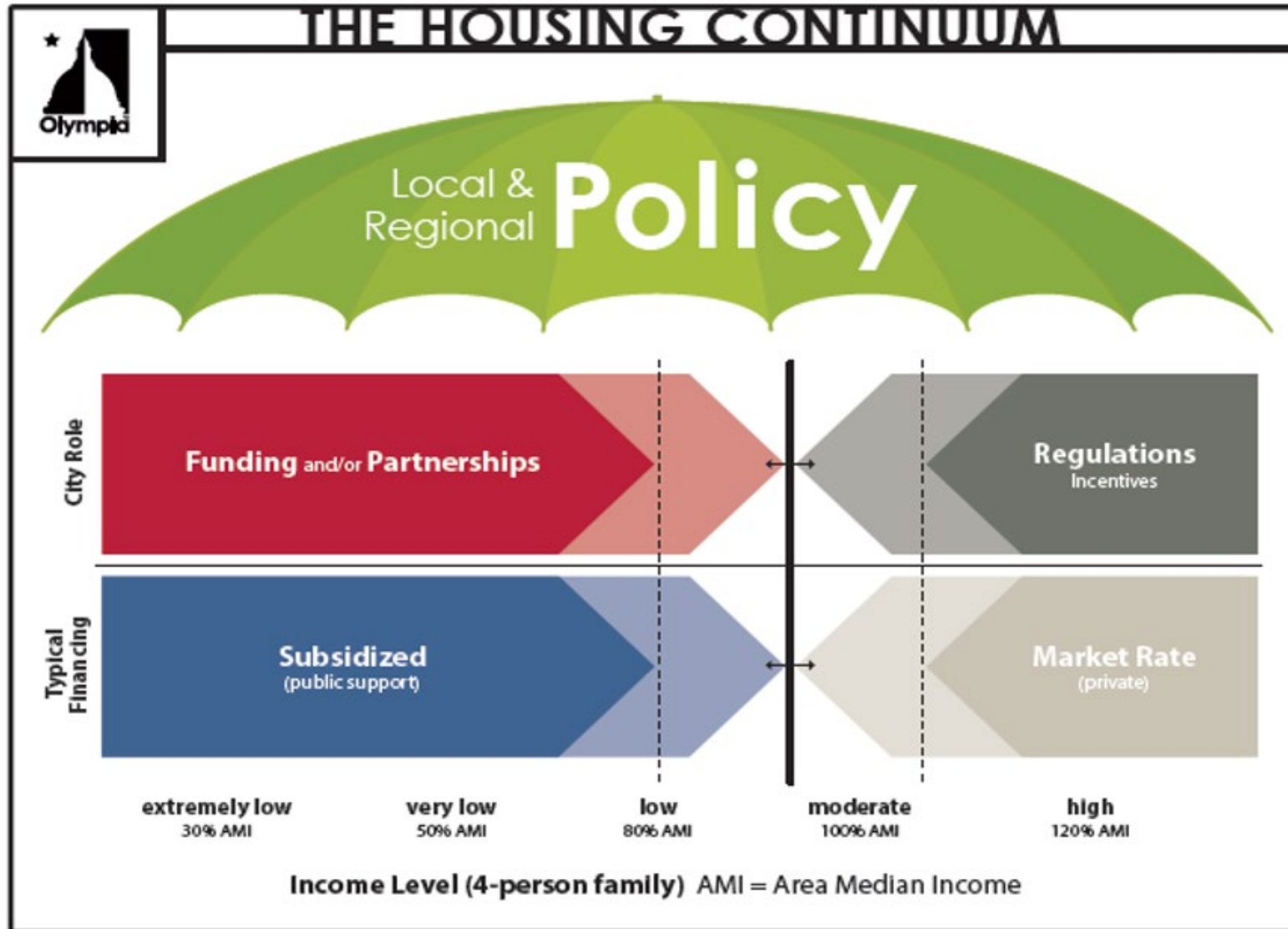


Goal: Housing Affordability at All Income Levels



2019 HUD Rent Limits (based on 30 percent of income)

	Fair Market Rent	30% Area Median Income	50% AMI	60% AMI	80% AMI	100% AMI	120% AMI
Efficiency	\$906	\$439	\$732	\$879	\$1,172	\$1,465	\$1,758
1 Bedroom	\$938	\$502	\$837	\$1,005	\$1,340	\$1,675	\$2,010
2 Bedroom	\$1,152	\$564	\$941	\$1,129	\$1,506	\$1,882	\$2,259
3 Bedroom	\$1,666	\$627	\$1,046	\$1,255	\$1,674	\$2,092	\$2,511
4 Bedroom	\$2,023	\$678	\$1,130	\$1,356	\$1,808	\$2,260	\$2,712

Based on HUD 2019 Income Limits (no adjustments) for Thurston County, via Novogradac

Olympia Tools Addressing Housing Affordability

Home Fund	SEPA Review Exemptions	Height allowances	Environmental Remediation
1463 Affordable Housing	Sewer Loan Program (SCALP)	Impact Fee (abatement and deferrals)	Other revolving loan funds
Community Development Block Grants (CDBG)	Site Plan Review Process Improvements	Multi-Family Tax Exemption	Density bonus or transfer
Land sold below market rate	Waive parking or other requirements	Sewer and Water Hookups	Historic property special tax valuation
Accessory dwelling units	Zoning to permit infill and small lot development	Micro housing, Single room occupancy	Other special code or fee provisions

Tools Directly Subsidizing Very Low Income Housing

Home Fund	SEPA Review Exemptions	Height allowances	Environmental Remediation
1463 Affordable Housing	Sewer Loan Program (SCALP)	Impact Fee (abatement and deferrals)	Other revolving loan funds
Community Development Block Grants (CDBG)	Site Plan Review Process Improvements	Multi-Family Tax Exemption	Density bonus or transfer
Land sold below market rate	Waive parking or other requirements	Sewer and Water Hookups	Historic property special tax valuation
Accessory dwelling units	Zoning to permit infill and small lot development	Micro housing, Single room occupancy	Other special code or fee provisions

Direct Incentives for Low to Moderate-Income Housing

Home Fund	SEPA Review Exemptions	Height allowances	Environmental Remediation
1463 Affordable Housing	Sewer Loan Program (SCALP)	Impact Fee (abatement and deferrals)	Other revolving loan funds
Community Development Block Grants (CDBG)	Site Plan Review Process Improvements	Multi-Family Tax Exemption	Density bonus or transfer
Land sold below market rate	Waive parking or other requirements	Sewer and Water Hookups	Historic property special tax valuation
Accessory dwelling units	Zoning to permit infill and small lot development	Micro housing, Single room occupancy	Other special code or fee provisions

Removing Disincentives to Low or Moderate-Income Housing

Home Fund	SEPA Review Exemptions	Height allowances	Environmental Remediation
1463 Affordable Housing	Sewer Loan Program (SCALP)	Impact Fee (abatement and deferrals)	Other revolving loan funds
Community Development Block Grants (CDBG)	Site Plan Review Process Improvements	Multi-Family Tax Exemption	Density bonus or transfer
Land sold below market rate	Waive parking or other requirements	Sewer and Water Hookups	Historic property special tax valuation
Accessory dwelling units	Zoning to permit infill and small lot development	Micro housing, Single room occupancy	Other special code or fee provisions

LUEC Direction on Removing Impediments/Disincentives

- Special efforts on ADUs and SROs (aka micro-units)
- Create greater flexibility in permitting process for housing projects, within guideposts
- Increased information and guidance on permitting process, and the available incentives for housing
- Pursue additional tools to support production of housing for low to moderate incomes

Recommended Scope of Work

- Threshold for full frontage improvements
- Requirements to construct full street connections
- Street classification standards
- Definitions of 'change of use' and density
- SEPA categorical exemptions
- Parking requirements
- Potential optional stormwater approaches (e.g., regional facilities, revised retrofit requirement)