

## 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**