

# Land Acquisition Project Overview

## *Amendment to Community Development Block Grant Action Plan*

The City is considering an amendment to the current Community Development Block Grant (CDBG) Program Year Program Year 2019 (*September 1, 2019 – August 31, 2020*) to re-allocate \$550,000 in CDBG funds for land acquisition to develop affordable housing for low income households. City staff surveyed a range of properties, of which two will be presented to Council during an Executive Session for a confidential review. All properties were considered with the following criteria:

**Availability:** Is the property available – for sale; clear ownership; other ownership factors.

**Zoning:** The ultimate goal for land acquisition is to develop high density housing for low income households. The ideal property would be located in a area already identified as appropriate for such density. Zones include High Density Corridor (HDC); Downtown Business (DB); Urban Waterfront (UW) or Multi-family Residential 24 (RM-24) . While other properties could be development via the Conditional Use Permit process, staff focused on areas already identified as suitable for the development of such housing density.

**Transportation Access:** Each property was considered on the basis of access to multi-modal transportation, given that *Housing + Transportation = Affordability*. Included in the review was the Redfin “Walk Score” that evaluates access for walking, public transit and bicycling.

**Quality of Life Amenities:** Each location was mapped in relation to conventional amenities, such as parks, retail stores, health care facilities, schools and entertainment.

**Social Service Amenities:** Using a GIS map of the location of all social services in Olympia, each site was evaluated for access to key social services, including: meal programs; day centers; mental health services; drug & alcohol services; and other services.

**Employment Opportunities:** Access to potential employment opportunities is part of the affordability equation *Housing + Jobs = Affordability*.

**Consistency with other plans:** The property search was guided by several plans, including: 1) **CDBG Consolidated Plan** – Highest Priority: Land acquisition for housing development; 2) **Home Fund Plan:** Leverage Home funds with CDBG and all other available resources to maximize housing development; 3) **Olympia Downtown Strategy:** High density housing development was identified as a key goal of this plan; and 4) **Thurston County Regional Homeless Housing Plan:** the solution for homelessness is housing that is either subsidized or low-cost.



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