

Affordable Housing Units Incentivized Since 2022



Unity Commons

161 Pattison St. NE

- Low Income Housing Institute
- 65 units
- Studio and 1-bd
- Permanent Supportive Housing
- Emergency Shelter operated by IFW on ground floor
- 30% AMI households
- Occurring on land purchased by City and sold at discounted rate
- Completed in 2022
- Olympia Home Fund grant award



The Landing

3524 7th Ave SW

- Family Support Center of South Sound
- 62 units, studios and 1-bds
- On site supportive services
- $\leq 50\%$ AMI households
- Completed in 2023
- 80% exemption of park, school and transportation impact fees
- City provided a loan to acquire property
- RHC and Olympia Home Fund grant awards

Olympia Crest III

204 Lilly Rd. NE

- Housing Authority of Thurston County
- 28 units, 1 and 2-bedrooms
- $\leq 80\%$ of Area Family Median Income households
- Completed in 2023
- 80% exemption of school, park and transportation impact fees





Lotus Court

111 Pattison St. NE

- Low Income Housing Institute
- 64 units
- Studio & 1-bd
- Supportive services
- 30% AMI households
- Homeless seniors
- Occurring on land purchased by City and sold at discounted rate
- RHC grant award
- Completed in 2024

Lansdale Pointe

1012 Burr Rd. SE

- Southport Financial
- 162 1, 2 and 3-bedroom units
- $\leq 60\%$ of Area Family Median Income households
- Completed in 2026
- 80% exemption of park, school and transportation impact fees
- 50% exemption of City GFCs
- 50% exemption of LOTT CDCs
- Olympia and Thurston County combined grant award match for 4% LIHTC



Franz Anderson PSH

527 Franz Anderson Rd. SE

- Low Income Housing Institute
- 70 studios, 1 on-site manager unit
- Permanent Supportive Housing
- $\leq 50\%$ AMI households
- In permitting, complete early 2028
- Specialized staff assistance
- Priority permitting
- 50% exemption of City GFCs
- 50% exemption of LOTT CDCs
- 80% exemption of park and transportation impact fees
- Discounted sale of City land
- RHC grant award
- 9% LIHTC award





Harbor Pines

4101 9th Ave. NW

- DevCo LLC
- 272 1, 2 and 3-bedroom units
- ≤60% AMI households
- 80% exemption of park and transportation impact fees
- Priority permitting
- Specialized staff assistance
- 50% exemption of City GFCs
- In discussion about CHIP application

3900 Blvd. Rd. SE

- South Puget Sound Habitat for Humanity
- 112 townhomes for homeownership
- In development
- $\leq 80\%$ AMI households
- Land sold by the City at discounted price
- Specialized staff assistance
- 80% exemption of park & transportation impact fees
- Priority permitting
- 8% exemption of LOTT CDCs
- 50% exemption of City GFCs
- CHIP award of \$2MM
- City Manager authority to waive or defer city requirements
- RHC grant award



B&B Apartments

2104 State Ave. NE

- Behavioral Health Resources
- Demolish existing structures, construct 19 new units
- Studios and 1-bds
- Supportive services offered
- In permitting
- $\leq 50\%$ AMI households
- 80% exemption of park & transportation impact fees
- Priority permitting
- 50% exemption of City GFCs & LOTT CDCs
- Permit fee exemption grant
- RHC grant award



St. Francis House

113 Devoe St.

- St. Francis House on Martin Way, LLC
- 4 units
- Units co-located with St. Vincent de Paul commercial location
- Available to households with incomes $\leq 80\%$ of Area Family Median Income
- Completed in 2024
- City's second 12-Year Multi-Family Property Tax Exemption project
- 80% exemption of park, school and transportation impact fees



The Gibson

505 Union Ave. SE

- 505 Union Ave., LLC
- 64 studios and 1-bds
- $\leq 80\%$ AMI households
- Completed in 2026, in lease-up
- adaptive re-use
- Priority in permitting queue
- Specialized staff assistance
- Third 12-Year exemption
- 80% exemption of park and transportation impact fees
- 50% reduction of City and LOTT water connection fees



Old 99 306 4th Ave E.

- Urban Olympia
- 48 units
- 29 units are affordable
- Mixed income
- In construction
- Occurring on formerly blighted property
- Property sold by city at discounted rate
- Fourth MFTE project

