

Affordable Housing Project Summary

	Name of Project	Developer/Organization	Address	Status	# of total units	# of affordable units	Population Served	Affordability Mix	(Expected) Completion Year	Project Type	Notes
1	Unity Commons	LIHI	161 Pattison St NE	Completed	65	65	Formerly homeless	30% AMI	2022	New construction	This project features an emergency shelter operated by Interfaith Works on the ground floor with Permanent Supportive Housing operated by LIHI above. It occurred on land purchased by the City and sold to LIHI at a discounted rate. This project is located adjacent to Lotus Court.
2	The Landing	Family Support Services of South Sound	3524 7th Ave NW/620 Fieldstone Dr NW	Completed	62	62	DV survivors	50% AMI	2023	New construction	The project is built on land FSC purchased with the help of a City loan. A phase 2 and 3 are planned. The property received park, school, and transportation partial impact fee exemptions and a RHC grant award.
3	Olympia Crest III	HATC	204 Lilly Rd. NE	Completed	28	28	No population target	80% AMI	2023	New construction	This project is located near St. Peter's Hospital. The project benefitted from park, school, and transportation impact fee exemptions.
4	Lotus Court	LIHI	111 Pattison St. NE	Completed	64	64	Formerly homeless	30% AMI	2024	New construction	This project features Permanent Supportive Housing. It occurred on land purchased by the City and sold to LIHI at a discounted rate. This project is located adjacent to Unity Commons. The project benefits from a RHC grant award.
5	Lansdale Pointe	Southport Financial	1012 Burr Rd. SE	Completed	162	162	Families	60%	2026	New construction	This project received a 4% Low Income Housing Tax Credit (LIHTC)award from the state and is Southport Financial's first project in Thurston County. \$2.65 million in grant funding from City of Olympia and Thurston County acted as a match and helped the project attract the LIHTC award. The project also received partial exemptions of school, park, and transportation impact fees, partial exemption of city GFCs, and partial exemption of LOTT CDCs. Southport is looking to do more projects in Olympia and Thurston County. They are actively interested in Olympia School District property and city-owned property located in northwest Olympia.

6	Harbor Pines	Harbor Pines Manager LLC (Devco LLC)	4101 9th Ave NW	Permitting	272	272	Families	<60% AMI	2028	New construction	This project benefits from partial park and transportation impact fee exemptions, priority permitting, specialized staff assistance, and partial City GFC exemptions. The project also has a 4% LIHTC award from the state.
7	B&B Apartments	Behavioral Health Resources	2104 State Avenue NE	Permitting	19	19	Persons with disabilities	<30% AMI	2028	New construction	This project consists of demolition of existing apartments and reconstruction of 19 new ones. The project offers supportive housing and benefits from priority permitting, partial park and transportation impact fee exemptions, partial City GFC exemptions, and a permit fee grant. The project also benefits from a RHC grant award.
8	Franz Anderson PSH	Low Income Housing Institute	527 Franz Anderson Rd. SE	Permitting	71	70	Chronic homelessness	<50% AMI	2028	New construction	This permanent supportive housing project will create 70 units of housing for low income adults and will reserve 18 units for formerly homeless single adults and couples. The project is occurring on city land sold at a discounted price. The project also benefits from multiple RHC grant awards as well as general fund contributions from the City of Lacey, City of Tumwater, and Thurston County. Additional incentives include a partial exemption of transportation and park impact fees, a partial exemption of City GFCs, and a partial exemption of LOTT CDCs. The project's funding stack also includes a 9% Low Income Housing Tax Credit award, state Housing Trust Fund award, and project-based vouchers.

9	3900 Blvd	South Puget Sound Habitat for Humanity	3900 Blvd. Rd SE	Post-Permitting/Co	112	112	First-time homebuyers	<80% AMI	2030	New construction	This project will be completed in up to 4 phases and will provide affordable homeownership. The project is occurring on city property sold at a discounted price. The project received partial park and transportation impact fee exemptions, partial City GFCs exemptions, and an 8% LOTT CDC exemption (used the remaining balance of funds awarded to City for 2025/26 biennium). City requirement of perpetual affordability under the partial impact fee exemptions code was altered to reflect 25 years of affordability under the Emergency Housing Declaration. The project has benefits from multiple RHC grant awards as well as CHIP grant award.
Total Units Supported						854					