Bars and other drinking and eating establishments.	Ten (10) spaces per thousand (1000) sq. ft.	One per 2,000 square feet; minimum of one (1).	One per 1,000 square feet; minimum of one (1).
Car Hop	One (1) for each fifteen (15) square feet of gross floor area.	One per 300 square feet; minimum of one (1).	One per 150 square feet; minimum of one (1).
Fast Food	Ten (10) spaces per thousand (1000) square feet plus one (1) lane for each drive-up window with stacking space for six (6) vehicles before the menu board.	One per 2,000 square feet; minimum of one (1).	One per 1,000 square feet; minimum of one (1).

Section 10. Amendment of OMC 18.43.130. Olympia Municipal Code Subsection 18.43.130 is hereby amended to read as follows:

18.43.130 Residential Sign Zone

Permanent Signs are permitted in the Residential Sign Zone, subject to the provisions below.

- A. Permanent sign regulations in Residential Sign Zone.

1. Permanent signs in the residential sign zone are limited in their type, size, and placement.
2. Permanent signs for approved non-residential uses, such as a place of worship or a school, and multifamily complexes are allowed.

B. Permanent signs - Residential properties.

1. Residential Subdivisions. One freestanding sign per street frontage which has a driveway entry into the subdivision, up to fifty (50) square feet in size (25) square feet per side if double sided).
2. Home Occupations and short-term rentals. On residential properties for which the City has issued a valid City business license for home occupation or short-term rental, one permanent sign is allowed pursuant to the following:
 - a. The sign must be a wall sign placed on the facade of the primary structure; the sign message may be of a commercial or noncommercial nature.
 - b. The maximum sign size shall not be greater than two square feet.
 - c. Where a sign placed on the building's facade cannot be seen from a public street due to the distance the building is setback from the street, the City may approve an alternative sign size, type, or location. Such review shall be on a case-by-case basis and balance the purpose of the zoning district with the needs of a home based business. In no case shall the sign exceed ten (10) square feet in size (five (5) square feet per side if freestanding and double-sided).
 - d. The sign must appear to be a secondary feature of the building facade.
 - e. The sign shall not project above the roof line of the exposed building face to which it is attached.
 - f. The sign shall be installed to appear flush-mounted.
 - g. Internal illumination is not allowed.
 - h. A temporary Open sign may be displayed discretely in a window during business hours only.

Table 43-8: Permanent Signs for Residential Uses in Residential Sign Zone

Permanent Signs – Residential Uses (Not Including Apartment Complexes)		
Home Occupation Businesses <u>and Short-Term Rentals</u>	Up to two square feet, flush mounted near entrance	1 per licensed Home Occupation business <u>or short-term rental</u> only
Home Occupation Business abutting west side of 300 and 400 blocks of West Bay Drive NW	Up to five square feet if flush mounted near entrance or up to	1 per licensed Home Occupation business only

Table 43-8: Permanent Signs for Residential Uses in Residential Sign Zone

Permanent Signs – Residential Uses (Not Including Apartment Complexes)		
	five square feet per side if freestanding	
Development Identification Signs	Freestanding Sign for Residential Subdivisions, up to 50 square feet (or 25 square feet per side).	1 per street frontage which has an entry to the development
Permanent Signs – Non-Residential Uses and Apartment/Multifamily Complexes		
Identification signs for non-residential uses	1 freestanding or building mounted sign per driveway access from a street. If freestanding, maximum height is 4 ft.	<ul style="list-style-type: none"> • Academic schools – up to 100 sq. ft. maximum; • Other Uses: Up to 24 sq. ft. in size (12 sq. ft. per side if double-sided).
Secondary wall signs for non-residential uses	1 per exterior public entrance to the building	Up to 12 square feet of sign area to identify the primary destination of the entrance (e.g. office, library, gymnasium sanctuary).
Identification Signs for Apartment/Multifamily Complexes	Building mounted sign (flush mounted only) or Freestanding sign. <ul style="list-style-type: none"> • Multi-family uses - up to 16 sq. ft. maximum; Double sided signs: 1/2 the max.	1 per use. Except multi-family uses in RM-18, RM-24 & RMH: 2 signs are permitted where there are entrances off 2 public rights-of-way.
Identification Signs for Individual Uses in Multiple Occupancy Buildings	Building mounted sign to be flush mounted only. <ul style="list-style-type: none"> • Academic schools – up to 100 sq. ft. maximum; • Multi-family uses - up to 16 sq. ft. maximum; • All other uses - 24 sq. ft. maximum. Double sided signs: 1/2 the max.	
Driveway Entrance/Exit Signs	Freestanding only. 5 square feet total (2.5 square feet per side if double sided)	1 per driveway

Table 43-8: Permanent Signs for Residential Uses in Residential Sign Zone

Permanent Signs – Residential Uses (Not Including Apartment Complexes)		
Directional	18.43.070	
Public Service	18.43.070	

C. Permanent Signs – Nonresidential Uses. It is customary and common to have nonresidential uses in residential areas, such as schools, places of worship, daycare centers, public facilities such as fire stations or substations, and other similar uses. These uses are generally allowed by conditional use permit and are an important part of our community. These uses have signage needs that are different and distinct from residential uses. Signs may be permitted, as follows:

1. Lighting. All signs, with the exception of the Public Service portion of signage, are encouraged to use indirect lighting for signage. Lighting shall be directed to the sign face and away from residential properties. The electronic portion of any public service sign for academic uses must be turned off between the hours of 9:00 p.m. and 6:00 a.m.
2. Directional Signage. Uses that have more than one public entrance, such as schools with separate entrances for libraries, gymnasiums, theaters, the main office, and other uses that are most likely to experience visitors are encouraged to provide directional signage.

D. Except as otherwise provided for in this chapter, temporary signs in the residential sign zone do not require sign permits and are allowed pursuant to the following regulations:

1. Noncommercial. All temporary signs in the residential sign zone shall only display noncommercial copy, unless otherwise allowed (e.g. real estate, construction signs). For the purposes of this chapter, garage and yard sale signs are considered to be temporary and noncommercial signage.
2. Sign Types – Construction – Materials. There is no restriction on the type of temporary sign (i.e., the sign construction or materials used) allowed on residential properties provided that all other regulations and provisions of this chapter are met.
3. Quantity. There are no restrictions on the number of temporary signs allowed on private property in the residential sign zone.
4. Size.
 - a. Temporary Freestanding Signs. No temporary freestanding sign shall be greater than twelve (12) square feet in size, with no sign face exceeding six (6) square feet. The sign shall not exceed four (4) feet in height, as measured from the ground to the top of the sign.
 - b. Building-Mounted Signs. Building-mounted temporary signs attached flush to the face of the building:

- Shall not have a maximum height; provided, that no sign shall extend beyond the roofline of the building; and
- In aggregate (i.e., the total of all building-mounted temporary signs) shall not cover more than twenty (20) percent of the building's facade.

5. Window Signs. Signs placed in or on windows shall, in aggregate, not exceed twenty-five (25) percent of the area of the window on which they are displayed.

6. Yard/Lawn Signs. In accordance with standards outlined in Section [18.43.080](#).

7. Garage Sale (Yard Sales, Moving Sales, Patio Sales). No sign permit or Temporary Sign Agreement is required. Such sign shall be limited to one sign on the premises and three off-premises signs. No such sign shall exceed four square feet in sign area. The sign or signs may be displayed only during the sale and must be removed the day the sale ends. The person or persons for which the sign or signs are displayed shall be responsible for removal and/or is subject to the penalties as provided in this code. Any such signs placed in the right of way shall comply with the standards in Section E, below.

E. Temporary Signs in Planter Strip. Temporary signs may be placed in the planter strip (the landscaped area between the curb and sidewalk) or unimproved right-of-way pursuant to the following:

1. No more than three (3) temporary signs are allowed in the right of way per street frontage, per lot. For residential properties actively for sale or lease, one of the three temporary signs may be a real estate sign.
2. No temporary sign may be greater than four (4) feet in height above grade and is subject to the clear view sight triangle standards per Chapter 4 of the Engineering Design and Development Standards.
3. Temporary signs in the right of way may only contain noncommercial messages and must meet the standards of Sections [18.43.060](#) and [18.43.085](#).

F. Duration. Any temporary sign that is specific to an event shall be removed within five (5) days of the end of the event, unless otherwise stated in this chapter.

Section 11. Amendment of OMC 18.72.100. Olympia Municipal Code Subsection 18.72.100 is hereby amended to read as follows:

18.72.100 Review and appeal authority

The following table describes development permits and the final decision and appeal authorities. When separate applications are consolidated at the applicant's request, the final decision shall be rendered by the highest authority designated for any part of the consolidated application

KEY:

- Director = Community Planning and Development Director or designee
- SPRC = Site Plan Review Committee

KEY:

- DRB = Design Review Board
- PC = Planning Commission
- HC = Heritage Commission
- HE = Hearing Examiner
- Council = City Council
- R = Recommendation to Higher Review Authority
- D = Decision
- O = Open Record Appeal Hearing
- C = Closed Record Appeal Hearing

[NOTE: City Council decisions may be appealed to Superior Court except comprehensive plan decisions which may be appealed to the State Growth Management Hearings Board.]

Director SPRC DRB PC HC HE Council

ZONING

Conditional Use Permit		R			D	
Interpretations	D				O	
Land Use Review	D ¹	R			O	
Small Lot Review	D				O	
Townhouse (2 – 4 Units)	D				O	
Townhouse (10 or more units)		R	R		D	
Townhouse Final (2-9)	D				O	
Townhouse Final (10 or more)		R				D
Zoning Variance	R				D	
Zone Map Change, without Plan Amendment	R				R	D
Zone Change, with Plan Amendment or Ordinance Text Amendment	R			R		D
Home Occupation	D				O	
Temporary Use Permit	D				O	
SEPA exempt Building Permit	D				O	
Parking or Fence Variance	D	R			O	
Accessory Dwelling Unit	D				O	
<u>Short Term Rental-Vacation Rental</u>	<u>D</u>				<u>O</u>	
Accessory Building	D				O	
Occupancy Permit	D				O	

	Director	SPRC	DRB	PC	HC	HE	Council
Sign Permit	D					O	
Landscape Plan	D					O	
Tree Plan	D					O	
Historic Properties	D	R			R	O	
COMPREHENSIVE PLAN							
Amendments (map, text)	R			R			D
DESIGN REVIEW							
Detailed Review	D		R				
major			O				
Concept Review	D	R	R			O	
Signs (general)	D					O	
Scenic Vistas	D	R	R			O	
ENVIRONMENTAL							
Threshold Determination	D					O	
Impact Statement Adequacy	D					O	
Reasonable Use Exception	R					D	
SEPA Mitigating Conditions	D					O	
Major Shoreline Substantial Development Permit		R				D	
Shoreline Conditional Use Permit		R				D	
Shoreline Variance		R				D	
Shoreline Permit Revision or Exemption	D					O	
SUBDIVISION							
Boundary Line Adjustment (including lot consolidation)	D					O	
Preliminary Plat, Long	R					D	
Preliminary Short, (2-9 lots)	D ¹					O	
Final Short Plat	D					O	
Final Long Plat	D					O	
Master Plan Approval	R		R			R	D
MPD Project Approval		R	R			D	
Preliminary PRD		R				R	D
Final PRD		R					D
Time Extensions	D					O	

¹ Except when the Director refers the project for a public hearing before the Hearing Examiner pursuant to OMC [18.60.080](#) or [17.32.130\(A\)\(4\)](#).

Section 12. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 13. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or application of the provisions to other persons or circumstances shall remain unaffected.

Section 14. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 15. Effective Date. This Ordinance shall take effect thirty (30) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

DEPUTY CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:

Olympia Planning Commission
Summary of Public Comments – April 19, 2021
Short Term Rental Ordinance Public Hearing

Public Hearing Comments

Below the major themes of comments made at the April 19 Public Hearing on the proposed Short Term Rental (STR) Ordinance. Staff responses are provided to assist the Planning Commission’s deliberations.

Impacts on Existing Short Term Rentals

General Issue Raised	Staff Response
Concern over amount of permit fee for vacation rentals	The amount of a permit fee will be set based on the estimated cost of the City to review a permit application. Under the proposed ordinance, the application review would include relatively few requirements and would involve a fairly short time commitment by City staff.
Homestay STRs should also be required to obtain a permit requirement and adequate insurance	State liability insurance requirements apply to all STRs, both vacation rentals and homestays (RCW 64.37.050). A permit requirement is not proposed because homestay STRs are anticipated to have fewer impacts to neighbors. The owner or a permanent resident are required to live on-site, providing a 24/7 contact for neighbors in case of issues. A permit requirement would also be more difficult to enforce as homestays may not appear significantly different than a homeowner having a guest stay in their home.
Could existing STRs be exempted from requirement of an additional off-street parking space?	Some properties do not have enough space to add an off-street parking space. This would be required under the proposed ordinance for STRs that rent more than two bedrooms, and for properties that contain two STRs where one is a single-family house. If Commissioners choose, alternative language could be added to Table 38.01 in Section 9 of the ordinance to state “Short Term Rentals that existed prior to the effective date of this ordinance are exempt from this requirement.”
Please exempt existing STRs from the ordinance, or at least	The ordinance proposes a permit requirement for vacation rentals in part to ensure the City can verify they meet existing code requirements and state

<p>from limit of two STRs per owner.</p>	<p>laws. Exempting all existing STRs would not provide a mechanism for the City to verify those current requirements are met.</p> <p>If Commissioners choose, alternative language could be added to exempt STRs existing as of the effective date of the ordinance from specific new requirements proposed in the ordinance. This could include one or more of the following:</p> <ul style="list-style-type: none"> • Limit of two STRs per owner • Maximum of two STRs per parcel • Prohibition of vacation rentals in accessory dwelling units • Limit of STRs in multifamily developments to one unit or 3% of units, whichever is less
--	--

Ordinance is Not Restrictive Enough/Will Allow Too Many Impacts to Neighborhood

General Issue Raised	Staff Response
<p>Maximum limit of 10 adults per STR is too many. Should be reduced to avoid impacts of ‘party houses’.</p>	<p>Some STR ordinances in other cities include a maximum number of guests. Ten is a common number for those that do establish a maximum. Two adults per bedroom is also a common limitation established by other cities.</p> <p>If Commissioners choose, another maximum number of guests could be included in the ordinance. The terms “occupants” and “occupancy” could also be changed to “overnight guests” for clarification.</p> <p>In addition, staff recommends language be added in Section 6 of the ordinance, to clearly prohibit special events such as parties, weddings, receptions, etc. This would be added as OMC 18.04.060.JJ.1.i: “No short-term rental shall be used by guests to host a special event, such as a party, wedding, reception or similar event, that involves persons in addition to overnight guests.”</p>
<p>More off-street parking spaces should be required if have up to</p>	<p>If Commissioners choose, alternative language could specify an additional off-street parking space be required for each bedroom, or for every two bedrooms, in an STR.</p>

five bedrooms in an STR.	
Please restrict corporate ownership of STRs.	The proposed ordinance addresses this issue indirectly by limiting any owner to no more than two vacation rentals in Olympia. If an owner forms a corporate entity, the proposed ordinance also limits it to two vacation rentals. This still allows for local individuals to form a small corporate entity to manage two or fewer vacation rentals if they choose for individual reasons.
Should include regular city inspections to ensure safety of guests.	City zoning ordinances do not include regular city inspections for other transient accommodations.

Enforcement

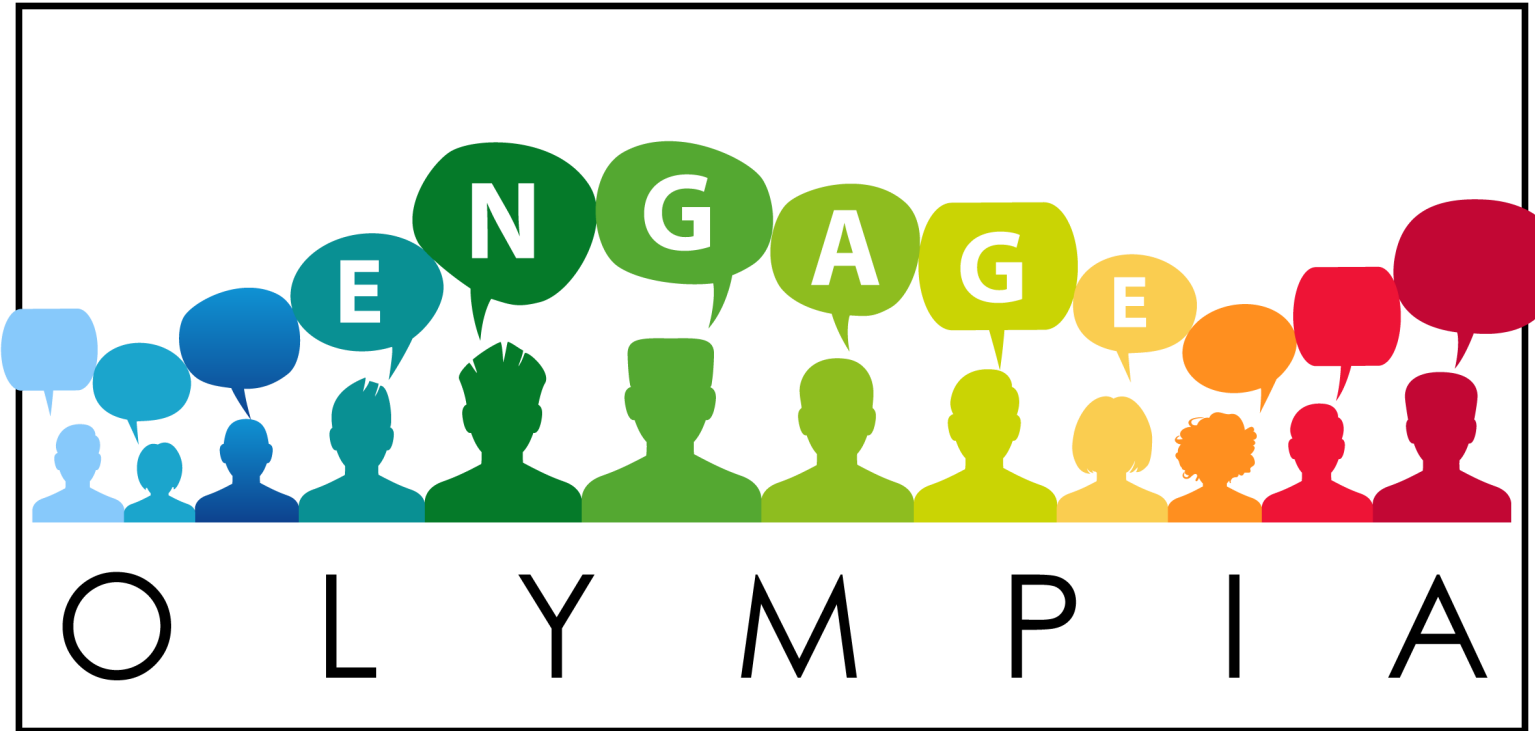
General Issue Raised	Staff Response
How do neighbors find out who the 24-hour contact is?	24/7 contacts for each vacation rental will be made available on the City's website.
City code enforcement is not available nights and weekends. They cannot provide adequate response.	Code enforcement complaints can be submitted 24/7 through QAlert on the City's website. Code enforcement officers will investigate complaints, and contact the owner/operator. Their authority could include civil penalties or removal of permit and business license for repeated offenses. For immediate response during hours code enforcement officers are not available, contact the Olympia Police Department.



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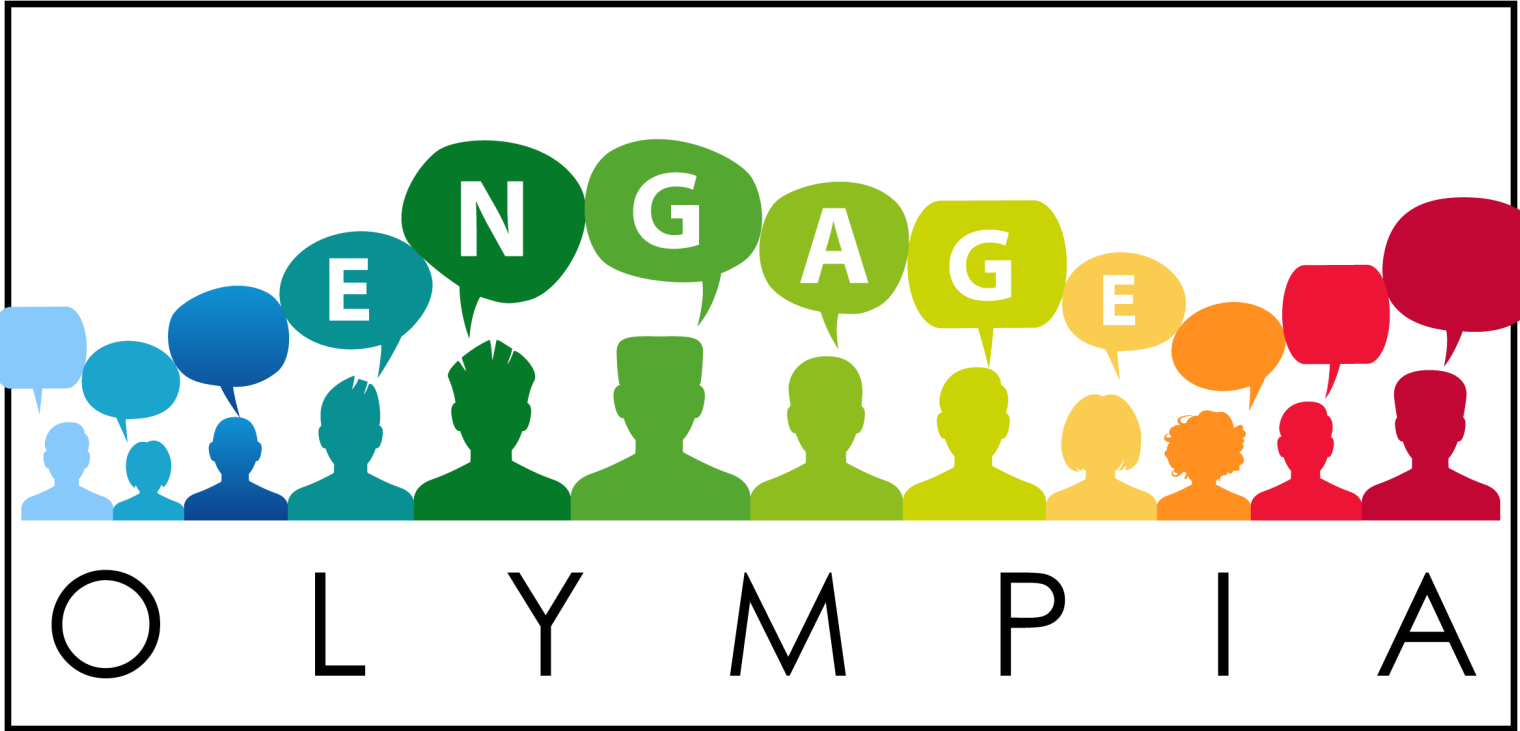
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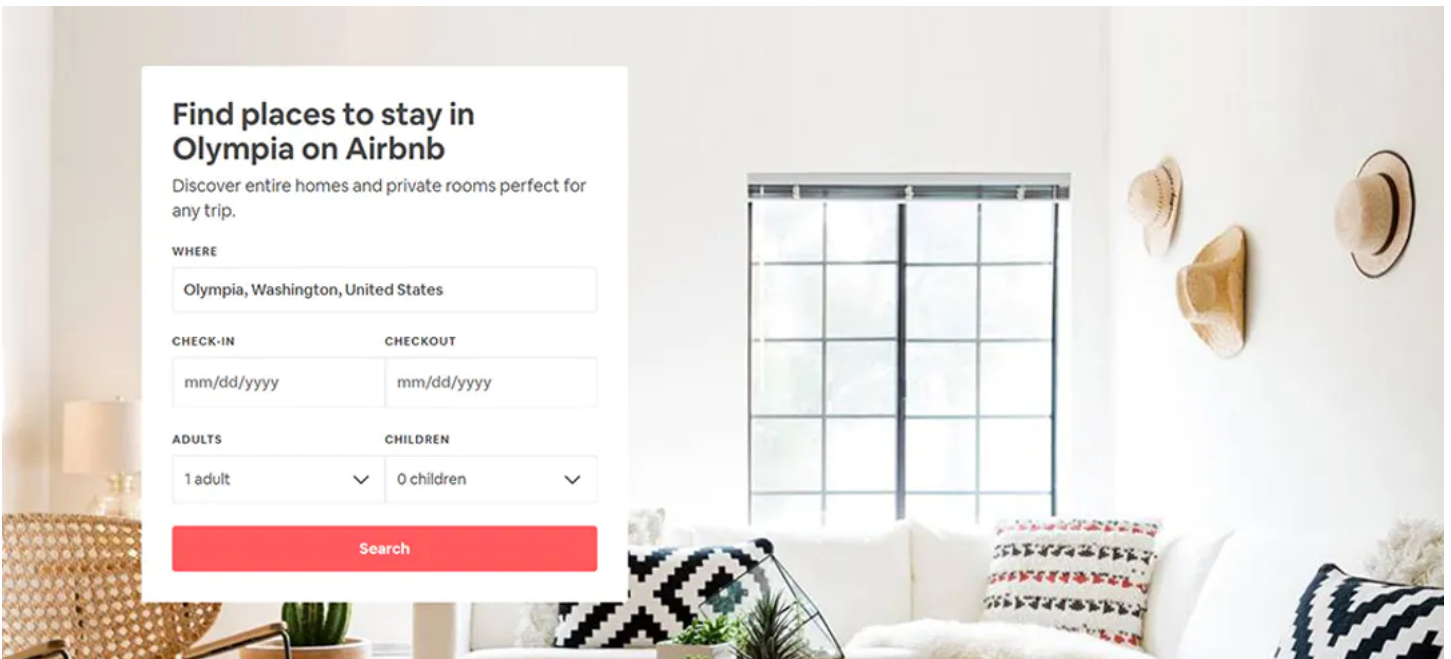
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Short Term Rental Regulations



Update: Planning Commission recommends approval of Short Term Rental Ordinance

The Olympia Planning Commission held a public hearing on April 19, 2021, to consider draft recommendations and public testimony for an ordinance related short term rentals. **Thanks to everyone who commented.** On May 3, 2021, the Planning Commission made a recommendation to the City Council to approve the draft ordinance with the following three revisions:

1. Short term rentals – vacation rentals may be permitted in accessory dwelling units.
2. Property owners may have a total of 4 (four) short term rental – vacation rentals.
3. Change the terms ‘occupants’ and ‘occupancy’ to ‘overnight guests’ in the ordinance.

- [View Short Term Rental Regulations](#)
- [View Draft Ordinance](#)

On June 17, 2021, the City Council Land Use and Environment Committee (LUEC) will consider and discuss the Planning Commission’s recommendations.

Why are we doing this?

Currently, Olympia doesn’t have specific regulations addressing short term rentals. City Council has asked staff to take a closer look at these types of rentals to establish equitable and balanced rules for all stakeholders. We will strive to develop a sound process for Olympia that:

- Aligns with Olympia’s context and priorities
- Protects public and private interests
- Promotes fairness
- Helps meet our social and economic needs

The following six goals represent the underlying principles guiding our planning progress so far:

1. Housing: Establish protections for the supply and affordability of housing.
2. Health and Safety: Identify unwanted behaviors and negative consequences.
3. Neighborhood Integrity: Minimize impacts and tensions between short term rentals and neighbors.
4. Fees and Taxes: Ensure equitable permit and tax compliance.
5. Enforcement: Enact enforceable policies that improve building, safety, and accessibility requirements.
6. Economic Development: Ensure an equitable approach with existing local firms and providers and their employees, and enable revenue opportunities for existing residents.”

How did we get here?

The City received public comment, held community meetings, and conducted research about best practices focused on short term rentals throughout the state and nation. We heard a full range of responses in support and opposed to regulating short term rentals.

NEWS FEED

COMMENTS

SURVEY

Public comments Jul. 13 to Sep. 29, 2020

26 Feb 2021



- [View public Comments and stories, collected Jul. 13 to Sep. 29, 2020](#)

Public comments Sept, 2019 - Jan. 21, 2020

22 Jan 2020



The City collected initial feedback from the public about Short Term Rentals from Sep. 2019 through Jan. 21, 2020.

- [Read comments and stories we received](#)

Who's listening

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Public Meetings

Land Use & Environment Committee Meeting

June 17, 2021

Timeline



Learning: July-Sept. 2019

Research issues that have been faced in other cities. Gather current data on short-term rentals in Olympia.



Develop Guiding Principles: August-Sept. 2019

Based on information gathered, draft a set of principles to guide Olympia's approach to short-term rentals. Seek guidance and reactions from City Council and Advisory Committees and from Olympia citizens to ensure these principles make sense.



Create and Test Actions to Carry Out the Guiding Principles: Sept. 2019-June 2020

Learn from the experience of other cities and additional research to identify specific actions that could carry out the guiding principles. Consult with neighborhoods and other affected groups for feedback on these potential actions. Test the actions most likely to carry out the principles through outreach to the Olympia community.



Public Review and Adoption Process: July 2020-May 2021

Receive formal public comment on the draft proposal for regulating short-term rentals, in writing and at a public hearing. Planning Commission makes recommendation to the City Council, who makes final decision.



Ensure Successful Implementation: May 2021 & Beyond

Provide educational materials to short-term rental operators and web platforms, as well as neighborhood associations. Share information on new programs and requirements on City website and other media. Train City staff on new requirements and establish appropriate procedures for enforcement.

Document Library

 [Draft STR Ordinance \(1.43 MB\) \(pdf\)](#)

 [OPC STR Regulations \(149 KB\) \(pdf\)](#)

[more..](#)

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