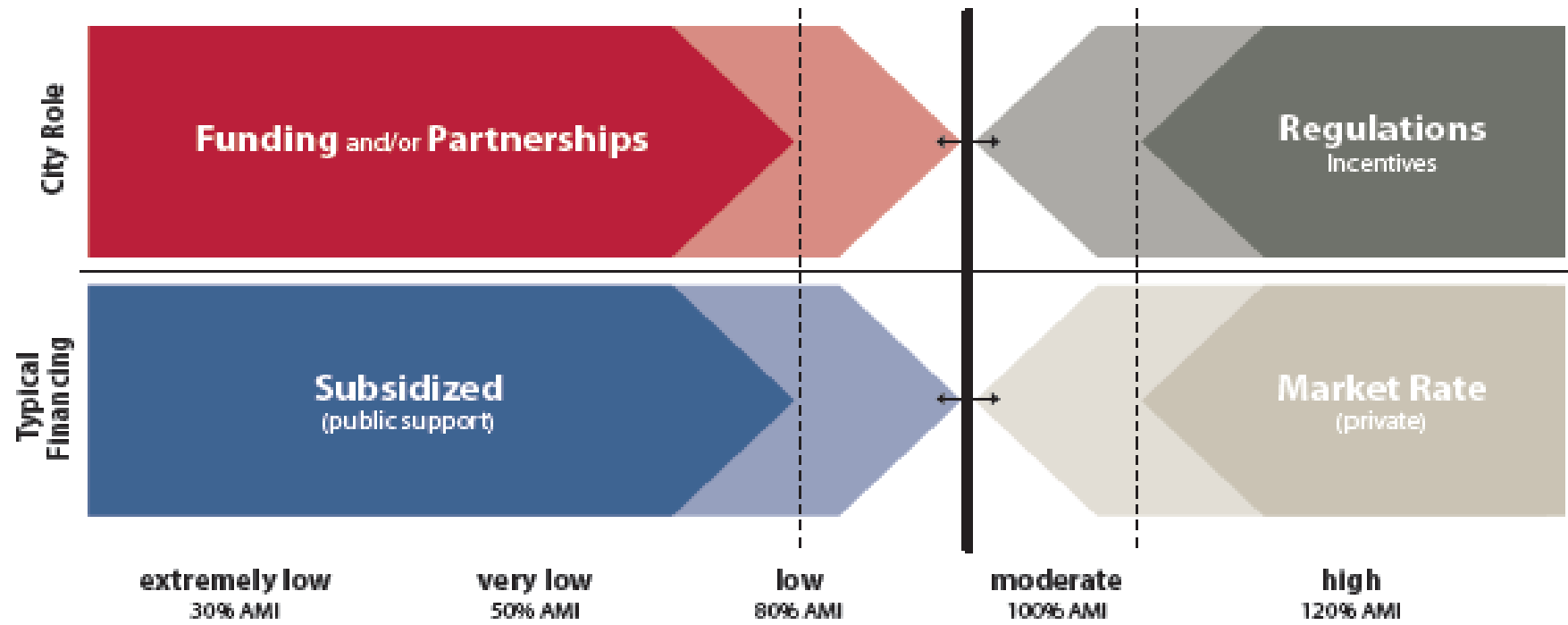




THE HOUSING CONTINUUM



Income Level (4-person family) AMI = Area Median Income

Previous Housing Affordability Measures

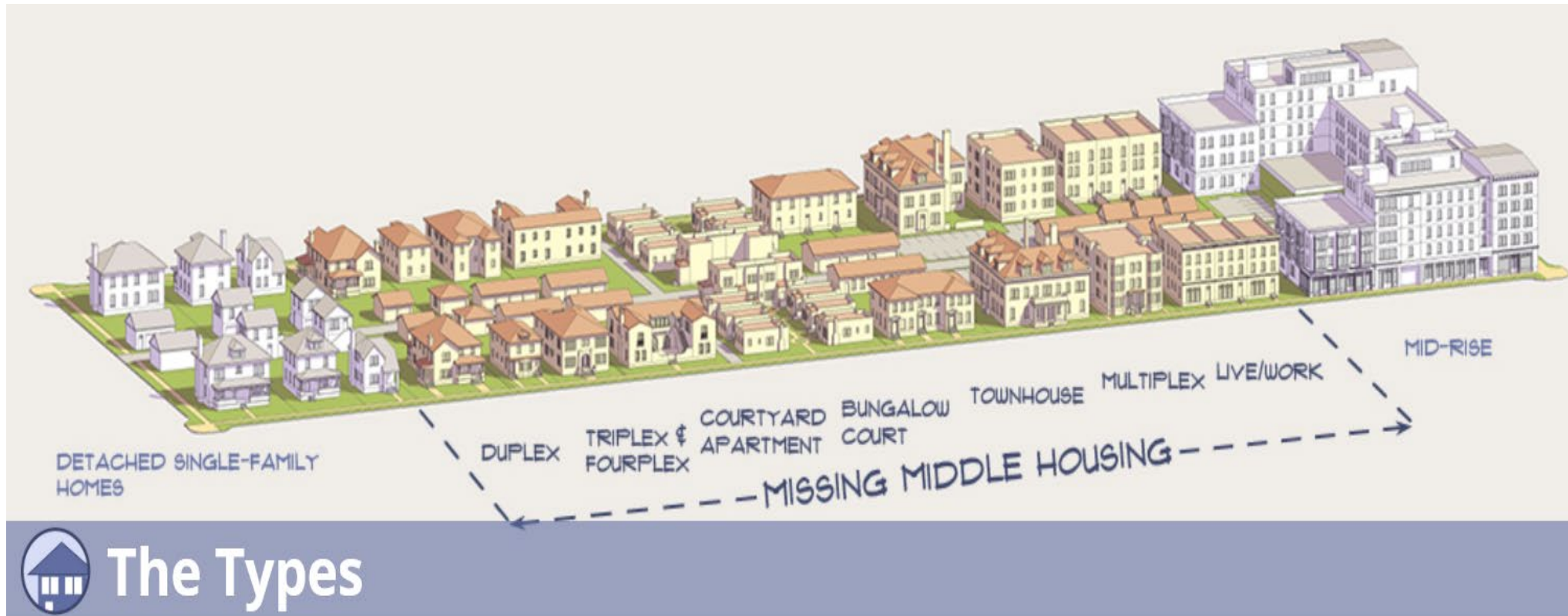
- Downtown residential parking exemption
- Downtown impact fee reductions
 - Parks (24%) and Transportation (40%) fee discounts for multi-family housing
- Single Room Occupancy dwellings exempt from school impact fees
- Low-income housing at or below 80 percent AMI receives 80% discount
- Developments for residents with specific assistance needs or mobility challenges exempt from school and park fees.

Multi Family Tax Exemption (RCW 84.14)

Provide added incentives to promote construction of multi-family housing in designated residential target areas. Areas must:

- Be within a mixed-use urban center (determined by the city)
- Lack sufficient available, desirable and convenient housing
- Be appropriate for new multi-family housing and rehab
- 8-Year program has resulted in 11 applications (263 units currently under construction)
- First 12-Year agreement will provide 82 more units at 60 percent AMI

'Missing Middle' Housing



- Impact fees adjusted to different housing types
- Combined utility connections for ADUs and duplexes

New Housing Funding and Legislation

- HB 1406 *Investments in Affordable and Supportive Housing*
 - *Diverts sales and use tax for affordable housing below 60 percent AMI*
 - *Uses include construction, land acquisition, O&M*
- HB 1923 *Increasing Urban Residential Capacity*
 - *'Safe harbor' protection against some SEPA and GMA appeals*
 - *Funds for Housing Action Plan*

Renter Protections

Tumwater, Lacey and Olympia are exploring adding local protections beyond state Landlord Tenant Act (RCW 59.18).

Over ten concepts that could be considered. Examples include:

- More notification to days prior to rent increase (from 60 days)
- Increase notification prior to eviction (from 60 days)
- Allow tenant to pay deposits over a series of months



Other Affordable Housing Actions/Ideas

Administrative

- ✓ SRO demonstration project
- ✓ Link CDBG to Home Fund
- ✓ Pre-approved building plans for ADU's (Lacey example)
- ✓ Sprinkler requirements

Other Affordable Housing Actions/Ideas

Legislative

- Defined affordability range creates eligibility for a package of incentives/cost reductions
 - Reduced hookup fees (City GFCs and LOTT CDCs)
 - Increased benefits for previously-adopted incentives
 - ✓ Updated/expanded Multifamily Tax Exemption Program
- Low income housing preservation incentives (PDR or rehab/improvement exchange for long-term deed restriction)
- Reduced or graduated infrastructure requirements; block sizing/street connectivity