

Structure Types and Required Qualifications for Eligibility

Structure type	Qualifications
Multi-family structure	<ul style="list-style-type: none"> • Rent restricted. • Occupancy restricted in at least 50 percent of units, to residents with incomes at or below 50 percent of the median household income in Thurston County¹. • The GFC discount would apply to only rent restricted units. • Covenant or deed protecting affordability has 40-year minimum duration.
Single detached dwelling unit	<ul style="list-style-type: none"> • Rent restricted. • Occupancy restricted to residents with incomes at or below 50 percent of the median household income in Thurston County¹. • Covenant or deed protecting affordability has 40-year minimum duration.
Owner occupied dwelling unit	<ul style="list-style-type: none"> • Unit is owned and occupied by a household that, at the time of initial ownership and occupancy, has a gross household income at or below 50 percent of the median household income in Thurston County¹. • Unit meets definition of principal residence (owner resides there at least 183 days per year, no sublease/rent). • Owner agrees transfer of ownership is restricted to persons with an income at or below 50 percent of area median, meet definition of principal residence, and sell at a price not exceeding 35 percent of gross monthly income for the household purchasing the home (including mortgage principal, interest, taxes, and insurance). • Covenant or deed protecting affordability has 40-year minimum duration.
Shelter housing (distinct dwelling units)	<ul style="list-style-type: none"> • Structure is owned by government/nonprofit and operated as a shelter for people receiving support services from a city-recognized government assistance program for homelessness. • Shelter housing with distinct dwelling units will qualify as special purpose housing and be assigned 0.32 RCEs per unit.
Shelter housing (alternative configurations)	<ul style="list-style-type: none"> • Structure is owned by government/nonprofit and operated as a shelter for people receiving support services from a city-recognized government assistance program for homelessness. • Alternative configurations include structures such as dormitories or adult family homes, will be assigned rates based on plumbing fixtures and receive a 50 percent discount.

The proposed income level is consistent with the threshold in [OMC 4.24.020](#) for qualification residential utility rate discounts.