



# Meeting Agenda

## General Government Committee

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Information: 360.753.8244

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Wednesday, September 25, 2019

3:00 PM

Council Chambers

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1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT

*(Estimated Time: 0-15 Minutes)*

*During this portion of the meeting, citizens may address the Committee for up to three (3) minutes regarding the Committee's business meeting topics.*

5. APPROVAL OF MINUTES

5.A [19-0872](#) Approval of July 17, 2019 General Government Committee Meeting Minutes

**Attachments:** [Minutes](#)

6. COMMITTEE BUSINESS

6.C [19-0865](#) Tenant Relocation Assistance Briefing

**Attachments:** [Link to Portland Program Page](#)

[Link to Corvallis Program Page](#)

[Zillow Market Report](#)

6.A [19-0840](#) Options for Community Development Block Grant (CDBG) Allocations and 2020 Action Plan Public Process

**Attachments:** [Five-Year CDBG Consolidated Plan Strategies 2018 - 2022](#)

[Program Year 2019 CDBG Allocations & Activities](#)

[Amended Program Year 2018 CDBG Allocations & Activities](#)

[Olympia CDBG Program Annual Cycle \[Autosaved\]](#)

6.B [19-0841](#) Reallocating Community Development Block Grant (CDBG) and Related Funds

6.D [19-0842](#) Arts Commission Work Plan and Municipal Art Plan Status Report

**Attachments:** [2019 Arts Commission Work Plan with status to date](#)

[2019 Municipal Art Plan](#)

**7. REPORTS AND UPDATES****8. ADJOURNMENT**

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City Hall  
601 4th Avenue E.  
Olympia, WA 98501  
360-753-8244

## General Government Committee

### Approval of July 17, 2019 General Government Committee Meeting Minutes

**Agenda Date:** 9/25/2019  
**Agenda Item Number:** 5.A  
**File Number:** 19-0872

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**Type:** minutes **Version:** 1 **Status:** In Committee

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**Title**

Approval of July 17, 2019 General Government Committee Meeting Minutes



# Meeting Minutes - Draft

## General Government Committee

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Information: 360.753.8244

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Wednesday, July 17, 2019

4:00 PM

Room 207

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### Special Meeting

#### 1. CALL TO ORDER

Chair Rollins called the meeting to order at 4:00 p.m.

#### 2. ROLL CALL

**Present:** 3 - Chair Renata Rollins, Committee member Clark Gilman and Committee member Cheryl Selby

#### 3. APPROVAL OF AGENDA

The agenda was approved.

#### 4. PUBLIC COMMENT

None.

#### 5. APPROVAL OF MINUTES

- 5.A [19-0662](#) Approval of June 18, 2019 General Government Committee Meeting Minutes

The minutes were approved.

#### 6. COMMITTEE BUSINESS

- 6.A [19-0650](#) Economic Development Update

Thurston Chamber President David Shaffert gave an overview of the Chamber's work in the Thurston County region. Thurston County Economic Development Council Executive Director Michael Cade shared the work of the Council related to work force and community development and asset building.

Committee members asked clarifying questions.

The discussion was completed.

- 6.B [19-0664](#) Heritage Commission Interview

Committee members interviewed Susan Roher to fill a vacant position on the Heritage Commission.

The Committee members have chosen to recommend to the full City Council that Ms. Roher be appointed to the Heritage Commission.

**The interview was completed.**

**6.C**     [19-0666](#)     Lodging Tax Advisory Committee Interview

Committee members interviewed Meghan Payne to fill a vacant position on the Lodging Tax Advisory Committee.

The Committee members have chosen to recommend to the full City Council that Ms. Payne be appointed to the Lodging Tax Advisory Committee.

**The interview was completed.**

**7.     REPORTS AND UPDATES**

Strategic Communications Director Kellie Purce Braseth noted in August she will begin to reach out to boards and commission members with expiring terms to inquire if they want to continue serving. The recruitment process will begin on October 1.

**8.     ADJOURNMENT**

The meeting adjourned at 5:39 p.m.



## General Government Committee

### Options for Community Development Block Grant (CDBG) Allocations and 2020 Action Plan Public Process

**Agenda Date:** 9/25/2019  
**Agenda Item Number:** 6.A  
**File Number:** 19-0840

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**Type:** discussion **Version:** 1 **Status:** In Committee

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#### **Title**

Options for Community Development Block Grant (CDBG) Allocations and 2020 Action Plan Public Process

#### **Recommended Action**

##### **Committee Recommendation:**

Not referred to a committee.

##### **City Manager Recommendation:**

Discuss options for the Program Year 2020 (PY 2020: 9/1/20 - 8/31/21) Community Development Block Grant (CDBG) Action Plan and public process, along with potential alignment with Home Funds. Provide staff with direction.

#### **Report**

##### **Issue:**

Whether to discuss how the City's PY 2020 CDBG Annual Action Plan should address strategic CDBG priorities, and how can these funds align with the Olympia Home Fund allocation process.

##### **Staff Contact:**

Anna Schlecht, Community Service Programs Manager, Community Planning and Development Department (360-753-8183)

##### **Presenter(s):**

Anna Schlecht, Community Service Programs Manager.

#### **Background and Analysis:**

**Tonight's Goal:** The goal for tonight's meeting is to explore options for the coming PY 2020 (9/1/20 - 8/31/21) Community Development Block Grant (CDBG) Annual Action Plan and to launch the CDBG Citizen Participation Process. By starting earlier in the year, the Council can allow more time for a either a "Direct Select" process or a "Request for Proposals" process. The Committee has time to request additional information on other potentially eligible programs or projects of interest. The committee may specifically consider options for how to align the CDBG Program funds with the

Olympia Home Fund monies, which began its first full inaugural fiscal year in 2019.

**CDBG Program Purpose:** The CDBG Program was created as a “bundled” federal program intended to aid the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. Regulations for the CDBG Program are contained in 24 CFR 570.

**Prior Discussions:** This is the first discussion on the CDBG PY 2020 Annual Action Plan, although options for alignment of the CDBG Program and the Home Fund have been addressed at numerous meetings during calendar years since 2017.

**CDBG Public Process:** The public process for the PY 2020 CDBG Annual Action Plan is presented in the attached chart, “Olympia CDBG Program - Annual Cycle,” and is summarized as follows:

*September 25, 2019:* General Government Committee review of PY 2019 options  
*October 2019:* General Government Committee recommendations to Council  
*Nov 2019 - March 2020:* Council launch of the CDBG Citizen Participation Process  
*May - June 2020:* 30-Day CDBG Public Comment Period  
*June 2020:* Council’s Public Hearing - PY 2020 CDBG Annual Action Plan  
*June - July 2020:* Council review and approval of draft PY 2020 Annual Action Plan  
*July 15, 2020:* Submission of PY 2020 Annual Action Plan to HUD  
*September 2020:* Start of PY 2020 CDBG & potential alignment with Olympia Home Fund

The coming PY 2020 will be the third year of the current Five-Year (2018 - 2022) CDBG Consolidated Plan, also referred to as the CDBG Five-Year Strategic Plan.

**Options Drawn from Five-Year Plan Strategies:** The attached “CDBG Program Five-Year Strategies - Overview” identifies the key strategies selected by Council for investing CDBG funds during the five years between 2018 - 2022. While these strategies are in priority order, the Committee can select any of the six (6) or add new strategies based on need. As written, this Five-Year plan identifies housing as a key strategy, which offers potential alignment with Home Fund priorities. Beyond that, there are other activities that have been funded on an annual basis, including the Downtown Ambassador Program, Business Training and the Downtown Safety Program. Several letters of request are attached. Staff is seeking initial guidance on Committee priorities to pursue in PY 2020.

**Alignment with Home Fund:** Throughout the planning of the Home Fund, Council expressed interest in using those funds to leverage other monies including CDBG funds. At this time, the Home Fund has conducted its first funding allocations under the guidance of the Home Fund Advisory Body. More information on options for alignment will be presented at the Committee meeting.

**Neighborhood/Community Interests:**

All neighborhoods and community stakeholders have an interest in how federal CDBG funds are invested in community development programs and projects.

**Options:**

1. Discuss options for the Program Year 2020 (PY 2020: 9/1/19 - 8/31/21) Community

Development Block Grant (CDBG) Action Plan and public process along with potential alignment with Home Funds and give direction to staff.

2. Delay the discussion of options for the Program Year 2020 Annual Action Plan and direct staff to provide additional information for future consideration.

**Financial Impact:**

The PY 2019 (September 1, 2019 - August 31, 2020) Annual Action Plan will guide the investment of an estimated \$450,000. This estimate includes \$350,000 in new PY 2019 CDBG funds along with \$100,000 in CDBG Program Income. This estimate will be updated with the actual CDBG annual entitlement amount along with revised estimates of program income by spring. At that time, staff can provide the most current estimates of Olympia Home Funds that could potentially be allocated in conjunction with CDBG funds.

**Attachments:**

Five-Year CDBG Consolidated Plan Strategies  
Program Year 2019 CDBG Allocations & Activities  
Amended Program Year 2018 CDBG Allocations & Activities  
Olympia CDBG Program Annual Cycle



# Five-Year CDBG Consolidated Plan Strategies

## Strategies for Olympia’s Community Development Block Grant: Program Years 2018 - 2022

*(Prior Year General Government Committee Recommendations for consideration or revision)*

Priority Level	Strategic Priority	CDBG-Eligible Activity	Examples	70% Low-Mod Income Benefit	2018 – 2022 5-Year Con Plan
1	<b>Housing Rehabilitation</b>	Housing rehabilitation or purchase (existing or new construction)	Pear Blossom Housing Rehab (conversion from office building)	Yes	HIGH PRIORITY
2	<b>Land Acquisition</b>	Housing purchase (existing or land for new construction)	Land to develop Drexel I (2004) and Devoe II (2017)	Yes	HIGHEST PRIORITY
3	<b>Public Facilities</b>	Community Center: Purchase / Tenant Improvements / 15 + Year Lease	Warming Center Community Care Center	Yes	HIGHEST PRIORITY
4	<b>Economic Development</b>	<p><b>Micro-Enterprise Assistance</b> (Small start-up businesses with fewer than 4 employees)</p> <p><b>Business Assistance &amp; Training</b> (Assistance for larger established small businesses with more than 4 employees)</p> <p><b>Special Economic Development Activities</b></p>	<p>1)Enterprise for Equity Training Program</p> <p>2)Avalon Co-working space</p> <p>3) Tune-up Training Program - TEDC</p> <p>4) DO-BIS Training Program – ODA</p> <p>5) CPTED Downtown Safety Program</p>	Yes LMI Jobs LMI Businesses	Priority
5	<b>Public Facilities</b>	Infrastructure	Sewer Lines, Water Systems, ADA Curb Cuts	Yes	Priority
6	<b>Public Services</b>	Social Services	Ambassador Program	Yes	Priority
		Social Services	Day Center Staffing	Yes	Priority
7	<b>General Administration</b>	Planning & Administrative Activity: Minimum staffing levels to run a compliant CDBG Program	Reporting, data collection, management of public process, managing projects	N/A	Required

# **Five-Year CDBG Consolidated Plan Strategies**

**Strategies for Olympia's Community Development Block Grant: Program Years 2018 - 2022**

*(Prior Year General Government Committee Recommendations for consideration or revision)*

## Program Year 2019 Community Development Block Grant Allocations & Activities

Recipient	Project	Outcomes	HUD Goal(s)	HUD Objectives	Proposed Funding
Salvation Army	Day Center & Shelter	Expanded 24/7 Accommodations	Public Facilities	LMC – Low/Moderate Income – Limited Clientele	\$125,000
1st Christian Church/Interfaith Works Shelter	Shelter Sewer Repairs	Shelter Capacity Retained	Public Facilities	LMC – Low/Moderate Income – Limited Clientele	\$80,000
Enterprise for Equity	Micro Business Training & Technical Assistance	Assistance for up to 10 businesses with fewer than 4 employees	Micro Enterprise	LMI – Low/Moderate Income	\$20,000
Thurston Economic Development Council	Small Business Training & Technical Assistance	Assistance for up to 40 businesses with more than 4 employees	Economic Development	LMJ – Low/Moderate Income Jobs	\$30,000
Multiple Recipients	Downtown Lighting Safety Project	Safety lighting enhancements in key downtown areas	Economic Development	LMJ – Low/Moderate Income Jobs	\$50,000
City of Olympia	Olympia Downtown Ambassadors	Outreach for up to 150 street dependent people daily	Public Services	LMC – Low/Moderate Income – Limited Clientele	\$55,000
To be determined	Tenant Assistance Program	Relocation Assistance for up to 29 households	Relocation	LMI – Low/Moderate Income	\$56,000
City of Olympia	Program Administration	Planning & administrative for a compliant CBDG Program	N/A	N/A	\$90,000
		<b>TOTAL</b>	<b>PY 2019</b>	<b>ALLOCATIONS</b>	<b>\$506,000</b>

**For more information:**

**M. Anna Schlecht**, Community Development Block Grant Program Manager

[aschlech@ci.olympia.wa.us](mailto:aschlech@ci.olympia.wa.us) | 360.753.8183

## AMENDED CDBG Program Year 2018 Allocations & Activities

Strategic Priority (From Draft CDBG Con. Plan)	CDBG-Eligible Activity	PY 2018 Specific Activities	PY 2018 Allocations ORIGINAL	PY 2018 Allocations AMENDED
<b>Housing Rehabilitation</b>	Housing rehabilitation or conversion of existing building	Family Support Center's Westside Housing Project	<b>\$400,000</b>	<b>\$400,000</b> (\$311K - #003) (\$89K - #107)
<b>Land Acquisition</b>	Housing purchase (existing or new construction)	Land to support the Family Support Center Project	<i>(Included in amount above)*</i>	
<b>Economic Development</b>	Micro-Enterprise Assistance (Small start-up businesses with fewer than 4 employees)	1) Enterprise for Equity Training Program	<b>\$20,000</b>	<b>\$20,000</b>
	Business Assistance & Training (Assistance for larger established small businesses with more than 4 employees)	3) CBI / TEDC - Tune- up Training Program (partnership with ODA)	<b>\$30,000</b>	<b>\$30,000</b>
<b>Economic Development</b>	Special Economic Development Activities	Olympia Downtown Alliance - Safety Projects	<b>\$50,000</b>	<b>\$50,000</b>
<b>Public Facilities</b>	Community Center: Purchase/Improvements/15 + Year Lease	Salvation Army - New Day Center/Soup Kitchen	<b>\$300,000</b>	<b>\$300,000</b>
<b>Public Services</b>	Social Services	Ambassador Program	<b>\$55,000</b>	<b>\$55,000**</b> (\$24,739 - #003) (\$30,260 - #107)
	Social Services	CYS Day Center Staffing	<b>\$45,000</b>	<b>\$45,000</b>
<b>Relocation</b>	Voluntary Relocation	Community Action Council – Displaced Tenant Assistance	<b>\$0.00</b>	<b>\$61,600*</b>
<b>General Administration</b>	Planning & Administrative Activity: Minimum staff to run compliant program	N/A	<b>\$100,000</b>	<b>\$100,000</b>
<b>TOTAL RECOMMENDED</b>		<b>PY 2018 FUNDING</b>	<b>\$1,000,000</b>	<b>\$1,061,600</b>

*\*New Displaced Tenant Assistance funded by Angelus Hotel loan payment aka program income*

*\*\*Ambassador Funds Will shift in January from #107 to #003 in order to stay under the 15% Social Services cap*

# OLYMPIA CDBG PROGRAM – ANNUAL CYCLE





## General Government Committee

### Reallocating Community Development Block Grant (CDBG) and Related Funds

**Agenda Date:** 9/25/2019  
**Agenda Item Number:** 6.B  
**File Number:** 19-0841

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**Type:** discussion **Version:** 1 **Status:** In Committee

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#### **Title**

Reallocating Community Development Block Grant (CDBG) and Related Funds

#### **Recommended Action**

##### **Committee Recommendation:**

Not referred to a committee.

##### **City Manager Recommendation:**

Discuss options to reallocate Community Development Block Grant (CDBG) and related funds and give direction to staff.

#### **Report**

##### **Issue:**

Whether to discuss how the City should reallocate unused CDBG and related funds?

##### **Staff Contact:**

Anna Schlecht, Community Service Programs Manager, Community Planning and Development Department (360-753-8183)

##### **Presenter(s):**

Anna Schlecht, Community Service Programs Manager.

##### **Background and Analysis:**

The goal for this discussion is to explore options to reallocate funds from Community Development Block Grant (CDBG) and several other fund sources. By Sept. 25, staff will have determined and will bring forward a comprehensive list of potential funding to be re-allocated. This will include unanticipated CDBG program income, as well as reallocating funds on projects that have not gone forward in a timely fashion.

**Reallocation Public Process:** Given that the bulk of the funds to be reallocated will be CDBG funds, it would be prudent to align the entire reallocation process with the CDBG "Citizen Participation Plan" that requires a 30-day public comment period for what is termed a, "Substantial Amendment." This process is required when any of the proposed changes are: 1) a change that involves more than 20 percent of the current CDBG Annual Action Plan Budget; 2) if there is a change of project location;

and/or, 3) if there is a new proposed activity.

**Prior Discussions:** This is the first discussion of amending the current CDBG Program Year 2019 Annual Action Plan; however, such CDBG Action Plan amendments occur almost every year.

**Alignment with Home Fund:** There may be opportunities to allocate funds in alignment with Home Fund projects. More information on options for alignment will be presented at the Committee meeting.

**Neighborhood/Community Interests:**

All neighborhoods and community stakeholders have an interest in how public funds are invested in community development programs and projects.

**Options:**

1. Discuss options to re-allocate Community Development Block Grant (CDBG) and related funds and give direction to staff.
2. Delay the discussion of options to reallocate Community Development Block Grant (CDBG) and related funds and direct staff to provide additional information for future consideration.

**Financial Impact:**

Community Development Block Grant (CDBG) funds must be spent in what is termed a “timely fashion,” meaning that 150 percent of the most recent grant award must be spent down by June 30, 2020, or the tenth month of the program year. A comprehensive list of funds and sources will be presented at the meeting.

**Attachments:**

None



## General Government Committee

### Tenant Relocation Assistance Briefing

**Agenda Date:** 9/25/2019  
**Agenda Item Number:** 6.C  
**File Number:** 19-0865

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**Type:** discussion **Version:** 1 **Status:** In Committee

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#### **Title**

Tenant Relocation Assistance Briefing

#### **Recommended Action**

##### **Committee Recommendation:**

Not referred to a committee

##### **City Manager Recommendation:**

Receive an overview of local government relocation programs and options that Olympia could explore to reduce the risk of homelessness and other hardships associated with no-cause evictions. Briefing only; No action requested.

#### **Report**

##### **Issue:**

Whether to discuss the ways cities mitigate impacts of no-fault and other evictions from rental housing.

##### **Staff Contact:**

Cary Retlin, Home Fund Manager, Community Planning and Development, 360.570.3956

##### **Presenter(s):**

Cary Retlin, Community Planning and Development

#### **Background and Analysis:**

General Government requested that staff provide an overview of local government relocation programs and options that Olympia could explore to reduce the risk of homelessness and other hardships associated with no-cause evictions. Rental households now make up a majority, 53 percent, of Olympia households. As Olympia has grown and our vacancy rate has decreased, rents have increased along with the pressure to renovate rental units and terminate rental agreements at no fault of the tenant.

#### Relocation Programs

Cities around the country have explored different ways to reduce the impact of termination of tenancy and eviction on renters. There are two primary ways of funding those programs.



One method requires that landlords register with the city and pay a fee that funds services that could include relocation assistance. The City of Corvallis, Oregon, is a nearby example. Opportunities with that model include the ability to provide other services with the funds, like conflict resolution or damage to rental units. Challenges include registering and collecting fees from landlords, and the possibility that relocation assistance owed may exceed program income (a problem frequently faced by the Washington State Mobile Home Relocation Program). That model could be staffed by the city or contracted to a partner.

A second method requires that landlords pay tenants relocation assistance directly (one example is Portland, Oregon). Rates could be set based on rent or deposits and would be required to be paid to tenants if the relocation assistance is triggered by the terms of the tenancy termination. Challenges include ensuring that landlords are issuing payments to tenants and enforcing the ordinance. Advantages include assurance that funding would be available for all tenants since it is not dependent on a separate city fund.

**Neighborhood/Community Interests (if known):**

Informal conversations with local property managers suggest that either program would increase costs of business that would likely result in an increase in rents over time.

**Options:**

1. Direct staff to bring a program proposal similar to Portland's model to a future General Government meeting.
2. Direct staff to bring a program proposal funded similarly to the Corvallis program back to a future General Government meeting.
3. Take other action.

**Financial Impact:**

None at this time. This briefing will include discussion of a fee-based funding model (Corvallis), and a model that requires landlords to pay relocation expenses directly to tenants (Portland).

**Attachments:**

Portland Program Page  
Corvallis Program Page  
Zillow Market Report



# Portland Housing Bureau

Solving the unmet housing needs of the people of Portland.



## Mandatory Renter Relocation Assistance

The Portland City Council mandates that renters in Portland who are served a no-cause eviction or any of the following triggering events must be paid Relocation Assistance by their landlord.

Specifically, those events are:

- ▶ a no-cause eviction, *or*
- ▶ a qualified landlord reason for termination, *or*
- ▶ a rent increase of 10 percent or higher over a 12-month period, *or*
- ▶ a substantial change in the lease terms, *or*
- ▶ if the renter receives no option to renew their lease.

Tenants must receive a written notice for any of these events at least 90 days\* prior to the effective date, including:

- ▶ a description of their rights and obligations, and
- ▶ the amount of Relocation Assistance they are eligible to receive.

### Assistance Amounts

Rental Size	Amount
Studio or Single Room Occupancy (SRO)	\$2,900
1-Bedroom	\$3,300
2-Bedroom	\$4,200

3-Bedroom or larger

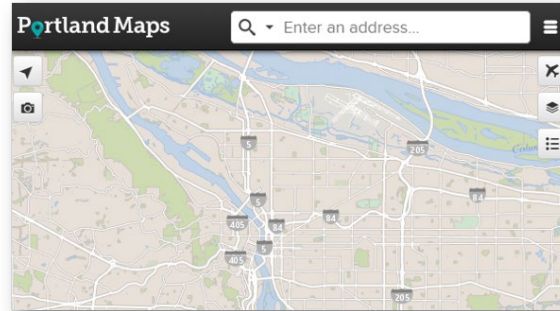
\$4,500

**Mandatory Renter Relocation Assistance applies to:**

Rental units within Portland city limits, whether they are managed by an owner, a sublessor, or property management company, and have either month-to-month rental agreements or fixed-term tenancies, such as 6-month or 1-year leases.

Check if your property is within Portland city limits on [PortlandMaps](#).

[Click here for details.](#)

**Relocation Assistance Exemption**

Please review the [Administrative Rules](#) carefully before applying for an exemption from paying Relocation Assistance.

**The following circumstances are strictly the only situations that may be exempt from paying Relocation Assistance:**

1. Rental agreement for week-to-week tenancies
2. Tenants that occupy the same dwelling unit as the landlord
3. Tenants that occupy one dwelling unit in a Duplex where the Landlord's principal residence is the second Dwelling Unit in the same Duplex
4. Tenants that occupy an Accessory Dwelling Unit that is subject to the Act in the City of Portland so long as the owner of the Accessory Dwelling Unit lives on the site
5. A Landlord who temporarily rents out their principal residence during an absence of not more than 3 years
6. A Landlord who temporarily rents out their principal residence during the Landlord's absence due to active duty military service
7. A Dwelling Unit where the Landlord is terminating the Rental Agreement in order for an Immediate Family member to occupy the Dwelling Unit
8. A Dwelling Unit regulated or certified as affordable housing by federal, state or local government is exempt from paying Relocation Assistance for a Rent increase of 10 percent or more within a rolling 12-month period:
  - a. so long as such increase does not increase a Tenant's portion of the Rent payment by 10 percent or more within a rolling 12-month period; or
  - b. in Lease Agreements where the Rent or eligibility is periodically calculated based on the Tenant's income or other program eligibility requirements and a Rent increase is necessary due to program eligibility requirements or a change in the Tenant's income.

This exemption by Subsection 30.01.085 I.8. does not apply to private market-rate Dwelling Units with a Tenant who is the recipient of a federal, state, or local government voucher;

This exemption by Subsection 30.01.085 I.8. applies to Rent increases and does not apply to Termination Notices;

9. A Dwelling Unit subject to the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970
10. A Dwelling Unit rendered immediately uninhabitable not due to the action or inaction of a Landlord or Tenant
11. A Dwelling Unit rented for less than 6 months with appropriate verification of the submission of a demolition permit prior to the Tenant renting the unit
12. A Dwelling Unit where the Landlord has provided a Fixed Term Tenancy and notified the Tenant prior to occupancy, of the Landlord's intent to sell or permanently convert the Dwelling Unit to a use other than as a Dwelling Unit subject to the Act.

**Eligibility criteria apply to each exemption:**

As provided in [PCC 30.01.085](#) and the [Ordinance](#), the Director of the Portland Housing Bureau is authorized to adopt administrative rules to carry out and administer the provisions of this Section 30.01.085. These [Administrative Rules](#) describe the specific eligibility criteria under which each exemption from paying Relocation Assistance can be acknowledged.

**A Landlord is only exempt from paying mandatory Relocation Assistance if the Landlord meets the following requirements:**

1. meets the criteria for an exemption listed in administrative rules;
2. file the required Relocation Exemption Application ("REA") form with the Portland Housing Bureau ("PHB")
3. receive an acknowledgment letter from PHB (the "Acknowledgement Letter")
4. Provides a copy of the exemption Acknowledgement Letter to the Tenant prior to:
  - a. Issuing an Increase Notice;
  - b. Issuing a Termination Notice;
  - c. Declining to renew or replace an expiring Rental Agreement;
  - d. Issuing a Qualifying Landlord Reason for termination; or
  - e. Declining to renew or replace an expiring Rental Agreement on substantially the same terms except for the amount of Rent or Associated Housing Costs.

**A Landlord that fails to comply with any of the requirements set forth in [Section 30.01.085](#) shall be liable to the Tenant for an amount up to 3 times the monthly rent as well as actual damages, Relocation Assistance, reasonable attorney fees and costs.**

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## [General Information >](#)

- ▶ [Ordinance and City Code >](#)
- ▶ [Administrative Rules >](#)
- ▶ [Documentation Guidance >](#)
- ▶ [Verify eligible properties on PortlandMaps >](#)
- ▶ [Archives >](#)

## [Frequently Asked Questions >](#)

- ▶ [1. Who is eligible to receive Relocation Assistance? >](#)
- ▶ [2. How much is a Relocation Assistance payment? >](#)
- ▶ [3. What is the Timeline for Payment? >](#)
- ▶ [4. How does a Landlord claim an exemption from paying Relocation Assistance? >](#)
- ▶ [5. What Should a Landlord or Tenant do if They are Uncertain of how the Relocation Assistance Ordinance Applies to Their Situation? >](#)

## [Apply for Relocation Exemption >](#)

- ▶ [Relocation Exemption Application - Webform >](#)
- ▶ [Relocation Exemption Application Form >](#)

## [Notify PHB of a Relocation Payment >](#)

- ▶ [Notice of Relocation Payment - Webform >](#)
- ▶ [Notice of Relocation Payment Form >](#)

## [Public Comment on Relocation Rules >](#)

- ▶ [Draft Permanent Administrative Rule: Mandatory Relocation Assistance Exemption Eligibility and Approval Process >](#)
- ▶ [Tracked Administrative Rule Changes: Mandatory Relocation Assistance Exemption Eligibility and Approval Process >](#)
- ▶ [Notice of Rights and Responsibilities Form 30.01.085-2019 >](#)

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## COMMUNITY DEVELOPMENT

# Rental Housing Program

The Rental Housing Program (RHP):

- **Assists** by helping community members navigate rental information to find the help they need
- **Educates**, through partnerships and outreach, to increase knowledge about fair housing regulations, Landlord/Tenant law, and the Corvallis Livability Code. The RHP periodically conducts fair housing testing for potential violations of the Fair Housing Act.
- **Informs** by collecting data to help improve our understanding of the local rental housing trends



The program is funded by an annual fee that increases by \$1 every *odd* year. In 2019 -2020, the annual fee is \$15 per rental unit.

[Landlord Resources](#)

[Tenant Resources](#)

[Common Issues](#)

## Fair Housing

### Upcoming Events

[Tunison Neighborhood Annual Day of Service](#) 09/23/2019 - 9:00am

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[Imagine Corvallis Action Network](#) 09/23/2019 - 5:00pm | Madison Avenue Meeting Room

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[Mixed Use Departmental Advisory Committee](#) 09/25/2019 - 5:00pm | Downtown Fire Station: Council Chambers

[View the Community Development Calendar](#)

### Contact Information

#### Housing & Neighborhood Services

541-766-6944

[housing@corvallisoregon.gov](mailto:housing@corvallisoregon.gov)

#### Housing and Neighborhood Services Division Manager

[Kent Weiss](#)

541-766-6555

[Kent.Weiss@CorvallisOregon.gov](mailto:Kent.Weiss@CorvallisOregon.gov)

#### Code Compliance Supervisor

[Todd Easton](#)

541-766-6545

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#### Office Hours

8:00 AM to 5:00 PM -- M-F

#### Visitor Parking

Free 2-hour visitor parking is available in lot west of City Hall

#### Address

501 SW Madison Ave.





Corvallis, OR 97333

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501 SW Madison Ave | Corvallis, OR 97333 | (541) 766-6900

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 Select Language 

**JULY 2019**

**Olympia Metro**

**National Rents**

Current: \$1,592  
 Monthly Change: 0.5%  
 Annual Change: 1.9%

**Olympia Metro Rents**

Current: \$1,585  
 Monthly Change: 0.9%  
 Annual Change: 2%

**Breakeven Horizon**

2.1 years

**Major Cities - Rents**

**Olympia**

Current: \$1,619  
 Monthly Change: 1.1%  
 Annual Change: -0.7%  
 Breakeven Horizon: 2.2 years

**Lacey**

Current: \$1,598  
 Monthly Change: 0.6%  
 Annual Change: 2.3%  
 Breakeven Horizon: 2 years

**Yelm**

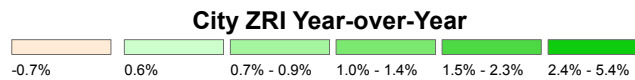
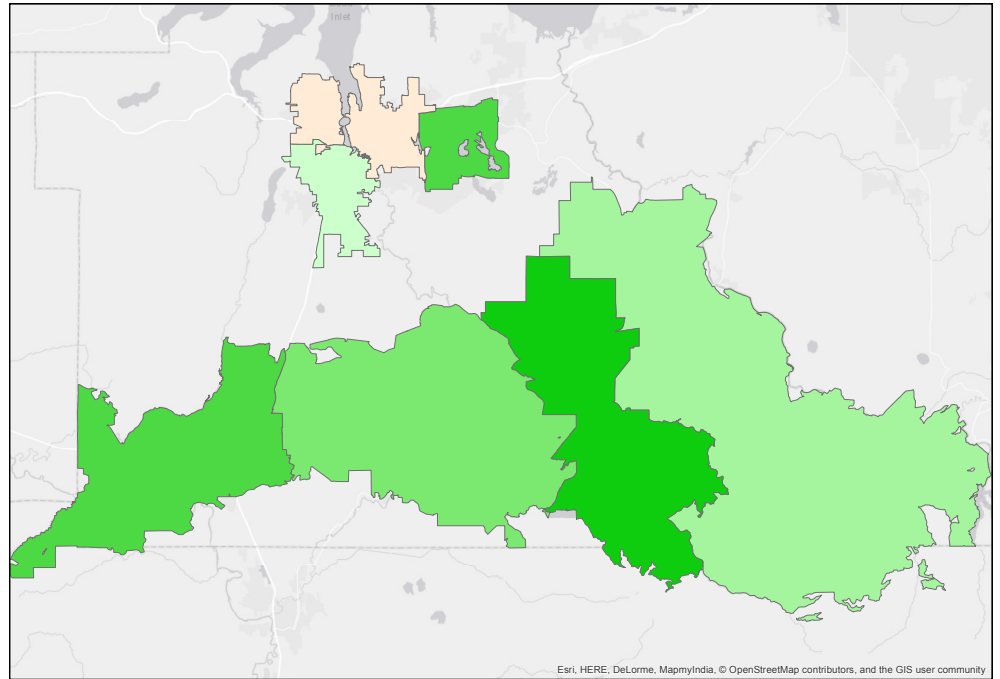
Current: \$1,469  
 Monthly Change: 0.9%  
 Annual Change: 0.9%  
 Breakeven Horizon: 1.7 years

**Tumwater**

Current: \$1,613  
 Monthly Change: 1.4%  
 Annual Change: 0.6%  
 Breakeven Horizon: 2.1 years

**Rochester**

Current: \$1,581  
 Monthly Change: 0%  
 Annual Change: 2.1%  
 Breakeven Horizon: 2.1 years



**Metro Cities: Top/Bottom by Annual Rent Appreciation**

**Top:**

Rainier 5.4%  
 Lacey 2.3%  
 Bucoda 2.2%  
 Rochester 2.1%  
 Tenino 1.4%

**Bottom:**

Olympia -0.7%  
 Tumwater 0.6%  
 Yelm 0.9%  
 Tenino 1.4%  
 Rochester 2.1%

**Metro Neighborhoods: Top/Bottom by Annual Rent Appreciation**

**Top:**

East Bay Drive 8.6%  
 West Bay Drive 8.1%  
 Governor Stevens 7.2%  
 North East 4.9%  
 Cain Road 4.3%

**Bottom:**

Bigelow -1.3%  
 Upper Eastside -1%  
 Northwest -0.9%  
 Downtown -0.6%  
 South Westside 0.3%

**How do we measure rents?** To track rents, we use the Zillow Rent Index (ZRI). The ZRI is the midpoint of estimated rents in a given region. Half the estimated rental prices are above this number and half are below.

**What is the Breakeven Horizon?** The Breakeven Horizon is the number of years you must live in a home before owning the same home becomes more financially advantageous than renting the home. For example, if 'City X' had a Breakeven Horizon of 5.5 years, it is financially better for you to rent in 'City X' unless you plan on living there for more than 5.5 years.

## Largest Cities Covered by Zillow

	Breakeven Horizon (yrs)	Rents (ZRI) All Homes (\$)	Rents (ZRI) YoY (%)	Median rent list price (\$)	Rent estimate/sq. ft. (\$)
Bucoda		1,487	2.2		
Lacey	2	1,598	2.3	1,850	
Olympia	2.2	1,619	-0.7	1,800	
Rainier	1.8	1,575	5.4		
Rochester	2.1	1,581	2.1		
Tenino	2	1,611	1.4		
Tumwater	2.1	1,613	0.6		
Yelm	1.7	1,469	0.9		

	Breakeven Horizon (yrs)	Rents (ZRI) All Homes (\$)	Rents (ZRI) YoY (%)	Median rent list price (\$)	Rent estimate/sq. ft. (\$)
Niantic	6.7	1,379	1.2		
Noank	12.3	1,596	-0.6		
North Stonington	3.9	1,230	-4.7		
Norwich	2.8	1,181	1.1	1,400	
Old Lyme		1,462	0.9		
Old Mystic	3.3	1,270	-4.7		
Poquonock Bridge		1,235	-1.5		
Preston		1,165	0.3		
Salem	5.3	1,209	3.7		
Sprague	3.6	1,241	1.7		
Stonington	12.1	1,378	-3.5	1,800	
Waterford		1,323	-1.6		

## Largest Neighborhoods Covered by Zillow

	Breakeven Horizon (yrs)	Rents (ZRI) All Homes (\$)	Rents (ZRI) YoY (%)	Median rent list price (\$)	Rent estimate/sq. ft. (\$)
Bigelow		1,700	-1.3		
Bigelow Highlands		1,607	0.5		
Burbank		1,783	1.8		
Cain Road	2.3	1,926	4.3		
Carlyon		1,716	2.6		
Downtown		1,401	-0.6		
East Bay Drive		2,117	8.6		
Eastside	2.1	1,627	0.6		
Fain Park		1,659	1.8		
Goldcrest		1,801	1.3		

	Breakeven Horizon (yrs)	Rents (ZRI) All Homes (\$)	Rents (ZRI) YoY (%)	Median rent list price (\$)	Rent estimate/sq. ft. (\$)
Governor Stevens		1,988	7.2		
Indian Creek		1,745	2.5		
North East	2.1	1,675	4.9		
Northwest	2.1	1,555	-0.9		
South Captol	2.4	2,083	0.8		
South Westside	2.1	1,590	0.3		
Upper Eastside		1,550	-1		
Wellington West		1,880	3.5		
West Bay Drive		1,941	8.1		
Wildwood		1,778	1.9		

\*Top cities and neighborhoods by size within the metro are listed. Additional counties, cities, neighborhoods and zip codes may be available online at [www.zillow.com/research/data](http://www.zillow.com/research/data) or by emailing [press@zillow.com](mailto:press@zillow.com)

## Zillow Research:

Zillow® is the leading real estate and rental marketplace dedicated to empowering consumers with data, inspiration and knowledge around the place they call home, and connecting them with the best local professionals who can help. In addition, Zillow operates an industry-leading economics and analytics bureau led by Zillow's Chief Economist Dr. Svenja Gudell. Dr. Gudell and her team of economists and data analysts produce extensive housing data and research covering more than 450 markets at Zillow Real Estate Research. Zillow also sponsors the quarterly Zillow Home Price Expectations Survey, which asks more than 100 leading economists, real estate experts and investment and market strategists to predict the path of the Zillow Home Value Index over the next five years. Zillow also sponsors the bi-annual Zillow Housing Confidence Index (ZHCI) which measures consumer confidence in local housing markets, both currently and over time. Launched in 2006, Zillow is owned and operated by Zillow Group (NASDAQ: Z), and headquartered in Seattle.



## General Government Committee

### Arts Commission Work Plan and Municipal Art Plan Status Report

**Agenda Date:** 9/25/2019  
**Agenda Item Number:** 6.D  
**File Number:** 19-0842

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**Type:** information **Version:** 1 **Status:** In Committee

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#### **Title**

Arts Commission Work Plan and Municipal Art Plan Status Report

#### **Recommended Action**

##### **Committee Recommendation:**

Not referred to a committee.

##### **City Manager Recommendation:**

Receive a status report on the Arts Commission work plan. Briefing only; No action requested.

#### **Report**

##### **Issue:**

Receive a briefing on the Arts Commission work plan progress to date.

##### **Staff Contact:**

Stephanie Johnson, Arts Program Manager, Parks, Arts & Recreation, 360.709.2678

##### **Presenter(s):**

Tim Grisham, Chair, Olympia Arts Commission  
Stephanie Johnson, OPARD

##### **Background and Analysis:**

City Council approved the Arts Commission Work Plan and Municipal Art Plan on April 16, 2019. Please see attached Arts Commission Work Plan for 5-month status in far right column.

##### **Neighborhood/Community Interests (if known):**

Community input sought in a majority of Arts Commission programs.

##### **Options:**

NA

##### **Financial Impact:**

Municipal Art Plan attached.

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**Type:** information **Version:** 1 **Status:** In Committee

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**Attachments:**

2019 Arts Commission Work Plan with status to date  
2019 Municipal Art Plan

# ARTS COMMISSION - 2019 Work Plan

*During 2019, the Arts Commission will hold full meetings on the second Thursday of each month. In addition to full committee meetings, project-specific subcommittees may meet the hour before each Commission meeting.*

## Section 1 - 2019 Policy and Program Recommendations to City Council

Consistent with past practice, committee recommendations are forwarded to the full Council as part of the report for relevant Council agenda items, often as an attached memo authored by the Chair or committee and/or an oral report by the Chair at a Council meeting. Staff estimates that there is sufficient professional and administrative staff time to accomplish the policy recommendation staff support to the committee in 2019.

*Professional staff liaison for the Arts Commission is Stephanie Johnson.*

Estimated Percent of Overall Committee Effort: 26%

Title Description	Committee Lead & Commitment	Staff Commitment	Schedule	Budget Implications	5 Month Check-In
	<i>Committee hours, not individuals.</i>	<i>Hours reflect working with the committee, not total project staff time.</i>	<i>Estimated completion.</i>		
<b>1.1 2019 Municipal Art Plan to City Council</b>  <b>Description:</b> As part of the 2019 Work Plan process, recommend plan for 2019 dollar per capita funds and any potential capital projects where 1% funds might apply. <b>Deliverable:</b> Recommend 2019 Municipal Art Plan to City Council, along with 2019 Work Plan.	3 hours	3 hours	March	Municipal Art Fund	Complete

<p><b>1.2 Commission Retreat/Work Session</b></p> <p><b>Description:</b> Spring retreat to orient new Commissioners, fall session to discuss new work plan.  <b>Deliverable:</b> Complete the retreats</p>	8 hours	8 hours	May and October	None	Spring complete  Fall scheduled for October 10
<p><b>1.3 Support the Downtown Strategy</b></p> <p><b>Description:</b> Support efforts to include arts and artists in the downtown strategy area.  <b>Deliverable:</b> Facilitate communication with the art community, local business, and the City.</p>	4 hours	4 hours	Ongoing	None	Ongoing
<p><b>1.4 Integrate arts into City Recreation youth camps</b></p> <p><b>Description:</b> Explore ways to add arts components to existing youth programming.  <b>Deliverable:</b> Increased opportunity for youth arts education.</p>	1-4 hours	4 hours	December	TBD	Work group held initial meeting.
<p><b>1.5 City Artist-in-Residence program</b></p> <p><b>Description:</b> Explore an artist in residency program to encourage participation in the visual arts.  <b>Deliverable:</b> Increased participation in the visual arts.</p>	1-4 hours	4 hours	December	TBD	Work group held initial meeting.

## SECTION 2.

### 2019 Arts Program Support

Arts Commission members provide valuable volunteer assistance to accomplish the City’s annual arts program. Also, as programs are implemented and administrative procedures developed, staff often consults with Commissioners for their input and perspective. Input from the Commission is considered by staff in implementing the program or policy.

Unless noted under “Budget Implications,” there is sufficient staff time/resource available in 2019 to accomplish or advance these items.

Estimated Percent of Overall Committee Effort: 58%

<i>Title Description</i>	<b>Committee Lead and Commitment</b>	<b>Staff Commitment</b>	<b>Schedule</b>	<b>Budget Implications</b>	<b>6 Month Check-In</b>
	<i>Committee hours, not individuals.</i>	<i>Hours reflect working with the committee, not total project staff time.</i>	<i>Estimated completion.</i>		
<b>2.1 Arts Walk 58 &amp; 59</b>  <b>Description:</b> Provide ongoing input on policies, procedures, and marketing. Assist with map distribution. <b>Deliverable:</b> Engage artists and downtown community.	5 hours	5 hours	April 26 & 27  October 4 & 5  November: Poster Jury	None	58 complete  59 imminent
<b>2.2 Music Out Loud</b>  <b>Description:</b> Honoring past musicians and celebrating today’s music, this project pairs sidewalk mosaics in downtown Olympia with a summer series of music performances. <b>Deliverable:</b> Summer 2019 performances.	6 hours	6 hours	July, August September	Municipal Art Fund - \$2,970	Complete



<p><b>2.3 Public Art Assessment</b></p> <p><b>Description:</b> Based on developed process for assessing City public art, periodically review the public art collection for vandalism, cleanliness and repair.</p> <p><b>Deliverable:</b> Assist staff in determining what artworks require repair, removal or conservation efforts.</p>	2 hours	2 hours	April	Repairs from Public Art Maintenance Fund	Complete
<p><b>2.4 Arts &amp; Heritage Day at the Capitol</b></p> <p><b>Description:</b> Participate in Arts &amp; Heritage Day at the Capitol.</p> <p><b>Deliverable:</b> Set meetings and invite constituents of the 20th, 22nd, and 35th districts - participate in the day's events.</p>	4-6 hours	4-6 hours	February 6, 2019	None	Complete
<p><b>2.5 Traffic Box Mural Wrap Public Art Project</b></p> <p><b>Description:</b> Working in partnership with Public Works, 10 transit boxes across the city will be wrapped with artwork by local artists of all ages, printed on vinyl. Designs will be made available for online voting.</p> <p><b>Deliverable</b> Project completion.</p>	2 hours	2 hours	August	Municipal Art Fund - \$13,000	Wraps to be installed by fall, 2019
<p><b>2.6 Percival Plinth Project</b></p> <p><b>Description:</b> Annual exhibition of sculpture on Percival Landing, as well as long-range vision for permanent installation of People's Choice purchases.</p> <p><b>Deliverable:</b> Program plinths for art exhibitions.</p>	4 hours	4 hours	June/July	Municipal Art Fund - \$26,000	Complete, People's Prize winner chosen

<p><b>2.7 Poet Laureate</b></p> <p><b>Description:</b> Assist as needed to support program.  <b>Deliverable:</b> Poet Laureate program is supported and successful.</p>	6 hours	6 hours	Ongoing	Municipal Art Fund - \$1,500	Ongoing
<p><b>2.8 Implementation of Temporary Display of Art at City Hall &amp; Programming</b></p> <p><b>Description:</b> Conduct rotating exhibitions and concurrent presentations at City Hall.  <b>Deliverable:</b> Placement of temporary art in City Hall.</p>	6 hours	6 hours	Ongoing	Municipal Art Fund - \$1,200	First exhibition complete. Recommendation for next two installments completed 9/12.
<p><b>2.9 Olympia Art Crossings</b></p> <p><b>Description:</b> In coordination with the Planning Commission, support first Art Crossings project.  <b>Deliverable:</b> Arts Crossings Call for Art and first project completed.</p>	10 hours	10 hours	Ongoing	Municipal Art Fund - \$75,000	West Bay Drive project in fabrication. Eastside Street project beginning.
<p><b>2.10 Community Canvas: Celebrating 30 Years of Public Art</b></p> <p><b>Description:</b> Partner with the Washington Center for the Performing Arts (WCPA) and other community arts organizations to showcase the work of the City's Arts Program through an exhibition during Arts Walk.  <b>Deliverable:</b> Plan for a month-long arts exhibition at WCPA in April 2019.</p>	4 hours	4 hours	April 6, 6pm opening	Municipal Art Fund - \$1,000	Complete

<b>2.11 Grants to Arts and Culture Organizations</b>  <b>Description:</b> Continue program  <b>Deliverable:</b> Provide equitable access to the arts for all Olympians.	8 hours	8 hours	December	Municipal Art Fund - \$20,000	2019 ends December. 2020 application out end of September.
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**SECTION 3.**

**2019 ArCH Support**

The Olympia Arts Commission works to support the City’s efforts to strengthen the Arts, Cultures and Heritage (ArCH) components of our community. Unless noted under “Budget Implications,” there is sufficient staff time/resource available in 2019 to accomplish or advance these items.

Estimated Percent of Overall Committee Effort: 16%

<i>Title Description</i>	<b>Committee Lead and Commitment</b>	<b>Staff Commitment</b>	<b>Schedule</b>	<b>Budget Implications</b>	<b>6 Month Check-In</b>
	<i>Committee hours, not individuals.</i>	<i>Hours reflect working with the committee, not total project staff time.</i>	<i>Estimated completion.</i>		
<b>3.1 Apply for Creative District Designation</b>  <b>Description:</b> Support application for Creative District designation with ArtsWA in the first quarter of 2019. <b>Deliverable:</b> Complete application.	4 hours	4 hours	April	TBD	Complete

<p><b>3.2 Create ad-hoc committee of the Arts Commission, Heritage Commission (OHC) and Economic Development representative, to align efforts under ArCH.</b></p> <p><b>Description:</b> Move forward as a group on recommendations set forward in the ArCH profile.  <b>Deliverable:</b> ArCH Summit 2020 to kick-off City ArCH implementation.</p>	8 hours	8 hours	Ongoing	None	Committee organized, meetings ongoing.
<p><b>3.3 Humanities Speaker Series</b></p> <p><b>Description:</b> Work cooperatively with the OHC to create a public forum for exploring relevant and timely topics in the humanities, heritage and the arts, through events featuring selected guest speakers.  <b>Deliverable:</b> 2 speakers</p>	4 hours	4 hours	September	Municipal Art Fund - \$2,500	To be initiated.

# A Five-Year Municipal Art Plan for the City of Olympia

## Introduction: Mission and Goals of the Olympia Arts Commission

1. The Municipal Art Plan: What and Why
2. Planning for Public Art
3. Project List for 2019
4. Planning Context
5. Other Activities
6. Summary Spreadsheet



# **The mission of the Olympia Arts Commission is to help enrich the lives of the people of the region by making visual, performing and literary arts vital elements in the life of our community.**

The Commission’s purpose is to promote and encourage public programs to further development, public awareness, and interest in fine and performing arts and cultural heritage, and to advise City Council in connection with these. The Olympia Arts Commission (OAC) was created to provide expertise regarding the visual and performing arts and cultural heritage, and to reach out within and beyond the community to expand artistic and cultural programs and services for the citizens of Olympia. (Olympia Municipal Code (OMC) 2.100.100, 2.100.110)

Supported by City staff, the OAC pursues this mission through a public art program that includes programming and events, services, outreach, education and networking, and the purchase, placement and maintenance of works of art in the community.

## **1. Municipal Art Plan (MAP): What and Why**

The MAP is the annual budget and spending plan for the Municipal Art Fund, and it provides direction and accountability for the use of public resources in support of the arts.

City Ordinance calls for the OAC to “prepare and recommend to the City Council for approval a plan and guidelines to carry out the City’s art program,” (OMC 2.100.140) and notes that a municipal arts plan should prescribe the projects to be funded from the municipal arts fund. “*Municipal Arts Plan* means a plan outlining the City expenditures of designated funds for public art projects for a one-year period.” (OMC 2.100.160)

Olympia’s public art programs and purchases are funded through two sources: a \$1 per capita allocation from the City’s General Fund that was initiated in 1990, and a 1% for Art set-aside for City construction projects over \$500,000 in value. Funds from these sources are deposited in a Municipal Arts Fund (MAF). The MAP establishes budgets for new public art projects undertaken by the City, whether in conjunction with new capital projects or independent of them. Projects range from small (less than \$15k) to major (over \$50k) installations involving design teams, and may include visual, literary and performing arts.

## **2. Planning for Public Art**

The OAC develops an Annual Work Plan that details program initiatives and activities of the City’s art program to promote the work of local artists and the arts within our community, and for the purchase of public art (including paid performances) to enhance and enliven the community. These public art purchases are the focus of the MAP.

To develop funding projections for the MAP and budgets for individual projects, City staff reviews the Capital Facility Plan to identify projects that trigger the 1% for Art set-aside. These projects and their locations, impacts, and estimated public art budgets are initially reviewed by the Art in Public Places Committee (APP) of the OAC, and then considered by the full Commission. The Commission generates a complete project list that includes planned capital-funded purchases as well as other projects identified in the Commission’s Annual Work Plan.

This project list forms the core of the Municipal Art Plan, which the Commission then recommends to City Council for approval.

In developing plans for public art projects, a number of conditions and values are considered to determine the best use of available resources for the benefit of the arts and the community. As a starting point, capital project-generated funds are considered for art projects at or near the site of the construction to enhance the public improvement, or to mitigate for the impact of the improvements.

The funding for art generated by small capital projects is often too small to be very effective. In these cases, funds from multiple projects may be combined, or \$1 per capita funds added when available, to create a viable public art project budget. Balancing opportunities for multiple small projects versus fewer, more significant projects is an important planning consideration. Combining funds can bring a significant installation of public art to a capital improvement project that is too small to generate funds on its own, but which may be desirable because of location or community access. In selecting projects, programs and works of art, the OAC will consider how proposals accomplish the following:

- **Contribute to broad distribution of public art throughout Olympia.**  
Commissioners will consider the relative representation of art among City neighborhoods, and seek to distribute public art broadly throughout the community.
- **Provide for diverse forms of art within the public collection.**  
A wide range of style, media, subjects and viewpoints will offer perspective and interest for everyone.
- **Bring new ideas, innovation, or thinking to the community.** Encourage community conversation with focus on broader art experiences and culture and heritage focus.
- **Achieve a balanced City collection that includes a strong local base but also has regional and national reach.**
- **Ensure artwork is maintainable and safe.**
- **Ensure artwork is well-suited to chosen site or venue.**

### 3. Project List for 2019

The following slate of projects is diverse in arts disciplines and are located throughout Olympia. These investments in the arts support current and future endeavors, care for the collection we have and offer opportunity for local and regional artists, from youth through professional, to benefit the community and shared built environment. Together, this slate of initiatives will contribute to the creative and cultural arts in Olympia in the following ways:

- Expanding a diversity of the arts deeper into our neighborhoods and beyond the downtown core,
- Investing in the future of the arts and artists in our community, and showcasing their talent,
- Continuing with successful programs that are embraced by the community.

Park Utility Box Wrap -\$13,000 – For a special Parks version of the popular Traffic Box Wrap project, up to 10 utility boxes in Olympia parks will be wrapped with artwork by local artists of all ages and printed on vinyl. As vinyl is expected to last up to 3 years, wraps may be replaced in following years, depending on project evaluation. This project is intended to provide opportunities for youth and emerging artists.

Music Out Loud – Performance - \$2,970 - Funds to be used for three performances per three sites (9 performances total) during the summer months, in association with the ODA's Third Thursday event.

Percival Plinth Project – \$26,000– This ongoing project hosts loaned sculpture (up to 17) for an exhibition of one year along Percival Landing. During the month of July, the public is invited to vote for the sculpture they wish for the City to purchase.

Olympia Art Crossings - \$75,000– Sited at key "gateway" locations surrounding the downtown, creative works of art that reflect community and neighborhood character to mark passage between downtown and our neighborhoods. West Bay Drive is the initial location.

City Hall Rotating Exhibit Support - \$1,200 - Install display infrastructure (exhibition stands and picture rails) preparatory and curatorial services, to support rotating exhibits of visual art and cultural artifacts for public interest and enjoyment, inside City Hall. Exhibits will be supported by concurrent presentations open to the public.

Poet Laureate - \$1,500– Biennial Poet Laureate program, to promote poetry as an art form, expand access to the literary arts, connect the community to poetry, and promote poetry as a community voice that contributes to a sense of place. Funds cover an annual honoraria and small fund for materials and supplies.

Arts and Culture Organizations Granting Program - \$20,000– The Arts Commission will kick-off the inaugural year of Grants to Arts Organizations.

Washington Center Exhibition Community Canvas: 30 Years of Public Art in Olympia - \$1,000– Exhibit to explore the connections between art and people ranging from creative experiences like Arts Walk to works that are part of Olympia's public art collection. See the history and future of creative community building through the arts.

Speaker Series - \$2,500 - Work cooperatively with the Olympia Heritage Commission to create a public forum for exploring relevant and timely topics in the humanities, heritage and the arts, through events (up to 2) featuring selected guest speakers.

#### **4. Planning Context**

Beginning in 2015 the OAC adopted a five-year budget planning horizon to allow a longer look ahead, facilitating planning for prospective capital projects that will be phased over several years, and for ongoing costs associated with others.

Taken together with the efforts described in the 2019 Work Plan, this 2019 budget and MAP reflect a continuing effort to build supportive social and practical infrastructure for the arts and artists in Olympia, supporting the creative energy that the arts bring to our community. The evolving overarching framework for art, culture and history (ArCH) in Olympia has been identified, and 2019 will see the organizational underpinnings beginning to form. Grants to Arts Organizations projects and the first Olympia Arts Crossing effort will unfold over the course of the year, informing both processes as we plan for the future.

The balance of 2019 projects reflect this Commission's goal to continue with programs that have shown strong popular support and public engagement, including Arts Walk, the Plinth Project, and Traffic Box Wraps.



Additionally, an invitational model will be explored for temporary exhibitions at City Hall, as well as as Humanities Speakers Series.

### 5. Other Activities

Maintenance and conservation efforts are necessary to preserve the integrity of the City’s collection for the benefit of the community. Funding for conservation and maintenance is provided from interest drawn on the MAF. Commissioners visit each piece in the collection on a yearly basis, both to get to know the collection and to flag issues for staff review. Interest earned on the MAF will continue to provide a fund source for needed treatment and conservation care. 2017 was the first year to engage a .25 parks seasonal staff person for annual public art cleaning/maintenance.

### 6. Budget Summary & 5-Year Prospective

<b>FIVE YEAR MUNICIPAL ART PLAN</b>							
	<b>2018 Actual</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>Total</b>
<b>Projected Revenue</b>							
Available balance	408,750	418,526	327,356	236,186	144,016	129,346	1,983,234
\$1 per capita	52,000	52,000	52,000	52,000	52,000	52,000	362,000
Capital projects 1% for art (received)							187,141
<b>Revenue Total</b>	<b>460,750</b>	<b>470,526</b>	<b>379,356</b>	<b>288,186</b>	<b>196,016</b>	<b>181,346</b>	<b>2,532,375</b>
<b>Projects</b>							
Traffic Box Wrap	13,000	13,000	13,000	13,000	13,000	13,000	81,615
Music Out Loud - Artwork							68,500
Music Out Loud - Performance	2,860	2,970	2,970	2,970	2,970	2,970	17,710
Percival Plinth Project	24,725	26,000	27,000	28,000	28,000	28,000	185,955
Olympia Art Crossings		75,000	75,000	75,000			275,000
City Hall Rotating Exhibit Support		1,200	1,200	1,200	1,200	1,200	6,100
Poet Laureate (biennial)	1,639	1,500	1,500	1,500	1,500	1,500	10,139
Washington Center Exhibition		1,000					1,000
Grants to Arts and Culture Organizations		20,000	20,000	20,000	20,000	20,000	100,000
Downtown Pedestrian improvements							
Speaker Series		2,500	2,500	2,500	2,500	2,500	12,500
<b>Expense Totals</b>	<b>42,224</b>	<b>143,170</b>	<b>143,170</b>	<b>144,170</b>	<b>66,670</b>	<b>66,670</b>	<b>746,019</b>
<b>Remaining Balance</b>	<b>418,526</b>	<b>327,356</b>	<b>236,186</b>	<b>144,016</b>	<b>129,346</b>	<b>114,676</b>	<b>1,786,356</b>