

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.

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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,

David Schaffert  
President/CEO



## BOARD OF DIRECTORS

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**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

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.

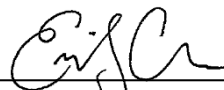
If you have any questions please contact Tom Webster, Thurston County Office of Housing & Homeless Prevention at 360-280-6265 or via e-mail at [Thomas.webster@co.thurston.wa.us](mailto:Thomas.webster@co.thurston.wa.us).

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



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.

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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