



Proposal for City-owned Emergency Housing Facilities



City Council

July 24, 2018

Colin DeForrest,
Homeless Response
Coordinator



Goals for the City-Owned Sites

- 80 units of interim housing for our most vulnerable individuals in Olympia
- 10+ Safe Car Camping spots for individuals/families living in their vehicles
- 24/7 day centers for individuals at the sites
- A new housing option for individuals in our current shelter system
- A model to be replicated by others
- A safe and inviting community for all



Identified Sites

Site 1:
Nursery Village



Site 2:
Martin Way Village



Site 1: Nursery Village





Nursery Village Site






- **Site size:** Approximately $\frac{1}{4}$ acre
- **Location:** Near Plum and Union. Behind the Yashiro Japanese Garden

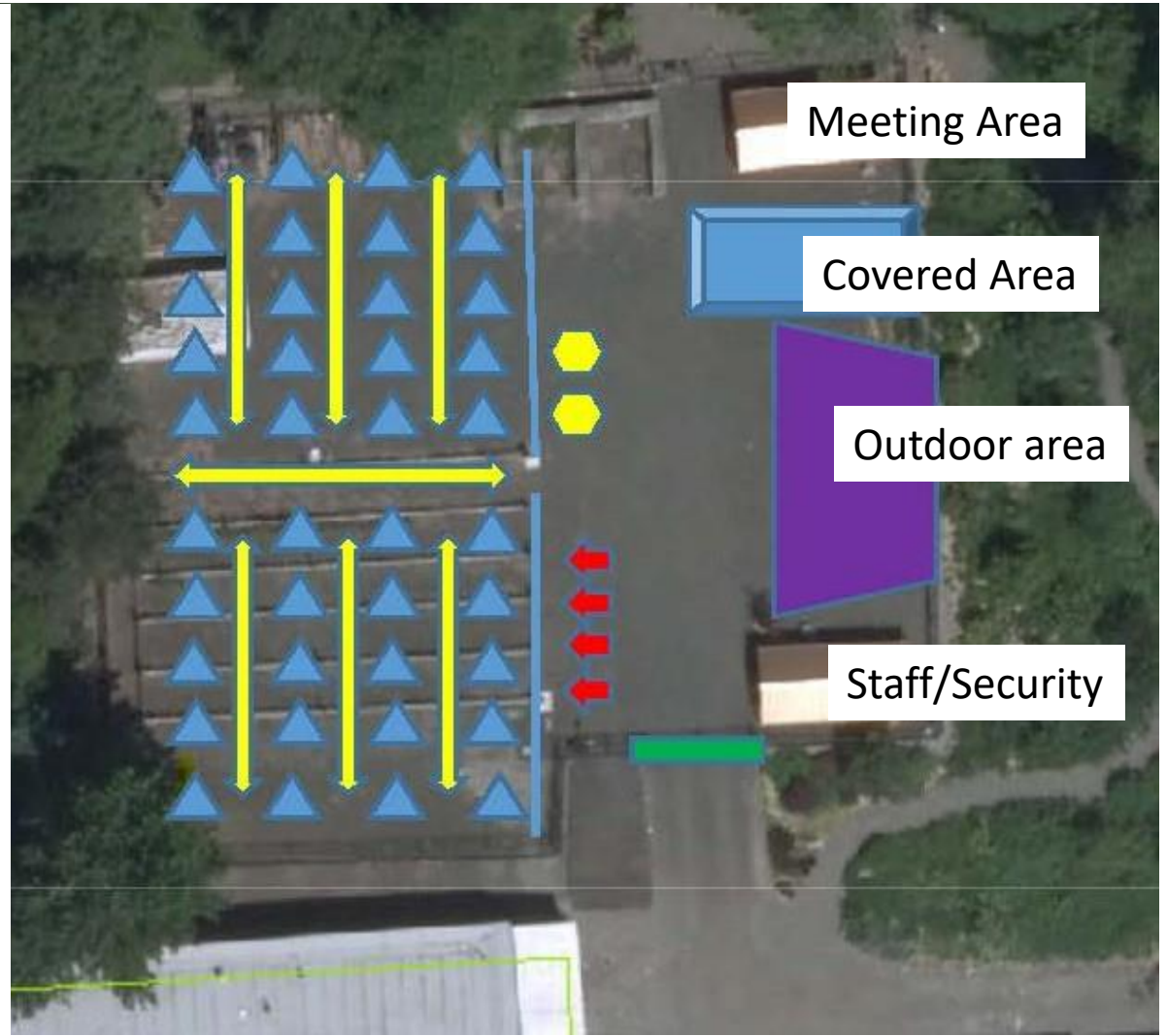
Ownership: City of Olympia

- **Current State:**

- graded, crushed gravel
 - Securely fenced, with multiple entrances
 - Two 200 sf shed/buildings
-
- Private secluded setting for residents
 - Close to services

Nursery Village – Concept

- Tents or Small Structures 
- Bathrooms 
- Sinks 
- Secure Entrance 
- Walkways 



Site 2: Martin Way Village



Welch's Appliances

Holly

Cross Insurance Agency

orks

Aztec Lanes

Veterans of Foreign Wars

VFW Post 318

Devoe St SE

Pattison St SE

Pattison St SE

Pattison St SE

Pattison St SE

Martin Way E
Martin Way E



Site 2: Martin Way Site

- **Site size:** 1.1 acres
- **Location:** 2828 E Martin Way – between Pattison and Devoe
- **Ownership:** Privately owned
- **Current State:**
 - 3,800 sf building
 - Five single use restrooms and one shower
 - 50 stall parking lot
 - Large flat field area
- **Close to transportation/bus stop**

Martin Way Site – Concept

Small Structures



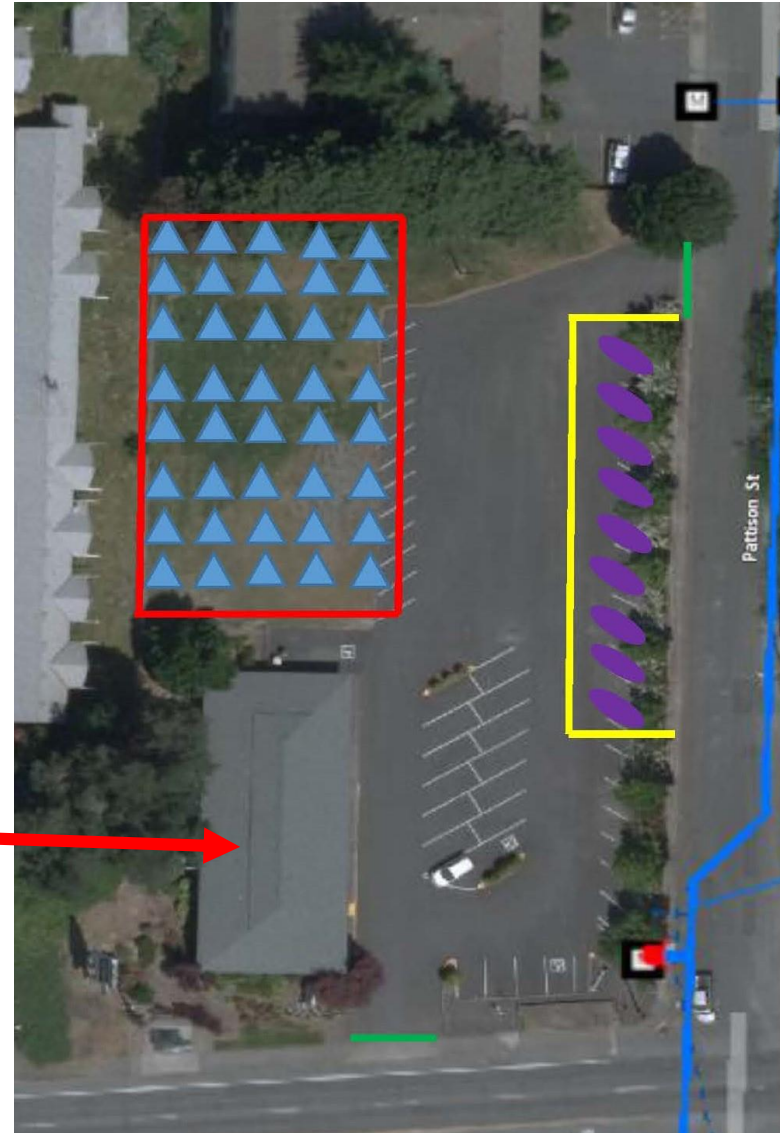
Secure Entrance



Vehicles



Urban Rest stop,
Respite Facility, other
essential service





Framework

- Emergency housing facilities specifically targeting the most visible and vulnerable in Olympia
- 24/7 access – best practice for emergency shelters
- 2 locations - 40 sites at each location
- Adults/couples (no children) / animals
- Combination of tents and tiny shelters
- Storage onsite for residents
- Portable toilets (one would be ADA)/plumbed sinks with hot water
- Garbage services
- Kitchen/food area/sink
- Private meeting area for case management and connection to tailored services
- Multiple outdoor areas for residents
- Site management, case management, self governance, security

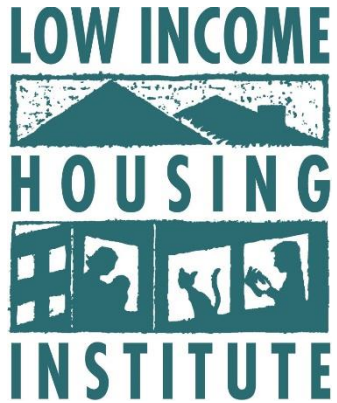


Framework

- Martin Way site will be similar to Nursery site with a few additions:
 - Safe car camping area (pilot)
 - Has a 3,800 sf building
 - With potential to be an urban rest stop, respite facility, or other essential service
 - Excellent site for future permanent supportive housing through Home Fund.
 - Able to use in the interim for multiple emergency sheltering interventions



Site Partner



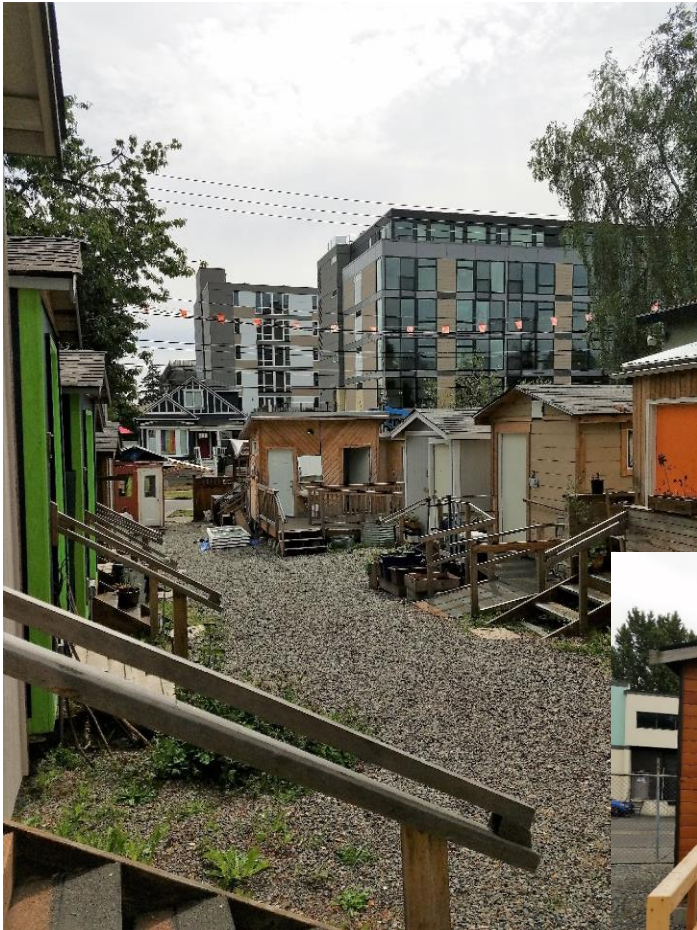
“Founded in 1991, LIHI has grown to be one of the most productive affordable housing developers in the Northwest.

- LIHI owns and/or manages over 2,000 housing units at 50 sites in six counties throughout the Puget Sound region.
- Including 8 managed camps and over 200 units of tiny shelters.
- LIHI is nationally recognized leader in the design and management of Tiny House Villages.



www.lihi.org

olympiawa.gov





Staffing at the Villages

- Site Manager (LIHI)- 1 FTE
 - Manages day-to-day operations
- Village Organizer (LIHI) – 1FTE
 - Helps to organize resident community – partners with onsite providers
- Case management – 5 FTE
- (partner agency)
- Overnight Security – 1 FTE
- **Staff will rotate between sites**





Estimated Costs

Operating Expense (annual)	
Operating (2) City-owned emergency housing sites	\$900K
Contingency & flexible funds for partnerships to address homelessness	\$504K
Capital (one-time)	
Martin Way Property Acquisition	\$1.35m
Site Improvements (both sites)	\$1.1m
Total for Capital	\$2.45m



Cost Comparison

- Tacoma – Stability Site
\$64.00 per night
- Olympia – Village Site
\$31.00 per night

$$(\$900\text{K} / 80) / 365 = \$31$$

\$31/day for housing, case management and a meal





Martin Way Acquisition

- Purchase price: \$1,350,000
- Earnest Money: \$50,000
- Closing: 30 days after the removal of a Feasibility Contingency
- Feasibility contingency period 60 days with ability to extend additional 30 days
 - Stakeholder/Neighbor Outreach
 - Building Assessment
 - Existing tenant lease termination negotiation



Potential Funding Sources - Operations

	Operating Expense (Annual)	Funding Sources
Estimated Expense	\$ 1,404,000	
Funding Sources:		
Home Fund 1 (short-term shelters)		\$ 161,000
Home Fund 2 (supportive services)		\$ 230,000
Municipal Utility Tax (.5%)		\$ 250,000
Non-Voted Utility Tax		\$ 495,000
CDBG (contracted social service provider)		\$ 45,000
Thurston County		\$ 223,000
TOTAL	\$ 1,404,000	\$ 1,404,000



Potential Funding - Capital

CAPITAL

Revenue

Interfund Loan	\$	2,450,000		
Total			\$	2,450,000

Expense

Nursery	\$	410,000		
Martin Way				
Property Acquisition	\$	1,350,000		
Site Improvements	\$	690,000		
Total			\$	2,450,000

* \$842,000 Annual Debt Service Payment (3-years)



Next Steps

- Review estimated costs and funding plan with the Council's Finance Committee on July 31
- Consult with service providers and houseless individuals
- Enter into contracts with providers for site management, case management and security
- Complete site improvements for the Nursery site
- Conduct feasibility review on the Martin Way site
- Neighborhood and community outreach



Community & Neighborhood Outreach

- One-on-one outreach to immediate neighbors
- Notice neighbors within 300 feet and the posting of the site
- Neighborhood meeting(s)





Recommendation

1. MOVE TO APPROVE RESOLUTION AUTHORIZING THE PURCHASE OF REAL ESTATE FOR THE CITY OF OLYMPIA OWNED BY DONALD G, AND JOAN C, HOVANCSEK

Approved on 7/24/18

1. MOVE TO DIRECT STAFF TO MOVE FORWARD WITH IMPLEMENTATION OF THE TWO CITY-OWNED EMERGENCY HOUSING SITES AS PROPOSED, PENDING REVIEW OF COSTS AND FUNDING PLAN BY COUNCIL'S FINANCE COMMITTEE

Moved to 7/31 Finance Committee and 8/21 Council Study Session



Council Direction from 7/24

- Review estimated costs with Finance Committee
- Involve local agencies and houseless individuals in the planning
- Use the Coordinated Entry System to ensure we are prioritizing the most vulnerable
- Explore all options for a day center

Discussion

