



Congress of the United States  
House of Representatives  
Washington, DC 20515-0906

June 18, 2024

The Honorable Adrienne Todman  
U.S. Department of Housing and Urban Development  
Acting Secretary  
451 7<sup>th</sup> Street SW  
Washington, DC 20410

Dear Acting Secretary Todman,

I am writing in support of the City of Olympia's application to the U.S. Housing and Urban Development (HUD) Preservation and Reinvestment Initiative for Community Enhancement (PRICE).

An increasing number of communities in my district are facing challenges in finding affordable housing. According to a 2022 report conducted by the United Way of Thurston County, it was estimated that over 30% of Thurston County households were either below the Federal Poverty Level or unable to afford basic goods in their community. Thurston County's 2024 homeless census also estimated over 850 people were sleeping unsheltered countywide, compared to the 400 nightly beds available. The lack of affordable housing continues to be impacted by continuing community growth and the challenges of the increasing demand for housing. Thurston County is expected to grow to more than 383,500 people by 2045, leading to an estimated 54,000 new housing units that must be added to accommodate that growth.

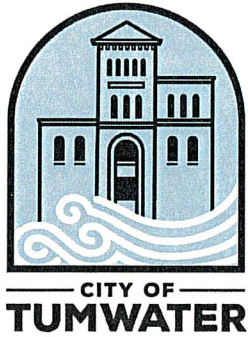
To address this housing challenge, Olympia's proposal, *The Woodard Creek Manufactured Community Project*, will use the PRICE grant to redevelop the land and create a manufactured home community. Grant funding will be used to provide housing for 50 low-income households and place unhoused individuals in permanent supportive housing.

The City has designated over \$5.2 million for the project and partnered with the Northwest Cooperative Development Center to operate the resident-owned cooperative manufactured home community. When the PRICE grant is secured, Olympia will apply for an additional \$1.8 million through a Section 108 Community Development Block Grant loan, with a total financial commitment of \$7,240,000.

With a severe housing shortage in the South Sound and a variety of housing types needed to support current and future residents. The City of Olympia's proposal displays the commitment to investing valuable resources to address its local housing crisis. As you review applications for the PRICE grant program, I urge your fair and full consideration of the City's submission.

A handwritten signature in black ink, appearing to read 'Marilyn Strickland'.

Marilyn Strickland  
Member of Congress



May 21, 2024

Acting Secretary Adrienne Todman  
U.S. Department of Housing and Urban Development  
451 7th Street, S.W.  
Washington, DC 20410

Dear Acting Secretary Todman:

The City of Tumwater supports the City of Olympia's PRICE application for its Woodard Creek project. The project will acquire property and develop a new resident-owned manufactured home community. We urge the Department of Housing and Urban Development to fully fund the proposed project as it will benefit the entire Thurston County region and provide affordable homeownership opportunities for 50 low- and moderate-income households in our community.

Based on data from the Washington State Department of Commerce, the Thurston County region needs to create 54,356 new units of housing by the year 2045 to accommodate our expected growth. Of these new units, 16,701 need to be affordable for households making between 30 and 80 percent of area median income (AMI). The new units of affordable housing that will be created under the City of Olympia's proposal will be a small but critical contribution to meeting this need.

The project, by creating a resident owned community, will also help build generational wealth for households that often are unable to afford homeownership. The benefit will extend for the long-term as the project will create a revolving loan fund to ensure that future homeowners in the community will come from households in this same 50-80% AMI range.

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Tumwater City Hall  
555 Israel Road SW  
Tumwater WA 98501

[www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

In addition to the benefits provided to those households that will live in the new manufactured home community, the Woodard Creek project has substantial region-wide benefits in addressing our unsheltered homeless population. Through this project, the City of Olympia will acquire the land of the region's largest unsheltered encampment, known as the Jungle.

The encampment is negatively impacting a nearby wetland, which will be protected through this project. The City of Olympia will offer meaningful relocation support to residents of the encampment currently residing on the property. Relocation assistance will be provided from a trauma-informed perspective by offering temporary housing in a tiny home village with case management support for long-term permanent housing placement.

The public health and safety benefits that will be realized through the completion of the proposed project are substantial and will benefit our entire region. This project is a win-win-win project in providing direct and substantial benefits to our unsheltered population, future low- and moderate-income homeowners, and to our environment.

We believe Olympia's project will serve as a model project that provides a creative solution for addressing multiple challenges around homelessness and affordable housing faced by many communities.

Warm regards,



Debbie Sullivan

Mayor, City of Tumwater



# City of Yelm

EST. 1924

## WASHINGTON

May 30, 2024

The Honorable Adrienne Todman  
Acting Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street SW  
Washington, DC 20410

Dear Acting Secretary Todman:

The City of Yelm strongly supports the City of Olympia's PRICE application for its Woodard Creek project to acquire property and develop a new resident-owned manufactured home community. We urge HUD to fully fund the proposed project that will benefit the entire Thurston County region and provide affordable homeownership opportunities for 50 low- and moderate-income households in our community.

Based on data from the Washington State Department of Commerce, the Thurston County region needs to create approximately 55,000 new units of housing by the year 2045 to accommodate our expected growth. Of these new units, over 16,000 need to be affordable for households making between 30 and 80 percent of area median income (AMI). The new units of affordable housing that will be created under the City of Olympia's proposal will be a small but critical contribution to meeting this need.

The project, by creating a resident owned community, will also help build generational wealth for households that often are unable to afford homeownership. The benefit will extend for the long-term as the project will create a revolving loan fund to ensure that future homeowners in the community will come from households in this same 50-80% AMI range.

In addition to the benefits provided to those households that will live in the new manufactured home community, the Woodard Creek project has substantial region-wide benefits in addressing our unsheltered homeless population. Through this project, the City of Olympia will acquire the land of the region's largest unsheltered encampment, known as the Jungle. The encampment is negatively impacting a nearby wetland, which will be protected through this project. The City of Olympia will offer meaningful relocation support to residents of the encampment currently residing on the property. Relocation assistance will be provided from a trauma-informed perspective by offering temporary

housing in a tiny home village with case management support for long-term permanent housing placement.

The public health and safety benefits that will be realized through the completion of the proposed project are substantial and will benefit our entire region. This project is a win-win-win project in providing direct and substantial benefits to our unsheltered population, future low- and moderate-income homeowners, and to our environment.

We believe Olympia's project will serve as a model project for other communities that provides a creative solution for addressing multiple challenges around homelessness and affordable housing faced by many communities.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe DePinto', with a long horizontal flourish extending to the right.

Joe DePinto, Mayor  
City of Yelm



To: Acting HUD Secretary Adrienne Todman

The Thurston County Chamber strongly supports the City of Olympia's PRICE application for its Woodard Creek project to acquire property and develop a new resident-owned manufactured home community. We urge HUD to fully fund the proposed project that will benefit the entire Thurston County region and provide affordable homeownership opportunities for 50 low- and moderate-income households in our community.

Based on data from the Washington State Department of Commerce, the Thurston County region needs to create approximately 55,000 new units of housing by the year 2045 to accommodate our expected growth. Of these new units, over 16,000 need to be affordable for households making between 30 and 80 percent of area median income (AMI). The new units of affordable housing that will be created under the City of Olympia's proposal will be a small but critical contribution to meeting this need.

The project, by creating a resident owned community, will also help build generational wealth for households that often are unable to afford homeownership. The benefit will extend for the long-term as the project will create a revolving loan fund to ensure that future homeowners in the community will come from households in this same 50-80% AMI range.

In addition to the benefits provided to those households that will live in the new manufactured home community, the Woodard Creek project has substantial region-wide benefits in addressing our unsheltered homeless population. Through this project, the City of Olympia will acquire the land of the region's largest unsheltered encampment, known as the Jungle. The encampment is negatively impacting a nearby wetland, which will be protected through this project. The City of Olympia will offer meaningful relocation support to residents of the encampment currently residing on the property. Relocation assistance will be provided from a trauma-informed perspective by offering temporary housing in a tiny home village with case management support for long-term permanent housing placement.

The public health and safety benefits that will be realized through the completion of the proposed project are substantial and will benefit our entire region. This project is a win-win-win project in providing direct and substantial benefits to our unsheltered population, future low- and moderate-income homeowners, and to our environment.

We believe Olympia's project will serve as a model project for other communities that provides a creative solution for addressing multiple challenges around homelessness and affordable housing faced by many communities.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Schaffert', written over a horizontal line.

David Schaffert  
President/CEO





## BOARD OF DIRECTORS

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Jena Embry Loes, Dir. People & Culture

Ron Stewart, Dir. of Programs & Assets

Keith Garlinghouse, Property Manager

**Homes First is a  
501(c)(3) Nonprofit  
Community Impact  
Organization**

### Mission:

To create and maintain safe, healthy, and affordable rental homes for those who need them most.

### Vision:

Vibrant communities where everyone has a safe and healthy home they can afford, so they have hope for a better future.

The Honorable Adrienne Todman  
Acting Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street SW  
Washington, DC 20410

Dear Acting Secretary Todman:

On behalf of Homes First a nonprofit housing provider in Thurston County, WA, I strongly support the City of Olympia's PRICE application for its Woodard Creek project to acquire property and develop a new resident-owned manufactured home community. We urge HUD to fully fund the proposed project that will benefit the entire Thurston County region and provide affordable homeownership opportunities for 50 low- and moderate-income households in our community.

Based on data from the Washington State Department of Commerce, the Thurston County region needs to create approximately 55,000 new units of housing by the year 2045 to accommodate our expected growth. Of these new units, over 16,000 need to be affordable for households making between 30 and 80 percent of area median income (AMI). The new units of affordable housing that will be created under the City of Olympia's proposal will be a small but critical contribution to meeting this need.

The project, by creating a resident owned community, will also help build generational wealth for households that often are unable to afford homeownership. The benefit will extend for the long-term as the project will create a revolving loan fund to ensure that future homeowners in the community will come from households in this same 50-80% AMI range.

In addition to the benefits provided to those households that will live in the new manufactured home community, the Woodard Creek project has substantial region-wide benefits in addressing our unsheltered homeless population.

The public health and safety benefits that will be realized through the completion of the proposed project are substantial and will benefit our entire region. This project is a win-win-win project in providing direct and substantial benefits to our unsheltered population, future low- and moderate-income homeowners, and to our environment.

We believe Olympia's project will serve as a model project for other communities that provides a creative solution for addressing multiple challenges around homelessness and affordable housing faced by many communities.

Sincerely,

Trudy Soucoup, CEO





Housing Authority of Thurston County  
Mailing: PO Box 1638, Olympia, WA 98507  
Physical: 1206 12th Avenue SE, Olympia, WA 98501  
Tel: (360) 753-8292 Fax: (360) 251-0500  
www.hatc.org

May 30, 2024

The Honorable Adrienne Todman  
Acting Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street SW  
Washington, DC 20410

Dear Acting Secretary Todman:

The Housing Authority of Thurston County strongly supports the City of Olympia's PRICE application for its Woodard Creek project to acquire property and develop a new resident-owned manufactured home community. We urge HUD to fully fund the proposed project that will benefit the entire Thurston County region and provide affordable homeownership opportunities for 50 low- and moderate-income households in our community.

Among other attributes, the project addresses the too often neglected issue of housing development costs. Factory-built aka manufactured housing can be built to the same or even better quality as site built housing, but at meaningfully lower cost per unit. Demonstrating the quality and attractiveness of the proposed community will encourage greater use of this concept not only locally, but also regionally and nationally.

Based on data from the Washington State Department of Commerce, the Thurston County region needs to create approximately 55,000 new units of housing by the year 2045 to accommodate our expected growth. Of these new units, over 16,000 need to be affordable for households making between 30 and 80 percent of area median income (AMI). The City's proposed project will not only provide new housing, but will serve as a model for other affordable developments.

The project, by creating a resident owned community, will also help build generational wealth for households that often are unable to afford homeownership. The benefit will extend for the long-term as the project will create a revolving loan fund to ensure that future homeowners in the community will come from households in this same 50-80% AMI range.

In addition to the benefits provided to those households that will live in the new manufactured home community, the Woodard Creek project has substantial region-wide benefits in addressing our unsheltered homeless population. Through this project, the City of Olympia will acquire the land of the region's largest unsheltered encampment, known as the Jungle. The encampment is negatively impacting a nearby wetland, which will be protected through this project. The City of Olympia will offer meaningful relocation support to residents of the encampment currently residing on the property. Relocation assistance will be provided from a trauma-informed perspective by offering temporary housing in a tiny home village with case management support for long-term permanent housing placement.

The public health and safety benefits of the proposed project are substantial and will benefit our entire region. This project is a win-win-win project in providing direct, substantial benefits to our unsheltered neighbors, future low and moderate-income homeowners, and to our environment. This model will help guide other communities seeking creative, affordable solutions to end the nightmares of homelessness and housing instability.

Sincerely,

*Craig Chance*

Craig Chance  
Executive Director





Acting HUD Secretary Adrienne Todman  
U.S. Department of Housing and Urban Development  
451 7<sup>th</sup> Street S.W.  
Washington, D.C. 20410

June 11, 2024

Acting HUD Secretary Adrienne Todman,

Intercity Transit strongly supports the City of Olympia's PRICE application for its Woodard Creek project to acquire property and develop a new resident-owned manufactured home community. Intercity Transit provides public transportation for people who live and work in Olympia, Lacey, Tumwater, and Yelm, an area of approximately 101 square miles. We operate 18 bus routes, a door-to-door service for people with disabilities, a vanpool program, specialized van programs, and are active in community partnerships. Our service area, called a Public Transportation Benefit Area encompasses the city limits of the Cities of Olympia, Lacey, Tumwater, and Yelm and their urban growth areas. We urge HUD to fully fund the proposed project that will benefit the entire Thurston County region and provide affordable homeownership opportunities for 50 low- and moderate-income households in our community.

Based on data from the Washington State Department of Commerce, the Thurston County region needs to create approximately 55,000 new units of housing by the year 2045 to accommodate our expected growth. Of these new units, over 16,000 need to be affordable for households making between 30 and 80 percent of area median income (AMI). It is our understanding that the new units of affordable housing that will be created under the City of Olympia's proposal will be a small but critical contribution to meeting this need.

The project, by creating a resident owned community, will also help build generational wealth for households that often are unable to afford homeownership. The benefit will extend for the long-term as the project will create a revolving loan fund to ensure that future homeowners in the community will come from households in this same 50-80% AMI range.

In addition to the benefits provided to those households that will live in the newly manufactured home community, the Woodard Creek project has substantial region-wide benefits in addressing our unsheltered homeless population. Through this project, the City of Olympia will acquire the land of the region's largest unsheltered encampment, known as the Jungle. The encampment is negatively impacting a nearby wetland, which will be protected through this project. The City of Olympia will offer meaningful relocation support to residents of the encampment currently residing on the property. Relocation assistance will be provided from a trauma-informed perspective by offering temporary housing in a tiny home village with case management support for long-term permanent housing placement.

The public health and safety benefits that will be realized through the completion of the proposed project are substantial and will benefit our entire region and encompass our entire transit service area. This project is a win-win-win, providing direct and substantial benefits to our unsheltered population, future low- and moderate-income homeowners, and to our environment.

We believe Olympia's project will serve as a model project for other communities that provides a creative solution for addressing multiple challenges around homelessness and affordable housing faced by many communities.

Sincerely,



**Emily Bergkamp, MPA** (she/her)

General Manager

P: 360-705-5889 | C: 564-233-9451

**INTERcity** TRANSIT

[510 Pattison St. SE | Olympia, WA 98501](https://www.intercitytransit.com)

[Web](#) | [Facebook](#) | [Twitter](#) | [Linkedin](#)



The Honorable Adrienne Todman  
Acting Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street SW  
Washington, DC 20410

Dear Acting Secretary Todman,

As the Chief Operating Officer of ROC USA®, I am pleased to express my support for the City of Olympia's application to the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) grant. For more than a decade, ROC USA and its Washington State affiliate, NWCDC, have partnered to preserve hundreds of homesites in America's Manufactured Home Communities. We are excited to support Olympia's proposal to construct a new resident owned community (ROC) that will be resident owned from the first day.

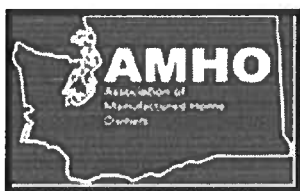
The ROC USA Model empowers residents of conventionally owned manufactured home communities to purchase their communities as cooperatives. This process builds community, develops leaders, and preserves some of the most affordable housing. ROC USA is able to scale this movement for cooperative housing through its network of affiliates that includes the creative, dedicated, and resourceful Northwest Cooperative Development Center. Their work within the network has resulted in over 25 residents owned communities in Washington State. Their involvement in this City of Olympia project gives us confidence the project will be successful, and the residents will be supported.

Sincerely,

*Nicholas Salerno*

Nicholas Salerno

Chief Operating Officer



June 13, 2024

The Honorable Adrienne Todman  
Acting Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street SW  
Washington, DC 20410

Dear Acting Secretary Todman,

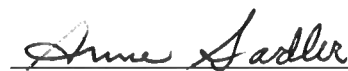
As president of the Association of Manufactured Home Owners (AMHO), I am writing to express my support for the City of Olympia's application to the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Grant. AMHO is a resident-led organization advocating for residents across Washington State's many manufactured home communities (MHCs). We empower residents to push for legislative change, exercise their tenant rights, and live in secure, safe communities.

Through our work, we have seen how investor owners can disregard the well-being of their residents in the pursuit of profit. Resident owned communities remove this drive for profit and, instead, align the goals of the manufactured home community with the goals of the residents.

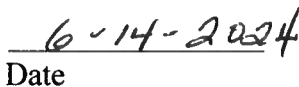
We believe manufactured homes are great places to live and an excellent path to ownership. Because of this, we want to see more MHCs built in our state, but only as nonprofits, cooperatives, or using other ownership structures that remove the investor component. The City of Olympia is proposing just that, a new MHC built to be resident-owned and resident-operated from its inception.

We support the City of Olympia's effort and their decision to utilize cooperative ownership combined with long-term technical assistance to create a community where more people can enjoy safe, affordable, and democratic home ownership in perpetuity.

Sincerely,



Anne Sadler, President



Date

Association of Manufactured Home Owners (AMHO)



**LACEY**  
City Manager's Office

LACEY CITY COUNCIL

Mayor Andy Ryder  
Deputy Mayor Malcolm Miller  
Lenny Greenstein  
Michael Steadman  
Carolyn Cox  
Robin Vazquez  
Nicolas Dunning

CITY MANAGER

Rick Walk

6/12/2024

U.S. Department of Housing and Urban Development  
451 7<sup>th</sup> Street SW  
Washington, DC 20410

RE: City of Olympia PRICE Grant

Dear PRICE NOFO Review Panel,

The City of Lacey, as a member of the Thurston Regional Housing Council (RHC), supports the City of Olympia's PRICE grant application to acquire property and develop a new resident-owned manufactured home community in the City of Olympia. This project would provide homeownership opportunities for approximately 50 low- and moderate- income households in Olympia. We urge HUD to fully fund the proposed project as it will benefit the entire Thurston County region.

Based on data from the Washington State Department of Commerce, the Thurston County region needs to create 54,356 new units of housing by the year 2045 to accommodate our expected growth. Of these new units, 16,701 need to be affordable for households making between 30 and 80 percent of area median income (AMI). The new units of affordable housing that will be created under the City of Olympia's proposal will be a small but critical contribution to meeting this need.

This project will also provide for enhanced environmental protections in the form of formalized protection to a nearby wetland. Currently, the wetland has been degraded by encampment activities and dumping. Formalizing the buffers and protection through the development project would restore and protect this important habitat within the community.



This project is a win-win project by providing direct and substantial benefits to low- and moderate-income homeowners and to our environment.

Respectfully,

A handwritten signature in blue ink that reads "Rick Walk". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rick Walk  
City Manager  
Rick.Walk@cityoflacey.org  
360.438.2638





June 10, 2024

The Honorable Adrienne Todman  
Acting Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street SW  
Washington, DC 20410

To: Acting HUD Secretary Adrienne Todman

As the largest health care provider in Thurston County, Providence Swedish supports the City of Olympia's PRICE application for its Woodard Creek project to acquire property and develop a new resident-owned manufactured home community. We urge HUD to fully fund this proposed project, which will not only benefit the entire Thurston County region but also provide a path to home ownership for low-income residents of Olympia.

The City of Olympia's initiative to acquire the land of the region's largest unsheltered encampment, known as the Jungle, is commendable. This encampment is negatively impacting a nearby wetland, and through this project, the wetland will be protected. Currently the wetlands on Providence property are also being affected by the large encampment. The project would also plan for an additional connector for Ensign Road, which would allow for more direct access to St. Peter Hospital. We know from past experiences, having more than one access point for ambulances to the hospital is a necessity.

The City's commitment to offering meaningful relocation support to residents of the encampment, including trauma-informed temporary housing in a tiny home village with case management support for long-term permanent housing placement, is a testament to its dedication to public health and safety. We have been witnessing the City's commitment to the most vulnerable individuals in our community through their various programs and outreach efforts.

The public health and safety benefits that will be realized through the completion of the proposed project are substantial and will positively impact our entire region. Providence Swedish is dedicated to serving the most vulnerable in our community, and we believe that Olympia's project will serve as a model for other communities, offering a creative solution to address the challenges of homelessness, hospital access and affordable housing faced by many regions.

I urge you to support the City of Olympia's Woodard Creek project and provide the necessary funding to make this vision a reality. Thank you for considering our support for this important initiative. Should you need further information or assistance, please contact me.

Sincerely,



**Darin Goss**  
Chief Executive  
Providence Swedish South Puget Sound



May 20, 2024

The Honorable Adrienne Todman  
Acting Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street SW  
Washington, DC 20410

RE: City of Olympia PRICE application

Dear Acting Secretary Adrienne Todman,

[Thurston Regional Housing Council \(RHC\)](#) is a formal partnership between Thurston County and the cities of Lacey, Olympia, Tumwater and Yelm in Washington state. The RHC works to coordinate a regional response to homelessness and access to affordable housing. An elected official from each jurisdiction, supported by a designated alternate, serves as the voting member to the RHC.

The RHC strongly supports the City of Olympia's PRICE application for its Woodard Creek project to acquire property and develop a new resident-owned manufactured home community in City of Olympia. We urge HUD to fully fund the proposed project. It will benefit the entire Thurston County region and provide affordable homeownership opportunities for approximately 50 low- and moderate-income households in our community.

Based on data from the Washington State Department of Commerce, approximately 55,000 new units of housing are needed by the year 2045 to accommodate expected growth throughout all of Thurston County. Of these new units, over 16,000 need to be affordable for households making between 30 and 80 percent of area median income. The new units of affordable housing that will be created under the City of Olympia's proposal will be a small but critical contribution to meeting this need.

The project, by creating a resident owned community, will also help build generational wealth for households that often are unable to afford homeownership. The benefit will extend for the long-term as the project will create a revolving loan fund to ensure that future homeowners in the community will come from households in this same 50-80% AMI range.

### Regional Housing Council Members

**Michael Althaus**, Chair  
City of Tumwater  
Councilmember

**Emily Clouse**, Vice-Chair  
Thurston County  
Commissioner

**Dani Madrone**  
City of Olympia  
Councilmember

**Carolyn Cox**  
City of Lacey  
Councilmember

**Trevor Palmer**  
City of Yelm  
Councilmember

In addition to the benefits provided to those households that will live in the new manufactured home community, the Woodard Creek project has substantial region-wide benefits in addressing our unsheltered homeless population. Through this project, the City of Olympia will acquire the land of the region's largest unsheltered encampment, known as the Jungle. The encampment is negatively impacting a nearby wetland, which will be protected through this project. The City of Olympia will offer meaningful relocation support to residents of the encampment currently residing on the property. Relocation assistance will be provided through trauma-informed practices with offering temporary housing in a tiny home village with case management support for long-term permanent housing placement.

The RHC is pro-actively working to preserve and support existing manufactured home communities (MHC). Under the direction of the RHC, staff to the RHC have formed a manufactured home workgroup to develop a program by which the RHC can financially support the preservation of existing MHC. This workgroup has identified existing MHCs in Thurston County and collected available information on each community, including U.S. Census Block group demographic data.

Using this data, the workgroup has created a basis vulnerability assessment to determine which MHCs are at highest risk for redevelopment and when the sale or rising lot rents in a community would impact our most vulnerable populations. The RHC anticipates using this work to develop a program designed to financially support the preservation of MHCs through the creation of resident-owned communities. The City of Olympia PRICE application is in strong alignment with the work of the RHC and its efforts to support the preservation of MHCs through the creation of resident owned communities.

The public health and safety benefits achieved through the completion of the proposed project are substantial and will benefit our entire region. This project is a win-win-win for our entire region in providing direct and substantial benefits to our unsheltered population, future low- and moderate-income homeowners and to our environment.

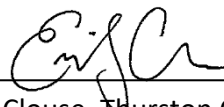
If you have any questions please contact Tom Webster, Thurston County Office of Housing & Homeless Prevention at 360-280-6265 or via e-mail at [Thomas.webster@co.thurston.wa.us](mailto:Thomas.webster@co.thurston.wa.us).

Sincerely,



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Michael Althaus, Tumwater City Council  
Regional Housing Council Chair



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Emily Clouse, Thurston County Commissioner  
Regional Housing Council Vice Chair



May 20, 2024

The Honorable Adrienne Todman  
Acting Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street SW  
Washington, DC 20410

RE: City of Olympia PRICE application

Dear Acting Secretary Adrienne Todman,

[Thurston Regional Housing Council \(RHC\)](#) is a formal partnership between Thurston County and the cities of Lacey, Olympia, Tumwater and Yelm in Washington state. The RHC works to coordinate a regional response to homelessness and access to affordable housing. An elected official from each jurisdiction, supported by a designated alternate, serves as the voting member to the RHC.

The RHC strongly supports the City of Olympia's PRICE application for its Woodard Creek project to acquire property and develop a new resident-owned manufactured home community in City of Olympia. We urge HUD to fully fund the proposed project. It will benefit the entire Thurston County region and provide affordable homeownership opportunities for approximately 50 low- and moderate-income households in our community.

Based on data from the Washington State Department of Commerce, approximately 55,000 new units of housing are needed by the year 2045 to accommodate expected growth throughout all of Thurston County. Of these new units, over 16,000 need to be affordable for households making between 30 and 80 percent of area median income. The new units of affordable housing that will be created under the City of Olympia's proposal will be a small but critical contribution to meeting this need.

The project, by creating a resident owned community, will also help build generational wealth for households that often are unable to afford homeownership. The benefit will extend for the long-term as the project will create a revolving loan fund to ensure that future homeowners in the community will come from households in this same 50-80% AMI range.

### Regional Housing Council Members

**Michael Althaus**, Chair  
City of Tumwater  
Councilmember

**Emily Clouse**, Vice-Chair  
Thurston County  
Commissioner

**Dani Madrone**  
City of Olympia  
Councilmember

**Carolyn Cox**  
City of Lacey  
Councilmember

**Trevor Palmer**  
City of Yelm  
Councilmember

In addition to the benefits provided to those households that will live in the new manufactured home community, the Woodard Creek project has substantial region-wide benefits in addressing our unsheltered homeless population. Through this project, the City of Olympia will acquire the land of the region's largest unsheltered encampment, known as the Jungle. The encampment is negatively impacting a nearby wetland, which will be protected through this project. The City of Olympia will offer meaningful relocation support to residents of the encampment currently residing on the property. Relocation assistance will be provided through trauma-informed practices with offering temporary housing in a tiny home village with case management support for long-term permanent housing placement.

The RHC is pro-actively working to preserve and support existing manufactured home communities (MHC). Under the direction of the RHC, staff to the RHC have formed a manufactured home workgroup to develop a program by which the RHC can financially support the preservation of existing MHC. This workgroup has identified existing MHCs in Thurston County and collected available information on each community, including U.S. Census Block group demographic data.

Using this data, the workgroup has created a basis vulnerability assessment to determine which MHCs are at highest risk for redevelopment and when the sale or rising lot rents in a community would impact our most vulnerable populations. The RHC anticipates using this work to develop a program designed to financially support the preservation of MHCs through the creation of resident-owned communities. The City of Olympia PRICE application is in strong alignment with the work of the RHC and its efforts to support the preservation of MHCs through the creation of resident owned communities.

The public health and safety benefits achieved through the completion of the proposed project are substantial and will benefit our entire region. This project is a win-win-win for our entire region in providing direct and substantial benefits to our unsheltered population, future low- and moderate-income homeowners and to our environment.

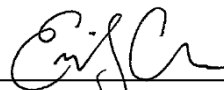
If you have any questions please contact Tom Webster, Thurston County Office of Housing & Homeless Prevention at 360-280-6265 or via e-mail at [Thomas.webster@co.thurston.wa.us](mailto:Thomas.webster@co.thurston.wa.us).

Sincerely,



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Michael Althaus, Tumwater City Council  
Regional Housing Council Chair



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Emily Clouse, Thurston County Commissioner  
Regional Housing Council Vice Chair



910 5<sup>th</sup> Avenue SE, Olympia, WA 98501  
PO Box 2225, Olympia, WA 98507  
p: (360) 956-3456  
spshabitat.org

The Honorable Adrienne Todman  
Acting Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street SW  
Washington, DC 20410

Dear Acting Secretary Todman:

South Puget Sound Habitat for Humanity strongly supports the City of Olympia's PRICE application for its Woodard Creek project to acquire property and develop a new resident-owned manufactured home community. We urge HUD to fully fund the proposed project that will benefit the entire Thurston County region and provide affordable homeownership opportunities for 50 low- and moderate-income households in our community.

Based on data from the Washington State Department of Commerce, the Thurston County region needs to create approximately 55,000 new units of housing by the year 2045 to accommodate our expected growth. Of these new units, over 16,000 need to be affordable for households making between 30 and 80 percent of area median income (AMI). The new units of affordable housing that will be created under the City of Olympia's proposal will be a small but critical contribution to meeting this need.

The project, by creating a resident owned community, will also help build generational wealth for households that often are unable to afford homeownership. The benefit will extend for the long-term as the project will create a revolving loan fund to ensure that future homeowners in the community will come from households in this same 50-80% AMI range.

In addition to the benefits provided to those households that will live in the new manufactured home community, the Woodard Creek project has substantial region-wide benefits in addressing our unsheltered homeless population. Through this project, the City of Olympia will acquire the land of the region's largest unsheltered encampment, known as the Jungle. The encampment is negatively impacting a nearby wetland, which will be protected through this project. The City of Olympia will offer meaningful relocation support to residents of the encampment currently residing on the property. Relocation assistance will be provided from a trauma-informed perspective by offering temporary housing in a tiny home village with case management support for long-term permanent housing placement.

The public health and safety benefits that will be realized through the completion of the proposed project are substantial and will benefit our entire region. This project is a win-win-win project in providing direct and substantial benefits to our unsheltered population, future low- and moderate-income homeowners, and to our environment.

We believe Olympia's project will serve as a model project for other communities that provides a creative solution for addressing multiple challenges around homelessness and affordable housing faced by many communities.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Walker".

Elizabeth Walker, Chief Executive Officer





**STATE OF WASHINGTON**  
**DEPARTMENT OF ECOLOGY**

PO Box 47600, Olympia, WA 98504-7600 • 360-407-6000

June 28, 2024

To: Acting HUD Secretary Adrienne Todman

RE: City of Olympia's PRICE application for Woodard Creek project

The Wetlands Section of the Department of Ecology strongly supports the City of Olympia's PRICE application for its Woodard Creek project to acquire property and develop a new resident-owned manufactured home community. We urge HUD to fully fund the proposed project that will benefit the entire Thurston County region and provide affordable homeownership opportunities for 50 low- and moderate-income households in our community. In addition, the project will clean up and allow for natural restoration of an impacted wetland adjacent to Capital Lake.

Based on data from the Washington State Department of Commerce, the Thurston County region needs to create approximately 55,000 new units of housing by the year 2045 to accommodate our expected growth. Of these new units, over 16,000 need to be affordable for households making between 30 and 80 percent of area median income (AMI). The new units of affordable housing that will be created under the City of Olympia's proposal will be a small but critical contribution to meeting this need. The project, by creating a resident-owned community, will also help build generational wealth for households that often are unable to afford homeownership. The benefit will extend for the long-term as the project will create a revolving loan fund to ensure that future homeowners in the community will come from households in this same 50-80% AMI range.

In addition to the benefits provided to those households that will live in the new manufactured home community, the Woodard Creek project has substantial region-wide benefits in addressing our unsheltered homeless population. Through this project, the City of Olympia will acquire the land of the region's largest unsheltered encampment, known as the Jungle. The encampment is negatively impacting a nearby wetland and its habitats. This wetland which is adjacent to Capital Lake provides water quality support for the lake and its eventual discharge into Budd Bay, home to some of the region's imperiled salmon. The large wetland also provides habitat for a range of species some of which have likely been displaced due to human activity in and adjacent to the wetland. This wetland will be protected through this project and pollution removed from the site allowing restoration of the wetland. The City of Olympia will offer meaningful relocation support to residents of the encampment currently residing on the property. Relocation assistance will be provided from a trauma-informed perspective by offering temporary housing in a tiny home village with case management support for long-term permanent housing placement.

The public health and safety benefits that will be realized through the completion of the proposed project are substantial and will benefit our entire region. This project is a win-win-win project in providing direct and substantial benefits to our unsheltered population, future low- and moderate-income homeowners, and to our environment.



We believe Olympia's project will serve as a model project for other communities that provides a creative solution for addressing multiple challenges around homelessness and affordable housing faced by many communities.

Sincerely,

A handwritten signature in black ink, appearing to read "Lauren Driscoll". The signature is fluid and cursive, with the first name "Lauren" being more prominent than the last name "Driscoll".

Lauren Driscoll  
Wetlands Section Manager  
Shorelands and Environmental Assistance

