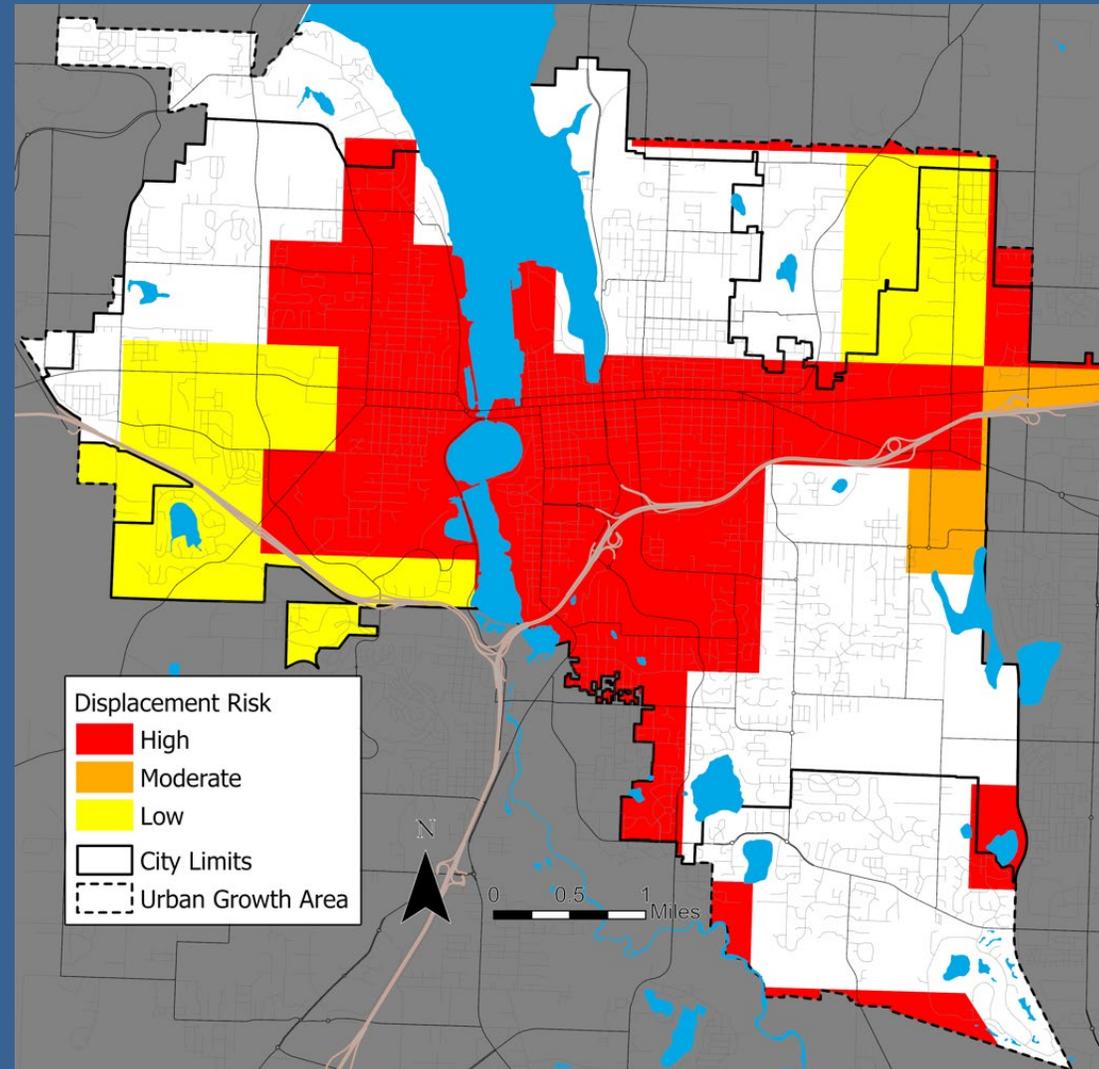# OLYMPIA 2045

Housing Chapter

City Council – November 18, 2025

Two updates following Council Study Session:

1. **Revised Displacement map**

2. **Narrative text to address reparative justice and a new policy related to reparations**

Revised Displacement Map

Reparative Justice and Reparations Resolution

PH2.8 Prioritize work in reparative justice, as directed by City Council in Resolution M-2576, to increase Black homeownership with particular focus as part of the City's housing strategy following the City's Affordable Homeownership Research Study.

Recommended Motion:

Move to approve a resolution accepting the updated Housing Chapter of the Olympia 2045 Comprehensive Plan

APPENDIX

The following material is provided as reference information only and is not intended as part of the presentation.

Dwelling Units by Type and Issued Date

(as of 8/1/25)

Permit Type	2017	2018	2019	2020	2021	2022	2023	2024	2025	Grand Total
ACCESSORY DWELLING UNIT (ADU)			10	6	7	24	17	9	8	81
COMMERCIAL MIXED USE	4	284	119	109	60	61		48		685
DUPLEX		2	2	2	18			6	4	34
MULTI-FAMILY 3-4	15	33	12			4				64
MULTI-FAMILY 5+	27	203	158	122	119	228	134	375		1,366
SINGLE FAMILY RESIDENTIAL	74	33	26	39	111	24	21	29	35	392
TOWNHOUSE	18		3	2	1	3	19	15		61
Grand Total	138	555	330	280	316	344	191	482	47	2,683

Housing Affordability

- Affordable housing - no more than 30% of income on its housing costs

- Low-income households - gross annual income is less than or equal to 80% of Area Median Income

Income Category	Percent of Area Median Income*	Equivalent Household Income*
Emergency Shelter	—	—
Emergency Housing	—	—
Permanent Supportive Housing	0-30% AMI	Less than $30,750
Extremely Low-Income		
Very Low-Income	30-50% AMI	$30,750 to $51,250
Low-Income	50-80% AMI	$51,250 to $82,000
Moderate-Income	80-100% AMI	$82,000 to $102,500
	100-120% AMI	$102,500 to $123,000

*2023 HUD estimate for a four-person household