



Meeting Minutes

Ad Hoc Committee on Housing Affordability

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Monday, May 1, 2017

5:30 PM

Council Chambers

1. CALL TO ORDER

Chair Hankins called the meeting to order at 5:30 p.m.

2. ROLL CALL

Present: 2 - Chair Julie Hankins and Committee member Jim Cooper

Excused: 1 - Committee member Jeannine Roe

OTHERS PRESENT

City of Olympia:

Steve Hall, City Manager

Community Planning and Development:

Keith Stahley, Director

Leonard Bauer, Deputy Director

Anna Schlecht, Housing Program Manager

Amy Buckler, Senior Planner

Phil Owen, SideWalk Executive Director

Faith Trimble, Chair Community Investment Partnership Member Representing the United Way of Thurston County

3. APPROVAL OF AGENDA

The agenda was approved.

4. APPROVAL OF MINUTES

4.A [17-0491](#) Approval of April 19, 2017 Ad Hoc Committee on Housing Affordability Meeting Minutes

The minutes were approved.

5. COMMITTEE BUSINESS

5.A [17-0470](#) Consider Options for Educating the Public around Housing Affordability and Homelessness Issues

The Committee discussed the following topics:

- Goal - every Olympian gets housed
 - Similar to Olympia's Comprehensive Plan and the Downtown Strategy goals
- Status quo is not working
 - County-wide Community Investment Partnership (CIP - the funding allocation body for \$4,000,000 in public and private charitable funding) is not funding the right priorities or achieving the right measurable goals
- Scope of the Ad Hoc Committee on Housing Affordability (AHCOPA) process
 - Downtown focus (perhaps then extrapolated to the entire City)
 - City-wide process
- Need for a broad public process that engages all stakeholders
 - Service providers
 - People experiencing homelessness
 - Registered Neighborhood Associations and the Coalition of Neighborhood Associations
 - Business and commercial building owners
- Housing strategies have broad impacts
 - Recognition that a housing strategy that may have positive impacts for homeless people may have negative impacts on surrounding businesses
 - Triple Impact of Homelessness (excerpt from the Five Year Plan)
 - Individuals/families with kids
 - Public resources
 - Surrounding neighbors (residential and businesses)
- Linkage to other public plans
 - Community Development Block Grant (CDBG)/HOME 5-year Strategic Plan
 - Five Year Homeless Housing Plan
 - Downtown Strategy
 - New concept - a full Downtown "Good Neighbor Plan" for all service providers downtown

The Committee discussed options for public participation in the context of its goals for AHCOPA, listed as follows:

- Vulnerable Renter Protection Options
 - Potential registration system for landlords as a scheme to enforce fair eviction processes, fair housing compliance, etc.
 - Identify a timeline for public process to ensure we reach all stakeholders, including:
 - Renters
 - Landlords (Washington Landlord Association and other organizations)
 - Other public stakeholders concerned about regulating business
 - Seek complaint data from government or other sources

- Human Rights Commission
- Attorney General's Office
- Housing and Urban Development (HUD) Fair Housing Office
- Better Business Bureau
- Tenants' Rights Organization (none currently in Thurston County)
- Anecdotal via Homeless Housing Hub (HHH) and other providers
 - Staff from HHH could send out a questionnaire to rental subsidy providers
- Consider fast-track adoption of registration system to be responsive to complaints
- Await the County Fair Housing Plan recommendations, draft version to be released in September through October 2017
- Include vulnerable renter protections as part of a more comprehensive homeless planning process
- Funding Options - HOME Fund
 - How can the City support the Home Fund as a ballot measure this fall, 2017
 - Staff can research the timeline pursued by other jurisdictions
 - Bellingham passed Levy first, conducted comprehensive public process later
 - Everett pursued a comprehensive public process first, still has not enacted levy
 - Declare Homeless Emergency now, support the HOME Levy, pursue comprehensive planning process later
 - Home Fund should address a variety of housing related needs
 - Housing Rehabilitation
 - New construction
 - 24/7 accommodations (i.e. day center and shelter or housing options) for all homeless populations: families with kids, youth, single adults
 - Creation of a "Housing Court" modeled after the "Drug Court" to provide better outcomes for all stakeholders (renters and landlords)
- Public Process
 - All AHCOHA goals are best served by a comprehensive public process
 - Broad stakeholder involvement - not just non-profit housing providers
 - Neighborhood organizations
 - Business and commercial building owners
 - Develop clear materials, with "plain talk" presentation of issues
 - Seek to build a broad consensus with a wide range of stakeholders before taking action
 - Or identify key actions to take to address immediate needs and continue with a public process
 - Develop and utilize a Downtown Homeless Stakeholder group as a model for city-wide engagement, with a strong focus on tapping

- all parts of the community
- Proposed timeline
 - Task Force convenes a broad public process
 - Examine all sources of opinion related to homelessness & affordable housing
 - Economic Development Council (EDC) 2016 survey of downtown businesses that identified homelessness as the priority issue
 - OlySpeaks survey for the Downtown Strategy Process that identified homelessness as the priority issue
 - Other sources
 - Bellingham - levy first, task force second
 - Everett - task force first, many actions but not a levy
 - Vancouver - task force first, public process, then levy
 - AHCOHA Recommendations
 - Comprehensive public process
 - Council level discussion soon on options for vulnerable renter protections

The discussion was completed.

5.B [17-0479](#) Community Investment Partnership and Housing Action Team
Regional Affordable Housing Funding Process

This item was not discussed due to an emergency adjournment.

The discussion was postponed and referred to the Ad Hoc Committee on Housing Affordability due back on 5/17/2017.

6. REPORTS AND UPDATES

This item was not addressed due to an emergency adjournment.

7. ADJOURNMENT

The meeting was adjourned at 7:00 p.m. due to an emergency closure of City Hall.