

Actions Identified in the Draft Regional Housing Action Plan - DRAFT Recommendations for Olympia

Includes additional action recommendations identified by Olympia staff (page # noted as N/A)

DRAFT – Recommendations subject to change through public/stakeholder process

Strategy 1: Increase the supply of permanently affordable housing for households that make 80% or less of the area median income

	Action	Note	Page # in draft
ACTIONS OLYMPIA HAS ALREADY IMPLEMENTED			
1	Donate/lease surplus or underutilized jurisdiction-owned land to developers that provide low-income housing	Continue as opportunities arise	15,38
2	Fund development projects that increase low-income housing through grants or loans	Continue (Home Fund)	17,41
3	Offer density bonuses for low-income housing	(18.04.080A)	16,40
4	Offer and/or expand fee waivers for low-income housing developments	(15.04.060D) , RCW 82.02.060	17,40
RECOMMENDED			
5	Define income-restricted housing as a different use from other forms of housing in the zoning code		17,40
6	Allow manufactured home parks in multifamily and commercial areas	Already allowed in MF zones	16,39
7	Support LOTT's discussion about lower hook-up fees for affordable housing		N/A
FURTHER CONSIDERATION			
8	Adopt a "Notice of Intent to Sell" ordinance for multifamily developments		15,38
9	Provide funding for the Housing Authority of Thurston County and other non-profit organizations to buy income-restricted units proposed to be converted to market rate housing	See Regional funding discussion (#68)	15,39
10	As part of comprehensive plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households.		16, 39
11	Provide funding for low-income and special needs residents to purchase housing through community land trusts	See regional funding discussion (#68)	16,40
12	Require low-income housing units as part of new developments (Inclusionary Zoning)		17,41
13	Partner w/ low-income housing developers (e.g., Habitat for Humanity) to expand homeownership opportunities	See regional funding discussion (#68)	18,42
14	Consider a 'Tenant Option to Purchase' (TOPO) Ordinance	LUEC briefing in May	N/A
NOT RECOMMENDED AT THIS TIME			
15	Require PRDs/PUDs for low-density development and include standards for including low-income housing	PUD's add complexity	15,38
16	Establish a program to preserve and maintain healthy and viable mobile home parks	Consider TOPO (#14)	17,41
17	Enhance enforcement of property maintenance codes to keep housing in good repair	High costs	17,41

Strategy 2: Make it easier for households to access housing and stay housed

	Action	Note  = action pending	Page # in draft
ACTIONS OLYMPIA HAS ALREADY IMPLEMENTED			
18	Expanded Fair Housing ordinance beyond state and federal regulation to include source of income as a protected class (protects Section 8 and other low income subsidy recipients from rental discrimination)		N/A
RECOMMENDED			
19	Identify and implement appropriate tenant protections that improve household stability	 Underway in 2021	21,44
20	Adopt short-term rental regulations to minimize impacts on long-term housing availability	 Underway in 2021	20,44
21	Partner with local trade schools to provide renovation and retrofit services for low-income households as part of on-the-job-training.	regional economic development	20,43
FURTHER CONSIDERATION			
22	Provide displaced tenants with relocation assistance	See regional funding discussion (#68)	20,43
23	Establish a down payment assistance program	See regional funding discussion (#68)	21,44
24	Adopt a “right to return” policy (goes with down payment assistance program)		20,43
NOT RECOMMENDED AT THIS TIME			
25	Rezone manufactured home parks to a manufactured home park zone to promote their preservation.	We have MHP zoning- not key to preservation; consider TOPO (14)	20,43

Strategy 3: Expand the overall housing supply by making it easier to build all types of housing projects

	Action	Note  = action pending	Page in draft
ACTIONS OLYMPIA HAS ALREADY IMPLEMENTED			
26	Adopt design standards that assist new forms of high-density housing and promote infill		9
27	Process short plat applications administratively		10
28	Reduce setbacks and increase lot coverage/impervious area standards		10
29	Relax ground floor retail requirements to allow residential uses		10
30	Require minimum residential densities		10

31	Offer developers density and/or height incentives for desired unit types		23,46
32	Allow third-party review of building permits for development projects		23,46
33	Lower transportation impact fees for multifamily developments near frequent transit service routes		24,47
34	Allow deferral of impact fee payments for desired unit types		24,48
35	Reduce minimum lot sizes		24,47
36	Simplify land use designation maps in the comprehensive plan to help streamline the permitting process		25,49
RECOMMENDED:			
37	Develop a plan for adapting vacant commercial space into housing	Incl w/ Capital Mall area plan (#44)	23,46
38	Expand allowance of residential tenant improvements without triggering land use requirements		24,48
39	Reduce parking requirements for residential uses, incl. multifamily developments near frequent transit routes (Phase 1: DT exempt parking boundary; Phase 2: transit corridors)	⌚ Underway in 2021	23,47
40	Identify strategically placed but underdeveloped properties and determine what barriers exist to developing desired housing types – Make strategic infrastructure investments to spur housing development		24,47
41	Expand the multifamily tax exemption to make it available in all transit corridors	⌚ Underway in 2021 – starting with 12-year exemption	24,48
42	Maximize use of SEPA tools (e.g., threshold exemptions, planned actions, infill exemptions) for residential and infill development		25,49
43	Consult with Washington State Department of Transportation as part of the SEPA process to reduce appeals based on impacts to the transportation element for residential, multifamily or mixed-use projects	⌚ Legislature allowed with HB1923	25,49
44	Planned Action for High Density Neighborhoods- Capital Mall area	⌚ Scoping in 2021 – Implements Comp Plan	N/A
45	Explore allowing medium-density zoning around Neighborhood Centers	⌚ On OPC work plan in 2021- Implements Comp Plan	N/A
46	Review Fees/Regulations to Identify Housing Cost Reductions (Phase 1: street connectivity, frontage improvement thresholds, downtown sidewalk standards, private streets in manufactured home parks) (Phase 2: Increase flexibility in the permit process (consolidate four permit types); street classification standards; definitions of change of use or density (Phase 3: regional stormwater approaches and retrofit requirements)	⌚ Phase 1 underway in 2021 – implements LUEC direction	N/A
47	Fix Code so that Transfer of Development (TDR) bonus in R-4-8 is a bonus not a restriction		N/A
NOT RECOMMENDED AT THIS TIME			
48	Increase minimum residential densities.		24,47
49	Integrate or adjust floor area ratio standards.	Not an issue in Oly	25,49
50	Reduce setbacks and increase lot coverage/impervious area standards.	Already as low as we can go	25,49

Strategy 4: Increase the variety of housing choices

	Action	Note	Page # in draft
ACTIONS OLYMPIA HAS ALREADY IMPLEMENTED			
51	Allow accessory dwelling units (ADUs) in all residential zones		9
52	Allow group homes in all residential zones and commercial zones that allow residential units		9
53	Simplify ADU requirements	Part of "Housing Code Options"	9
54	Increase the types of housing allowed in low-density residential zones (duplexes, triplexes, etc.)	Part of "Housing Code Options"	28,52
55	Recognize modular/manufactured housing as a viable form of housing construction		10
RECOMMENDED: ⌚ = action pending			
56	Allow single-room occupancy (SRO) housing in all multifamily zones.		28,53
57	Allow more housing types in commercial zones.		28,52
58	Adopt pre-approved plan sets for accessory dwelling units	⌚ Expected adoption early '21	
FURTHER CONSIDERATION			
59	Adopt a form-based code for mixed-use zones to allow more housing types and protect the integrity of existing residential neighborhoods		28,52
NOT RECOMMENDED AT THIS TIME			
60	Strategically allow live/work units in nonresidential zones	No prohibition against this	28,53

Strategy 5: Continually build on resources, collaboration and public understanding to improve implementation of housing strategies

	Action	Note	Page # in draft
ACTIONS OLYMPIA HAS ALREADY IMPLEMENTED			
61	Identify and develop partnerships with organizations that provide or support for low-income, workforce, and senior housing as well as other populations with unique housing needs	Continue and strengthen	30,54
62	Fund Housing Navigators to assist households, renters, homeowners, and landlords with housing issues	See regional funding discussion (#68)	30,54
RECOMMENDED:			
63	Conduct education and outreach around city programs that support affordable housing		30,54

FURTHER CONSIDERATION:			
64	Establish a rental registration program to improve access to data and share information with landlords	ⓧ Part of tenant protection discussion (#19)	30,54

Strategy 6: Establish a permanent source of funding for low-income housing

	Action	Note = action pending	Page # in draft
ACTIONS OLYMPIA HAS ALREADY IMPLEMENTED			
65	Establish an affordable housing sales tax	Home Fund	33,56
66	HB1406: Take advantage of local revenue sharing program (portion of State sales tax) established by HB1406		10
67	Use Section 108 loans and other federal resources (e.g., CDBG) for affordable housing	Start using Section 108 again. Refocus funds on housing	N/A
RECOMMENDED:			
68	Develop a comprehensive funding strategy for affordable housing that addresses both sources of funding and how the funds should be spent	Regional funding discussion	33,55
FURTHER CONSIDERATION			
69	Establish a regional housing trust fund to provide dedicated funding for low-income housing	See regional funding discussion (#68)	33,57
70	Establish an affordable housing loan program	See regional funding discussion (#68)	N/A
71	Capture the value of city investments (utilities, roads, etc.) that increase private investments in neighborhoods, especially in areas with planned or existing transit (e.g., local improvement district, latecomer agreements)		34,57
NOT RECOMMENDED AT THIS TIME			
72	Establish an affordable housing property tax levy to finance affordable housing for very low-income households.	Recent Public Safety Levy	33,55