



Meeting Agenda

City Council

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Tuesday, May 8, 2018

5:30 PM

South Puget Sound Community
College 2011 Mottman Road SW,
Building 28 Room 111

Special Meeting to Discuss Homelessness & Housing

1. ROLL CALL

2. BUSINESS ITEM

2.A [18-0437](#) Discussion Regarding Homelessness and Housing

Attachments: [Agenda](#)

[Documents & Resources for Conversation](#)

[Point in Time \(PIT\) Homeless Census Overview](#)

[2018 PIT Data](#)

[Thurston County Homeless Public School Students K-12](#)

[Survey Data on Homelessness in Downtown](#)

[Current Initiatives: Homeless Response and Affordable Housing](#)

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[Homeless Response Coordinator Position Description](#)

[5-Year Homeless Housing Plan Summary](#)

[Administration and Finance Plan for Olympia's Home Fund](#)

[Summary of the Downtown Strategy Homeless and Housing Elements](#)

[Impacts of Homelessness and Street Dependency in Downtown](#)

[Municipal Responses to Homelessness](#)

[Overview of Homeless Services City/County](#)

[Just Say Hello – Actions by Facinghomelessness.org](#)

[Latest Draft of the Temporary Encampment Ordinance](#)

[Trauma Informed Care Resources](#)

[Homeless Crisis Response Training and Education](#)

[Housing First Fact Sheet](#)

[Additional Information Via Web-based Sources](#)

3. ADJOURNMENT

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City Council

Discussion Regarding Homelessness and Housing

Agenda Date: 5/8/2018
Agenda Item Number: 2.A
File Number: 18-0437

Type: study session **Version:** 1 **Status:** Study Session

Title

Discussion Regarding Homelessness and Housing

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Hold a facilitated discussion on the issue of housing and homelessness in the City of Olympia.

Report

Issue:

Whether to discuss housing and homelessness in the City of Olympia.

Staff Contact:

Steve Hall, City Manager, 360.753.8447

Presenter(s):

Members of the Olympia City Council

Background and Analysis:

At their January annual retreat, the members of the Olympia City Council expressed a desire to devote a meeting to a Council conversation on the issue of housing and homelessness in the community. Facilitator Nancy Campbell has been working with Councilmembers to shape the agenda and will facilitate the conversation.

Neighborhood/Community Interests (if known):

Homelessness and housing are of high interest to the community.

Options:

N/A

Financial Impact:

N/A

Attachments:

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Additional Information Via Web-based Sources



Agenda

**Olympia City Council
Special Study Session on Housing and Homelessness
Puget Sound Community College, Building 28 Room 111
5:30-9:30 pm**

Session Objectives

- *Appreciate the perspective of other Council members*
 - *Articulate the experience of other Council members that underpins their belief of what needs to be done*
 - *Define high priority action items*
 - *Identify what is still unknown*
 - *Create a plan to for defining longer-term plans*
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5:30 p.m. Welcome/Operating Norms Nancy

- Listening and learning vs. solving
- Four Levels of Listening

5:45 p.m. Clarifying the Problem Nancy

- The Problem We are Trying to Solve
- Why this is important to me?

7:00 p.m. Break All

7:15 p.m. Sharing What Works Nancy

- What do you believe (or have seen) that works to solve this problem?
- What about that made it work?

8:00 p.m. Break All

8:15 p.m. How to move forward? Nancy

- What that we have identified is a high priority action item?
- What do we still need to know?
- When and how should staff bring this back?

9:15 p.m. Close/Next Steps Nancy

Olympia City Council

Discussion on Homelessness

May 8, 2018

Documents & Resources for Conversation

1. Point in Time (PIT) Homeless Census Overview
 2. 2018 PIT Data
 3. Thurston County Homeless Public School Students K-12
 4. Survey Data on Homelessness in Downtown
 5. Current Initiatives: Homeless Response and Affordable Housing
 6. Recent Actions to Support Affordable & Homeless Housing
 7. Homeless Response Coordinator Position Description
 8. 5 Year Homeless Housing Plan Summary
 9. Administration and Finance Plan for Olympia's Home Fund
 10. Summary of the Downtown Strategy Homeless and Housing Elements
 11. Impacts of Homelessness and Street Dependency in Downtown
 12. Municipal Responses to Homelessness
 13. Overview of Homeless Services by City/County
 14. Just Say Hello - actions by Facing Homelessness Org
 15. Latest draft of the Temporary Encampment Ordinance
 16. Trauma Informed Care Resources
 17. Homeless Crisis Response Training
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OVERVIEW: POINT IN TIME HOMELESS CENSUS

PURPOSE OF THE POINT IN TIME HOMELESS CENSUS

The **Annual Point in Time (PIT) Homeless Census** is the way we learn who is homeless and why here in Thurston County. This “*point in time*” one day count was first pioneered by Olympia area service providers and soon thereafter adopted by the state as the singular annual measurement tool to help guide the investment of federal, state and local funding. Each year in late January, service providers and volunteers use a confidential questionnaire to gather data, which is entered into a Statewide database called the Homeless Management Information System (HMIS) to be tracked, analyzed and reported on. Please note the total PIT Homeless Census number includes people who are:

- 1) **Unsheltered** living out-of doors, in vehicles, in sub-standard buildings not fit for human habitation;
- 2) **Emergency Shelter** Short-term 90 day accommodations, either dormitory style or in apartments; and
- 3) **Transitional Housing** Short term housing offering 18 months or less.

POINT IN TIME HOMELESS CENSUS ACCURACY

While the PIT Homeless Census provides valuable data that helps to identify trends, it appears there are homeless people who do not participate for a number of reasons, including fear of camp clearances, outstanding warrants, minor children being forced to return to parents or guardians. For this reason, many homeless people and their advocates claim that the annual PIT numbers for unsheltered people - - this year that number was 324 - - should be doubled or tripled for better accuracy.

PIT RELATION TO OTHER HOMELESS DATA SETS

The PIT data is considered the definitive annual count of homeless people in the State, with all County data presented year over year on the State Commerce website located at:

<http://www.commerce.wa.gov/serving-communities/homelessness/annual-point-time-count/>

HMIS Data: The State maintains a database with information on residents of emergency shelters and transitional housing. This provides rich information on people who are “in-system” yet misses those who are unsheltered or residing in facilities not funded by the State. Data not available at this time.

Homeless Public School Students Pre-K through 12: Each year the Office of Public Instruction (OSPI) collects data on homeless students during the entire school year, as opposed to a single day count. OSPI data also includes students living in unstable housing, including motels, staying with friends and family. This year the total OSPI Count for Thurston County was **1670 homeless K-12 students 2016-2017**.

Olywa Survey: This year the City piloted a new process, modeled after King County that combined pre-dawn downtown doorway counts and camp surveys conducted with homeless guides. This year the Olywa Survey found **130 camping in downtown doorways and 633 camping in the urban hub** of Olympia and nearby areas in Tumwater and Lacey.

For More Information: Anna Schlecht, (360)753-8183 aschlech@ci.olympia.wa.us



THURSTON COUNTY HOMELESS CENSUS 2018

INITIAL **DRAFT*** PIT HOMELESS CENSUS DATA REPORT

March 13, 2018
(3% Margin of Error)

UNSHELTERED REPORT – Out of doors, vehicles, abandoned or substandard buildings: **324**

SHELTERED REPORT – Emergency Shelter Utilization: **315**

TRANSITIONAL HOUSING REPORT – Temporary Housing offering 18 months or less: **189**

**Final numbers will be subject to revision by State's de-duplication process to ensure accurate numbers*

828*

EMERGENCY SHELTER	BEDS AVAILABLE	BEDS UTILIZED	% FILLED
Union Gospel Mission Cold Weather Shelter	50	74	148%
St. Michael's Parish Cold Weather Shelter	12	11	91.7%
Interfaith Works/First Christian All Yr. Shelter	42	39	92.9%
Rosie's Place/ YAS All Year Shelter + Cold**	12 5	31	182%
Safe Place All Year Shelter	29	23	79.3%
Drexel House All Year Shelter	16	11	68.8%
Yelm Community Services All Year Shelter	5	2	40%
Pear Blossom Place/ FSC All Year + Cold**	36 20	58	103.5%
Salvation Army Shelter** + Cold***	40 29	66	95.7%
TOTALS	296	315	106.4%

****Salvation Army beds reclassified as shelter beds (Previously classified as Transitional Housing)**

***** Blue triangle indicates additional shelter beds added via the Cold Weather Task Force Plan for Seasonal Shelter expansion**

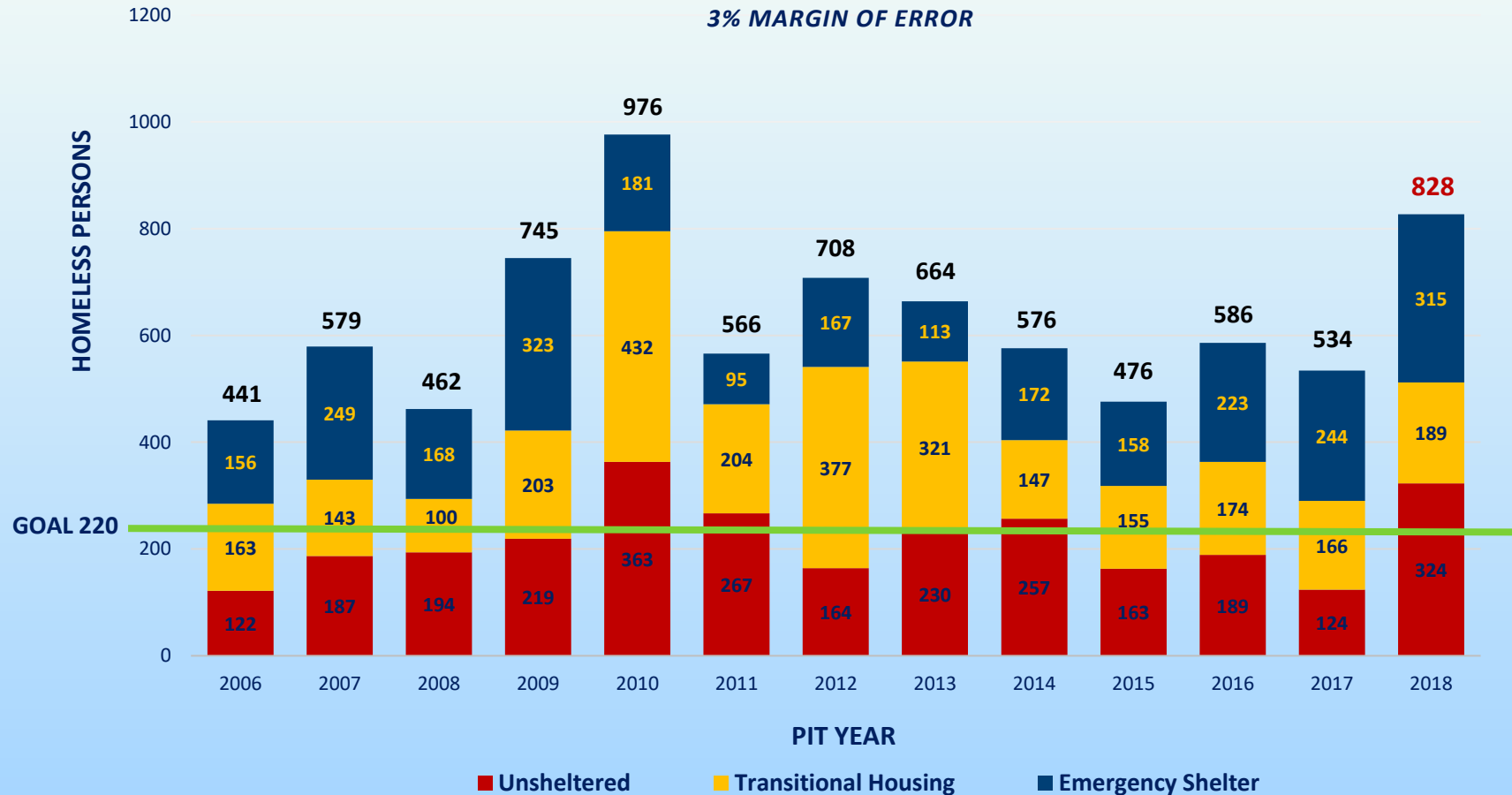
TRANSITIONAL HOUSING SHELTER	BEDS AVAILABLE	BEDS UTILIZED	% FILLED
Union Gospel Mission Genesis/Jeremiah	20	15	75%
CYS Transitional Housing	43	43	100%
LHl Fleetwood Arms Vet Housing	11	9	81.8%
Housing Authority of Thurston County	90	122	136%
TOTALS	164	189	115%

FOR MORE INFORMATION: Anna Schlecht, PIT Homeless Census Coordinator, aschlech@ci.olympia.wa.us

THURSTON COUNTY POINT IN TIME HOMELESS CENSUS

2006-2018 PIT DATA SUMMARY

3% MARGIN OF ERROR



Thurston County PIT Progress Chart – Explanatory Notes by Year

2006: 1st year Baseline of 441- Reduction goal = 220

2008: Large inventory of Housing brought online

2010: Increase correlates w/ Height of Recession

2011: Transitional Housing converted to permanent

2011: Large inventory of Housing brought online

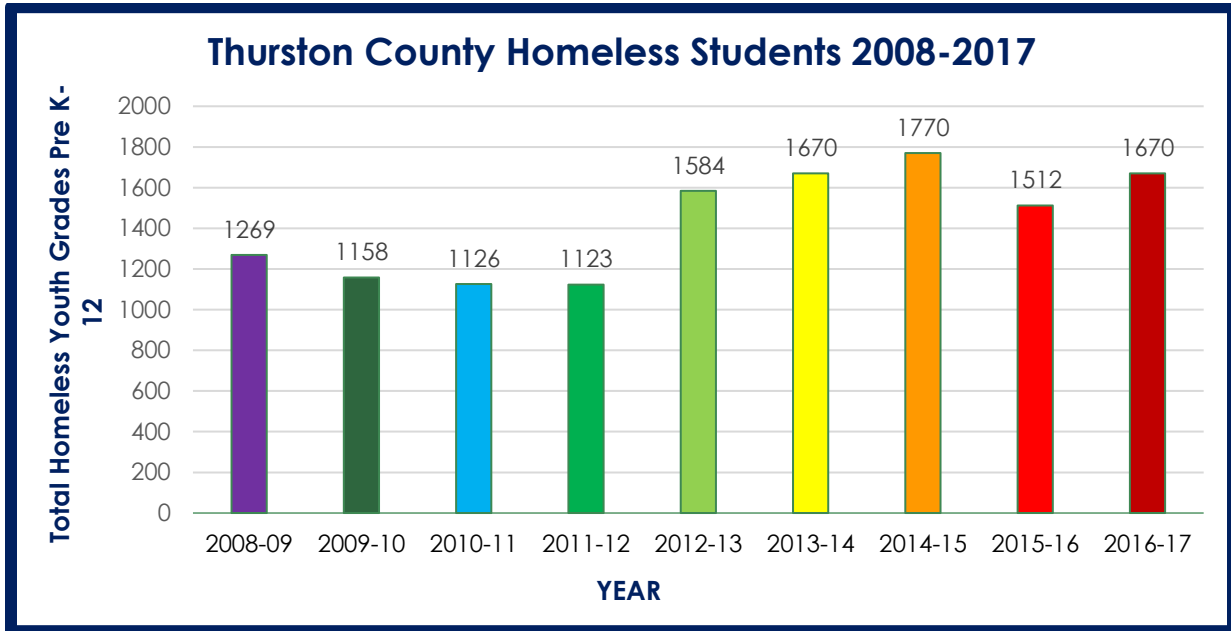
2015: Homelessness drops with Recession Recovery

2017: Decrease due to limited staff capacity

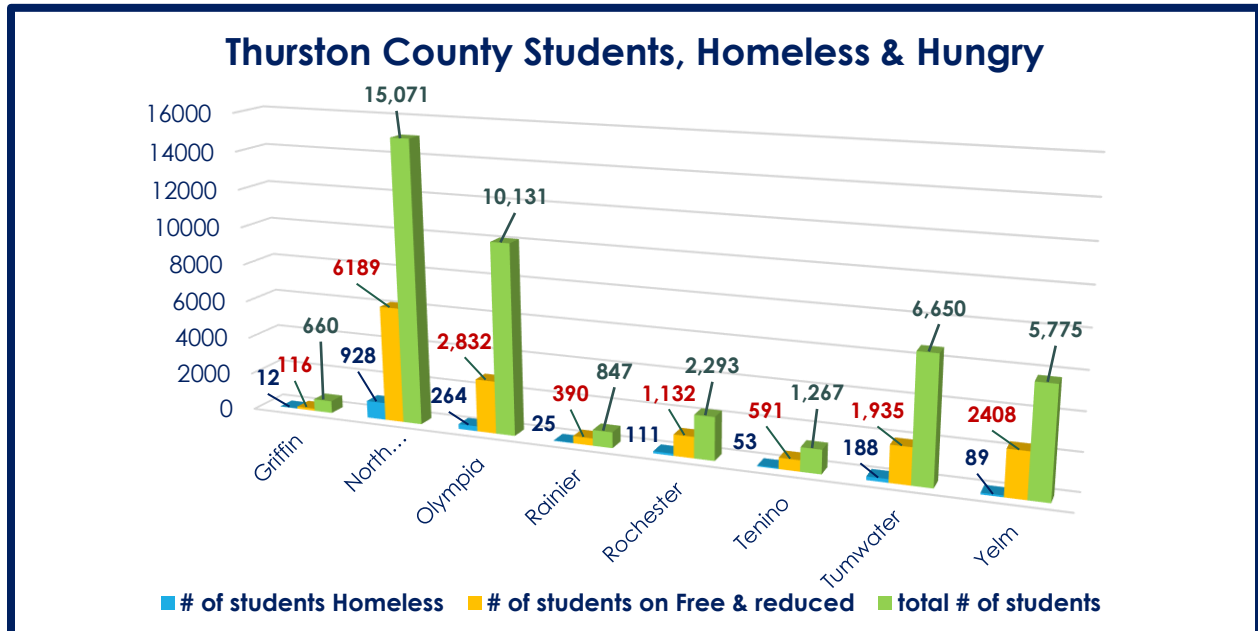
2018: Rise correlates with rent increases

Thurston County Homeless Students Pre K-12

The State Office of the Superintendent of Public Instruction (OSPI) collects data on homeless students, K-12. Despite efforts to reduce student homelessness, the most recent 2016-2017 school year count found 1670 homeless students, a 32% increase from 2008 and a 10% increase over last year. The lower chart shows that 928 of the 1670 (56%) of homeless students are in North Thurston School District.



The Chart above shows the total number of homeless students, Kindergarten through 12th Grade from 2008 – 2017.



The Chart above presents student data by School District on: 1) Total number of enrolled students; 2) total number of students on free and reduced lunch; and, 3) total number of homeless students.

Survey Data on Homelessness in Downtown

In 2016/17 a Snapshot of Homelessness in Downtown Olympia used available data to estimate the composition of the highly visible street dependent population in and around downtown Olympia:

- On any given day approximately 200 street dependent neighbors spend considerable time in downtown Olympia
- Approximately 4 in 10 of these street dependent neighbors are single adults
- Approximately 2 in 10 of these street dependent neighbors are under the age of 25
- Approximately 4 in 10 street dependent individuals report having a mental health challenge

Best available data on the “source” of homeless neighbors spending time in and around downtown Olympia:

- Over the last six Point in Time Counts (2011 – 2016) an average of 44% of survey responders sited Olympia as their last known permanent address. In 2018, 37% responded Olympia.
- In 2018, an average of 22% of survey responders sited other cities in Thurston County as their last known permanent address.
- The remaining 41% of survey responders sited outside of Thurston County as their last known permanent address.

Homelessness in Downtown: 2015 Business & Community Survey Responses

Two surveys were conducted in the fall of 2015 focusing on issues related to Downtown Olympia. The first, conducted by the Economic Development Council, surveyed downtown business owners. The second, facilitated by the City of Olympia, was open to community members and focused on downtown safety. The following table shows overlapping responses and areas of concern for downtown Olympia expressed in both surveys:

2015 Downtown Business Owner Survey	2015 OlySpeaks – Downtown Safety Survey
Total participants: 104 businesses	Total participants: 100 community members
Greatest areas of concern based on survey responses (top concerns ranked highest to lowest)	
Vagrancy (survey term used, will not be used again)	Visible homelessness
Parking	Visible drug use and evidence of drug use
Need for police presence and walking patrol	Current use of the Artesian
Need for market rate housing and density	Need for police presence and walking patrol
Greater level of cleanliness	Greater level of cleanliness
Pedestrian friendliness	Bike lanes
Public restroom availability	Pedestrian friendliness / aggressive driving
Increased festivals and events	Increased lighting throughout downtown
Improve communication for development	Public restroom availability

This data highlights that homelessness and topics related to street dependency in downtown are of concern to businesses and the broader community. While general concerns overlap, there are also differences in how people perceive the issue and potential solutions. Understanding these differences is an important step to holding space for solution-minded dialogue. Action plans should include a broad range of stakeholder perspectives, and address the dual issues of housing affordability and current homelessness.

Home Fund Levy



Funding Responses

- October 2017 - City Council voted to place ballot proposal on February 2018 ballot
- February 2018 - The proposal was approved by voters
- 2018 - Approximately \$550,000 will be received
- Annually - Expected to receive \$2.2M
- Currently - Implementation plans are being developed

Public Safety Funding Package



- Fall 2017 - Received voter approval
- Includes: mobile mental health outreach, services for downtown and more
- Continues community court program - keeping minor offenders, many who are poor and homeless, out of the criminal justice system
- April 2018 - Crisis Mental Health Program Manager begins

Community Development Block Grant (CDBG)



- 2018 - City is looking to allocate up to \$350,000 for its CDBG program
- As well as reallocating another \$300,000-400,000 from 2017
- In the past - CDBG dollars have gone to fund low income housing/housing related services

Revisions to the Church Tent Encampment Ordinance



Regulatory Responses

- City staff drafted changes to the church encampment ordinance making it more feasible for churches to consider hosting
- Input from Just Housing, Interfaith Works and others has been included
- Mayor Selby met with local church leaders to solicit their help
- City officials mention possibility of paying for porta potties and garbage at tent encampment sites
- Revised ordinance is set for City Council action after further revisions

Missing Middle



- City Planning Staff are actively working with neighborhoods, stakeholders and Planning Commission to develop a package of development regulation amendments to encourage production of infill housing types
- Housing types range from accessory dwelling units to four-plexes
- March 19 - Planning Commission held a public hearing

Property Tax Exemption



- Mayor Selby made a referral, approved by City Council, to the Land Use & Environment Committee (LUEC)
- April 18 - LUEC will review extending the property tax exemption for low income and market rate housing projects beyond the current boundaries (predominantly downtown)
- LUEC will review the possibility of reducing or eliminating impact fees for qualifying projects serving low income individuals and families
- If approved by City Council, this could facilitate construction of more assistive and market rate housing

Staffing/Program Responses

Homeless Response Coordinator



- To date the City's homeless and affordable housing responses have been managed with along with existing staff duties and responsibilities
- February 2018 - City Council approved partnering with Evergreen Christian Church to create a Homeless Response Coordinator to be able to focus efforts on these pending issues and more
- May 1 - position will be filled

Ambassador Program



- January 2018 - City took over program to improve oversight, coordination, and effectiveness
- Budget increased to \$460,000
- Includes outreach to street dependent people downtown and employment opportunities on the clean team for disadvantaged young people

Ad Hoc Committee on Housing Affordability



- Committee held nine meetings to develop an understanding of housing priorities to consider for City HOME fund dollars and possible ordinances related to renter notifications, among other initiatives

Partnerships

Thurston County's Cold Weather Task Force



- Along with Olympia, currently working with entities to possibly provide a warming center equivalent and a real time shelter coordination system so beds do not go unused and warm space is available for the most vulnerable.
- Union Gospel Mission and the Community Care Center are presently serving as day center options
- The Salvation Army is actively exploring options for opening a day center
- February 2018 - A cold blue (extreme weather event) sheltering plan has been developed and put into operation by the County

Family Support Center (FSC)



- Mayor and City Manager - working with FSC for several months to help develop a master plan and funding package to eventually build a new facility with attached housing to serve even more homeless families
- FSC has made an offer on potential Westside location with significant land available for housing development

Fair Housing Assessment



- Being done in conjunction with the County and the Thurston County Housing Authority to identify barriers and biases to low income renters and residents, including discrimination against the poor.
- October 2017 - A joint hearing was held with
- 2018 - City Council action set to occur

Community Care Center



- Received \$200,000 grant from City
- City fast tracked permits on the facility
- Four members of City staff including the Police Chief, Deputy Fire Chief and others serve on an advisory board to help manage and support the Center
- City Council approved an additional \$35,000 for staffing support for the Center from 2017 CDGB funds
- Interfaith Works is seeking an additional \$30,000 to fund services through 2018

County Mental Health Outreach (Telecare) & Triage Center



- 2017 - the two County programs began and working mostly through OPD to increase effectiveness in serving mentally ill persons, many of whom are homeless
- This includes not only mental health services but referrals to services such as housing.

Olympia Factsheet - Recent Actions to Support Homeless & Affordable Housing Needs

Since 1982, Olympia has provided over **14 million dollars** in funding and **1.5 million in land** for affordable housing projects, investing Community Development Block Grant (CDBG) state Rental Rehabilitation funds & local funds to upgrade homes for over **1,300 households**. *Recent actions:*

RECENT PROJECTS	\$ AMOUNT	YEAR	DESCRIPTION
Billy Frank Jr. Place 318 State St East Supportive Housing	\$700,000 – Land Discount	2015 - 2016	Land was sold at a reduced amount to support Low Income Housing Institute (LIHI) in creating 43 units of permanent housing with supportive services for veterans, young adults, people with mental illness and other homeless people.
Interfaith Warming Center Former Alpine Experience 408 Olympia Avenue NE	\$10,000 ('15-'16) \$17,200 ('16 – '17)	2015 - 2017	City General Funds combine with other local monies to support Interfaith Works warming Center for street dependent people during daylight hours that shelters are not open. Up to 190 people served daily.
Pear Blossom Place 837 7 th Ave SE Shelter & Housing	\$660,000 – CDBG Funds / \$850,000 – Building	2014	The City provided the Smith Building valued at \$850,000 & \$660,000 in CDBG funds for a family permanent housing & homeless shelter configured as 6 housing units, 7 homeless housing suites accommodating a total of 61 people .
Providence Center 225 State Ave East Community Care Center	\$200,000 – Facility \$35,000- Operations CDBG Funds	2016 2017	CDBG funds will support Providence Hospital in creating a Community Care Clinic to provide a safe, warm & dry place for street dependent people along with essential services and referrals. Not yet open – no current estimate of number of
Quixote Village 3350 Mottman Rd SW Community Center	\$55,000 – CDBG Funds	2014	CDBG funds supported the construction of a community center (community kitchen, showers, laundry, gathering place) for the Quixote Village project that houses 30 formerly homeless people , becoming a national model for homeless housing.
CYS Rosie's Place 321 Pear St SE Community Center & Shelter	\$140,000 – CDBG Funds	2014	CDBG funds supported the Community Youth Services youth community center, housing referrals & homeless shelter for young adults. Up to 12 Shelter residents & 40 Youth daily at drop-in center.
OTHER RECENT ACTIONS			
Public Restrooms 24/7 Scattered downtown sites	\$102,000 – CDBG \$350,000 – Gen Fund	2016	City general funds invested into leasing & servicing 2 Port-a-potties available 24/7 for homeless and street dependent populations. 2 facilities in 2 separate locations.
Community Investment Partnership (CIP) Regional funding partnership	\$80,000 annually (average)	On- going	Since 1982, Olympia has participated in a regional partnership to provide local funds to non-profit organizations that serve low & moderate-income people, many of which are associated with homeless & low cost housing facilities.
Housing Rehab Program Scattered sites - downtown	\$65,000	2016	CDBG funding to support the rehabilitation of housing for very low-income residents.
Multi-Family Housing Tax Credits Scattered sites	Unknown	On- going	City participates in State Property Tax Exemption program that offers a 12-year tax deferral for new affordable housing projects in downtown & high-density corridors (East & West).
Missing Middle Comprehensive Plan Revision	Existing Planning Budget	2017 - Ongoing	Public planning process to revise Olympia's Municipal Zoning and Development Codes to allow for more variety of housing stock through-out the city, including affordable housing.
Sewer Connection Assistance Scattered sites City-wide	City General Funds	2017	Sewer Connection Assistance Loan Program (SCALP) assists property owners to connect to the City sewer and improve lower cost housing.

Homeless Response Coordinator Position Description

About the Position

The Community Planning and Development Department of the City of Olympia is responsible for administration of the City of Olympia's housing and homeless programs. Homelessness and its impacts are having significant impacts on the community and require the development of a coordinated and strategic response. The City of Olympia is currently accepting applications to fill a Homeless Coordinator position in the City's housing program. The Homeless Coordinator will be responsible for:

1. **Homeless Response Plan** – develop and implement a homeless response plan.
2. **Day or Warming Center** – play the lead role in the development of a partnership to locate a site or sites, develop a funding and operational plan and monitor ongoing operations of a day center or seasonal warming center.
3. **Hazardous Weather Task Force** – Participate on behalf of the City of Olympia in a regional homeless hazardous weather response effort and lead the City's part in implementation.
4. **Regional Coordination** – Monitor and assist regional policy development and resource allocation bodies such as the Community Investment Partnership, Health and Human Services Commission, Housing Action Team, Homeless Housing Hub and other regional entities focused on homeless response.
5. **Outreach** - Advise code enforcement and police staff in how to effectively perform outreach to campers on private property and maintain an active understanding of homeless encampment numbers, populations and distribution.
6. **Organization Support and Development** - Help to solicit and build the capacity of local and regional non-profit groups to do more to manage homeless services and facilities.
7. **Data Collection** - Support ongoing data collection efforts to understand the homeless and their needs including supporting Thurston County's Annual Point in Time Census.
8. **Communicate** - Respond to inquiries about homelessness response in Olympia.
9. **Business Support** - Coordinate with local businesses to understand and respond to their concerns regarding the impacts of homelessness.
10. **Best Practices** - Understand best practices from a regional and national perspective in responding to homelessness. Coordinate with social service providers, other cities, etc. to implement best practice shelter and housing options.
11. **Encampment Ordinance** - Work with area faith organizations to facilitate their participation in responding to homelessness including developing and supporting temporary faith organization site encampments.

This is a project funded position subject to annual budgetary allocation. The person selected for this position will work 40 hours per week for the City of Olympia.

Ideal Candidate Profile

- Ability to work effectively with stakeholders, appointed and elected officials to develop an actionable Homelessness Response Plan.
- History of working with complex social service issues.
- Ability to work with social service organizations and governmental entities to create collaborative partnerships to address the impacts of homelessness.
- Knowledge of data collection and analysis to support evidence based responses to homelessness.

- Excellent communication skills and the ability to communicate effectively to a wide range of audiences.
- Knowledge and skills in community-based behavioral health care and case management.
- Ability to maintain a high level of ethical conduct regarding confidentiality, dual-relationships, and professional stature.
- Ability to work effectively in a team environment.
- Flexible and adaptive and able to work effectively with multiple and changing priorities.

Examples of Duties / Knowledge & Skills

The essential functions of the position include but are not limited to:

1. Working with stakeholders, the community, city and regional governmental representatives to develop a coherent plan for responding to homelessness.
2. Consult and cooperate with service providers to facilitate the creation of innovative responses to homelessness.
3. Maintain program records in accordance with applicable standards and regulations, grant requirements, etc.
4. Make presentations to community groups, boards, commissions, and councils.
5. Maintain a high level of ethical conduct regarding confidentiality, dual-relationships, and professional stature.
6. Keep current on local and statewide resources available and relevant to responding to homelessness in our region.
7. Attend meetings and trainings as required.
8. Other duties as assigned.

Minimum qualifications & Requirements

Knowledge/Skills/Abilities:

1. Understanding of the causes and responses to homelessness.
2. Knowledge of community-based behavioral health care and the coordinated entry system.
3. Knowledge of group facilitation and approaches to stakeholder involvement.
4. Knowledge of report writing.
5. Knowledge of community development and urban planning principles and practices.
6. Possess good organizational and time-management skills, demonstrate good judgment, excellent problem-solving abilities and maintain a professional demeanor at all times.
7. Excellent interpersonal and communication skills.
8. Demonstrated punctual, regular and reliable attendance is required.

Experience/Education

1. Bachelor's degree in social work, planning, public administration or related field.
2. Two years of experience in a related field with a preference in working with people experiencing homelessness, affordable housing or community development.

Accountability

1. Accountable for delivering extraordinary customer service, being a great team member and being a subject matter expert on homelessness and community development.

Thurston County 5-Year Homeless Housing Plan Summary

Thurston County is in the final review phase of the draft Five-Year Homeless Housing Plan, intended to ensure that homelessness is rare, brief and a one-time occurrence. Local homeless housing plans are required by RCW 43.185c.050 which provides guidance centered on 10-year plans to end homelessness. The 10 year mark has passed and the State is providing further guidance on developing local homeless plans for all state and local recording fees, federal Continuum of Care (CoC) and Emergency Shelter Grant (ESG) funded counties. State Consolidated Homeless Grant (CHG) guidelines also require that counties must update and approve local plans to address homelessness at least every five years.

These plans and updates must be submitted to State Department of Commerce annually to assess performance. This detailed plan outlines three strategy areas and details the specific activities, timeline and the lead entity responsible for facilitation progress and reporting, summarized as follows:

Expand Housing Resources and Safety Net

- Increase housing solutions for all target populations (*single adults, families with children, unaccompanied youth and transition age youth*)
- Increase family reunification and diversion
- Strengthen existing shelter capacity

Standardize Best Practices

- Prioritization of housing based on vulnerability (*using a standardized "Vulnerability Index" assessment tool*)
- Integrate housing services with behavioral health
- Continue to develop the Coordinated Entry (CE) System
- Improve and enhance system reporting (*i.e. synchronize and standardize all related homeless and housing reporting systems*)
- Improve Homeless Management Information Systems (HMIS) reporting

Regionalize Public Homeless Policy

- Develop closer alignment of Regional Comprehensive Plans, housing development standards and related government plans
- Explore other municipal resources and funding sources
- Develop a comprehensive list of affordable and low-cost housing resources
- Clarify the roles and relationships of all regional planning groups

For Draft-phase information please contact:

Derek Harris

Chair, Homeless Housing Hub Committee
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dharris@communityyouthservices.org

Schelli Slaughter

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Thurston County
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**Olympia Home Fund
Administrative and Financial Plan
October 24, 2017**

Adopted by the Olympia City Council October 24, 2017

**Olympia Home Fund
Administrative and Financial Plan
October 24, 2017**

Summary

The Administrative and Financial Plan is intended to provide policy guidance for decision makers and advisory boards. It can also be used by potential partners to understand key objectives of the program and how their services and proposed facilities may align with these objectives. Finally, it can be used by citizens to understand the need for the levy and the potential uses for funds generated.

The Plan will need to be flexible going forward and will need to be amended periodically to reflect changes in our community, changes in partnership opportunities and changes in funding streams. The key values and program objectives contained in this plan will help to guide the use of the fund going forward. In summary these include:

1. Move people off the street and into appropriate housing.
2. Well-run emergency shelters and day centers can serve as a pipeline for associated supportive housing facilities.
3. Shelters and other facilities and services should be sited and operated in a manner that allows for effective access and use by targeted populations while minimizing the impacts to the surrounding properties, businesses, residences and neighborhoods.
4. Projects and services that target the needs of Individuals who score high on the vulnerability index will be given funding priority.
5. Olympia Home Fund investments will be combined with other funding sources to maximize the number of quality affordable housing units.
6. Funds collected for the Olympia Home Fund will be held in a dedicated account created by ordinance that is separate from the City's general fund. The money may be spent only on eligible uses and cannot be diverted to cover other City expenses.
7. The City will use US Department of Housing and Urban Development (HUD) generated income levels to determine rent limits for funded projects.
8. The City will use HUD definitions and guidelines for program administration where necessary to provide clarity.
9. Funds will be available to housing projects, facilities and services located within the city limits of Olympia and to programs serving Olympia Residents. Projects located outside the bounds of Olympia may be considered if housing and services would benefit Olympia's most vulnerable residents.
10. Awards will be allocated through an annual application process in combination with the Community Development Block Grant (CDBG) process.

11. CDBG funds will be awarded separately and may be used for non-housing related activities such as economic development, public infrastructure and social services as allowed by CDBG regulations.
12. Affordability of the property will be secured by a deed of trust that states the units will be available to households at 60% AMI for not less than 30 years.
13. Eligible fund recipients include for profit, not for profit and governmental agencies.
14. Sale of a project during the loan term requires City consent.
15. The City will form a broad based group of citizens and affected partners who can advise the City Council on how best to invest limited housing and social service funds.
16. The Olympia Home Fund objective is to create a system where the number of new citizens experiencing homelessness will be no greater than the current monthly housing placement rate for citizens experiencing homelessness. This state is known as functional zero.
17. The overarching goal of the Olympia Home Fund is to eliminate homelessness as we know it in our community.

INTRODUCTION

The growing urgency and impact of homelessness and the effect of cost-burdened households is evident throughout Thurston County and in Olympia in particular. Last winter's Warming Center saw nearly 200 people per day pass through its doors (Interfaith Works Warming Center 2016-17 Season Report) and the recently opened Community Care Center is reporting that over 200 people are accessing services and using its facilities on a daily basis. According to the United Way of Thurston County's ALICE Report over 35% of Thurston County residents and 41% of Olympia's residents struggle to afford basic necessities. These necessities include: housing, food, child care, health care and transportation.

Current Housing Market: HUD's Comprehensive Housing Market Analysis (HMA) for the Olympia-Tumwater HMA reports that as of September 2016, the average apartment rent in the HMA increased 10 percent from September 2015, to \$1,022, with average rents of \$900, \$1,175, and \$1,264 for one-, two-, and three-bedroom apartments, respectively. These rents exceed levels attainable for low-income households (\$668 or less for a one person household). Rents are likely to continue to increase during the forecast period as new construction lags behind market demand.

Recent data from Thurston Regional Planning Council (TRPC) shows that 52% of Olympia residents are now renters, dependent upon the available stock of rental housing. According to related TRPC data, the current vacancy rates in Thurston County are 2.7% for two bedroom units and 2.5% for one bedroom units. Low vacancy rates creates high competition for low cost rental housing, reducing options for low income households at risk of homelessness. The Draft Regional Fair Housing Report included results of a 1,060 person survey that revealed 50% of the respondents had experienced a rent increase in the past year at an average of \$89 per month. This Fair Housing Report also cites that 55% of respondents stated they had experienced housing discrimination based on the source of income, indicating that one of the key resources for assisting low income and homeless households was effective less than half of the time.

Homeless Students: The Office of the Superintendent of Public Instruction reports that countywide 1,526 students were identified as homeless in the 2014-2015 school year; up from 889 in 2009-2010, a 71% increase. School age homelessness continues to impact our region with over 444 students being identified as homeless in the Olympia School District and 754 in the North Thurston School District. Of the 1,526 students identified as homeless in 2014-2015, 85 were identified as unsheltered.

Homeless Census: Thurston County's 2017 Point In Time Count (PIT) identified 534 people as being homeless in Thurston County on January 26, 2017. This number is comparable with the 586 reported in 2016 and the five-year average of 576. Of the 534 counted as homeless, 124 were unsheltered. Current measures and approaches have

not resulted in a significant decrease in the number of people experiencing homelessness in our community.

Olympia is home to many of the region’s most vulnerable (defined as those most likely to die on the streets as a result of compounded health risks and other factors) homeless citizens. The lives of these individuals are threatened by a lack of a targeted and adequately funded response. These individuals also have significant impacts on City and regional services as well as collateral impacts on downtown businesses and property. A response to this challenging problem is needed. While by no means a panacea, the Olympia Home Fund will provide a source of revenue to begin to address these problems.

Regional Responses: Other communities in Washington have taken steps to address this issue by creating Olympia Home Funds of their own. The City of Bellingham approved a fund in 2012 and the City of Vancouver approved one in 2016. The Cities of Everett, Tacoma and Seattle have also taken recent action to address homelessness in their communities. These efforts are summarized below.

Community	Levy	Date	Amount/ 7 years	Target
Seattle	Yes	2009, 2016	\$290,000,000 (\$41million per year)	Production, Preservation, Rental Assistance/ Homelessness Prevention
Everett	No	2014	NA	Community Streets Initiative 63 recommendations
Bellingham	Yes	2012	\$21,000,000 (\$3 million per year)	Production, Preservation, Rental Assistance/ Homelessness Prevention
Vancouver	Yes	2016	\$42,000,000 (\$6 million per year)	Production, Preservation, Rental Assistance/ Homelessness Prevention
Tacoma	No	2017	NA	Immediate Shelter

The actions of the Cities of Bellingham and Vancouver are most similar to the local Olympia Home Fund proposal and have served as an excellent source of information about this effort and approach to addressing homelessness. The chart below contrasts these three cities by total population, homeless count, projected total Olympia Home Fund revenues and the projected costs per capita. While the revenues are not exactly proportionate to needs identified by the respective homeless counts or the individual costs per capita, this comparison is useful for consideration of a Olympia Home Fund as a new fiscal tool:

Municipal Comparisons						
City	City Pop	County Pop	PIT Homeless Count	Fund	Cost Per Capita	Cost Per PIT
Bellingham	84,850	212,540	720	\$21,000,000	\$247	\$29,167
Vancouver	173,500	461,000	688	\$42,000,000	\$242	\$61,047
Olympia	51,600	272,690	586	\$16,000,000	\$310	\$27,304

Housing Types: Affordable housing, workforce housing, transitional housing, permanent supportive housing, emergency shelter, and day centers are all part of the full spectrum of affordable housing and services needed in our region to respond to and prevent homelessness and its impacts. Resources are limited for these services and facilities while the need for these services is high, thus resources must be allocated in a well-coordinated and strategic manner to have the maximum benefit. Funds from the Olympia Home Fund will be targeted at services and facilities designed to serve the most vulnerable in our community whose income is less than 60% of the area median income.

While moving people into permanent supportive housing is the primary goal of this effort, well-run emergency shelters and day centers can serve as a pipeline for associated supportive housing facilities. In 2013 the County’s Homeless System Gaps Analysis recognized the need for a low barrier shelter in the community. It identified this need as one of the “Top Five Gaps in Thurston County’s Homeless System.” Nationally, The U.S Interagency Council on Homelessness suggests that to maximize resources and get the best results, communities should shift their model from sheltering people over night (with late entry and early exit) to a model that provides a place for someone to be 24/7.

This type of shelter provides a place for people to store belongings, access employment services and healthcare, and quickly move on to permanent housing. When coupled with effective coordinated entry, low barrier and day shelters can play a critical role in the overall success of the system and address the more immediate needs seen daily on the streets of downtown Olympia. Shelters and other facilities and services should be sited in a manner that allows for effective access and use by targeted populations while minimizing the impacts to the surrounding properties, businesses, residences and neighborhoods.

Olympia Comprehensive Plan: The City’s Comprehensive Plan provides guidance and support for this initiative. Some of the most relevant goals include:

GS5: Special needs populations, such as people with developmental disabilities, the homeless, the frail elderly, and others who have difficulty securing housing, have adequate, safe, and affordable housing.

GS6: Our community is safe and welcoming and social services are accessible to all who need them.

GS7: There is enough emergency housing, transitional housing and permanent housing with support services and independent affordable housing.

- Encourage a strong network of emergency shelter resources for homeless and at-risk families with children, childless adults, unaccompanied youth, and victims of sexual and domestic violence.

GS8: The existing low-income housing stock is preserved.

GS9: New low-income housing is created to meet the demand.

Housing Affordability: Homelessness and affordable housing have been issues that have been a concern for the City of Olympia and community for many years; however, these issues have recently risen to the fore through the City's Downtown Strategy process and grassroots community efforts. The County's Draft Five Year Homeless Housing Plan identifies a "triple impact" as affecting, 1) individuals experiencing homelessness ; 2) limited government resources; and, 3) neighborhood impacts on local businesses, residences and property owners, all of which are significant. In 2015 the Thurston County Economic Development Council interviewed 105 small businesses owners in downtown in advance of the City's work on its Downtown Strategy and their number one concern was the impact of homelessness. Thurston County's Community Investment Partnership and Olympia's Community Development Block Grant program routinely receive more proposals than can be funded, and our homeless citizens continue to impact our emergency response system while suffering the effects of living unsheltered.

Ad Hoc Committee on Housing Affordability (AHCOHA) In March of 2017 the City formed the AHCOHA to examine issues related to homelessness and affordable housing. In addition, the City commissioned a community survey aimed at gauging the community's interest and understanding of these issues. In June of 2017, following four of months of consideration by the City of Olympia's AHCOHA, City Council reviewed several recommendations to address Olympia's lack of affordable housing options.

Creating a locally controlled affordable housing fund was identified as the first high priority option to move forward in 2017 and address these housing needs.

Public Safety and Housing Survey

Polling Data: Elway Research Inc., conducted a telephone and online survey between May 16, 2017 and June 2, 2017 and heard from a total of 636 Olympia Residents. In this pole, Elway Research asked respondents, “what is the most significant issue facing the City of Olympia at this time?” Over 50% of the participants responded that homelessness was the most significant issue. No other issue was mentioned by more than 15% of the participants. When asked, “If a housing proposal including all these features were put before the voters, would you be inclined to (Definitely Oppose, Probably Oppose, Probably Support, Definitely Support, Undecided) this proposal?” 78% of the participants said that they would support or strongly support the measure.

Council Action: On July 11, 2017 the Olympia City Council adopted a resolution that recognizes the regional need for housing and related services for the homeless and considering raising revenue for housing and related services as provided in RCW 82.14.530 (Sales and Use Tax for Housing Related Services) through the imposition of a one tenth of one percent sales tax. This section provides:

1. A minimum of sixty percent of the moneys collected under this section must be used for the following purposes:
 - a. Constructing affordable housing, which may include new units of affordable housing within an existing structure, and facilities providing housing-related services; or
 - b. Constructing mental and behavioral health-related facilities; or
 - c. Funding the operations and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers.
2. The affordable housing and facilities providing housing-related programs in (a) above may only be provided to persons within any of the following population groups whose income is at or below sixty percent of the median income of the county imposing the tax:
 - a. (i) Persons with mental illness;
 - b. (ii) Veterans;
 - c. (iii) Senior citizens;
 - d. (iv) Homeless, or at-risk of being homeless, families with children;
 - e. (v) Unaccompanied homeless youth or young adults;
 - f. (vi) Persons with disabilities; or
 - g. (vii) Domestic violence survivors.

- The remainder of the moneys collected under this section must be used for the operation, delivery, or evaluation of mental and behavioral health treatment programs and services or housing-related services.

Projected Funding

Under this option funds would begin being received in September of 2018 with a total of approximately \$774,000 received in 2018. 2019 would be the first full year of receipts and is estimated to generate \$2,300,000.

TIMING AND REVENUE PROJECTIONS FOR A ONE-TENTH OF ONE PERCENT SALES AND USE TAX LEVY					
ELECTION DATE	COUNCIL ACTION DATES 1 st & 2 nd Reading	ELECTION RESOLUTION DUE TO COUNTY	PROJECTED ANNUAL REVENUE 2018	PROJECTED ANNUAL REVENUE 2019	WHEN RECEIPT OF REVENUE BEGINS
Feb 13, 2018	11/28, 12/5/2017	12/15/2017	\$ 774,000 (4 mos)	\$ 2,300,000	Sept 2018

Program Objectives

Most communities are comprised of a wide array of different housing types spanning the range from luxury to itinerate. Likewise most communities are comprised of a wide range of people who range from housing secure to unhoused. The primary objective of this fund will be to help to provide housing and services to those who are at the far end of this spectrum -- those without housing and who are burdened with mental and physical disabilities, families who are homeless or at risk of becoming homeless, senior citizens, unaccompanied youth and young adults. Standardized assessment tools such as the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) are designed to assist service providers in screening and evaluating the status of homeless individuals. Individuals who score high on the vulnerability index will be given priority for housing and services provided by the Olympia Home Fund.

Four primary objectives will guide implementation of the Olympia Affordable Housing Fund. Through the Olympia Home Fund the City of Olympia will strive to:

- Increase & Preserve Housing:** Create and preserve affordable homes for Olympia's most vulnerable residents at 60% AMI or lower, promoting housing opportunity and choice throughout the City and the region.
- Reduce Homelessness:** Contribute to efforts to reduce homelessness by providing housing, shelter and services for vulnerable homeless individuals and families in the following population groups: persons with mental illness,

veterans, senior citizens, homeless, or at-risk of being homeless, families with children; unaccompanied homeless youth or young adults, persons with disabilities; or domestic violence survivors. .

- **Partnerships:** Collaborate with nonprofit and for-profit developers and agencies to promote a variety of housing choices, including units in mixed-income developments.
- **Leverage Funding:** Leverage City investments with other funding sources to maximize the number of quality affordable housing units that are created or preserved each funding cycle.
- **Collateral Impacts:** Reduce the collateral impacts of homelessness on Olympia’s downtown and neighborhoods.

Levy Amount, Tax Rate, and Duration

A sales tax levy of one-tenth of one percent would raise approximately \$2,300,000 per year when fully implemented. A sales tax levy can be a permanent funding source.

Taxes collected for the Olympia Home Fund will be held in a dedicated account created by ordinance that is separate from the City’s general fund. The money may be spent only on eligible uses and cannot be diverted to cover other City expenses.

Eligible Fund Uses

The Olympia Home Fund may be only used to serve households at 60% AMI or below. Collected funds will be deposited into a restricted account that can only be used for housing and services for this population. The City will use HUD generated income levels to determine rent limits for funded projects. The 2017 income levels established by HUD are:

HUD 2017 Annual Income Levels for Thurston County (60% AMI)
1-Person Household - \$32,100
2-Person Household - \$36,660
3-Person Household - \$41,220
4-Person Household - \$46,980

This plan will be amended periodically to reflect changes in the Area Median Income and to align programs and services with eligible projects and changing populations.

The City will provide funds to community partners (for-profit and non-profit developers, property owners and housing/service providers) for acquisition, construction, and preservation of rental housing, supportive housing and assistance to very low-income homeowners to make critical repairs. The money will also support shelter, housing and services for people who are homeless or at risk of becoming homeless.

The Olympia Home Fund may be used for four activities serving households at 60% AMI or below:

- **Housing Production:**
 - Provide funds to developers (non-profit and for-profit) for construction, operation and maintenance of new affordable rental housing including mixed income projects and facilities providing housing related services (state prevailing wages apply).
 - Provide funds to developers (non-profit and for-profit) for acquisition/purchase of land or property for affordable housing development and facilities providing housing related services.
 - Provide incentives to property owners to convert existing market-rate units to affordable units and facilities providing housing related services.
- **Housing Preservation:**
 - Provide funds to publicly subsidized projects (e.g. 20-year affordable tax credit project) with expiring affordability periods to ensure continued affordability.
- **Homeless Prevention:**
 - Provide funds to non-profit service providers to build and operate shelters, including day centers and supportive housing and provide services to people who are homeless or at risk of homelessness or are in need of mental and behavioral health treatment programs and services or housing related services.
 - Construction, operation and maintenance of mental and behavioral health-related facilities.
- **Implementation:**
 - Resources for staff to support operation, delivery and evaluation of programs and services including developing contracts, managing the program and conducting annual monitoring for compliance.

Specifically, the Olympia Home Fund proposes to use funds as follows:

- **Increase Housing Supply (72%):** Through a competitive grant process, the levy provides funds to developers and nonprofits to build new affordable housing, convert existing properties to affordable housing, build new supportive housing and shelter space for Olympia's most vulnerable homeless and at risk of homelessness citizens.
- **Operations & Support Services (20%):** Provides funds to operate the newly constructed units and facilities and to provide case management and other supportive services for the populations serviced.
- **Program Management (8%):** Resources for staff to support operation, delivery and evaluation of programs and services including developing contracts, managing the program, and conducting monitoring for compliance.

Program Goals

The City anticipates creating a approximately 340 supportive and shelter units over the first ten years of the measure. Reaching this number is dependent on the availability of other funds from federal, state, not for profit and for profit partners.

The chart below describes the proposed allocation of funds among eligible uses and estimated number of units and households assisted. If the pool of projects in a given award cycle does not support this funding breakdown, allocations may be shifted between uses as appropriate.

10 Year Funding Projection						
	Annual Funding 2019-2028	Funding breakdown by use	Amount per unit or household	Annual units or households assisted	Total funding (10 years)	Total units/ households assisted (10 years)
Levy Revenue	\$2,300,000				\$23,000,000	
USES						
Increase Housing Supply	\$1,495,000	65%	\$50,000*	30	\$14,950,000	299
Shelter	\$161,000	7%		40 beds	\$1,610,000	40
Operations and Support Services	\$460,000	20%	\$12,778	36	\$4,600,000	
Implementation	\$184,000	8%	XX	XX	\$1,840,000	
TOTAL	\$2,300,000	100%			\$23,000,000	339
*The Olympia Home anticipates matching funding of at least 2 times the Olympia Home Fund contribution.						

Need for Matching Funds

The number of units and households listed above will be directly impacted by the ability to leverage dollars from other sources. The funding awarded for housing production will leverage additional units that are both market rate and subsidized. Mixed income projects will also be considered. Specifically, while the levy would generate \$2.3 million in direct revenue annually, it is anticipated that it will be matched by an additional \$4.5 million in other funding annually. *(For example, in 2014 the City of Olympia provided approximately \$500,000 of its Community Development Block Grant funds for the Family Support Center's Pear Blossom Place project. The Family Support Center used these funds and the City's donation of the property to leverage an additional \$1.4 million dollars in other funds to create a mixed use property offering*

13 total units (seven (7) units of permanent supportive housing and six (6) family shelter suites) that house over 60 homeless family members.)

Household Eligibility

In accordance with RCW 82.14.530, the Olympia Home Fund will be limited to serving very low-income households, defined as earning 60% of the area median income (AMI). Very low-income limits are provided annually by the U.S Department of Housing and Urban Development. See chart below for current income limits and rents.

2017 Thurston County Very Low-Income (60% AMI) Income Limits and Rents					
1-Person Household		2-Person Household		4-Person Household	
Annual Income	Max. Affordable Rent	Annual Income	Max. Affordable Rent	Annual Income	Max. Affordable Rent
\$32,100	\$803	\$36,660	\$916	\$46,980	\$1,175

Funding Priorities

Several higher-need populations exist among Olympia’s very low-income households. To best meet the needs of these residents, the Olympia Home Fund will prioritize projects and programs serving the most vulnerable members of our community:

- Senior households (must include one or more individuals age 62 or over);
- People who are chronically homeless and mentally and physically disabled;
- Families with children; and
- People with special needs, including but not limited to:
 - Individuals with disabilities;
 - Individuals with mental/behavioral health related issues;
 - Victims of domestic violence; and
 - Veterans.

Geographic Focus

While the program is not targeted to specific neighborhoods it is the objective of this fund to measurably reduce homelessness within Olympia and to significantly reduce the impacts of homelessness on downtown and neighborhoods. Funds will be available to housing projects, facilities and services located within the city limits of Olympia and to programs serving Olympia Residents. Projects located outside the bounds of Olympia may be considered if housing and services would benefit Olympia’s most vulnerable residents.

Award Process

Awards will be allocated through an annual application process in combination with the Community Development Block Grant (CDBG) awards. The program year begins (September 1st) and runs through (August 31st) of the following year. Managing the Olympia Home Fund simultaneously with the CDBG annual process allows for a more efficient use of staff resources and offers the City Council the opportunity to leverage CDBG funds accordingly. CDBG funds will be awarded separately and may be used for non-housing related activities such as economic development should City Council chose to fund a non-housing related eligible activity. Applications may be provided on a rolling basis if the need arises.

Eligible Costs

Funds will be disbursed to awardees on reimbursement basis for eligible costs, which include but are not limited to:

- Appraisals
- Architectural fees
- Closing costs
- Construction, including sales tax
- Development fees and permits
- Engineering fees
- Environment assessments and fees
- Inspections and surveys
- Insurance
- Interest
- Financing fees
- Replacement reserves
- Professional services
- Purchase/acquisition
- Case Management costs for services
- Ongoing operations and maintenance

Eligible Fund Recipients

Through the City selection process, priority will be given to applicants with a demonstrated ability to develop, own, and/or manage affordable housing. Applicants that do not have previous experience in these areas will be expected to propose an appropriate relationship with an entity that does have this experience.

Eligible fund recipients are:

1. **Nonprofit agencies:** Eligible nonprofits must have a charitable purpose. The City's preference is to provide funding to nonprofit borrowers that have established housing as a primary mission. Private nonprofit agencies will be

required to submit articles of incorporation and an IRS letter as proof of nonprofit status.

2. **Any corporation, limited liability company, general partnership, joint venture, or limited partnership** created and controlled by a nonprofit or public corporation in order to obtain tax credits or for another housing-related objective approved by the City.
3. **Housing Authority of Thurston County**
4. **Private for-profit firms/property owners:** Eligible for-profits must have experience developing, owning, and managing multifamily rental housing. Private for-profit firms can include partnerships between one or more firms, such as a building contractor and a property manager. Private for-profit firms may also partner with nonprofit or public agencies as needed to provide sufficient capacity to develop, own and operate housing on long-term basis.
5. **Homeowners:** Low-income homeowners where projects are managed and overseen through a housing and/or rehabilitation program operated by the City of Olympia, Habitat for Humanity, or other programs as approved by the program manager.

Financing Methods

Financing through the Olympia Home Fund for acquisition and capital projects will be made available as half grant/ half loan, secured by the property unless otherwise allowed. Loan conditions are meant to promote and encourage long-term use of properties for low-income housing. The City may deviate from the loan terms and conditions depending on the cash flow of the project.

- **Loan terms-** The loan terms for capital projects may be in the form of either:
 - 50% grant and 50% loan at 1% simple interest repaid over 10 years; or
 - Differed grant.
- **Affordability requirement-** The property will be secured by a deed of trust that states the units will be available to households at 60% AMI for not less than 30 years. (30 years is consistent with low income housing tax credits).
- **Covenant-** A covenant will be recorded against the property that requires continued use of the property for very low-income housing for the period of affordability and for any period for which the loan is extended.

Homelessness Prevention

Funding for services and rental assistance will be in the form of a grant. Funding for capital projects for people who are homeless will be negotiated based on project needs.

Use of funds owing to the City

Sale of a project during the loan term requires City consent. Loan payments to the City will be deposited into the Olympia Home Fund. Payments will be reallocated by the City to very low-income housing projects according to priorities established in the current Administrative and Financial Plan.

Affordability Period

There will be a required affordability period of not less than 30 years for units built or preserved with levy funds. The affordability period will be secured with a covenant. If a property is sold during the affordability period, the award must be paid back proportionally and is subject to the consent of the City.

Monitoring

Projects will require initial and ongoing monitoring to ensure that all Olympia Home Funds are being used to assist households at or below 60% AMI.

Plan Amendments

The Olympia Home Fund Administrative and Financial Plan will be monitored and updated as needed. All changes will be approved by the Olympia City Council.

Measuring Success

This fund will allow the City to have a greater impact on homelessness and to begin to more proactively manage this crisis in our community. While the Olympia Home Fund may not eliminate homelessness, without it the problem is only going to continue to grow.

The City of Olympia is a Community Development Block Grant entitlement community and receives approximately \$350,000 in federal funds annually to assist low to moderate income households. These funds, while helpful in addressing some needs, cannot be used to construct new affordable housing and can only be used in a limited way to support service providers. These funds have also been proposed to be eliminated by the President's 2018 budget proposal. A new revenue source is needed.

If passed these funds will allow Olympia to assist those who are the most vulnerable - the chronically unhoused mentally and physically disabled, seniors and families. It will allow the City and its partners to work towards finding a housing solution that meets their needs.

In coordination with Thurston County, Olympia will strive to reduce homelessness in our community. To be successful a well-functioning coordinated entry system is critical. The data generated through the coordinated entry process will serve as the benchmark we will use to gage our success. In addition to the data from the coordinated entry system and the point in time count, Olympia will develop methods to count the number of homeless living on its streets and to use this data to assist in making management and funding decisions. When better data is available more specific goals and measures will be added to this plan. The City of Olympia's Action Plan includes a goal of reducing the number of homeless as reported in the annual PIT count from 441 (2006 baseline) by half to 220 by 2017. Last year's PIT found 534 homeless people in Thurston County.

The objective of the Olympia Home Fund is to create a system where the number of new citizens experiencing homelessness will be no greater than the current monthly housing placement rate for citizens experiencing homelessness. This state is known as functional zero. The overarching goal of the Olympia Home Fund is to eliminate homelessness as we know it in our community.

Reporting

Olympia will measure and report on the success of the Olympia Home Fund in coordination with its annual Consolidated Annual Plan Evaluation Report (CAPER). This report will detail the projects and activities funded and measure progress towards stated objectives and goals. Olympia will also monitor all project partners on no less than an annual basis to ensure that funds are being used to assist Olympia's most vulnerable.

The Community Planning and Development Department will provide an annual program progress and performance report to the City Council each year. Draft and final reports will be widely circulated to citizens and stakeholders interested in affordable housing and use of the housing levy proceeds, including the Community Development Advisory Board (CDAB). The Annual Report will be coordinated with annual HUD reports (Consolidated Annual Performance and Evaluation Report - CAPER), no later than September 30th of each year, covering activity for the previous year. The Annual Report will include, but not be limited to, the following:

- **Accomplishments/Production** number of actual housing units produced compared to goals.
- **Production & Preservation of Homes** -- number of units funded and funding reserved for those units, location of funded projects; income targets and length of affordability ensured; units completed and occupied.
- **Acquisition & Opportunity Loans** - number of loans approved along with loan amounts and due dates, loans repaid, and projected units assisted.
- **Financial Information** -- funding received and committed; loans approved, including terms and anticipated revenues; grants approved; financial leverage achieved;
- **Total Leverage: amount and source of all leveraged funds or other resources, i.e. land, supportive services, etc...**
- **Demographic Information** and income characteristics of households and persons benefitted, including affordability levels served that identifies actual accomplishments with annual goals and Levy funding requirements;
- **Other Information:** Any additional information that the Community Development Advisory Board, City Council believes should be included.

Advisory Board

Community Development Advisory Body (CDAB) During the life of the Olympia Home Fund the City may maintain a Community Development Advisory Board. The Board would consist of a broad based group of citizens and affected partners who can advise the City Council on how best to invest limited housing and social service funds. No compensation is paid to members of this Board.

Committee Membership

In order to represent the necessary breadth of perspective and experience, the CDAB may include the following:

- Finance
- Construction
- Housing & Social Service Advocacy (Coordinated Entry Provider)
- Housing Authority
- Housing consumers
- Business Representatives
- Neighborhood Representatives
- Police
- Fire
- Others as determined by City Council

Purpose

The Community Development Advisory Board (CDAB) advises the City Council, the Planning Commission and various City Departments, as appropriate, concerning the formulation of policies and plans, and identification of projects in order to carry out the Olympia Home Fund Program. Specifically:

- **Needs Assessment** To assess the community development and housing needs of the City and to propose and evaluate City plans and programs to meet those needs in cooperation with other stakeholders, City Boards and Departments or other bodies, both public and private
- **Citizen Involvement** To facilitate citizen participation in consideration of priorities for Olympia Home Fund programs.
- **HOME Allocations** To make recommendations on annual Olympia Home Fund Budget.
- **CDBG** Be familiar with the five-year and annual Consolidated Plan and coordinate with the Community Investment Partnership, Housing Action Team, Health and Human Services Council and other regional funding decision makers around the annual allocation of county, state and federal funds for the retention, rehabilitation and development of affordable housing and related programs and services.

- **Comprehensive Annual Performance and Evaluation Report (CAPER)** Review the annual CAPER and provide feedback and comments.

Summary of Downtown Strategy on Homelessness & Housing

In 2014, the City updated its Comprehensive Plan, which called for a strategy to move forward the community's vision for a vibrant downtown with significantly more housing options for residents with a range of incomes and a variety of businesses and entertainment. Following an extensive public process, the City adopted a Downtown Strategy (DTS) in April 2017. Issues of homelessness and housing affordability are addressed in the DTS to the extent these issues relate to Downtown.

Homelessness

Addressing homelessness was not part of the original scope of the DTS, but emerged as a top priority for the public. This issue is so complex that it requires special attention beyond what the DTS process could facilitate. The DTS did, however, include a chapter to capture what was learned and outline some recommended next steps.

The Homelessness element of the DTS is [online](#). Key findings and recommendations include:

- Most **community members** agree homelessness is a humanitarian issue deserving attention, funding and compassion. At the same time, there is recognition that when people are living on Downtown streets it has a negative impact on public spaces and businesses.
- Until the **needs and impacts** associated with homelessness and street dependency are more fully addressed Downtown will be unable to meet its full potential in the region.
- The origins of homelessness in Downtown are regional in nature, as are most of the resources funneled into Downtown to address it. Downtown is a major key to success for the **Thurston Region's Sustainable Development Plan**, and these vision and goals are of importance to citizens from throughout the county.
- **Homelessness is a regional issue** that requires regional coordination, including how to address its unique manifestation in the regional hub of Downtown.
- A review of **local and regional homeless reports** and planning processes reveals no specific attention to the urban hub, and an exclusive focus on funding and humanitarian policies.
- Strategic planning that addresses systematic needs and **impacts and mitigation** could in the long-run provide less stress on businesses and the Downtown environment, more support for the provision of facilities, and more efficient decision processes at the project level.
- **The regional methodology** for siting homeless services needs to be clear to the public, and should address the role of Downtown within the broader regional network.
- **Supportive services** have an important role **within Downtown**, but not all services should be located in Downtown, as there are people in need in other areas of the county.
- Much is being done to address homelessness in the region; however, the various policy, funding and decision-making **relationships** that form the regional homelessness network are **difficult to understand and explain**.
- **Next steps** should build on and collaborate with the ongoing regional efforts, not ignore or attempt to duplicate them.

- The DTS recommends the City (along with regional partners) **convene a broad range of stakeholders** to develop an action plan leading to a more coordinated response to homelessness and street dependency and the impacts to Downtown.
- The DTS also recommends the **City Council initiate a discussion with regional policymakers** about future social service siting, funding and support needs throughout the region.

Housing

As part of the scope for the Downtown Strategy, the planning team was asked to analyze and update housing strategies for Downtown in consideration of current markets and conditions, and within the context of a city-wide goal to provide diverse and affordable housing types

The Housing element of the DTS is [online](#). Key findings and recommendations include:

- Maintaining a **viable residential community Downtown** is an important regional objective, and a vibrant Downtown depends on residential housing development and more local residents to support businesses, transit and pedestrian activity.
- A variety of **Downtown housing options** to meet needs of people with a wide range of incomes and lifestyles is an important public priority.
- The City can encourage the type and amount of housing built **through zoning, regulations, incentives, public investments and partnerships**.
- Over the past few decades, the City has taken many steps to **encourage Downtown housing**. These efforts are finally coming to fruition, in large part due to demographic and market shifts that favor multifamily development in urban areas.
- A real estate market and projected demand analysis indicates the City's Comprehensive Plan target for Downtown is generally realistic. The target is for Downtown to absorb at least 25% of the City's residential population growth over the next 20 years (which equates to about **5,000 more people**, or 2,500-3,500 more units in Downtown.)
- A **variety of housing types are feasible** Downtown, including: townhomes, low rise (2-3 story) and mid-rise (4-7 story) apartments. Within these general types, there is expected to be a **diversity of apartment styles, sizes and levels of affordability**.
- The types of anticipated housing are generally becoming more feasible for the private market to build, and this is largely aided by the existing 8-year multi-family tax exemption. However, feasibility is still on the edge and Downtown has some special development challenges (e.g., sea level rise, contamination, high construction costs on dredged fill) that sustain the importance of development incentives or other actions to encourage housing development.
- **Housing affordability** in Olympia is a key challenge. See [housing memo](#).
- One advantage of living Downtown along the urban corridor is proximity to **convenient transit** helps a household reduce transportation costs, thus reduce overall cost of living.
- Housing supply is not expanding as fast as demand, and this is a primary reason for **rising rental rates**. Housing development, along with a wider range of affordability options is needed.
- As Downtown continues to grow, it will be important to add **more market rate housing** for high, middle and lower income households. Subsidized housing will continue to be important.

- **More permanent supportive housing** is also likely in Downtown. It is important to develop a better understanding of the scale of regional needs and a transparent siting methodology that considers the role of Downtown within the region.
- **To establish and maintain a mixed income residential community in Downtown, the DTS recommends the City develop a more comprehensive housing strategy, to be carried out as an ongoing program.** The housing strategy would include more specific affordability goals and a means to monitor progress and adapt. The aim would be to use the right tool (e.g., financial incentive, partnership, etc.) at the right time; a more proactive approach to working with partners, understanding market forces and changing conditions and how the City can best use the tools it has to meet community goals.

Impacts of Homelessness & Street Dependency in Downtown

The **Downtown Strategy** calls for the City to address homelessness and street dependency in terms of humanitarian needs, public resource needs and impacts to downtown public spaces and businesses.

- Impacts relate to the fact people experiencing homelessness are forced to live out in the open (e.g., tent camping, carts of personal property)
- Other impacts relate to behaviors that are not always caused by people experiencing homelessness, yet these behaviors are often associated with street dependency (e.g., open drug use, people asking for money)

Collective Impacts are putting great strain on downtown businesses, affecting customers, owners, employees and private property. Many businesses report they are losing customers and employees, and they will not renew long-term leases in the downtown. They are sympathetic to the systemic issue of homelessness and humanitarian needs, however they do not feel the City is doing enough to enforce boundaries for acceptable behavior.

Also strained are City services, where field staff are especially impacted (e.g., clean team, parking services, code enforcement, police, fire and paramedics).

Public Comments by constituents site that the impacts to downtown seem to be increasing in number and severity. People sense there is a higher level of aggression on the street, with more open drug use and instances of harassment as well as people in crisis. There is a sense new people are arriving from out of town, several of whom are aggressive and threatening to the community, including to the vulnerable homeless population.

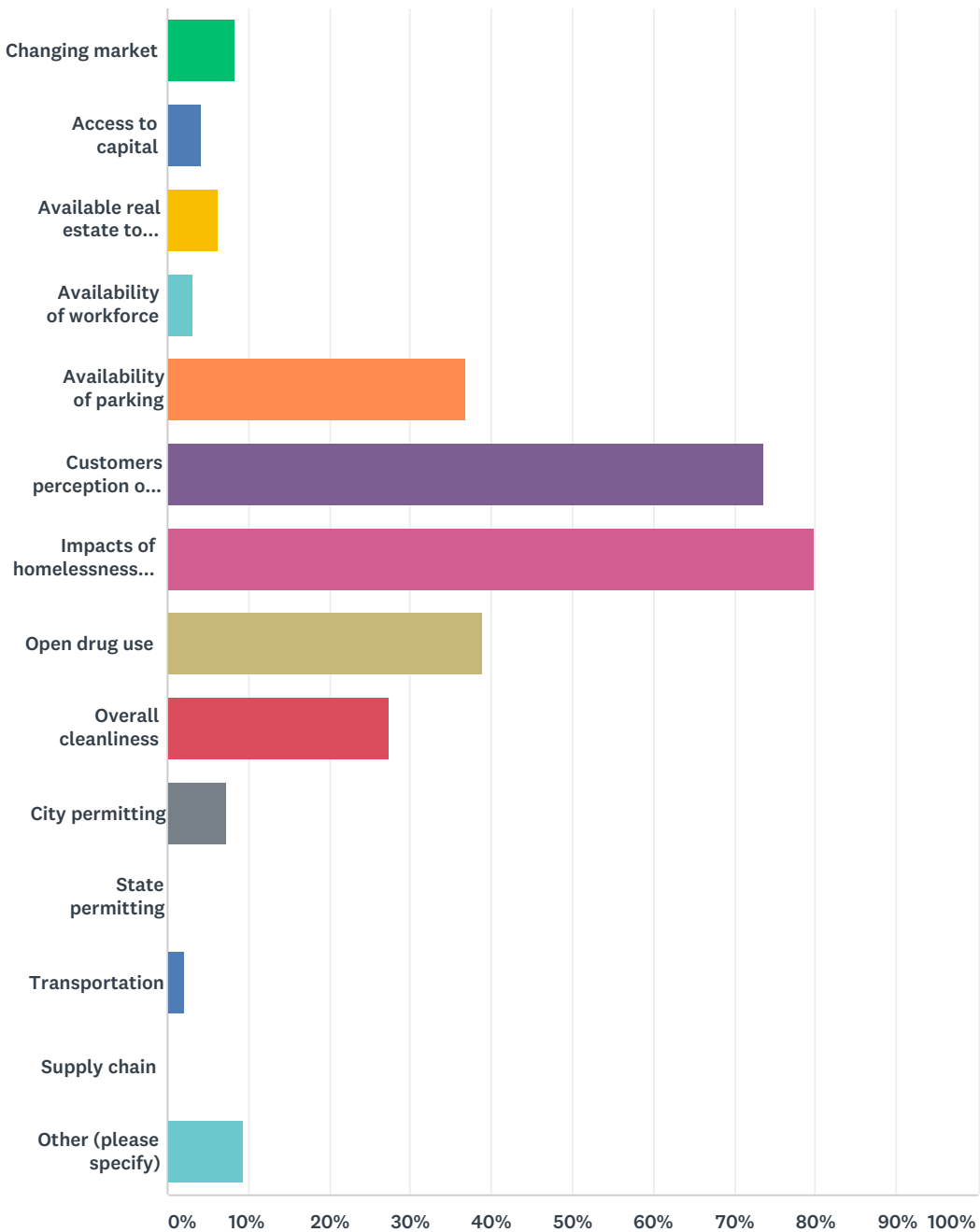
Moving forward it is important to consider how we can mitigate some of these impacts while at the same time helping people in need. *What are the boundaries of acceptable behavior and how can we enforce these boundaries? It is important that the City provide clarity and transparency for everyone about how the City is addressing these impacts.*

PBIA Survey of Ratepayers: In March of 2018, the PBIA advisory board sent an online survey to the 368 ratepayers on its contact list, and received 95 responses. Of the 43 open-ended comments, almost half touch on the impacts of homelessness or behaviors associated with street dependency in downtown. These comments are indicative of much of what liaison and field operations staff are hearing from businesses and the broader public on a daily basis.

A sample from the PBIA Survey as it regards to this topic follows.

Q3 What is the biggest challenge facing your downtown business? Select up to three.

Answered: 95 Skipped: 1



ANSWER CHOICES	RESPONSES
Changing market	8.42% 8
Access to capital	4.21% 4
Available real estate to expand operations	6.32% 6
Availability of workforce	3.16% 3

PBIA Short Survey

Availability of parking	36.84%	35
Customers perception of downtown being unsafe	73.68%	70
Impacts of homelessness & street dependency	80.00%	76
Open drug use	38.95%	37
Overall cleanliness	27.37%	26
City permitting	7.37%	7
State permitting	0.00%	0
Transportation	2.11%	2
Supply chain	0.00%	0
Other (please specify)	9.47%	9
Total Respondents: 95		

Date	PBIA Survey Responses Related to Negative Behaviors or Homelessness
Apr 06 2018 09:13 AM	Buildings and vehicles are vandalized downtown. My 21-year old son was assaulted downtown by a man who appeared to be either high or mentally ill. Punks throw themselves and their belongings in front of traffic just to cause a scene. Junkies openly shoot up on the sidewalks, and the police do nothing. There is trash, excrement, cigarette butts, used needles and vomit on the streets of our beautiful town. Just this week there was a random shooting deaths downtown!! I am both a business owner and a resident of downtown and have observed a tipping point in the failure to enforce laws and ordinances. Something needs to done. Homelessness is a problem we must handle with compassion, but the lawlessness must stop. The ruffians harm both business and the vulnerable homeless population.
Apr 04 2018 10:40 PM	Downtown challenges seem to be going in the wrong direction. This city is a jewel and the priorities of our council are skewed. I want grand mothers and grand babies downtown. We need to take care of our own - houseless people - but we can't carry the west coast. I am so sad right now about downtown. It's so much worse. Breaks my heart and I've been at this for 40 years.
Apr 04 2018 02:44 PM	We need to address the homeless issue
Apr 03 2018 02:16 PM	I haven't been able to hire employee due to the downtown issues. They don't want to work here.
Mar 28 2018 11:45 AM	Aggressive and violent street people are at an all time high. Very difficult to run a business with this element.
Mar 28 2018 08:56 AM	It is not just a perception that downtown is unsafe. The city allows people to break trespassing laws, openly use drugs and leave human waste, garbage and used heroin needles in the alcoves of our businesses and it makes it unsafe for visitors and all of the people who work downtown. It's sad that the capital city doesn't have the political will to enforce the laws on the books, and therefore most people that I know don't come downtown because it is dirty, lawless and unsafe.
Mar 27 2018 06:08 PM	Having homeless services located on main thoroughfares has a big impact on perceptions. Walking downtown streets at night, one sees homeless folks sleeping in many of the doorways of businesses. This has an impact on their decision about coming back downtown.
Mar 27 2018 06:05 PM	We have not renewed a long term lease for our business space. We plan to move out of downtown because the homeless have made downtown their home.

<p>Mar 27 2018 01:31 PM</p>	<p>The Providence center and all of the facilities to cater to the homeless population have, in my opinion, failed. Driving into and thru downtown Olympia is quite the site now.</p>
<p>Mar 27 2018 01:17 PM</p>	<p>The number of street people and their behavior have gotten completely out of control. I feel like they have taken over our town.</p>
<p>Mar 27 2018 12:52 PM</p>	<p>My business is fortunate to be strong and healthy enough to survive the current downtown situation but it is a constant struggle to keep drug deals out of my place of business. My staff has had to become monitors and polices it regularly. Our yelp reviews continue to get more focused on our place being great if you can deal with the sketchiness around our building or they just literally come down to eat and go elsewhere because they feel uncomfortable. We do our best but my staff is stressed to the max.</p>
<p>Mar 27 2018 12:34 PM</p>	<p>The Providence site is a mess beyond description. Horrible impression on a primary street in downtown. Street camping allowed with apparently no limits enforced. Needs to be moved to a less conspicuous spot. Of course the artesian well site continues to be a disaster of open drug use and violence. The perception created by these two horribly ill-conceived sites convinces people to stay away from the downtown area and take their business elsewhere. .</p>
<p>Mar 27 2018 12:19 PM</p>	<p>The homeless problem really effects business. If we could we would move our business out of downtown.</p>
<p>Mar 27 2018 11:53 AM</p>	<p>We have no faith in the city to hear our concerns, we've been to meetings and been shouted down. We try to keep our doorway clear and we get boycotted. We want to work with the homeless advocates but they (and those of you on the council who see through that lens first), are oblivious at best as hostile at worst toward any dissenting opinion. We love our community and do our best to show it, but we also watch kids sit and sell drugs on 4th ave on the side of the pet store, most times with toddler age children in tow. What happens when someone gets desperate and tries to rob them? They hang out there instead of the park around the corner because there are cameras on the park. The Police officers say the city told them not to bother street folks, so that's what we're up against. My employees don't feel safe after work, day or night, because every one who has worked downtown for more than a year has a story of being followed and asked for money because everyone knows restaurant workers oftentimes have cash after their shift. One of my servers had some homeless men catcall and harass her one morning before my shop opened. My early morning baker has been flashed. It's a problem and no one thinks the solution is "cleaning the streets". We want to be Olympia, be compassionate, but we have too much on our plate running businesses, raising families, and dealing with the repercussions of your (the city's) utter inaction to really be effective. The city allows the vocal, hostile minority to impose their very specific vision on everyone who lives or visits here. Its not working.</p>

<p>Mar 27 2018 11:51 AM</p>	<p>The street dependent population in the alley way off of 4th avenue by king Solomon's reef and quality burrito has gotten out of hand and customers have directly told us that the sheer volume of people loitering and pan-handling has caused them to not visit our business. Something needs to be done to police it because our business' are suffering as a direct result</p>
<p>Mar 27 2018 11:41 AM</p>	<p>Changing the aspect of downtown from a homeless people haven into downtown is a safe and fun place to be at will bring back more visitors. As a person that lived in 6 countries in Europe I know for sure that the heart of a city needs to be clean of drug use and homeless people. This is the business card of a City and a destination. Needs to look clean, feel safe and be entertaining.</p>
<p>Mar 27 2018 11:27 AM</p>	<p>It seems the "graffiti artists" are getting the best of us, especially in the alley ways. I've noticed that no sooner than a business applies a coat of paint to the facade, it's tagged very quickly, sometimes the same day.</p> <p>Realizing there's nothing that can be done to avoid this (they're sneaky), I just wanted to mention it, as it does contribute to the overall "feel" of a somewhat dangerous environment.</p>
<p>Mar 27 2018 11:20 AM</p>	<p>Out of town guests are posting on social media about downtown Olympia not being safe.</p>
<p>Mar 27 2018 11:11 AM</p>	<p>We are delighted that the downtown ambassadors are now within city government. It may be too early to see the difference downtown, however their stability with good management and opportunity to coordinate services with city staff and police is valued. They are a great resource and we love them.</p>

Municipal Responses to Homelessness

OVERVIEW

In the Northwest, and throughout America, homelessness is an epidemic. Crisis levels of citizens without permanent homes disrupts communities, stresses economic systems, and challenges jurisdictions to respond with compassion and innovation. The following are snapshots of how other cities are responding to the needs of their most vulnerable residents while also working to mitigate the negative impacts of homelessness on their economic systems.

It is important to note that responses in Oregon and Wisconsin are influenced by those State's income tax provisions.

BELLINGHAM COUNTY SEAT

Population – Whatcom County 216,800

Bellingham 87,574 (2016)

PIT Numbers for Whatcom 2017 – Unsheltered 299

Total Homeless – 742

- **HOME FUND:** On November 6, 2012 the City passed a Home Fund Levy which generates \$3 million per year to support Rental Production & Preservation, Rental Assistance & Services, and Homebuyer Acquisition & Opportunity Loans. In less than three years, the Home Fund committed to help fund 238 units of housing and preserve 118 units of rental and transitional housing.
- **TENT CAMPS:** On February 26, 2018, the City Council held a public hearing and adopted Ordinance 2018-02-005 into law, an emergency interim zoning ordinance regarding tent encampments. Washington State law allows religious organizations to host temporary tent encampments to provide shelter for people experiencing homelessness.
- **24/7 SHELTER:** As of April 2018, the City of Bellingham has committed to helping to fund a new location for a 24/7 homeless shelter and day center, to be run by Lighthouse Mission Ministries. Appropriate locations are being scouted, with the aid of Whatcom County and nonprofit leaders. <https://www.cob.org/services/housing/Pages/emergency-night-shelter-proposal.aspx>

EVERETT COUNTY SEAT

Population – Snohomish County 787,620

Everett 109,043 (2016)

PIT Numbers for Snohomish 2017 – Unsheltered 515

Total Homeless – 1066

- **SAFE STREETS INITIATIVE:** In July 2014, the City of Everett convened the Community Streets Initiative Task force, to seek to better understand the street-level social issues in Everett's commercial-core areas and identify potential short- and long-term actions for the community to address those issues. The result was a Comprehensive Safe Streets Plan, which focuses on enforcement, diversion, and housing. A housing levy similar to Bellingham's was recommended but has yet to be brought to vote.

- **SUPPORTIVE HOUSING:** In October of 2015, the City of Everett began working with Snohomish County, Providence Regional Medical Center, Catholic Housing Services/Catholic Community Services and other local partners to design and build a permanent supportive housing facility for 65 chronically homeless individuals in the community. The project broke ground this month.

TACOMA COUNTY SEAT

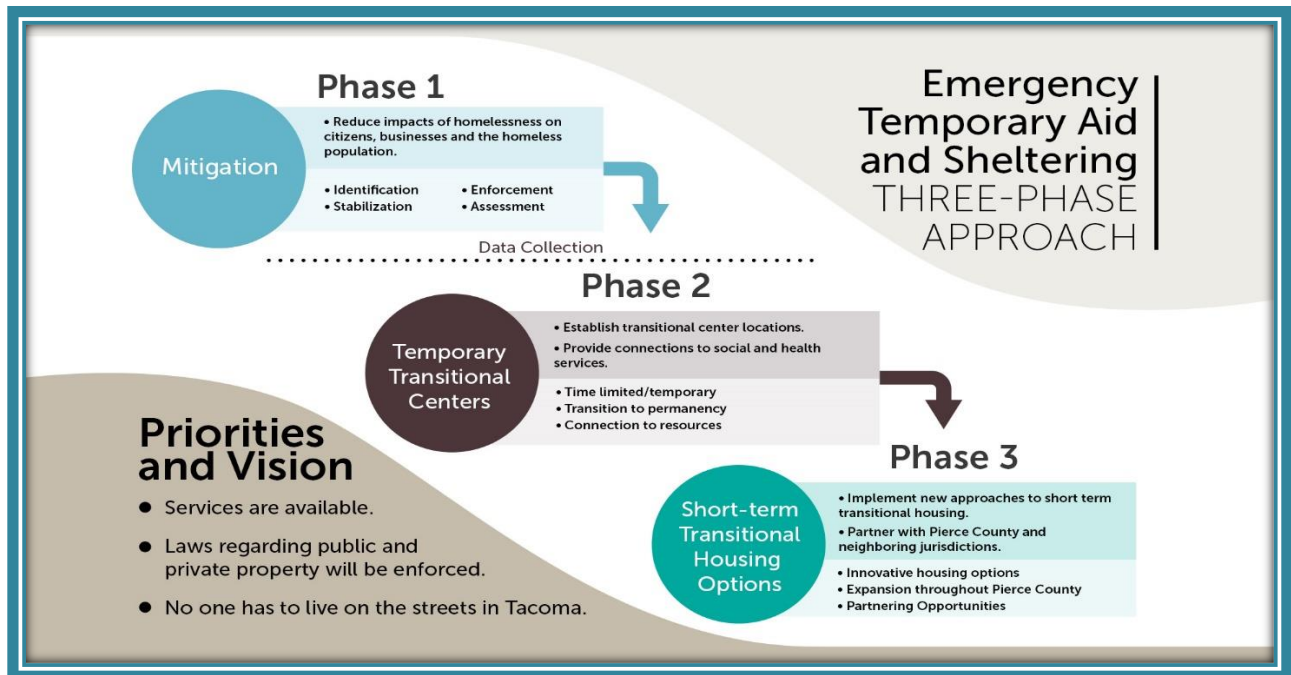
Population – Pierce County 876,764

Tacoma 211,277 (2016)

PIT Numbers for Pierce County – Unsheltered 504

Total Homeless - 1,321

- **EMERGENCY FUNDS:** In June 2014, the City of Tacoma released its comprehensive 5 year Human Services Strategic Plan. The 2015-2019 plan created a Human Services Stabilization Fund and a Mental Health Tax Revenue Stabilization Fund to provide one-time support for critical human services that either 1) face significant service reductions, or 2) address an emerging human services need.
- **STATE OF EMERGENCY:** In June of 2016 The Tacoma City Council approved a motion that implemented two non-consecutive mitigation sites and one stability site as part of the Temporary Emergency Aid and Shelter Plan for an investment of up to \$3.4 million. The City's investment was funded through a combination of \$1.2 million in realized savings from 2016 as well as \$2.2 million from a sale of a Tacoma Rail Mountain Division Property.
- **THREE PHASE PLAN:** In order to immediately reduce the negative impacts of homelessness in Tacoma, the City implemented a plan which starts with basic mitigation and moves people to transitional housing in 3 steps.



VANCOUVER COUNTY SEAT

Population – Clark County 467,918

Vancouver 174,826 (2016)

PIT Numbers for Clark 2017– Unsheltered 269

Total Homeless – 749

- **HOME FUND:** In May of 2015, the City of Vancouver convened a 21 member task force to look at homelessness in the City. A levy which imposes a tax of \$0.36 per \$1,000 of assessed property value & generates \$42 million over seven years was proposed to Council on February 22, 2016, and was passed by voters on November 8, 2016.
- **DAY CENTER:** In late December 2017, after a public hearing, the City was approved to purchase (with levy funds) a former Fish & Wildlife building in central Vancouver where it will open a new 5000 sq ft Day Center. The Center will be a continuation of the current day center, which is inadequate to the need and has no showers, bathrooms, or laundry. Share (nonprofit) will run the new Day Center. <https://www.cityofvancouver.us/ced/page/day-center-people-who-are-homeless>

EUGENE COUNTY SEAT

Population – Lane County 369,519

Eugene 166,575 (2016)

PIT Numbers for Lane 2017 – Unsheltered 1,003

Total Homeless – 1529

- **MICRO HOUSING & INNOVATIONS:** In December 2012, Eugene City Council took action to locate a pilot project for low-cost micro housing on City owned property. The site was developed with 29 micro temporary housing units and common bath, kitchen and gathering spaces. The site has capacity to serve up to 35 people at any one time and has served 85 residents since its creation. Over the last several years, Lane County has embraced new and innovative community housing options in response to the growing need for safe places for people to sleep. Some of the new approaches include Rest Stops, Transitional Micro Housing, and Safe Spots.
- **STATE FUNDING:** In 2016, the Oregon legislature created a new way to generate funding that can be used for affordable housing through the adoption of Senate Bill (SB) 1533. As a result of this legislation, local jurisdictions may choose to: 1) adopt a tax on construction permits (called a Construction Excise Tax or “CET”) to generate revenue for affordable housing; and 2) implement inclusionary housing requirements (commonly called inclusionary zoning or “IZ”).
- **HOME FUND:** Eugene may adopt a construction excise tax to support affordable housing. The tax may not exceed 1% for residential construction; there is no limit on the rate for commercial or industrial construction. The tax is assessed on the permit valuation of the improvements. The land value is not included. For residential construction, it includes both new construction and improvements to existing structures that add square footage to the living space.

NOTABLE INNOVATIONS BY MUNICIPALITIES OUTSIDE OF PNW

MADISON, WI STATE CAPITAL

Population – Dane County 523,643
PIT Numbers for Dane County 2017 – Unsheltered 515

Madison 252,551 (2016)
Total Homeless – 1066

BEACON HOUSE DAY CENTER

- **BROAD PARTNERSHIPS:** The Beacon opened in October 2017, as created by a partnership of business, faith-based service providers, law enforcement as convened by Catholic Charities Madison (CCM). As a result, there are strong, trust-based relationships between all 3 sectors dedicated to working together to meet the needs of homeless people and to mitigate negative impacts on the surrounding neighborhood.
- **RESPONSE TO NEGATIVE BEHAVIORS:** Soon after opening, CCM and the Madison Police Department (MPD) found that social predators were preying on program participants and developed a plan of action to make predators un-welcome. CCM instituted a “Code of Conduct” to communicate behavior standards to all participants. CCM staff wear blue shirts, volunteers wear yellow shirts in order to clarify roles and identify who will respond to negative behavior(s). CCM also hired 2 security guards to serve as safety monitors. MPD has a neighborhood officer who walks through at least daily & works closely with the staff at Beacon.
- **COMMUNITY ENGAGEMENT:** CCM obtained a “Conditional Use Permit” rather than a “Good Neighbor Plan” to guide the operation of the Day Center in a way that minimizes negative impacts. CCM's CEO meets with businesses in groups or individually, and recently held their first community meeting with stakeholders. Downtown Madison Inc (DMI) also hosted business community meetings on homelessness in general & the Day Center in particular.
- **DESIGNED FOR SAFETY:** The design of the original facility embodies many Crime Prevention Through Environmental Design (CPTED) concepts. MPD is working with DMI to identify the foot traffic pathways to the facility to evaluate CPTED issues and to recommend safety improvements - i.e. lighting, line of sight etc.

AUSTIN, TX – AUSTIN RESOURCE CENTER FOR THE HOMELESS (ARCH)

http://designresourcesforhomelessness.org/wp-content/uploads/2015/11/Austin-FINAL_7_2017.pdf

- **ARCH is designed to assess client needs**, provide information on how and where to access services, and meet the basic emergency needs of homeless adults. The Austin Resource Center for the Homeless (ARCH) serves as the first point of entry into the homeless social service system for many of Austin’s adults experiencing homelessness. The ARCH also provides sleeping areas for homeless people to rest, day or night, and a Day Resource Center to get out of the elements during the day. More than **6,000 homeless men and women** utilized the ARCH in 2016-2017, averaging approximately 423 individuals each day in the Day Resource Center and sleeping more than 230 men each night. Austin used extensive design intervention methodologies to build a center that is comfortable and which enhances calmness for clients.

A MORE COMPREHENSIVE EXAMINATION OF MULTIPLE NW AND NATIONAL MODELS FOR MUNICIPAL INTERVENTIONS ADDRESSING HOMELESSNESS IS AVAILABLE FROM CPD HOUSING.

Overview of Homeless Services by City / County

CITY	PROJECT TYPE	# SERVED	SERVICE & ORG PARTNERS	SERVICES OFFERED	FUNDING SOURCES	LOCALE	SAFETY MEASURES
BELLINGHAM Whatcom Co. Balance of State	24/7 Drop in center & shelter	120 beds currently 200 proposed Serves adults	Lighthouse Mission, Law Advocates, PATH, Opportunity Council's Homeless Outreach Team, Sea Mar, United Healthcare, Goodwill, Lions Eye Clinic	Meals, bathroom and showers, hygiene supplies, socializing space, storage space, accommodations for pets, and access to various clinics and non-LMM service providers	Lighthouse Mission Ministries self-funds through private donation	Urban but not core	Adding Rules of Conduct Adding buzz in system and door staff
VANCOUVER Clark County Independent CoC* run by Council for the Homeless	Day Center	40p per day now, est. 75 new Serves adults currently NEW Serves adults, families & children	Share, Friends of the Carpenter	Counseling, General education classes, Case management, Personal belongings storage, Mail and phone charging stations, Job search, Restrooms, showers & laundry, cold weather shelter	The City of Vancouver, Clark County Community Services, Share, Vancouver Housing Authority	Urban but not core	Signed conduct agreements Bans for negative behavior Behavior plans for re-entry
EVERETT Snohomish Co. Independent CoC* run by Office of Community and Homeless Services	Permanent Supportive Housing	65 persons Serves Adults	Catholic Community Services	Residents will have access to treatment for mental illness and addiction recovery services, as well as help with job searches	County, State, Federal, Tax credits, Rotary, private donors	Urban but not core	Code of Conduct 24 hour staff

*CoC= Continuum of Care, designed by HUD to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families.

TACOMA Pierce County Independent CoC* run by CoC Oversight Committee	Shelter, Day Center, Permanent Supportive Housing	170 beds 300 day 1100 meals Serves Adults	Catholic Community Services	Meals, restrooms, showers, laundry, overnight beds, 50 PSH apartments, mental health and chemical dependency assessments and referrals, rapid re-housing,	CoC, Pierce County, City of Tacoma, Catholic Community Services	Urban Core	Unable to contact
Other Relevant Municipal Homeless Responses							
EUGENE Lane County Independent CoC* run by Lane County	Car Camping	78 spaces at 42 locations Serves Adults, Youth, and Families	St. Vincent de Paul, City of Eugene	Car camping spaces for families and individuals, sanitary facilities, camper screening and placement	City of Eugene, St. Vincent de Paul	Urban, residential, public & faith based parking lots.	Code of Conduct
EUGENE Lane County Independent CoC* run by Lane County	Opportunity Village	45 people Serves Adults	City of Eugene, Square One Villages	common bath, kitchen, library, computer access, gathering spaces and 29 temporary residential units	Private donations, business donations, City of Eugene	City owned property, Urban but not core.	Code of Conduct
MADISON, WI Dane County Independent CoC run by Dane County	Beacon House Day Center	150 people Serves Adults, Youth, and Families	Catholic Charities, Madison Police, business leadership, other service partners	Healthcare, restrooms, showers, laundry, boxed meals, mail, computers, housing assistance, case management, ID procurement	Faith based organizations, Private donors, State & City \$	Urban Core	Code of Conduct Security Guards



**JUST SAY
HELLO**
HOMELESS IN SEATTLE
FACEBOOK IT



WHO THEY ARE & HOW IT HAPPENED TO BE

The “**Just Say Hello**” campaign arose out of an article in Oprah Winfrey’s **O Magazine** in February of 2014. The article, by Sanjay Gupta, MD, reports on an epidemic of loneliness quietly sweeping society—and why we should all speak up. Science reveals that social interaction can help us live healthier, happier, and longer lives. Yet too many of us are missing out on chances for connection.

An architect in Seattle took this premise and applied it to his experience with a homeless man in his neighborhood. Rex Holbein is asking us to consider looking a homeless person in the eye and saying that one word, ‘**hello**’.

“**For me, that word represents a connection with each other, right. It’s saying I’m open to you. I want to know about you and at the same time, I want to share about myself.**” Rex is the founder and executive director of a non-profit called **Facing Homelessness**.

“**That’s the beauty of slowing down and actually getting into people’s lives,**” he says.

Cities participating in the **Facing Homelessness** project include: Portland, Seattle, Vancouver, Edinburgh, Boulder, Bradenton, Denver, Lynnwood, Milwaukee and Oakland. Each site is operated by a local site administrator.

WHAT THEY DO

- ♥ **FACILITATE** conversations between community members & the homeless
- ♥ **PHOTOGRAPH** the homeless & share their stories on Facebook and Instagram
- ♥ **ENGAGE** with local homeless on a personal level at their offices
- ♥ **DONATE** thousands of socks, sleeping bags and other essential supplies
- ♥ **BUILD** off-grid tiny homes with the BLOCK project & partners

The **Just Say Hello**, **Window of Kindness**, and **BLOCK** projects arise out of the belief that many social injustices, including homelessness, are perpetuated through emotional and physical separation, which allows us to get stuck on the complexity of the issue. By literally saying, “**Yes, in my backyard**”, we will begin to see the person afflicted by the issue. They believe this will nurture the empathy needed to catalyze a global movement.

Ordinance No.

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, FACILITATING THE ESTABLISHMENT AND SELF MANAGEMENT OF HOMELESS ENCAMPMENTS PROVIDED BY RELIGIOUS FAITH BASED ORGANIZATIONS AND BY AMENDING OMC CHAPTER 18.50-OMC, DECLARING AN EMERGENCY SO THIS ORDINANCE SHALL BE EFFECTIVE UPON ADOPTION, REFERRING THE AMENDMENTS TO THE PLANNING COMMISSION, AND PROVIDING FOR A PUBLIC HEARING WITHIN SIXTY (60) DAYS

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WHEREAS, the City of Olympia recognizes the unique role and rights of religious faith based organizations under the United States Constitution; and

WHEREAS, Olympia Municipal Code (OMC) Chapter 18.50 allows for temporary emergency homeless encampments, hosted by a faith based religious organization which provides temporary housing to homeless persons, subject to certain criteria and requirements; and

WHEREAS, OMC 18.50.020 defines a "Host Agency" for a temporary homeless encampment as a religious faith based organization which owns or has an ownership interest in the property that is the subject of an application for a Temporary Homeless Encampment Permit for providing basic services and support to temporary emergency homeless encampment residents, such as hot meals and coordination of other needed donations and services; and

WHEREAS, a Host Agency may request a permit for an encampment of up to forty (40) residents; and

WHEREAS, the existing provisions in OMC 18.50 provide more freedom to the Host Agency to draft safety plans according to its interests, plans, and needs; and

WHEREAS, this Ordinance allows both high barrier and low barrier camps; and

WHEREAS, this Ordinance allows a Host Agency to provide camps for families, adults, and people transitioning out of facilities; and

WHEREAS, this Ordinance may reduce harm to homeless persons and provide services to assist residents with clean and sober living; and

WHEREAS, homeless encampments permitted under OMC 18.50 ideally should be located in areas where there is easy access to services and affordable food, either by walking or by using public transit; and

WHEREAS, the City encourages self-management of homeless encampments and other efforts to create community among their residents; and

WHEREAS, this Ordinance removes certain restrictions on homeless encampments, although the Host Agency is still allowed to place restrictions of their choice on the encampment; and

WHEREAS, the City Council determines it to be in the best interest of the City of Olympia to amend OMC 18.50 to more easily facilitate the establishment and self-management of temporary homeless encampments by [faith based religious](#) organizations;

[WHEREAS, the City Council also determines that this Ordinance is to immediately address a public emergency due to growing homelessness in the City of Olympia, and also finds said Ordinance is necessary for the immediate protection and preservation of public health, public safety, public property or public peace, and that this Ordinance should be made effective upon adoption; and](#)

[WHEREAS, the interim zoning regulations, as amended herein, should be referred to the Olympia Planning Commission for review and recommendation. The Olympia City Council shall hold a public hearing on these amendments to OMC Chapter 18.50 within sixty \(60\) days of the adoption of this Ordinance;](#)

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC Chapter 18.50. Olympia Municipal Code Chapter 18.50 is hereby amended to read as follows:

Chapter 18.50 HOMELESS ENCAMPMENTS

18.50.000 Chapter Contents

Sections:

- 18.50.010 Homeless Encampment
- 18.50.020 Host Agency
- 18.50.030 Sponsoring Agency
- 18.50.040 Who May Apply
- 18.50.050 Applicable Procedures
- 18.50.060 Homeless Encampment - Criteria/Requirements for Approval

18.50.010 Homeless Encampment

"Homeless Encampment" means temporary emergency homeless encampment, hosted by a [faith based religious](#) organization, or [a unit of government](#) County Homeless Encampment which provides temporary housing to homeless persons.

18.50.020 Host Agency

A. Temporary Homeless Encampment. "Host Agency" means the [faith based religious](#) organization which owns the property or has an ownership interest in the property that is the subject of an application for a Temporary Homeless Encampment Permit for providing basic services and support to temporary emergency homeless encampment residents, such as hot meals and coordination of other needed donations and services.

B. ~~Unit of Government~~County Homeless Encampment. "Host Agency" means ~~a unit of government~~Thurston County, which owns the property that is the subject of an application for a ~~unit of government~~County Homeless Encampment Permit to provide service to support emergency homeless encampment residents, such as hot meals and coordination of other needed donations and services.

18.50.030 Sponsoring Agency

"Sponsoring Agency" means the Host Agency or another agency that assists the Host Agency and that joins in an application with a Host Agency for a Temporary or ~~unit of government~~County Homeless Encampment Permit and assumes responsibility for providing basic services and support to temporary emergency homeless encampment residents, such as hot meals and coordination of other needed donations and services.

18.50.040 Who May Apply

A. Temporary Homeless Encampment. Temporary homeless encampments shall be permitted only as an accommodation of ~~faith based~~religious exercise by a Host Agency and Sponsoring Agency. Each Host Agency and Sponsoring Agency shall jointly apply for a permit under this Section and shall jointly certify compliance with all applicable requirements for approval and conditions of this Chapter and the application.

B. ~~Unit of Government~~County Homeless Encampment. A ~~unit of government~~County Homeless Encampment shall be permitted only to ~~a unit of government such as the City or Thurston County~~Thurston County. A Sponsoring Agency may join ~~a unit of government~~the County to apply for a permit under this Section. Only ~~a unit of government~~Thurston County shall certify compliance with all applicable requirements for approval and conditions of this Chapter and the application.

18.50.050 Applicable Procedures

A. Temporary Homeless Encampment. A Temporary Encampment Permit is an administrative decision. In addition to the requirements for administrative decisions found elsewhere in the Olympia Municipal Code, the following procedures apply:

1. Advance Notice Required. The Host Agency and Sponsoring Agency shall notify the City of the proposed homeless encampment a minimum of thirty (30) days in advance of the proposed date of establishment for the homeless encampment. The advance notification shall be in the form of an application for a Temporary Encampment Permit and shall contain the following information:
 - a. The date the homeless encampment will commence;
 - b. The length of ~~time the~~ encampment ~~will continue~~;
 - c. The maximum number of residents proposed ~~for the encampment~~;
 - d. The host location;

- e. The names of the Host and Sponsoring Agencies; and
- f. The manner in which the homeless encampment will comply with the requirements of this Chapter.

2. Informational Meeting Required. The Host Agency and/or Sponsoring Agency shall conduct at least one (1) informational meeting within, or as close to, the location where the proposed homeless encampment will be located, a minimum of two (2) weeks prior to the issuance of the temporary use permit. The time and location of the meeting shall be agreed upon between the City and the Host Agency and/or Sponsoring Agency. All property owners within three hundred (300) feet of the proposed homeless encampment shall be notified by mail ten (10) days in advance of the meeting by the Host Agency and/or Sponsoring Agency. In lieu of notice by mail, an alternative means of notice may be provided that is reasonably calculated to notify the neighboring property owners within three hundred (300) feet of the proposed encampment.

3. Signs Required. The applicant shall also provide notice of the application within the same timeframe identified above by posting two signs or placards on the site or in a location immediately adjacent to the site that provides visibility of the signs to motorists using adjacent streets. The Director of Community Planning and Development or his or her~~their~~ designee shall establish standards for size, color, layout, design, working, placement, and timing of installation and removal of the signs or placards.

B. Unit of Government~~County~~ Homeless Encampment. A unit of government~~County~~ Homeless Encampment requires a Conditional Use Permit subject to OMC 18.82. In addition to the requirements for Conditional Use Permits found elsewhere in the Olympia Municipal Code, the following procedures apply:

- 1. Application. A unit of government~~Thurston County~~ shall submit an application for a unit of government~~County~~ Homeless Encampment Permit that contains the following information:
 - a. The date the homeless encampment is proposed to commence;
 - b. The maximum number of residents proposed for the encampment;
 - c. The names of any Host or Sponsoring Agencies;
 - d. The manner in which the homeless encampment will comply with the requirements of this Chapter;
 - e. A Site Plan drawn to scale.

2. Informational Meeting Required. A unit of government~~Thurston County~~ shall conduct at least one (1) informational meeting within a minimum of thirty (30) days of application of the homeless encampment permit. The time and location of the meeting shall be agreed upon between the City and

~~other unit of government~~~~the County~~. All property owners, residents and business owners within three hundred (300) feet of the proposed homeless encampment shall be notified by mail at least ten (10) business days in advance of the meeting. In lieu of notice by mail, an alternative means of notice may be provided that is reasonably calculated to notify the neighboring property owners, residents and business owners within three hundred (300) feet of the proposed encampment.

3. Signs Required. ~~A unit of government~~~~Thurston County~~ shall also provide notice of the application within the same time frame identified above by posting two (2) public notice signs in locations determined by the Director that provide visibility of the signs to motorists using adjacent streets. The Director of Community Planning and Development or ~~his or her~~~~their~~ designee shall provide the Public Notice signs.

18.50.060 Homeless Encampment - Criteria/Requirements for Approval

The Director of the Community Planning and Development Department or ~~his or her~~~~their~~ designee may issue a temporary and revocable permit for a homeless encampment subject to the following criteria and requirements.

A. Site Criteria.

1. Temporary Homeless Encampment

a. If the Sponsoring Agency is not the Host Agency of the site, the Sponsoring Agency shall submit a written agreement from the Host Agency allowing the homeless encampment and clarifying the obligations of the Sponsoring Agency.

b. The property must be sufficient in size to accommodate the tents and necessary on-site facilities, including, but not limited to the following:

i. Sanitary portable toilets in the number required to meet capacity guidelines for the population of the encampment;

ii. Hand washing stations by the toilets and by the food areas;

iii. Refuse receptacles for trash and garbage, and

~~iv. Food tent and security tent.~~

d. No homeless encampment shall be located within a Sensitive/Critical Area or its buffer as defined under OMC Chapter 18.32 except on existing developed sites ~~of the Olympia Municipal Code~~.

- e. No permanent structures will be constructed for the homeless encampment.
- f. No more than forty (40) residents shall be allowed at any one encampment. The City may further limit the number of residents as site conditions dictate.
- g. Adequate on-site parking shall be provided for the homeless encampment. No off-site parking will be allowed. The number of vehicles used by homeless encampment residents shall be provided in the permit application. If the homeless encampment is located on a site that has another preexisting use, it shall be shown that the homeless encampment parking will not create a shortage of on-site parking for the other use/s on the property.
- h. The homeless encampment shall be located within a quarter (1/4) mile of a bus stop with seven (7) days per week service, whenever possible. If not located within a quarter mile of a bus stop, the Host or Sponsoring Agency must demonstrate the ability for residents to obtain access to the nearest public transportation stop (such as carpools or shuttle buses).
- i. The homeless encampment shall be adequately buffered and screened from adjacent right-of-way and residential properties. Screening shall be a minimum height of six (6) feet and may include, but is not limited to, a combination of fencing, landscaping, or the placement of the homeless encampment behind buildings. The type of screening shall be approved by the City.
- j. All sanitary portable toilets shall be screened from adjacent properties and rights-of-way. The type of screening shall be approved by the City and may include, but is not limited to, a combination of fencing and/or landscaping.
- k. ~~At the time of the City's approval, there shall be no other homeless encampment located approved within one thousand (1,000) feet of the approved encampment. Approved encampments must be separated by a buffer of at least one thousand (1,000) feet under this Chapter. within 1000 feet.~~

2. Unit of Government~~County~~ Homeless Encampment

- a. The property must be owned by a unit of government~~Thurston County~~ ~~and located in a Light-Industrial/Commercial (LI/C) zoning district~~. The property shall not be located adjacent to residentially zoned property, and the Conditional Use Permit shall not allow more than thirty (30) tents or cottage structures. The necessary on-site shared community facilities shall include but not be limited to the following:
 - i. Adequate potable water source and sanitary restrooms in the number required to meet capacity guidelines for the encampment's population;

- ii. Hand washing stations by the restrooms and by the food preparation areas;
 - iii. Refuse receptacles for trash and garbage; and
 - iv. Community Building(s) providing kitchen, dining, shower, laundry, offices for management and security.
- b. If proposed, any recreational areas, garden areas or other on-site provisions should be designed as shared community facilities.
- c. At least six (6) on-site vehicular parking stalls and a covered bike shelter shall be provided for the unit of government~~County~~ homeless encampment.
- d. The homeless encampment shall be located within a quarter (1/4) mile of a bus stop or have public bus services provided.
- e. The homeless encampment shall be adequately buffered and screened from adjacent right-of-way and surrounding properties. Screening shall be a fence with a minimum height of six (6) feet and may include landscaping.
- f. At the time of the City's approval, there shall be no other homeless encampment located within one thousand (1,000) feet of the approved encampment. approved under this chapter within 1000 feet. Approved encampments must be separated by a buffer of at least one thousand (1,000) feet under this Chapter.

1. Temporary Homeless Encampment

- a. An operations and security plan for the homeless encampment shall be submitted to the City at the time of application. The security plan shall include consideration of potential impacts within five hundred (500) feet of the encampment site.
- b. The Host Agency shall provide to all residents of the homeless encampment a Code of Conduct for living at the homeless encampment. A copy of the Code of Conduct shall be submitted to the City at the time of application and shall be in substantially the following form or address the following issues:
 - i. Possession or use of illegal drugs is prohibited, not permitted.
 - ii. ~~No alcohol is permitted.~~

~~vii. No open flames are prohibited, permitted without pre-approval by the Department of Community Planning and Development.~~

~~viii.v. No trespassing on private property in the surrounding neighborhood is permitted-prohibited.~~

~~viii.v. No loitering in the surrounding neighborhood is permitted.~~

~~ix.vi. No littering on the Temporary Encampment site or in the surrounding neighborhood is prohibited-permitted.~~

~~vii. Noise or music in excess of the limits set forth in OMC 18.40.080 is prohibited. No loud disturbances.~~

Nothing in this Section shall prohibit the Host Agency, Sponsoring Agency or Encampment Manager from imposing and enforcing additional Code of Conduct conditions not otherwise inconsistent with this Section.

c. All homeless encampment residents must sign an agreement to abide by the Code of Conduct and failure to do so ~~shall~~ may result in the noncompliant resident's immediate expulsion from the property.

d. The Host or Sponsoring Agency shall keep a log of all people who stay overnight in the encampment, including names, ~~dates of birth and birth dates~~, and dates of stay ~~in the encampment~~. Logs shall be kept ~~and retained for~~ a minimum of six (6) months.

e. The Host or Sponsoring Agency shall take all reasonable and legal steps to obtain verifiable ~~identification~~, such as a driver's license, government-issued identification card, military identification, ~~or~~ passport, ~~or other reasonable forms of identification~~ from prospective and existing encampment residents.

f. The Host or Sponsoring Agency will use identification ~~received from prospective and existing encampment residents~~ to obtain sex offender and warrant checks from the Washington State Patrol, the Thurston County Sheriff's Office or ~~relevant~~ local police department.

i. If ~~the said~~ warrant and sex offender checks reveal either (1) an existing or outstanding warrant from any jurisdiction in the United States for the arrest of the individual who is the subject of the check; or (2) the subject of the check is a sex offender, required to register with the County Sheriff or their county of residence pursuant to RCW 9A.44.130, then the Host or Sponsoring Agency ~~may will~~ reject the subject of the check for residency ~~to in~~ the homeless encampment or ~~may~~ eject the subject of the check if that person is already a homeless encampment resident.

ii. The Host or Sponsoring Agency shall immediately contact the police department if the reason for rejection or ejection of an individual from the homeless encampment is an active warrant. In other cases of rejection or ejection, the designated representative of the Host or Sponsoring Agency ~~may shall~~ immediately ~~contact provide the facts leading to such action to~~ the Olympia Police Department and the Thurston County Sheriff's Office.

g. The Host or Sponsoring Agency shall self-manage its residents and prohibit ~~alcohol, illegal~~ drugs, ~~weapons, fighting violence~~, and abuse of any kind, littering, or ~~noise disturbances~~ ~~of disturbing the other residents or adjacent~~ neighbors while located on the ~~encampment~~ property.

h. The Host or Sponsoring Agency will appoint a designated representative to serve "on-duty" as an Encampment Manager at all times ~~to serve~~ as a point of contact for the ~~Olympia~~ Police Department and will orient ~~law enforcement the Police as to~~ how the security tent operates ~~for the homeless encampment~~. The name of the on-duty designated representative will be posted daily in the security tent. The City shall provide contact numbers of non-emergency personnel which shall be posted at the security tent.

2. ~~Unit of Government County~~ Homeless Encampment. An operations and security plan for the homeless encampment shall be established and enforced by ~~a unit of government Thurston County~~. The operations plan shall provide for ensuring that potential residents are provided notice that the homeless encampment is within a property zoned light industrial.

C. Timing.

~~1. Temporary Homeless Encampment~~

~~b. No additional temporary homeless encampments may be allowed on the same parcel of property in any 12-month period beginning on the date the homeless encampment locates on a parcel of property.~~

1. Temporary Homeless Encampment. The homeless encampment shall conform to the following fire requirements:

- a. There shall be no open fires for cooking without pre-approval by the ~~Olympia~~ Fire Department and no open fires for heating;
- b. No heating appliances within the individual tents are allowed without pre-approval by the Olympia Fire Department;
- c. No cooking appliances, other than microwave appliances, are allowed in individual tents;

- d. An adequate number, with appropriate rating, of fire extinguishers shall be provided as approved by the [Olympia](#) Fire Department;
- e. Adequate access for fire and emergency medical apparatus shall be provided. This shall be determined by the [Olympia](#) Fire Department;
- f. Adequate separation between tents and other structures shall be maintained as determined by the [Olympia](#) Fire Department; and
- g. Electrical service shall be in accordance with recognized and accepted practice [and codes](#). Electrical cords ~~shall~~ [are](#) not to be strung together, ~~and any~~ [electrical](#) cords used must be approved for [outdoor](#) exterior use.

2. ~~A Unit of Government~~[County](#) Homeless Encampment. ~~A unit of government~~[The County](#) homeless encampment shall conform to the City engineering, building and fire codes.

3. The Host Agency and Sponsoring Agency shall permit inspections by City staff and the Thurston County Health Department at reasonable times without prior notice of compliance with the conditions of the Temporary and ~~County~~[unit of government](#) Homeless Encampment Permit.

E. Director's Decision.

1. Temporary Homeless Encampment

- a. Purpose. The Director shall review the proposal to ensure compliance with the provisions of this ~~e~~[Chapter](#) and all other applicable laws; to ensure that the health, safety and welfare of the citizens of the City is preserved, and to provide an expedient and reasonable land use review process for decisions and interpretations of this ~~e~~[Chapter](#).
- b. Director Authority. The Director may modify the submittal requirements as deemed appropriate.
- c. Notice of Decision. The Director shall notify the Sponsoring and Host Agencies of his or her decision to approve, modify or deny the application within a timely manner, but not prior to [fourteen \(14\)](#) days after the neighborhood informational meeting. ~~The~~[is](#) ~~Director's~~ ~~D~~decision is a final decision of the City. Appeals of decisions to approve or deny a Temporary Encampment Permit shall be to Thurston County Superior Court.

2. ~~Unit of Government~~[County](#) Homeless Encampment

- a. Purpose. The Director shall review the proposal and make a recommendation to the Hearing Examiner regarding compliance with applicable law.

b. Hearing Examiner Authority. The Hearing Examiner may issue a unit of government Homeless Encampment Permit pursuant to Hearing Examiner OMC Chapter 18.82. The Director will forward the application and a recommendation to the Hearing Examiner subject to the provisions of this OMC Chapter 18.50, the "Conditional Uses OMC Chapter 18.48," and Hearing Examiner OMC Chapter 18.82.

c. Notice of Decision. The Director shall provide notice of the Olympia Hearing Examiner's Decision pursuant to OMC 18.60. The Hearing Examiner's Decision is a final decision of the City. Appeals of the Hearing Examiner's decisions to approve or deny a unit of government Homeless Encampment Permit shall be to Thurston County Superior Court.

F. Temporary Homeless Encampment Permit Termination. If the Host Agency or Sponsoring Agency fails to take action against a resident who violates the terms and conditions of this permit, it may result in immediate termination of the permit issued to the Host Agency or Sponsoring Agency. If the City learns of uncontrolled violence or acts of violence by residents of the encampment and the Host Agency or Sponsoring Agency has not adequately addressed the situation to protect residents, the temporary use permit may be immediately terminated.

G. Temporary Homeless Encampment Permit Revocation. Upon determination that there has been a violation of any approval criteria or condition of application, the Director of Community Planning and Development or his or her designee, may give written notice to the permit holder describing the alleged violation. Within fourteen (14) days of the mailing of notice of violation, the permit holder shall show cause why the permit should not be revoked. At the end of the fourteen (14)-day period, the Director of Community Planning and Development or his or her designee, shall sustain or revoke the permit. When a Temporary Homeless Encampment Permit is revoked, the Director of Community Planning and Development or his or her designee shall notify the permit holder by first class and certified mail of the revocation and the findings upon which revocation is based. Appeals from the Director's decisions to revoke a Temporary Encampment permit shall be to Thurston County Superior Court.

Section 2. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 3. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or application of the provisions to other persons or circumstances shall remain unaffected.

Section 4. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 5. Effective Date. This Ordinance is for the immediate preservation of public peace, health, safety, and welfare of the public, and shall take effect upon adoption shall take effect five (5) days after publication, as provided by law.

Section 6. Public Hearing. The zoning amendments herein shall be referred to the Olympia Planning Commission for review and recommendation. The Olympia City Council shall hold a public hearing on

the amendments to OMC Chapter 18.50 within sixty (60) days of the adoption of this Ordinance. Following the public hearing, the Council shall make findings of fact to either ratify, amend, or repeal the amendments herein to OMC Chapter 18.50.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED:

DRAFT

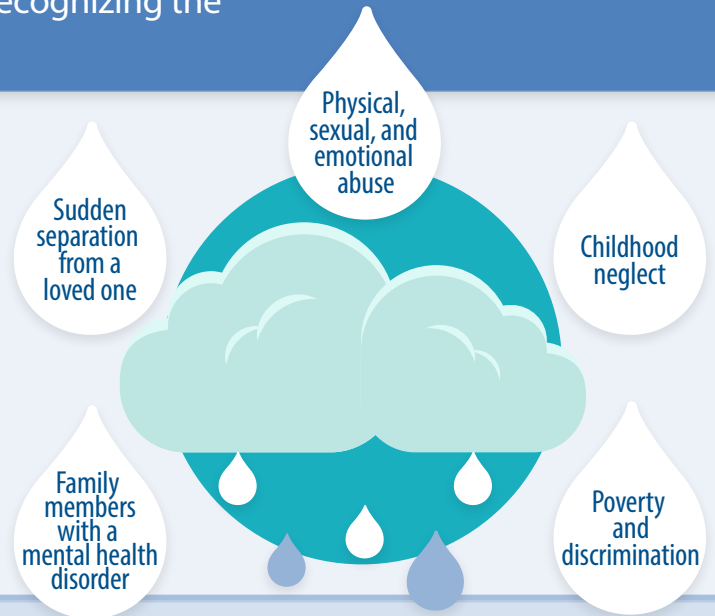


10 KEY INGREDIENTS FOR TRAUMA-INFORMED CARE

As health care providers become aware of the harmful effects of trauma on physical and mental health, they are increasingly recognizing the value of **trauma-informed approaches to care**.

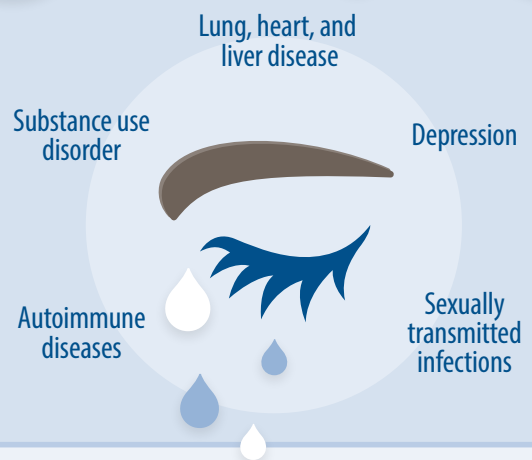
WHAT IS TRAUMA?

The Substance Abuse and Mental Health Services Administration (SAMHSA) describes trauma as **events or circumstances** experienced by an individual as **physically or emotionally harmful** or **life-threatening**, which result in adverse effects on the individual's **functioning and well-being**.



WHAT IS THE IMPACT OF TRAUMA ON HEALTH?

The Adverse Childhood Experiences (ACE) Study, conducted by the CDC and Kaiser Permanente, revealed that the more an individual is exposed to a variety of stressful and potentially traumatic experiences, the greater the risk for **chronic health conditions** and **health-risk behaviors** later in life.



HOW CAN PROVIDERS BECOME TRAUMA-INFORMED?

Trauma-informed care acknowledges that understanding a patient's life experiences is key to potentially improving engagement and outcomes while lowering unnecessary utilization.

In order to be successful, trauma-informed care must be adopted at the **organizational and clinical levels**.



Organizational practices reorient the culture of a health care setting to address the potential for trauma in patients *and* staff:



- 1 Lead and communicate about being trauma-informed
- 2 Engage patients in organizational planning
- 3 Train both clinical and non-clinical staff
- 4 Create a safe physical and emotional environment
- 5 Prevent secondary traumatic stress in staff
- 6 Build a trauma-informed workforce

Clinical practices address the impact of trauma on individual patients:



- 7 Involve patients in the treatment process
- 8 Screen for trauma
- 9 Train staff in trauma-specific treatments
- 10 Engage referral sources and partner organizations



For more details, read CHCS' brief, *Key Ingredients for Successful Trauma-Informed Care Implementation*. Visit www.chcs.org for additional resources.

Substance Abuse and Mental Health Administration's Guiding Principles of Trauma-Informed Care

Key principles:

1. **Safety** - Throughout the organization, staff and the people they serve feel physically and psychologically safe.
2. **Trustworthiness and transparency** - Organizational operations and decisions are conducted with transparency and the goal of building and maintaining trust among staff, clients, and family members of those receiving services.
3. **Peer support and mutual self-help** - These are integral to the organizational and service delivery approach and are understood as a key vehicle for building trust, establishing safety, and empowerment.
4. **Collaboration and mutuality** - There is true partnering and leveling of power differences between staff and clients and among organizational staff from direct care staff to administrators. There is recognition that healing happens in relationships and in the meaningful sharing of power and decision-making. The organization recognizes that everyone has a role to play in a trauma-informed approach. One does not have to be a therapist to be therapeutic.
5. **Empowerment, voice, and choice** - Throughout the organization and among the clients served, individuals' strengths are recognized, built on, and validated and new skills developed as necessary. The organization aims to strengthen the staff's, clients', and family members' experience of choice and recognize that every person's experience is unique and requires an individualized approach. This includes a belief in resilience and in the ability of individuals, organizations, and communities to heal and promote recovery from trauma. This builds on what clients, staff, and communities have to offer, rather than responding to perceived deficits.
6. **Cultural, historical, and gender issues** - The organization actively moves past cultural stereotypes and biases (e.g., based on race, ethnicity, sexual orientation, age, geography), offers gender responsive services, leverages the healing value of traditional cultural connections, and recognizes and addresses historical trauma.

Resources:

[Trauma Informed Organization Toolkit for Homeless Services](#): A tool for organizational assessment to develop a greater understanding of trauma informed care and the organization’s current status.

“With just a brief introduction to trauma dynamics, all of the personnel at a service agency can become more sensitive and less likely to frighten or re-traumatize a consumer seeking services”

- National Center on Family Homelessness

[A TREATMENT IMPROVEMENT PROTOCOL Trauma-Informed Care in Behavioral Health Services](#) from the **U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES** Substance Abuse and Mental Health Services Administration Center for Substance Abuse Treatment

PART 2: AN IMPLEMENTATION GUIDE FOR BEHAVIORAL HEALTH

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Homeless Crisis Response Training

The City of Olympia provides ongoing Crisis Response Training in compliance with [RCW 43.101.427](#), also known as [The Doug Ostling Act](#). This act established requirements for Crisis Intervention Training (CIT) for all Peace (police) Officers in Washington.

The Doug Ostling Act requires that all Peace Officers receive a minimum of 8 hours of CIT and take 2 hours of continuing education per year. Training is provided through the Washington State Criminal Justice Training Commission (WSCJTC). In addition to the 8 hour training the WSCJTC also provides a full 40 hour course. In 2016 the City of Olympia sent 29 of its police officers to this 40 hour course and continues to send new recruits to the WSCJTC 8 hour training. All veteran officers complete at least 2 hours of continuing education per year.

40-hour CIT Training:

This 40-hour Crisis Intervention Team Training class is designed to educate law enforcement officers on becoming a Crisis Intervention Team (CIT) officer.

The course will cover:

- The legal aspects of mental health commitments
- Liability issues
- Mental disorders (including indicators of mental illness)
- Understanding mental illness
- Documentation
- The interpersonal relations necessary to effectively work with the mentally ill and their families
- The mental health system
- Intervention strategies for dealing with both low and high risk situations.

These courses are also available to non-commissioned staff on a space available basis.

De-escalation Training:

The City of Olympia periodically offers a Verbal De-escalation Class to its employees through the Washington Cities Insurance Authority. This spring over 150 frontline employees participated in this 4 hour training.

De-escalation training is designed for Frontline Public Sector Customer Service Providers and Supervisors of Front-line Customer Service Providers. Mr. Graham provides training in "talking down" individuals in emotional and angry states. Most people follow a predictable chain of escalation before they get to the point of physically acting out.

This training teaches students to:

- Learn verbal tactics to assist in diffusing clients/public
- Understand and describe the predictors of violent behavior
- Utilize your agency resources, procedures, and personal safety skill to ensure safety
- Recognize and respond appropriately to dangerous situations in the workplace

FACT SHEET: HOUSING FIRST

WHAT IS HOUSING FIRST?

Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before attending to anything less critical, such as getting a job, budgeting properly, or attending to substance use issues. Additionally, Housing First is based on the theory that client choice is valuable in housing selection and supportive service participation, and that exercising that choice is likely to make a client more successful in remaining housed and improving their life.ⁱ

HOW IS HOUSING FIRST DIFFERENT FROM OTHER APPROACHES?

Housing First does not require people experiencing homelessness to address all of their problems including behavioral health problems, or to graduate through a series of services programs before they can access housing. Housing First does not mandate participation in services either before obtaining housing or in order to retain housing. The Housing First approach views housing as the foundation for life improvement and enables access to permanent housing without prerequisites or conditions beyond those of a typical renter. Supportive services are offered to support people with housing stability and individual well-being, but participation is not required as services have been found to be more effective when a person chooses to engage.ⁱⁱ Other approaches do make such requirements in order for a person to obtain and retain housing.

WHO CAN BE HELPED BY HOUSING FIRST?

A Housing First approach can benefit both homeless families and individuals with any degree of service needs. The flexible and responsive nature of a Housing First approach allows it to be tailored to help anyone. As such, a Housing First approach can be applied to help end homelessness for a household who became homeless due to a temporary personal or financial crisis and has limited service needs, only needing help accessing and securing permanent housing. At the same time, Housing First has been found to be particularly effective approach to end homelessness for high need populations, such as chronically homeless individuals.ⁱⁱⁱ

WHAT ARE THE ELEMENTS OF A HOUSING FIRST PROGRAM?

Housing First programs often provide rental assistance that varies in duration depending on the household's needs. Consumers sign a standard lease and are able to access supports as necessary to help them do so. A variety of voluntary services may be used to promote housing stability and well-being during and following housing placement.

Two common program models follow the Housing First approach but differ in implementation. Permanent supportive housing (PSH) is targeted to individuals and families with chronic illnesses, disabilities, mental health issues, or substance use disorders who have experienced long-term or repeated homelessness. It provides long-term rental assistance and supportive services.

A second program model, rapid re-housing, is employed for a wide variety of individuals and

families. It provides short-term rental assistance and services. The goals are to help people obtain housing quickly, increase self-sufficiency, and remain housed. The Core Components of rapid re-housing—housing identification, rent and move-in assistance, and case management and services—operationalize Housing First principals.

I DOES HOUSING FIRST WORK?

There is a large and growing evidence base demonstrating that Housing First is an effective solution to homelessness. Consumers in a Housing First model access housing faster^{iv} and are more likely to remain stably housed.^v This is true for both PSH and rapid re-housing programs. PSH has a long-term housing retention rate of up to 98 percent.^{vi} Studies have shown that rapid re-housing helps people exit homelessness quickly—in one study, an average of two months^{vii}—and remain housed. A variety of studies have shown that between 75 percent and 91 percent of households remain housed a year after being rapidly re-housed.^{viii}

More extensive studies have been completed on PSH finding that clients report an increase in perceived levels of autonomy, choice, and control in Housing First programs. A majority of clients are found to participate in the optional supportive services provided,^{ix} often resulting in greater housing stability. Clients using supportive services are more likely to

participate in job training programs, attend school, discontinue substance use, have fewer instances of domestic violence,^x and spend fewer days hospitalized than those not participating.^{xi}

Finally, permanent supportive housing has been found to be cost efficient. Providing access to housing generally results in cost savings for communities because housed people are less likely to use emergency services, including hospitals, jails, and emergency shelter, than those who are homeless. One study found an average cost savings on emergency services of \$31,545 per person housed in a Housing First program over the course of two years.^{xii} Another study showed that a Housing First program could cost up to \$23,000 less per consumer per year than a shelter program.^{xiii}

ⁱTsemberis, S. & Eisenberg, R. Pathways to Housing: Supported Housing for Street-Dwelling Homeless Individuals with Psychiatric Disabilities. 2000.

ⁱⁱEinbinder, S. & Tull, T. The Housing First Program for Homeless Families: Empirical Evidence of Long-term Efficacy to End and Prevent Family Homelessness. 2007.

ⁱⁱⁱGulcur, L., Stefancic, A., Shinn, M., Tsemberis, S., & Fishcer, S. Housing, Hospitalization, and Cost Outcomes for Homeless Individuals with Psychiatric Disabilities Participating in Continuum of Care and Housing First Programmes. 2003.

^{iv}Gulcur, L., Stefancic, A., Shinn, M., Tsemberis, S., & Fishcer, S. Housing, Hospitalization, and Cost Outcomes for Homeless Individuals with Psychiatric Disabilities Participating in Continuum of Care and Housing First programs. 2003.

^vTsemberis, S. & Eisenberg, R. Pathways to Housing: Supported Housing for Street-Dwelling Homeless Individuals with Psychiatric Disabilities. 2000.

^{vi}Montgomery, A.E., Hill, L., Kane, V., & Culhane, D. Housing Chronically Homeless Veterans: Evaluating the Efficacy of a Housing First Approach to HUD-VASH. 2013.

^{vii}U.S. Department of Housing and Urban Development. Family Options Study: Short-Term Impacts. 2015.

^{viii}Byrne, T., Treglia, D., Culhane, D., Kuhn, J., & Kane, V. Predictors of Homelessness Among Families and Single Adults After Exit from Homelessness Prevention and Rapid Re-Housing Programs: Evidence from the Department of Veterans Affairs Supportive Services for Veterans Program. 2015.

^{ix}Tsemberis, S., Gulcur, L., & Nakae, M. Housing First, Consumer Choice, and Harm Reduction for Homeless Individuals with a Dual Diagnosis. 2004.

^xEinbinder, S. & Tull, T. The Housing First Program for Homeless Families: Empirical Evidence of Long-term Efficacy to End and Prevent Family Homelessness. 2007.

^{xi}Gulcur, L., Stefancic, A., Shinn, M., Tsemberis, S., & Fishcer, S. Housing, Hospitalization, and Cost Outcomes for Homeless Individuals with Psychiatric Disabilities Participating in Continuum of Care and Housing First programs. 2003.

^{xii}Perlman, J. & Parvensky, J. Denver Housing First Collaborative: Cost Benefit Analysis and Program Outcomes Report. 2006.

^{xiii}Tsemberis, S. & Stefancic, A. Housing First for Long-Term Shelter Dwellers with Psychiatric Disabilities in a Suburban County: A Four-Year Study of Housing Access and Retention. 2007.

Discussion on Homelessness:

Additional Information Via Web-based Sources

1. Coordinated Entry – System Overview

Overview of the State's Coordinated Entry System (CES) intended "to provide the quickest access to the most appropriate housing ... through a standardized assessment and referral process"

<http://www.commerce.wa.gov/wp-content/uploads/2018/03/hau-wa-ce-guidelines-1-2018.pdf>

2. Core Principles of Housing First and Rapid Re-housing

This link provides information on why "Housing First" and "Rapid Re-housing" are considered best practices for most homeless populations:

<https://www.hudexchange.info/trainings/courses/hud-and-usich-core-principles-of-housing-first-and-rapid-re-housing-webinar/>

3. Harm Reduction

The Canadian-based Homeless Hub explains why "Harm Reduction", a best practice in the field of drug and alcohol treatment is also useful in developing homeless network service models:

<http://homelesshub.ca/about-homelessness/substance-use-addiction/harm-reduction>

4. Homeless System Performance Measurement – State Commerce Point in Time (PIT) Homeless Census Overview:

Provides information about the annual "Point in Time Count of Homeless Count", including guidelines and Statewide PIT results by County (including Thurston) since 2006:

<http://www.commerce.wa.gov/serving-communities/homelessness/annual-point-time-count/>

5. Housing First in Permanent Support Housing

Housing & Urban Development (HUD) Provides this overview of the principles and core components of the "Housing First" model as a best practice:

<https://www.hudexchange.info/resource/3892/housing-first-in-permanent-supportive-housing-brief/>

6. Public School Data on Homeless Students

The Office of Public Instruction (OSPI) provides Statewide reports by district, including Thurston County's eight School Districts on homeless students enrolled in public schools, Pre-Kindergarten – 12th grade since 2006:

<http://www.k12.wa.us/HomelessEd/Data.aspx>