

Olympia Planning Commission

June 7, 2021

Olympia City Council
PO Box 1967
Olympia, WA 98507

Dear Mayor Selby and City Councilmembers:

The Olympia Planning Commission (OPC) is pleased to provide a summary of public feedback from our hearing on Olympia's Housing Action Plan.

The Housing Action Plan was funded by a grant from the Washington State Department of Commerce and required a public hearing prior to City Council consideration. The OPC was asked to hold the hearing and provide a summary of what was heard to City Council. We were not asked to make a formal recommendation, however we have included some of our own comments.

The OPC heard briefings on the Housing Action Plan on February 22 and May 3, 2021. We conducted a public hearing on May 17, 2021 to solicit feedback about the draft plan. Fourteen people testified and we also received several pages of written public comments. Following is a summary of what we heard:

1. Questions about how the City of Olympia is working with other local services to house the homeless and provide housing affordable for working households, including younger people. How do we make housing accessible when prices are going through the roof?
2. It's a good idea to plan regionally, such as through the Regional Housing Council, but Olympia should not give up finding funding and building housing on its own. Need to do both. Also urges the City to require new developments to include affordable housing, otherwise we won't get it.
3. Support for the Housing First model and low barrier service centers. It's wrong to say that mental health and substance use issues need to be addressed before people are housed. We need supportive housing.
4. The hole in the housing action plan is the funding. A key funding mechanism the City is not taking advantage of are Linkage Fees, which are fees applied to new market rate housing to help provide affordable housing. New market rate development causes impacts in that residents there create more demand for low paying service jobs and the employees in those service jobs will need low-income affordable housing.
5. Excited the plan was developed with regional partners and is comprehensive. Favorite things: Requiring planned unit developments, partnering with local trade schools, relocation assistance, rezoning multifamily home parks to promote their preservation, reducing parking requirements, reducing minimum lot sizes, allowing single room occupancy units and increasing allowed housing types in commercial zones.
6. Housing is a human right and housing first is the only working model that has been successful across the world.

7. All or most of the housing actions sounds great in theory, but it's hard to see what the City is actually doing to help the average working person who is barely making it, scraping by week to week.
8. Opposed to maximizing SEPA exemptions or working with Department of Transportation to reduce SEPA appeals on transportation grounds. The SEPA review process intends to ensure government considers environmental impacts, which are defined broadly and include displacement. Excluding SEPA transportation appeals is especially worrisome as transportation has been an issue in several recent projects.
9. In Rhode Island they used an old mall to make affordable housing. Removing the onsite owner requirement [for ADU's] puts homes at risk of being bought up by out of town investors, which happened in Tennessee and resulted in rent increases and absentee landlords who don't perform maintenance. When we design housing policies we need to look at income trends. Mobile home park residents are especially vulnerable and people experiencing homelessness need care.
10. Support for land trusts as one of the solutions for affordable housing, and shared an introductory video.
11. Support for the Housing First model, land trusts and linkage fees. We need public housing. Otherwise not excited by most of the proposals. Opposed to proposed SEPA changes. Our SEPA rules are already weak but we need them to protect our quality of life, air, lands and waters and potential negative impacts of development.
12. Most important thing about the regional plan is that it contains no recommendations; its just a list of possible actions. Actions have not been thoroughly evaluated and should be approached cautiously. Options dealing with subsidized housing are reliable; we need lots more money. Actions about increasing supply of market rate housing are unreliable; city doesn't provide that, only private sector can. Some actions are based on false assumption that reducing cost of housing will make housing more affordable. This includes the multifamily tax exemption and tax increment financing, which should not be included in the plan.
13. Urges the City to relax rules around tiny homes on wheels, which can also be a solution to a housing shortage. These have reasonable costs, aesthetic appeal, affordability and sustainable features.
14. Concern about how affordable housing is defined. Affordable housing is \$500/month, not \$1,400. Opposes proposed SEPA changes Due to the SEPA threshold exemption downtown, information about environmental remediation as to when the old Griswold's building is redeveloped will not be disclosed.

Summary of written comments (see attached for written comments received):

1. The Housing Action Plan has some good ideas but does not go far enough. City must be bold in reducing barriers to housing production. There should be no parking minimums, period. Design Review should be eliminated. Lease rather than give away land; land should be retained for future needs and tax revenue. Allow more commercial activity in residential areas.
2. The multifamily tax exemption is a failed program because it is based on local [Thurston County] median income, but Olympia income is worse than that.
3. Housing affordability has been a problem in Olympia for decades. There are many examples of city policies creating more poverty. Don't adopt the Housing Action Plan. Instead, recommends: publicly owned Kampground of America style housing, support long-term life planning in

schools, retrofit hotels and purchase foreclosed homes for subsidized housing, stop giving tax breaks to developers, promote and educate on how to tenant cooperatives, tenant/landlord education and relationships, investigate how to stop purchase of multiple properties by one person.

4. Concerns about the “anti-landlord” sentiment in City Hall has made this couple no longer want to rent their home in Olympia. Two proposals in the draft plan fuel that sentiment: 1) right of first refusal (tenant opportunity to purchase) and short term rental regulations. These actions will result in less rental housing. Legislation that makes it harder to evict has not resulted in cheaper rent, rather the opposite because landlords will make it harder to qualify and raise rents to offset costs. Helping the landlords would be the better approach.
5. The multifamily tax exemption does not increase density, rather exempts developers and raises the tax burden on everyone else. Objects to its use, expect for housing dedicated to affordable housing for lower income families. Also objects to strategic infrastructure investments – growth should pay for growth. Urges city to work with non-profit agencies to build low income housing.
6. Opposes expanding SEPA exemptions and reducing SEPA appeals regarding transportation. SEPA helps ensure government actions take environmental impacts into consideration and provides citizens a chance to challenge decisions. Especially worried about excluding transportation appeals as transportation has been an issue on several recent local projects.
7. Efforts to get needed housing to address homelessness are failing. The multifamily tax exemption also fails to increase affordable housing due to flaws in the language/definition and lack of enforcement and accountability. For example, using median area income rather than local median income and not ensuring units are actually being rented to low income people. Opposes tax breaks for developers.
8. Support for helping those in need of affordable housing, but not in a way that restricts developers and property owners. If you want more of something, make it easier. Removing barriers is the best way to create a healthy ecosystem of housing options. Less regulation means more options and ability for the market to deliver creative solutions. Well intentioned policies can have unintended consequences. If a landlord wants to complete tenant improvements, expensive city requirements is a disincentive. Right of first refusal for tenants on sales will make it more difficult to sell a house. Penalizing landlords and developers, rather than leveraging them as part of the solution, will make matters worse.
9. Fails to see the logic that appeals add cost to projects and maximizing use of SEPA exemptions. Does not agree that increasing density creates affordable housing. The Puget Sound Lowlands Ecoregion is unique and if we want to protect it we need to do a better job managing urban watersheds. Placing species at risk because of an unsupported notion that removing protections will make property more affordable would be unfortunate.
10. (x4 similar comments) - Homeownership is a wealth building tool that allows low income families to exit cycles of poverty, creating lasting generational change, and requiring less public assistance in the future. But homeownership is increasingly unattainable for many across all age, racial and ethnic groups - especially young people and marginalized communities. The City must act to reverse past discrimination and wrong doings by developing policies that create opportunity for a rich and inclusive community for all. Habitat for Humanity encourages the City to partner with low income housing developers to expand homeownership and to establish a down payment assistance program (often the biggest barrier for first time homebuyers).
11. Support for Community Land Trusts. Link to a video introduction: [Homebuyer's Orientation Presentation - Google Slides](#).

12. Tenant Opportunity to Purchase raises a lot of questions and potential problems. Home sellers shouldn't be told they can bid but then someone else has "right of first refusal."
13. House Bill 1236 has been passed by the Legislature and severely restricts a landlords ability to end a lease. The Housing Action Plan indicates the City is developing a tenant protection ordinance. Please do not incorporate wording that would go beyond the scope of House Bill 1236.
14. Save existing affordable housing by giving tax breaks to owners of such property. Every tax increase gets passed onto tenants. Every action that makes it harder on small scale property owners nudges them closer to selling, most likely to large entities that are not as flexible or affordable. Olympia should not give tax breaks to those with substantial wealth. It's making things worse. Read the Reuters U.S. Legal News "[Special Report – Giant U.S. landlords purse evictions despite CDC ban.](#)"
15. The options in the regional plan have not been evaluated for likely effectiveness, cost-shifting or other criteria, so approach them with caution. The options dealing with subsidized housing are the most reliable and our greatest need; we need a lot more money for this. The most unreliable section deals with increasing the supply of market rate housing. The City can do very little in this area.
 - It's not true that reducing the cost of producing housing will decrease cost of housing. We should avoid unnecessary costs, but do not sacrifice quality of life or fiscal fairness.
 - The logical way to protect mobile home parks is to rezone them.
 - Do not expand the multifamily tax exemption. A couple of years ago, legislative performance staff found there is no evidence the multifamily tax exemption helps produce more housing, it only subsidizes land owners and housing developers.
 - Do not make strategic infrastructure investments to spur housing. This is unjustified and only amounts to a public subsidy to land owners. Growth should pay for growth.
 - Do not start using Tax Increment Financing (TIF). TIF is a scam that diverts taxes meant for general costs to pay for infrastructure, thus increasing taxes.
16. Housing is the number one social concern of the Thurston County Real Estate Board of Realtors.
17. Homelessness is increasing in our area. The solution to homelessness is permanent housing. It's not correct that things like mental health and substance use be addressed first – it's the opposite. Provided powerpoint slides.
18. Insist on mixed income development, requirements for wheelchair accessible spaces and use the Housing Land Trust model to extend affordability.
19. If you want to encourage small builders to develop affordable housing, reduce impact and permit fees, and remove the sprinkler requirement. An average of \$40,000 in permit fees to build one house is too high.
20. Concern that City provides property tax exemptions for large downtown developments, while small scale local property owners who rent, and often have more affordable rents, do not receive the same benefits. Property taxes are passed onto tenants.
21. It is difficult to understand how Olympia is impacted by giant landlords who operate across the nation. Nowhere in all the mountains of housing documents does the city even mention who owns what in Olympia.
22. Concern that too much is being spent on homeless response without results, and this "plan" does not address housing, substance rehab, & mental illness for the homeless.

23. Concerns that Olympia favors market-rate projects over low-income projects. Rich developers can take care of themselves & don't need my taxes to build projects that are meant to bring more rich people from Seattle and Tacoma to gentrify the Olympia area.
24. Olympia has stepped up, and there is so much more to do. This is an issue that takes courage and tenacity. Instead of being overwhelmed by the immensity of the problem, the staff and the council keep moving forward.
25. There is "a big economic grey area" with an uneven scale of justice regarding housing. A personal story from someone with a long work history who is now houseless following an eviction and unable to find affordable housing. It is difficult to get a response from or assistance from local homeless service agencies.
26. Impact fees are very important for City finances and for fair treatment of residents, and don't even begin to cover the costs of the impacts.
27. Concern about the gigantic size of the problem and the solutions, for the significant part, are expensive. Desires a regional approach, and concerned by the lack of engagement and meaningful commitment from the other Thurston cities and the county.
28. Concerns about displacement, and that the City is doing nothing about it. A personal story about being displaced from downtown when her landlord decided to renovate and raise costs and how painful it is to be removed from the neighborhood one calls home.

Commissioners also make the following comments:

- We are glad to see the action to use Community Development Block Grant (CDBG) for a revolving loan fund to help renovate and maintain low income housing.
- The City should talk to local banks to find out more about how loans are assessed for first time home buyers, low income projects and infill projects by small developers. What red flags are there during risk assessment and do these create barriers to loans that might be addressed by the City and partners? Are there any programs the City can be involved in to help lift these barriers? Oly Fed is a good candidate because they fund a lot of nontraditional projects locally.
- The City should use its authority to buy undeveloped land to site small homes, particularly large parcels (10+ acres) that can be leased to the Thurston Land Trust for "small-home villages." These villages could be used for manufactured homes, tiny homes, cottages, and/or RVs, and/or any type of small house (i.e., under 500 sf). The purpose of this proposed action is to provide space and economies of scale for housing that is currently difficult to site, while giving households that are currently priced out of the housing market an opportunity to own a home in a well-designed community and build equity. Costs could be further contained by using a collaborative approach to village development that includes city, non-profit, and voluntary resources.
- Don't forget about helping the small landlords and finding ways to incentive them to provide housing. For example, is there a tax exemption available to small landlords?
- Consider providing information to developers at an early stage (before they make application or plat property) about higher density types of housing allowed and any available incentives. For example, have an outreach program and materials at the counter.
- Look at more than just the Capital Mall area for planned actions. This is a valuable tool that frames for a developer upfront what they have to do to meet the planned action. There are other areas of the city where planned actions could be used.

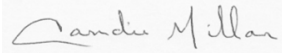
OPC Letter - Housing Action Plan

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The Commission would like to thank the City Council for this opportunity. We are pleased with the City's commitment to taking action to address housing needs in our community. And we are excited to be part of upcoming implementation, including providing our recommendations about any land use or zoning changes and the update to Olympia's Comprehensive Plan housing element.

Sincerely,

A handwritten signature in cursive script that reads "Candi Millar". The signature is written in black ink on a light-colored background.

Candi Millar, CHAIR
Olympia Planning Commission

cc: Leonard Bauer, FAICP, Director of Community Planning and Development
Cari Hornbein, AICP, Senior Planner, Staff Liaison to the Planning Commission, Olympia CPD
Amy Buckler, Strategic Projects Manager, Staff Lead, Olympia CPD
CPD file #21-1702

Encl: Written Public Comments

Public Comments on the draft Housing Action Plan From Engage Olympia- through May 25

There is a crisis in housing and the city's leadership should act accordingly. You must take bold, transformational action. The Housing Action Plan is a meek and timid step in the right direction.

The city should remove barriers and disincentives to the production of more housing. Eliminating parking mandates, which the plan flirts with by suggesting it for multifamily housing, is one important step. But that is not all that can be done on this matter. There should be no parking mandates, period. Parking mandates, in all their forms, reduce the supply of land upon which housing can be constructed, and encourages a socially, physically, and environmentally destructive lifestyle. You need to take seemingly radical steps like this because of the shameful under-provision of housing in the city. You need to take steps that are up to the scale of the problem.

Design review is another barrier that should be eliminated. This is not a socially-beneficial process. Instead, it is cynically abused as a veto point by housing cartelists and exclusionists. Or perhaps this is its purpose - the city website suggests so by tasking it with preserving property values. Either way, it needs to go.

The plan considers leasing or giving away city-owned land for the construction of housing. I plead with you to not give away land, and to lease instead. It is fine to lease land for a trivial cost, like \$1 per year, especially for something as worthwhile as low-income housing. But it would be a gross mistake to forfeit the land forever.

It is important that the city maintain possession of such land for two reasons. First, we do not know what the needs of the community will be in 40 years or so; the land should be retained to help meet those needs. Second, so long as the state has the second-worst land taxing regime in the country, it is crucial that the city retain its only other plausible route to collect revenues from land in the future. The value of land is almost entirely social - it is valuable because it is proximate to other people or things, or because the government has built a means of access to it. So it is only appropriate that the value of that land inures to the public. In the absence of a defensible land taxing regime, and handcuffed by one that delivers publicly-produced value to privately-held titles, the city must jealously clutch its only other means of collecting the value of land it helped create.

The plan considers an Affordable Housing sales tax. I have my doubts about the wisdom of that. But I want to emphasize here that the city only needs to consider such a policy because of how poorly land is taxed.

The city should allow more commercial activity in residential areas. In my neighborhood, the San Francisco Street Bakery and Puget Pantry are just as much of a hub of the area as Bigelow Springs Park is. Opponents of this idea will say that this would increase traffic. I find that it does the opposite. I patronize those businesses several times a week, and they eliminate the need for me to get into a car to get bread or beer elsewhere.

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The ultimate purpose of the plan is to provide technocratic cover for political actions you take. The Housing Actions Plan has many good ideas that are unfortunately too meek in the scope they are suggested in. The plan gives you an inch; please, take a mile. This is a big problem to solve. You can't fix it. But you can stop making it worse with things like design review, parking mandates, and grossly overbearing land use restrictions.

CSHancock 7 days ago

MFTE is a failed program and needs to be revised. It needs to be based on LOCAL Median Income. Olympia income is significantly less than AREA income. The higher rates could be argued as making affordability worse in Olympia not better.

can212 8 days ago

May 17, 2021

Dear Olympia Planning Commission and Olympia City Council:

As a resident of the City of Olympia for 26 years and a resident of Thurston County for 31 years and a member of a family who adopted "simple living" principles such as bus riding and sharing one car with an entire family, I can personally attest that affordable housing was a problem in 1990 for families who tried to live simply on a modest income. There are a variety of factors that have created the lack of affordable housing and the dire poverty facing Thurston county residents.

Having worked as a volunteer with the houseless for over 30 years and formerly been a volunteer watchdog at Olympia City Council meetings, I witnessed the utter lack of regard for citizen testimony with regards to the housing of poor people when they had problems with mold infestation while the council at the time pursued and spent half a million dollars on a proposed conference center where the City of Olympia would receive the costs and the private partners would receive the profits.

So here we are in 2021 and these public/private partnerships continue with millions of tax exemptions to luxury apartment developers and large mobile home developments have disappeared and been replaced by expensive new apartments the last few decades displacing more residents and/or some mobile home parks are owned now by private equity firms who have raised the rent 30 percent recently when they purchased Friendly Village Mobile Home Park on Olympia's westside.

What does the so-called "Housing Options" have to offer us in 2021? One of the amendment codes is that the owner does not have to live onsite. According to the news in 2020 in my hometown of Nashville TN, Wall Street has purchased thousands of single family homes and

turned them into high priced houses. Here is the link and a woman of color was priced out. The first time home buyers are being priced out.

Here is the link:

<https://www.bing.com/videos/search?pc=CBHS&ptag=N3102D090918A9DFA1A1FF2&conlogo=CT3210127&q=wall+street+buying+single+family+homes+in+Nashville+Tn&ru=%2fsearch%3fpc%3dCBHS%26ptag%3dN3102D090918A9DFA1A1FF2%26form%3dCONBDF%26conlogo%3dCT3210127%26q%3dwall%2bstreet%2bbuying%2bsingle%2bfamily%2bhomes%2bin%2bNashville%2bTn&view=detail&mmscn=vwrc&mid=AFE629F975236E1A2BFFAFE629F975236E1A2BFF&FORM=WRVORC>(External link)

Your policies are actually creating more poverty as over the decades previous councils did nothing to protect mobile home parks and due to the stagnation of wages and jobs being transferred to cheaper labor markets overseas and other factors, there is a crisis in affordable housing.

Housing Options does not take into account the fact that newly built housing is more expensive to build and will not solve the problem.

Please do not pass this Housing Options plan as it will price out more people and cause our area to have the crowded, unsanitary look of Seattle Washington.

Take into consideration these ideas to provide housing:

1. Publicly owned Kampground of America style housing as so many people are workers in the "gig" economy and need a few months of housing that is inexpensive. This style of housing would also be a great place for RV living.
2. Purchase hotels or the YMCA downtown, the Tumwater Brewery and other commercial vacant buildings and renovate these buildings into housing. Rhode Island actually turned an older mall into cheaper apartments.
3. Support through educational efforts at area schools, long term life planning of residents. So many people marry and divorce and set up two households and that causes a housing shortage.
4. Purchase foreclosed single family homes and turn them into subsidized housing.
5. Create community land trusts to promote affordable housing.
6. Stop giving tax breaks to developers of high priced housing. Demand the building of affordable housing with inclusionary zoning requirements.
7. Promote and educate residents how to purchase tenant owned cooperative housing.
8. Educate residents renters and owners on how to have a good tenant/landlord relationship that could include bartering as part of housing payments.
9. Investigate how to stop the purchase of so many properties by one owner in areas where the housing is so limited. I actually met a landlord here who owned 128 properties when I doorbelled in 2019.

Phyllis Booth

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Housing Action Plan
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Olympia Resident of 26 years and Thurston County resident 31 years
2509 Caitlin Ct SE
Olympia WA 98501

Phyllis Booth 8 days ago

It's nice to see this work being done and thank you for your efforts. However, the housing situation is clearly not being addressed in a way that has helped, especially regarding the homeless situation. Housing is needed but the homeless situation also requires services. Those services include local, available mental & substance abuse centers which then transition to readily available housing. Currently, there are waiting lists x3 for that type of housing. So clearly past efforts have not gone to resolving the issue. Another example of failed efforts - by way of attempts to encourage "affordable housing": The local MFTE plan that offers developers/builders tax credits in exchange for providing a percentage of units as low cost/affordable housing. Instead, through flaws in the language or definitions and a lack of enforcement & accountability the program fails to provide "affordable" housing, while instead, may have created inflated local rates. For example: using Area Median Income rather than Local Median Income to determine rental rates. Olympia Median Income is almost half the Area Median Income. The result is not lower rental rates in Olympia but actual market rates for "low cost" housing. This may have also driven typical market rates higher by setting higher low cost rates. It most certainly did not establish "affordable" or "low cost" housing. It may also be possible that the flawed formula and allowances created further homelessness, driving local people out of unaffordable housing when they're unable to afford the inflated rates. Another flaw in the plan: NO accountability/enforcement that the prescribed number of units are being rented, at reduced rates, for low income/affordable housing candidates. Those being allowed to take millions \$\$ in tax credits can surely provide proof of compliance, yet there appears to be no requirement. Or there's a lack of enforcement, since there's clearly a lack of the "affordable" rent rates. Creating what could be seen as another government feeding trough, creating harm upon harm. All of this is leaves taxpayers witness to one of the most visible, anxiety-inducing (because nothing seems to work) failures in public policy over the last decade(s).

can212 5 days ago

When discussing affordable housing with a friend, she summed it up, "When you want more of something, make it easier." Removing barriers, in my opinion, is the best way to create a healthy ecosystem of housing options. A people centered approach that allows the market to deliver creative solutions, while being supported by thoughtful government support for those who need it, will yield better housing options for all.

When any one particular group starts determining what is best for the whole, there are many left with less options. If tenants and landlords determine they do not need additional parking to make a project work, the City does not need to create an additional requirement. If additional density, smaller lots sizes, or taking another look at zoning allows people to use their property as they see fit, this allows them to create more optionality.

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The opposite of this is barriers for landlords and tenants. If there is demand for short term rentals, we should not create a barrier to those seeking them. If a landlord wants to complete tenant improvements on their property, and doing so triggers City of Olympia required, expensive, significant improvements, we disincentive improving properties and encourage rental properties to be in disrepair. If we put a First Right of Refusal for tenants on sales, in a market that already does not have enough houses to buy or sell, we have just made it more difficult to sell a house. If you want more of something, make it easier.

If you want more housing affordability, we need more housing, and we should let the diverse fabric of Olympia determine how best to create that. City Councils and Planning Commissions do a great job of gathering public input, but if we remove artificial barriers, it's amazing what creativity and ingenuity our community is capable of. From that diverse group, we will find the best solutions. In law school we said, bad facts make bad law. When something really upsetting happens, we want to make it right. The lack of affordable housing, our growing houseless community, and everything that goes along with that is something that leaves us wanting a quick "policy change" to solve it. I would caution you that some very well intentioned policies, may not have the intended impact. I hope you will seek input from those creating housing to learn about the impact these policies will have on affordability.

Those having difficulty accessing housing need our support. This is a place where government must play a role. If the City of Olympia focused on how to support the individuals who need help, rather than restricting developers and property owners, we would create more housing and access to housing. Disincentivizing developers and landlords will hurt those currently houseless or teetering. I urge you to escape the binary idea that the only way to help those struggling to find affordable housing is by penalizing landlords and developers. If thoughtfully crafted, you will be able to leverage those property owners and developers and provide more access to housing for all, which is a goal we can all agree on.

Thank you. Amy Evans

Flavorfull 7 days ago

The massive Impact and Permit fees and unreasonable sprinkler system requirements prevent the average property owner from building in the City. You put up financial barriers to building and then ask what can we do to have more homes built? I own 4 lots I would love to build duplex's on. @ 40k a unit plus the extra expense of the sprinkler system makes the Cities financial impact more expensive than the cost of the property. If the City really cared about affordable housing they would make it easier for small builders to build. Cut your fee's and eliminate the sprinkler system requirement.

Mark Ingersoll 14 days ago

All those big new fancy apartments downtown got property tax exemptions but they increase the need for schools, roads, LOTT, fire, police, and all the other infrastructure. The rest of us pay more so a few developers can pay less. Every action that makes it harder on small scale

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property owners nudges us further towards selling, likely to bigger entities who won't be as flexible, nor as affordable, nor as local. Notice how the rent moratorium did not include a tax moratorium; rather, my rental property taxes have doubled in the last five years, which I pass along to my tenants. Remember, renters pay property taxes too, or, more accurately, tenants pay all the rental property taxes.

LindaD 21 days ago

Giant U.S. landlords are cornering the housing markets nationwide, forcing rents and purchase prices beyond anything reasonable, and sucking up the primary means of wealth acquisition for all of us, regardless of race or other factors. Fighting amongst ourselves over crumbs empowers them.

Read the Reuters U.S. Legal News "Special Report - Giant U.S. landlords pursue evictions despite CDC ban".

How are we impacted in Olympia? We have no idea. We are too busy fighting amongst ourselves over the crumbs. Nowhere in all the mountains of housing documents does the city even mention who owns what in Olympia.

LindaD 14 days ago

This is not a plan for the homeless which is the most immediate crisis in Olympia, WA state & the country. Taxpayers do not want to support a "plan" that does not address housing, substance rehab, & mental illness for the homeless. Millions have been spent with ZERO results & a problem that gets worse. No more tax money without A Plan and results! Where's the Plan for homeless?

can212 22 days ago

Amy Buckler

From: Esther Grace Kronenberg <wekrone@gmail.com>
Sent: Tuesday, May 25, 2021 11:05 AM
To: Amy Buckler; CityCouncil
Subject: Housing Action Plan

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Dear Ms. Buckler,

We write with concerns about an item in the Housing Plan that allows the City to "maximize use of SEPA threshold exemptions for residential and infill development."

Although we realize that going through SEPA adds some cost and time to projects, we feel it is absolutely essential that the intent of SEPA be strictly adhered to.

The City needs to have a full and complete picture of the possible effects of any project, including those on the environment, traffic and neighborhood BEFORE it approves it.

Exempting multi-family developments up to 60 units and single family developments to 30 units without adequate review may bring changes to our City that will not be for the greater good.

We are confronting a shortage of water, deteriorating water quality and stream flows for wildlife continue to drop. The City must consider this critical need as well as others.

The City has already used the SEPA review process for an entire area, such as for downtown and the Capitol Mall. We encourage the City to use this type of review process for other areas as well, instead of allowing un-reviewed development throughout the City.

Thank you.

Warren and Esther Kronenberg
Olympia, WA

Amy Buckler

From: hwbranch@aol.com
Sent: Sunday, May 16, 2021 9:27 PM
To: Amy Buckler
Subject: City of Olympia's Housing Action Plan (HAP)

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Dear Amy Buckler,

Here are my draft comments to the Planning Commission for tomorrow evening. Please provide them to the Commission.

Thank you, Harry Branch

Re: City of Olympia's Housing Action Plan (HAP)

The two sections of the plan that most concern me are section 3.l. which points out that "appeals add cost to infill and affordable housing projects", later clarified to be "residential, multifamily, or mixed-use projects" and section 3.q. which hopes to maximize the use of SEPA exemptions for residential and infill development. I fail to understand the logic.

The idea of concentrating growth into urban areas as a way of protecting rural areas would make some sense if there was any direct correlation between density and growth boundaries. We can limit growth boundaries regardless of density.

Does increasing density really create affordable housing? Compare Manhattan or San Francisco to the Ritzville Washington. There is, if anything, an inverse correlation between density and affordability.

The Puget Sound Lowlands Ecoregion is unique, being characterized historically by large evergreens, deciduous forests and grasslands. The region connects directly to Puget Sound via numerous streams and rivers, it has a direct impact on the health of Puget Sound and it's highly urbanized. If we care about Puget Sound we need to do a better job of managing our urban watersheds. Science tells us we can do this by such simple actions as removing streams from culverts

Current housing affordability won't even exist in history books in a hundred years. Species extinction is forever. That should be our primary concern. Placing species at risk because of some unsupported notion that removing protections will make property more affordable would be unfortunate.

I'm pasting an article below from today's Seattle Times. This is the way Olympia should be heading.

Harry Branch
(360) 943-8508
hwbranch@aol.com

It doesn't look like much, this ditch by the side of the road. But to King County's culvert hunters, this isn't a throwaway landscape.

Kat Krohn, an engineer and fish passage specialist for King County, chopped right into a fierce bramble of blackberries and got into the ditch as traffic roared by on a busy thoroughfare in Lake Forest Park. Here, Lyon Creek flows through Lake Forest Park before draining into the northwest corner of Lake Washington, crossing in culverts under roads and even private driveways all along the way.

That's where Krohn and her teammates at King County come in. They are working in the field to compile an inventory of culverts on country roads, bridges and properties — the good, the bad, and the truly ugly in terms of whether a salmon can get through them to spawn or journey to the sea.

Urban creeks are the arteries and veins of the region carrying the lifeblood that animates the region's ecology: salmon. Food for more than 123 species of animals — including endangered southern resident killer whales that frequent Puget Sound.

It's no desk job, being a culvert hunter. These are the field medics looking for the blockages impairing the health of the region's signature fish in their home waters.

As Krohn cut back the brambles, Ben Gregory, another engineer and fish passage specialist on the county's culvert survey crew, bushwhacked into the muddy ditch and into thickets of roadside weeds.

It's a landscape most would never notice — let alone think is important to salmon. Garbage cans lined the road where Krohn helped Gregory trace the ditch to a tiny, crushed culvert under a driveway, where it then crossed under the road to the other side.

The driveway culvert was way undersized for managing high flows, creating a fire hose that would slam back a salmon trying to get upstream. It also would probably flood, creating a risk for the roadway infrastructure.

On the other side of the road, where the culvert exited, they looked for more problems, a slope too steep for a salmon to manage, or an opening of the culvert perched too far above the stream bed for a salmon to leap into.

"It is helpful to think like a fish," Gregory said, eyeing the pipe.

The team uploaded their field notes into handheld devices to feed their day's reconnaissance into a growing inventory of blockages.

For this stream is typical in this largely developed watershed, thickening with houses and driveways and cars since at least the 1970s. The creek is routed through dozens of culverts crossing under the road in just a few miles — challenging the coho and steelhead traveling this creek to and from Lake Washington, on their way to Puget Sound.

Both the orcas and Puget Sound Chinook are threatened with extinction. To help them survive, the county is committed to spending \$9 billion over the next decade on a Clean Water Healthy Habitat strategy, said Abby Hook, environmental affairs officer for King County's Department of Natural Resources and Parks.

The goal, Hook said, is to guide investments to boost salmon populations and water quality, and conserve essential habitat for the good of orcas, salmon and future generations of county residents — even as the climate changes and county population grows.

The initiative also is intended to unify efforts across programs and jurisdictional boundaries to achieve watershed level results, from the Cascades to Puget Sound. The work includes everything from storm water and wastewater projects to road repairs and land conservation and ecological restoration. The cross-disciplinary approach is intended to align and deliver projects to achieve the most improvement the fastest.

That's the big picture. Getting there is in the hands of people doing the day-to-day, on-the-ground work. This is combat biology, in environments mostly built to benefit and transport humans, not salmon.

"We are so unaware when we drive a road like this, we don't realize fish are under the road, we don't even know we are crossing a stream," Krohn said. Everything matters in their streambed world: how wide the banks are, how deeply cut the channel, how steep the slope.

Her work has taught her to see landscapes differently. "I notice culverts everywhere I go now," Krohn said.

Standing on the roadside amid the whizzing traffic, Gregory said the work can be daunting.

But then, there was the thrill last year of watching chum salmon barrel into Mary Olson Creek under Green River Road near Kent. County roads crews replaced a culvert carrying the creek that blocked most salmon from making it upstream. A deep, wide box culvert fixed the problem — and opened 2,000 feet of habitat for salmon and steelhead.

It was completed in August at a cost of \$900,000, and the chum moved right in. Prime orca chow, spawning right there in South King County.

Amy Buckler

From: Bob Bredensteiner <bob@bobbredensteiner.com>
Sent: Friday, May 14, 2021 11:21 AM
To: Amy Buckler
Subject: Housing Action Plan

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Amy,

As a board member of South Puget Sound Habitat for Humanity, I want to comment regarding Olympia's Housing Action Plan.

I have seen firsthand the struggle of hardworking people in our community who want nothing more than a safe and affordable place to call their own. Unfortunately, homeownership is increasingly unattainable for many across all age, racial and ethnic groups. In part, this is due to public underfunding of affordable homeownership opportunities for low- and moderate-income families.

Habitat for Humanity is asking that you please support affordable homeownership as a means to create lasting change in our community.

Specifically, we encourage the city to:

- partner with low-income housing developers to expand homeownership opportunities because homeownership is a wealth building tool that allows low-income families to exit cycles of poverty, create lasting generational change, and require less public assistance in the future.
- establish a down payment assistance program because a down payment is very often the biggest barrier for first time homebuyer. Down payment assistance as a regional approach would allow for greater access to homeownership in today's market.

Habitat for Humanity believes that homeownership can help alleviate part of the ongoing housing crisis, and restore racial, ethnic, and economic justice by promoting a break in a cycle of generational poverty.

We believe the City of Olympia can foster a richer and more inclusive community for all by incorporating these initiatives in its Action Plan.

Sincerely,
Bob Bredensteiner
Treasurer
South Puget Sound Habitat for Humanity



We build strength, stability, and self-reliance through shelter.

May 14, 2021

Olympia Planning Commission,

Homeownership, even as a concept, has increasingly become unattainable for many in our community, especially for the growing share of young buyers and historically and currently marginalized communities. The racial wealth gap, which is the legacy of historic practices of housing discrimination including redlining and predatory lending, as well as contemporary forms of discrimination are compounded by public underfunding of affordable homeownership for low- and moderate-income households and underproduction in for-profit “missing middle” for-sale homes.

The City of Olympia must act to reverse these historical wrong doings and develop policies that create an opportunity rich and inclusive community for all. Habitat for Humanity recognizes that a focus on homeownership can help alleviate parts of the ongoing housing crisis and restore racial, ethnic, and economic justice by promoting a break in a cycle of generational poverty for many, in addition to a further equitable distribution of wealth opportunities.

Specifically, we encourage the city to:

- partner with low-income housing developers to expand homeownership opportunities (1.g). Homeownership is a wealth building tool that allows low-income families to exit cycles of poverty, create lasting generational change, and require less public assistance in the future.
- establish a down payment assistance program (2.g), down payment assistance is the biggest barrier for first time homebuyers, this is especially true for people of color. Down payment assistance as a regional approach would allow for greater access to homeownership in today’s market.

Habitat for Humanity is asking that you please support affordable homeownership as a means to create lasting change in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Carly Colgan".

Carly Colgan
Chief Executive Officer

Amy Buckler

From: Davenport Moore <sdavenportmoore@gmail.com>
Sent: Saturday, May 8, 2021 9:28 AM
To: Amy Buckler
Subject: participation in virtual hearing 5/17

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Ms. Buckler,

I would like to reserve time in the virtual hearing for Thurston Housing Land Trust. What is the time allowance per each picture?

Would it be possible to include a 1:38 min. duration video clip on slide 3 of the following:

[Homebuyer's Orientation Presentation - Google Slides](#) for an introduction to Community Land Trusts? Is screen sharing by the facilitator something available for this purpose? There is also an online link to this video through Grounded Solutions -the national association of CLTs.

Thurston Housing Land Trust is working to be seen as a viable and primary solution for affordable housing in our municipality and county.

See: ThurstonHousingLandTrust.org

Thank you for any assistance you can provide.

Susan Davenport

VP BOT - THLT

360-970-6302

Amy Buckler

From: Cora Davidson <cora@coradavidsonconsulting.com>
Sent: Saturday, May 15, 2021 7:00 AM
To: Amy Buckler
Subject: City of Olympia - Notice of Public Hearing - 21-1702 Olympia Housing Action Plan

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Dear Ms. Buckler - thank you for your service to the city of Olympia.

As a resident of Olympia, and a supporter of Habitat for Humanity, I want to share my concern about affordable housing in our community and provide public comment regarding the Housing Action Plan.

As a supporter of South Puget Sound Habitat for Humanity, I see firsthand the struggle of hardworking people in Olympia who want nothing more than a safe and affordable place to call their own.

Homeownership, even as a concept, has increasingly become unattainable for many in our community, especially for the growing share of young buyers and historically and currently marginalized communities. The racial wealth gap, which is the legacy of historic practices of housing discrimination including redlining and predatory lending, as well as contemporary forms of discrimination is compounded by public underfunding of affordable homeownership for low- and moderate-income households and underproduction in for-profit "missing middle" for-sale homes.

The City of Olympia must act to reverse these historical wrongdoings and develop policies that create an opportunity-rich and inclusive community for all. Habitat for Humanity recognizes that a focus on homeownership can help alleviate parts of the ongoing housing crisis and restore racial, ethnic, and economic justice by promoting a break in a cycle of generational poverty for many, in addition to a further equitable distribution of wealth opportunities.

Specifically, we encourage the city to:

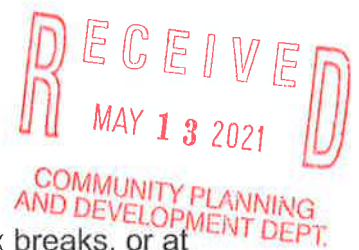
- partner with low-income housing developers to expand homeownership opportunities (1.g). Homeownership is a wealth-building tool that allows low-income families to exit cycles of poverty, create lasting generational change, and require less public assistance in the future.
- establish a down payment assistance program (2.g), down payment assistance is the biggest barrier for first-time homebuyers, this is especially true for people of color. Down payment assistance as a regional approach would allow for greater access to homeownership in today's market.

Habitat for Humanity is asking that you please support affordable homeownership as a means to create lasting change in our community.

Sincerely,

Cora Davidson, MPA
1008 Lybarger St NE, Olympia, WA 98506
Cora Davidson Consulting
She/her pronouns
cora@coradavidsonconsulting.com
coradavidsonconsulting.com
[linkedin.com/in/coradavidson](https://www.linkedin.com/in/coradavidson)
(360) 999-8014

The best compliment you can pay us is your referral.



STATEMENT TO THE CITY OF OLYMPIA HOUSING ACTION PLAN

Save existing affordable housing by giving owners of such properties tax breaks, or at least protection from tax increases, if we provide affordable units. Every tax increase on existing affordable housing gets passed along to the tenants, thus increasing rents and reducing affordable housing.

Property taxes on my one small affordable duplex have doubled over the last five years, while giving developers \$1.4M in property tax savings in roughly the same time. My tenants are the real people paying my increased property taxes.

Every action that makes it harder on small scale property owners nudges us further towards selling, likely to large entities that won't be as flexible, nor as affordable, nor as local.

All those big new fancy apartments downtown got property tax exemptions, but they increase the need for schools, roads, LOTT, fire, police, and all the other infrastructure. They also increase the value, property taxes, and the rents, on existing downtown affordable housing. The rest of us must pay for the increased infrastructure needs caused by the very developers who benefit but pay pennies on the dollar.

My rental property taxes have doubled in the last five years, which I pass along to my tenants. Remember, renters pay property taxes too, or, more accurately, tenants pay all the rental property taxes.

We are creating a permanent underclass of renters who will never have access to the primary means to build wealth. Wages are stagnant, health insurance and retirement plans have and continue to diminish, sucking out more wealth. Olympia, by giving tax breaks to those with substantial wealth, and increasing taxes on the rest of us, is actively furthering this sad decline.

When developers gain at the expense of the taxpayers, such as property tax exemptions and sweet deals like the Griswold building, they are no longer "private sector", they are government subsidized. Please let's refer to them as such.

Giant U.S. landlords are cornering the housing markets nationwide, forcing rents and purchase prices beyond anything reasonable, and sucking up the primary means of wealth acquisition for all of us, regardless of race or other factors. Fighting amongst ourselves over crumbs only weakens us. Read the Reuters U.S. Legal News "Special Report - Giant U.S. landlords pursue evictions despite CDC ban".

Linda DuPertuis
lmdupertuis@hotmail.com

Amy Buckler

From: prbill110@comcast.net
Sent: Monday, May 17, 2021 12:21 PM
To: Amy Buckler; Cary Retlin
Subject: Regional Housing Action Plan

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Amy/Cary:

I have previously sent emails regarding my objections regarding parts of the Regional Action Plan. I don't think that there is reason to repeat those comments now.

House Bill 1236 has been passed by the Legislature. It severely restricts a Landlords ability to end a lease.

1. If a landlord needs to update a rental, he may only end the lease for renovations, if they require a building permit. So assuming, the unit needs new carpet, vinyl, countertops, plumbing fixtures, etc. (not requiring a building permit, but cannot be completed with someone living there), then the lease could not be terminated. The work could not be done and would result in deferred maintenance and a substandard rental.

2. If a landlord decides to sell, he must list the property within a very short period of time. When a tenant moves out, it usually takes a month for cleaning, painting, carpeting vinyl, possibly countertops or plumbing fixtures, etc. If a landlord is required to list the property in a short period of time, this work could not be completed and either no one would want to buy the property or it would have to sell at a very reduced price (a fixer).

The Regional Housing Action Plan indicates that the City is developing an ordinance on these issues. I ask that you consider my above comments and not incorporate wording that would go beyond the scope of House Bill 1236.

Thank you,
Bill Fierst
360-480-9620

Amy Buckler

From: Amy Buckler
Sent: Thursday, April 15, 2021 10:01 AM
To: prbill110@comcast.net
Subject: RE: FW: Olympia rent assistance and eviction moratorium information

Hi Bill,

Thanks for your comment – I will forward to the Land Use Committee members. To be clear, this evening the Land Use and Environment Committee is scheduled to receive an informational briefing from a local affordable housing group. They are sharing information about a policy approach they refer to as Tenant Opportunity to Purchase (TOPO), how it has been used in other cities and how *they think* it could be used in Olympia. The City is not formally considering a TOPO ordinance at this time.

Tenant Opportunity to Purchase Ordinances (TOPO) aim to provide long-term protection of already existing affordable housing by allowing tenant groups the first opportunity to negotiate and bid on rental properties when they come up for sale. Typically TOPO's have been applied to manufactured home parks only. The attachment to the staff report from the TOPO for the People group suggests it could be applied to single family and multifamily rental units as well. To be clear, this is not a recommendation from City staff, and it is not on our current year work plan to take this up further this year.

Currently the City is in the process of drafting a Housing Action Plan and TOPO has been identified as *a potential* action under the strategy to “increase the supply of permanently affordable housing for households that make 80% or less of the area median income.” Should the Committee advise we include it in the Housing Action Plan, the effect would be that we've identified it as a potential item to explore further in a future year. At that time we would need to conduct more research and public engagement and develop a staff recommendation. The staff recommendation about how TOPO could be used in Olympia, what it should apply to and other elements, would not necessarily be the same as the group is suggesting tonight.

Other cities have used policies like TOPO to preserve manufactured home parks. No cities are currently applying this to single family rentals. Should this be taken up in a future year we would need to conduct more research and outreach to determine if and how to approach this in Olympia.

Warm Regards,

Amy Buckler (She/Her)
Strategic Projects Manager
City of Olympia
601 4th Ave E
Olympia, WA 98502
(360) 280-8947 (Cell)
(360) 570-5847 (Desk)

This email is subject to public disclosure

From: Cary Retlin <cretlin@ci.olympia.wa.us>
Sent: Thursday, April 15, 2021 8:33 AM
To: Amy Buckler <abuckler@ci.olympia.wa.us>

Cc: Keith Stahley <kstahley@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>

Subject: FW: FW: Olympia rent assistance and eviction moratorium information

Amy,

This email is relevant to the TOPO agenda item at LUEC tonight. I got questions about it when a landlord called me yesterday afternoon:

From: prbill110@comcast.net <prbill110@comcast.net>

Sent: Thursday, April 15, 2021 7:38 AM

To: Cary Retlin <cretlin@ci.olympia.wa.us>

Subject: Re: FW: Olympia rent assistance and eviction moratorium information

External Email Alert!

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Cary:

Just want to provide input to you regarding the "right of first refusal" for a tenant to purchase a house that they have been renting.

This is fraught with potential problems and it is unlikely that they could afford to buy it anyway.

If I were to sell a house in today's market, it would be listed at an attractive price, then the highest bidder takes it. What price do I offer to the tenant? I should be able to get the full value from the house. It would not be practical to tell bidders that they can bid, but someone else has the "right of first refusal".

Or even the opposite. I offer to the tenant a price. The tenant can not afford it and moves out, so I can clean and paint, etc. and he may even move out of the area in the meantime. The house doesn't sell and I have to sell at a lower price. Then, do I have to track down the tenant and offer him the house at this price. Time would be an issue. The new buyer is not going to wait.

Also, I may wish to sell to a family member, rather than the tenant.

Please consider these comments.

Thanks,
Bill

Amy Buckler

From: Carol Houston <chouston@sdsu.edu>
Sent: Friday, May 14, 2021 2:46 PM
To: Amy Buckler
Subject: Housing Action Plans - public comment

External Email Alert!

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As a resident of Olympia, and a supporter of Habitat for Humanity, I want to share my concern about affordable housing in our community and provide public comment regarding the Housing Action Plan.

As a board member of South Puget Sound Habitat for Humanity and a volunteer tax preparer with TaxAide for 13 years, I have seen firsthand the struggle of hardworking people in Olympia who want nothing more than a safe and affordable place to call their own for themselves and their families.

Homeownership, even as a concept, has increasingly become unattainable for many in our community, especially for the growing share of young buyers and historically and currently marginalized communities. The racial wealth gap, which is the legacy of historic practices of housing discrimination including redlining and predatory lending, as well as contemporary forms of discrimination are compounded by public underfunding of affordable homeownership for low- and moderate-income households and underproduction in for-profit "missing middle" for-sale homes.

The City of Olympia must act to reverse these historical wrongdoings and develop policies that create an opportunity rich and inclusive community for all. Habitat for Humanity recognizes that a focus on homeownership can help alleviate parts of the ongoing housing crisis and restore racial, ethnic, and economic justice by promoting a break in a cycle of generational poverty for many, in addition to a further equitable distribution of wealth opportunities.

Specifically, we encourage the city to:

- partner with low-income housing developers to expand homeownership opportunities (1.g). Homeownership is a wealth building tool that allows low-income families to exit cycles of poverty, create lasting generational change, and require less public assistance in the future.
- establish a down payment assistance program (2.g). Down payment assistance is the biggest barrier for first time homebuyers, especially for people of color. Down payment assistance as a regional approach would allow for greater access to homeownership in today's market.

Habitat for Humanity is asking that you please support affordable homeownership as a means to create lasting change in our community.

Sincerely,

Carol Olson Houston

Amy Buckler

From: jacobsoly@aol.com
Sent: Sunday, May 16, 2021 4:29 PM
To: Amy Buckler
Subject: Comments for Planning Commission re Draft Olympia Housing Action Plan

External Email Alert!
This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Amy --

Here are my draft comments to the Planning Commission for tomorrow evening. Please provide them to the Commission. I may not be able to get to all of them depending on time limits.

Thank you, Bob Jacobs

=====

Planning Commission Members:

I'm Bob Jacobs and I live at 720 Governor Stevens Avenue in Olympia.

I served as a public representative on the Stakeholders Group which helped develop the Regional Housing Action Plan that formed the basis of this draft city plan.

Probably the most important thing about the regional plan is that it contains no recommendations. Rather it is a collection of possible actions that the cities could adopt. Furthermore, these options were not evaluated for likely effectiveness, cost-shifting, or any other criteria. Thus, these options should be approached with caution.

In general, I consider the options dealing with subsidized housing to be the most reliable. This is also our greatest need locally, because the federal government has failed miserably to carry out its duty in this area. Basically, what we need is money. Lots of it.

The most unreliable section is the one dealing with increasing the supply of market rate housing. This is not surprising because there is very little that any city can effectively do in this area; market rate housing is provided by the private sector.

Here are a few specific comments out of many that I could offer:

1. A number of suggested actions are based on the mistaken notion that if the cost of producing housing can be reduced, the price of housing will decline. While this idea has surface appeal, the way the market actually works is that cost reductions produce increased profits for either land owners or builders or both. Of course we should avoid unnecessary costs, but we should not sacrifice quality of life or fiscal fairness by compromising appropriate fees or regulations. This applies to a number of options, including 1.f, 1.k, 3.i, and 3.k.

2. Items 1.p and 2.i are related to protecting mobile/manufactured home parks. The logical way to do this is by rezoning, which Olympia did in at least one case about 25 years ago. I suggest the Commission change this recommendation to rezoning.

3. Item 3j recommends expansion of the Multi-Family (property) Tax Exemption (MFTE) to all transit corridors. The MFTE was examined in detail by legislative performance staff just a couple of years ago. Their conclusion was that no evidence could be found to indicate that the MFTE accomplishes its objective of producing more housing. Thus, all it does is subsidize land owners and housing developers. I suggest you drop this staff recommendation.

4. Item 3.u recommends that the city pay for infrastructure development such as transportation and utility facilities in order to make housing development feasible sooner than it would otherwise be in certain areas. This is unjustified. It amounts to a public subsidy to land owners. Growth should pay for growth, at least as much as state law allows, via charges like impact fees and utility connection fees. I recommend that you drop this staff recommendation.

5. Item 6.e recommends that the city start using Tax Increment Financing (TIF). TIF has been recognized as a scam. It double-counts local tax revenues by diverting taxes meant for general city costs to pay for infrastructure, thus increasing taxes. I suggest you drop this suggestion.

Thank you for your consideration.

Please feel free to call me at 360-352-1346 if you would care to discuss any of these suggestions -- or other city policy matters.

Amy Buckler

From: Kenneth Haner
Sent: Monday, May 10, 2021 7:05 AM
To: Amy Buckler
Subject: FW: City of Olympia - Notice of Public Hearing - 21-1702 Olympia Housing Action Plan

fyi

Ken Haner
Program Assistant
City of Olympia
Community Planning and Development
PO Box 1967 | 601 4th Avenue | Olympia WA 98507
Phone: (360) 753-8735
Email: khaner@ci.olympia.wa.us

From: Tom Schrader <schraderfour@gmail.com>
Sent: Friday, May 07, 2021 12:39 PM
To: Kenneth Haner <khaner@ci.olympia.wa.us>
Subject: Re: City of Olympia - Notice of Public Hearing - 21-1702 Olympia Housing Action Plan

External Email Alert!
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Ken,

Thank you for sending this over...!!!

We at TCRA feel, along with the City of Olympia, housing is our number one social concern during these COVID times!

I will circulate this through our 800 TCRA Realtors, and attend this public hearing!

Thanks again for sending, and all the work you are doing for our beautiful community!

Tom Schrader
REALTOR | CBA | TCRA Board President
RE/MAX PARKSIDE AFFILIATES
300 Deschutes Way SW #200
Olympia, WA 98501
(360) 480-9387

+++++

On Fri, May 7, 2021 at 12:31 PM Kenneth Haner <khaner@ci.olympia.wa.us> wrote:

The City of Olympia has issued the following **Notice of Public Hearing with the Olympia Planning Commission** for the project known as **Olympia Housing Action Plan**.

PROJECT: **21-1702**

See the above attachment for further details.

Please forward questions and comments you may have regarding this project to the staff contact listed below:

- Amy Buckler, Strategic Projects Manager, 360.280.8947, abuckler@ci.olympia.wa.us

Ken Haner

Program Assistant

City of Olympia

Community Planning and Development

PO Box 1967 | 601 4th Avenue | Olympia WA 98507

Phone: (360) 753-8735

Email: khaner@ci.olympia.wa.us

Amy Buckler

From: Beau Shattuck <beaushattuck@yahoo.com>
Sent: Friday, May 14, 2021 11:52 AM
To: Amy Buckler
Subject: Fw: COMPLETELY FINNISHED PPP FOR HL IN TC

External Email Alert!

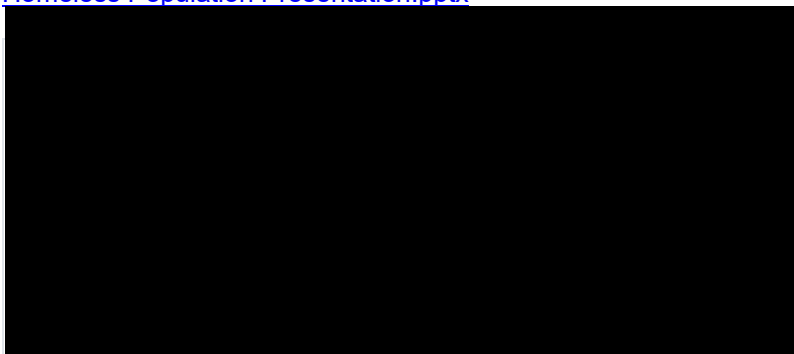
This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

PowerPoint presentation.

----- Forwarded Message -----

From: Beau Shattuck <beaushattuck@yahoo.com>
To: Beau Shattuck <beaushattuck@yahoo.com>
Sent: Wednesday, May 12, 2021, 03:33:41 PM PDT
Subject: COMPLETELY FINNISHED PPP FOR HL IN TC

[Homeless Population Presentation.pptx](#)



Microsoft PowerPoint Presentation

A LITTLE BIT ABOUT MYSELF SO YOU CAN GET TO KNOW ME....

- Community Volunteer since 2012
- Housing Navigator at SideWalk since 2018
- Housing Liaison at Olympia Community Court since March 2018

According to the Department of Housing and Urban Development.....

Before the Pandemic at least 580,000 Americans were homeless.

- 23,000 of those people were in Washington State.

- Skeptics have argued that...

Substance Use Disorders and Mental Health issues must be addressed BEFORE someone becomes a suitable a candidate for long-term housing.

**THIS IS BACKWARDS
&
WRONG**

The page features several decorative circles of various colors (orange, pink, green, blue, purple) scattered in the corners. The main text is centered on a light blue background.

Housing is a HUMAN right

We MUST adopt a Housing FIRST approach to homelessness in Olympia.

• .

**Let's take a look at the
Leaders like Finland and
Japan; whom have the
lowest homeless
populations in the world.**

KEYS TO SUCCESS.....

- Politicians who have an understanding of human dignity.
- Affordable/ Social Housing
- Low barrier Service Centers
- Transitioned away from the temporary shelter model and converted their entire system into a supportive-housing-model.

Dignity....

Dignity is the right of a person to be valued and respected for their own sake.

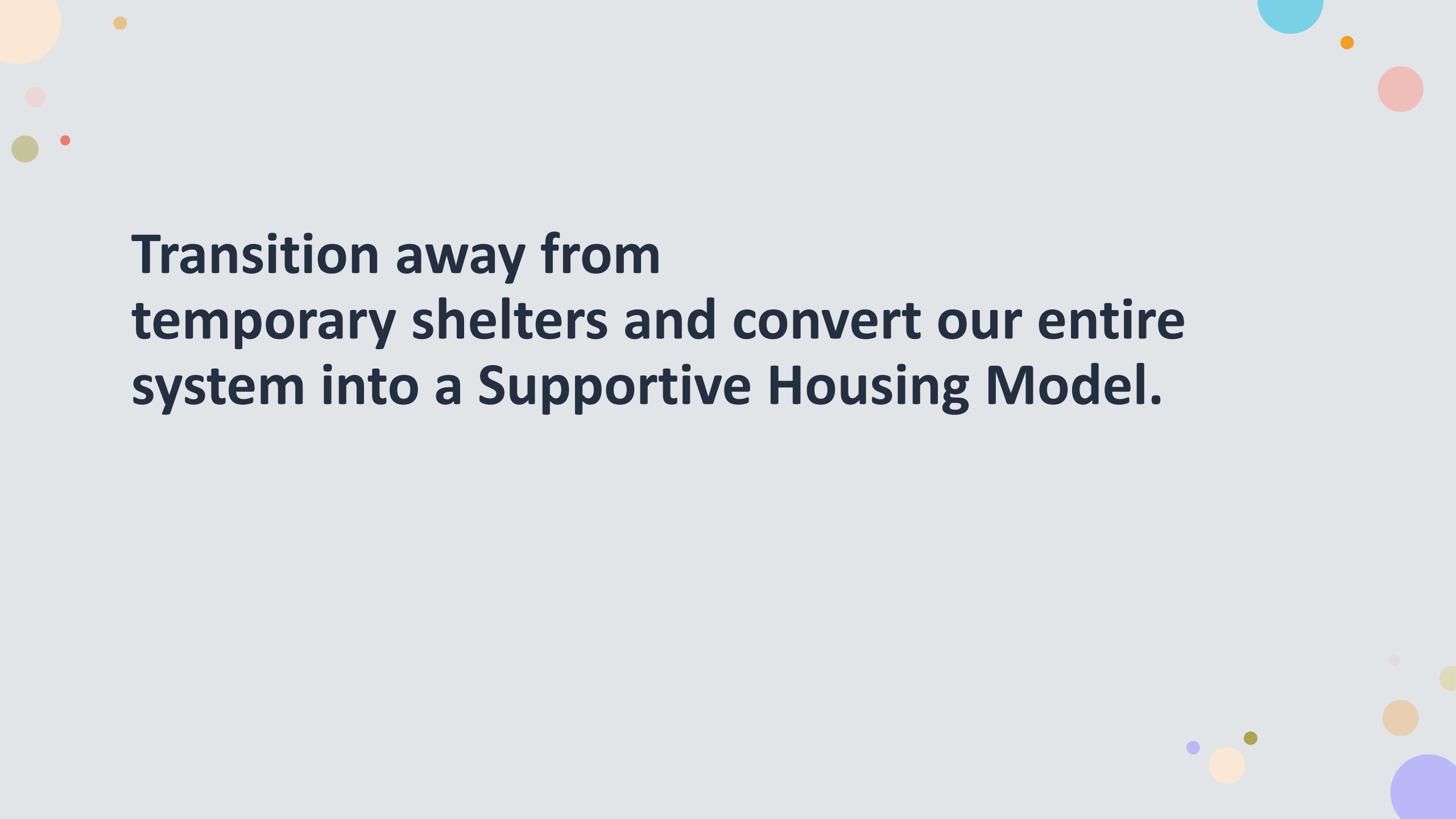
AFFORDABLE/SOCIAL HOUSING

- **The cost of housing should NOT make it difficult to STAY housed.**

LOW BARRIER SERVICE CENTERS

The idea here is to maintain multiple service agency's within the same building such as:

- Medical/Dental Professionals
- SUD/MH Case managers/Providers
- D.S.H.S Representative
- Peer Support Specialists
- Housing Navigators
- Family Support/Education Services
- Veterans Affairs Staff

The slide features a light blue background with decorative elements consisting of various colored circles (orange, pink, green, blue, purple) scattered in the corners. The main text is centered and reads:

Transition away from temporary shelters and convert our entire system into a Supportive Housing Model.

Homelessness in Thurston County Since 2017

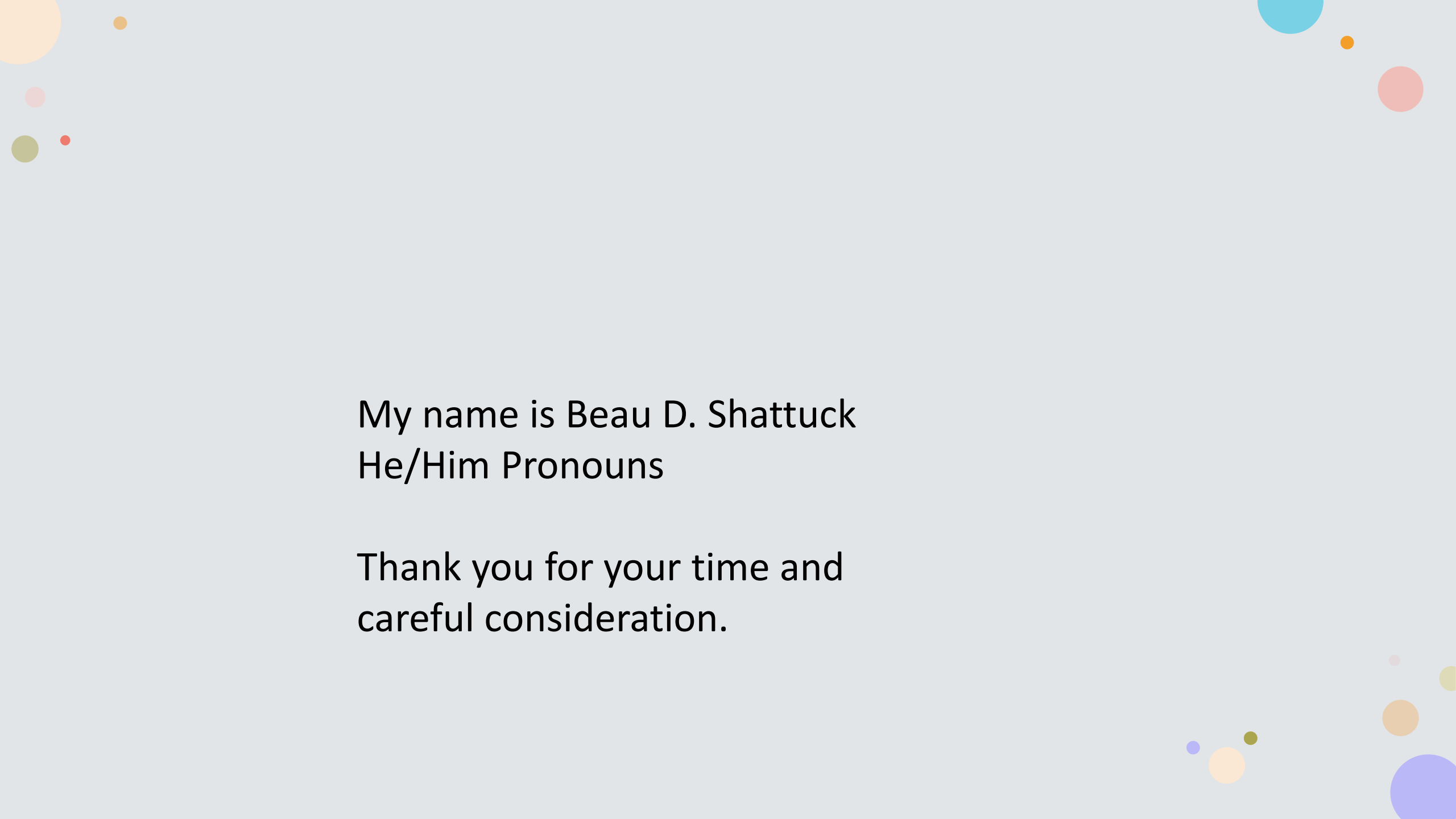
- In 2017 there was a census taken that counted **124** homeless individuals.
- The 2019 Census counted **394** homeless people in Thurston County. Which more than DOUBLED in two years!
- This year that number has more than doubled yet again! The new tally in 2021 is **1,100!** With MANY who remain uncounted.

**OUR HOMELESS POPULATION IN
OLYMPIA IS RAPIDLY INCREASING.
WE MUST DO SOMETHING NOW!**

+

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○

The slide features a light blue background with decorative elements consisting of various colored circles (orange, pink, green, blue, purple) scattered in the corners. The text is centered on the slide.

My name is Beau D. Shattuck
He/Him Pronouns

Thank you for your time and
careful consideration.

3043 Central St SE
Olympia WA 98501
May 12, 2021

Olympia Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967

RE: Olympia Housing Action Plan

I applaud your goals of increasing supply, diversity, and affordability of housing.

1. Insist on mixed income development.
2. Include requirement for wheelchair accessible spaces.
3. Use Housing Land Trust model to extend affordability.

Insist on mixed income development. Improve the quality of life for high and low income people both. There is less crime in mixed-income neighborhoods. Imagine West Bay Yards with a mix that includes studios for elderly people who will keep watch, and healthy young adults who will carry groceries and do chores for others more feeble or more fortunate. Some cities require that “mansion” properties include living quarters for service people. This in turn provides for that lower-crime mix of housing.

Include requirement for wheelchair accessible spaces. For buildings with parking garage, require one or two wheelchair accessible apartments set up with video surveillance of the garage, plus an adjoining care-giver’s studio. Think dignified role for an injured Afghan war vet. Allows paid or volunteer security surveillance.

Use the Housing Land Trust model to extend ownership affordability into the future, with a non-profit organization, not a city employee, handling the assurance that the property stays affordable when it changes hands many years later.

I hope these ideas will help you design a plan that delivers.

Callie Wilson

Amy Buckler

From: bobesan@comcast.net
Sent: Friday, April 9, 2021 10:18 PM
To: Amy Buckler
Cc: Joyce Phillips
Subject: Re: FW: Reminder: Housing Action Plan Open House starts in 1 hour (I put my public comment in the Q&A but provide it here as well, in expanded form)

External Email Alert!

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Thx for fwd'g my comments & your thoughtful response, Joyce & Amy, respectively. Here's another comment for the record:

I'm glad that efforts are being made to deal w/ the homeless situation, as I don't want to see us suffer the lawlessness that Seattle & Portland are unfortunately showing in a BIG way now. I avoid Wheeler Ave. now b/c the homeless are taking over that street along I-5.

And today, a likely homeless woman obviously dropped her coat in the middle of Eastside Ave., as she continued walking to Wheeler. As I cycled by, I let her know that she lost her coat, but she responded slowly. Finally, she turned around to get her coat, but almost got hit by a car in the process, as she wasn't being very careful. Fortunately, she was able to get her coat (w/ some swearing at the driver) before walking back to Wheeler. Public safety is suffering as the homeless population increases...

-Bob V.

On 04/09/2021 12:41 PM Amy Buckler <abuckler@ci.olympia.wa.us> wrote:

Dear Dr. Vadas,

Thank you for your comments. You asked whether the camps are considered "households"? Unfortunately, unsheltered individuals and camps are not included in the number of households counted by the American Community Survey, which is our source for this data. However, the housing needs of people experiencing homelessness in our community are considered in our planning and implementation. While it is difficult to get an accurate number of people experiencing homelessness in Thurston County we look to the annual Point in Time Census, Homeless Management Information System data used by Coordinated Entry providers as well as observational data by our field staff, Thurston County and a host of service providers to better understand the scope of need.

We recognize that the only true solution to homelessness is more housing (sometimes with wrap around services for people with disorders such as mental health or substance use) and the City of Olympia has

invested in two significant projects to address this need. At 2828 Martin Way the Low Income Housing Institute has a 64 unit supportive housing facility under construction. It also contains a 60-bed shelter on the ground floor. On the west side of town, the City partnered with the Family Support Center to help finance a 65-unit facility targeting homeless families and victims of domestic violence. This facility is in the planning and permitting process. We will make a third Home Fund award for another project this year, with more in the future.

As I mentioned on Wednesday night, to scale up the production of low income housing to serve our community including those experiencing homelessness will take more resources. A countywide home fund would help. Meanwhile, the City of Olympia is working with the County to expand services including trauma informed case workers to several of the larger encampments in our City. We hope to have that program in place by the beginning of summer.

Warm Regards,

Amy Buckler

Strategic Projects Manager

City of Olympia

601 4th Ave E

Olympia, WA 98502

(360) 280-8947 (Cell)

(360) 570-5847 (Desk)

This email is subject to public disclosure

From: Joyce Phillips <jphillip@ci.olympia.wa.us>

Sent: Friday, April 9, 2021 8:11 AM

To: Amy Buckler <abuckler@ci.olympia.wa.us>

Subject: FW: Reminder: Housing Action Plan Open House starts in 1 hour (I put my public comment in the Q&A but provide it here as well, in expanded form)

Hi, Amy.

Below are comments from Dr. Vadas regarding the Housing Action Plan. Please add them to the public record.

Thanks!

Joyce

From: ROBERT VADAS <bobesan@comcast.net>

Sent: Thursday, April 08, 2021 11:14 PM

To: Joyce Phillips <jphillip@ci.olympia.wa.us>

Subject: Fwd: Reminder: Housing Action Plan Open House starts in 1 hour (I put my public comment in the Q&A but provide it here as well, in expanded form)

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Dear Joyce:

I put my public comment in the Q&A for the Housing Action Plan Open House, but provide it here as well, in expanded form.

I'd like to enter my 2 online articles into the public comment, given Olympia's present favoring of market-rate projects over low-income (e.g., elderly) projects w/ less incentives for bldg. profits (Vadas 2020, 2021). The rich developers can take care of themselves & don't need my taxes to build projects that are meant to bring more rich Central Sound (Seattle/Tacoma) people there to gentrify the Olympia area.

And what about all of the presently homeless, many of whom have mental-health issues that may require institutionalization (Vadas 2021)? Do you consider those camps" households"?

Sincerely, Dr. Robert L. Vadas, Jr. (Bob)

Aquatic ecologist

2909 Boulevard Rd. SE

Olympia, WA 98501-3971

Tel. (360) 705-2231 (H), (360) 584-2135 (C)

E-mail bobesan@comcast.net (H)

Vadas, B. Jr. 2020. The future of Olympia's urban zoning in the face of covid-19 and climate change. Works In Progress (Olympia, WA) 31(3): 14 (<https://olywip.org/the-future-of-olympias-urban-zoning>).

Vadas, R.L. Jr. 2021. OP-ED: Concerns about West Bay Yards development proposal. Olympia Tribune [online], March 4: 1 p. (<https://theolympiatribune.com/op-ed-concerns-about-west-bay-yards-development-proposal>).

----- Original Message -----

From: Anastasia Everett <no-reply@zoom.us>

To: bobesan <bobesan@comcast.net>

Date: 04/07/2021 3:57 PM

Subject: Reminder: Housing Action Plan Open House starts in 1 hour

Hi Robert Vadas,

This is a reminder that "Housing Action Plan Open House" will begin in 1 hour on:
Date Time: Apr 7, 2021 05:00 PM Pacific Time (US and Canada)

Join from a PC, Mac, iPad, iPhone or Android device:

[Click Here to Join](#)

Note: This link should not be shared with others; it is unique to you.

Passcode: 716734

[Add to Calendar](#) [Add to Google Calendar](#) [Add to Yahoo Calendar](#)

Or join by phone:

US: +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 346 248 7799 or +1 669 900 6833 or +1 929 26099

Webinar ID: 883 7703 4620

Passcode: 716734

International numbers available: <https://us02web.zoom.us/j/kHrkD77Vb>

You can [cancel](#) your registration at any time.

Amy Buckler

From: hollygadbow@comcast.net
Sent: Wednesday, April 7, 2021 8:19 PM
To: Amy Buckler; Leonard Bauer; Joyce Phillips; Cary Retlin
Cc: CityCouncil; Jay Burney
Subject: Great program

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Amy, Leonard, Joyce, and Cary,

Thank you for putting together a terrific program. One of the best done by Olympia that I have attended lately.

Well organized, great slides, full of information (some of it new to me). Amy's opening presentation was excellent, full of pertinent facts and well delivered. Olympia has stepped up, and there is so much more to do. This is an issue that takes courage and tenacity. Instead of being overwhelmed by the immensity of the problem, the staff and the council keep moving forward.

I have to admit I like Zoom formats and think this venue worked well for this. The survey questions were a nice touch and kept the audience engaged. With Zoom, I actually can hear better and attend more meetings.

I appreciate your good work.

Best regards,
Holly Gadbow

Amy Buckler

From: Pamela Hanson <TheTuesdayShow@hotmail.com>
Sent: Friday, April 9, 2021 4:03 PM
To: Amy Buckler
Cc: Brad Medrud; jdoan@ci.tumwater.wa.us; Boone, Rolf
Subject: Re: HOUSING ACTION PLAN - OPPORTUNITY FOR INPUT

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Amy,

Thank you. I appreciate your long range planning efforts.

Some people only learn, with age and by reading, that there is "a big economic grey area" with an uneven scale of justice regarding housing. A scale of justice has two places of weight. I have survived a more complicated scale of justice - reality - and I have survived it more than once.

The King County Housing Authority just sent me an application. I have no intention of leaving Tumwater, but an opportunity to be closer to major media and a university may sway my opinion. Because of the difficulty in obtaining local non-profit corporation services, I began participating at the congressional level regarding homeless assistance and was connected to King County.

I participate to help others not experience what I have experienced and to get rehoused. I also need a shower, bathroom and bed. I need a home and to not be intimidated by a City of Tumwater Police Department misdemeanor charge of "nuisance" and a Thurston County Court Commissioner's guilty decision.

The following people went before me and hopefully they weren't subjected to city council, city ordinances and police tactics to clear their streets. You can use the link or find the article by searching google. The 2019 investigative journalist covered loopholes that may or may not be in the current no cause/just cause Senate bill that was in the media today.

<https://t.co/iTctvgk02u?amp=1>



Legislators passed evi...
crosscut.com

Crosscut.



NEWS

Legislators passed eviction protections. Washington landlords found loopholes

Reforms that give struggling tenants more time to make

Amy, I qualify for an approximate \$50,000.00 per year state job. That is the source of my sarcasm. I served in state employment while Booth Gardner was Governor. I was right across the capital campus lawn, in the General Administration Bldg. Please look him up on C-Span. There is a KOMO "State of the State" speech you should watch. In part, Governor Booth Gardner was lecturing the Legislature about and for health care improvements. There has never been a greater Yale and accounting focused consumer protection Governor, in my opinion. I know he would be disappointed in what has happened to me.

I have to medicate my feet and eyes, and I can't leave the country to find quality health care like Governor Booth Gardner did.

Thank you again.

Pamela Jean (Hale) Hanson
City of Tumwater Resident

From: Amy Buckler <abuckler@ci.olympia.wa.us>
Sent: Friday, April 9, 2021, 9:14 AM
To: Pamela Hanson
Subject: RE: HOUSING ACTION PLAN - OPPORTUNITY FOR INPUT

Hi Pamela,

I know you said you have reached out to Community Action Council in the past. They are the main organization that connects single adults to housing services in Thurston County. I just received the attached email from them on Wednesday – sounds like rental assistance for 2021 just opened so you might give them a call again. My position is more long range planning so I don't disperse any assistance; I'm trying to work on a larger scale to bring in more resources and adjust rules to help address housing affordability, supply and stability over the long term.

Warm Regards,
Amy

From: Pamela Hanson <TheTuesdayShow@hotmail.com>
Sent: Thursday, April 8, 2021 6:31 PM
To: Amy Buckler <abuckler@ci.olympia.wa.us>
Cc: jdoan@ci.tumwater.wa.us; Boone, Rolf <rboone@theolympian.com>
Subject: Re: HOUSING ACTION PLAN - OPPORTUNITY FOR INPUT

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Amy,

Your work frequently makes other people's problems, your problem. That is not my intent.

I wrote this quickly and appreciate your efforts. Simply put, where do I go to get housing assistance during this 2021 regional homeless assistance effort?

I cc'd John Doan because he has sent me to CACLMT. Some may get frustrated with my deliberate calmness with sometimes inserted reasonable and appropriate moments of emotion. I move slowly due to health, bathroom drives, and daily food shopping.

Here is the lengthy:

I was born in Olympia, at the old St.Peter Hospital, and only spent a few months in a second story apartment next to a church before my parents purchased the largest house on the block in our neighborhood in Tumwater in 1965.

With this current regional effort, what is available to or for me from Olympia's perspective? To a certain extent, any answer could be sending me to the same people who haven't followed through with services that they are expected to offer. I have approached, called or written information for Sidewalk twice and CACLMT three times, and the CACLMT number is a conservative numbers.

Are there any services if I park at one of the Olympia encampments? Is that how I get a caring case worker? Because of Prime Locations, I was made homeless and have parked and basically vehicle camped in violation of the Tumwater "nuisance" ordinance (a misdemeanor). Because of the way the nuisance ordinance is written - I cannot sue any of the aggressive "policy" police officers and/or the city - and would have to say yes and plead guilty in Thurston County Court.

I wrote parking tickets and presented them at the State level in the Alaska Court System to Judge Levy and Judge Nave. I could challenge the guilty misdemeanor, because I think some Judges and prosecutors understand the money and politics of homelessness - and someone made Former Security Officer Hanson "homeless." **I was paying my rent and my rent checks were then rejected - sending me to court. The refused rent checks are disputable and I was told to keep them.I was not a problem. I was stating rent facts to one of our State's 281 cities and then Prime Locations gave me a 20 Day Notice No Cause Termination.** Prime Locations is not stupid, they put me in a misdemeanor criminal category with the 20 Day Notice No Cause Eviction, while there were no apts avail., not more than a \$100 promise from a church, and more than my income for a hotel room that can only last 28 days a month, and Sidewalk considered me housed because the day I called I was in a hotel room.

A driving glass and metal tent, a city council candidate that deserved more than her achievement of 2,000 votes for doing hardly nothing, and a city council candidate that was subjected to being called homeless by The Olympian and others - with their McClatchy money apparently supporting the court's decision, Tumwater, and Prime Locations. What a great court we have that wouldn't let my case go to trial - her voice, the Thurston County Court Commissioner's, stated it and it is in the court's audio record. I cannot afford a lawyer.

Six out of 10 homeless in seattle, just on KOMO News Radio this afternoon, as stated by Seattle Mayor Jenny Durkan, were homeless before Seattle.

I won't be moving to Seattle to sit and wait for a phone call from a case worker, and Tumwater has stated that homelessness is a [Thurston County] regional problem.

You have a different job description and perspective than mine. The direction I am "supposed to go" is where?

Positive Attitude Closing:

I joke about this because someone suggested it to me - a person that believes in a homeless person. "You should run for Mayor." The downside is that I may only get around 2,100 votes to be Mayor. It would go on my resume. **It is a pay raise.** And, it would push me off of SSA Disability Income and into work - as told to do so by the voters.

Why are you running for office? You were made homeless the last time.

Do homeless services extend to political candidates?

In what year do homeless services extend to political candidates?

Who looks at the filing for office records and plots for the opposition without talking and/or writing to anyone?

Pamela Jean (Hale) Hanson
City of Tumwater Resident

From: Amy Buckler <abuckler@ci.olympia.wa.us>
Sent: Thursday, April 8, 2021, 2:06 PM
To: Pamela Hanson
Subject: RE: HOUSING ACTION PLAN - OPPORTUNITY FOR INPUT

Hi Pamela,

Thank you for attending last night's open house and for spreading the word. I understand your concerns about the lack of affordable housing (especially compared to fixed incomes like social security) and tenant protections. As we discussed last night this is a very challenging issue and the City of Olympia hopes we can make a difference through our actions. Unfortunately the housing affordability crisis won't be solved overnight, which leaves a lot of people without stable housing in the short term. I am very sorry you are experiencing this. I was heartened to hear the new Secretary of Housing and Urban Development Marcia Fudge's announcement today that the federal government is sending \$5 billion in new grants to states and local governments across the country for rental assistance, development of affordable housing and other services to address homelessness. We will take whatever we can get to help our community members stay safe and housed.

Thanks again for your input,

Amy Buckler
Strategic Projects Manager
City of Olympia
601 4th Ave E
Olympia, WA 98502
(360) 280-8947 (Cell)
(360) 570-5847 (Desk)

This email is subject to public disclosure

From: Pamela Hanson <TheTuesdayShow@hotmail.com>
Sent: Wednesday, April 7, 2021 6:29 PM
To: Amy Buckler <abuckler@ci.olympia.wa.us>
Cc: Boone, Rolf <rboone@theolympian.com>
Subject: Fwd: HOUSING ACTION PLAN - OPPORTUNITY FOR INPUT

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Presenters:

Thank you for the presentation in progress.

I sent this input and encouragement to participate by attending your event earlier this morning. This email is not going to that full list.

I personally now live in a glass and metal tent, also called a Korean passenger vehicle. I have a fire extinguisher, knife and scissors to protect myself at night. I do not tell people where I park, to maintain my personal safety, because it isn't intended by me for anyone to know. It would be too easy for the motivated that have already labeled me a 12 [as used in downtown riot paint and during the same time] to smash a window, etc.

Having worked as a security officer prepared me for some of my necessary determination. My 12 years as an At-Home-Mom prepared me to attempt to continue my faith in children's flash card definitions of people and industry. My career at the Department of Revenue provided me with a never met again level of a Comptroller's ethics regarding the conservative use taxpayer monies. Ralph Osgood, Former Mayor of Tumwater was only my co-worker, not my mentor.

The forwarded email explains more about me but it is not my full life. It does not include my working at a welding shop where they were grinding serial numbers off of high pressure gas cylinders, meeting and listening to one of two murder suspects, and finally making it home to Tumwater alive but with TB from Alaska.

The development, construction and building management industry has no flash card in my life anymore. I have no one to please with my input and comments, except possibly the innocent victims that had the time to exit plan themselves out of danger.

In closing: The importance of detailed costs and continued operations disclosures followed by thorough audits of the industry when the industry is provided with "incentives" - if and when applicable should be charged with fraud if and when found to be deceptive.

Pamela Jean (Hale) Hanson
City of Tumwater Resident



From: Pamela Hanson <TheTuesdayShow@hotmail.com>

Sent: Wednesday, April 7, 2021, 8:23 AM

To: Pamela J. Hanson

Cc: Boone, Rolf; jdoan@ci.tumwater.wa.us; pkmet@ci.tumwater.wa.us; council@ci.tumwater.wa.us; Brad Medrud

Subject: HOUSING ACTION PLAN - OPPORTUNITY FOR INPUT

Dear Readers,

IMPORTANT: There is an opportunity for input today and the link is within the online version of this top of the fold news article from The Olympian newspaper.

I disagree with the last bullet in this article for developer, management company and non-profit corporate housing entity reasons because they do profit from low income persons in many ways. I believe that municipalities should use their property "in a ownership way and to own the issue." **Build the sustainable condos, sell the condos to low income while keeping ownership of the municipal property, and require the sell back of the sustainable condo to the**

municipality. This will control costs, provide open government "program related" documents to review that are audited, and will protect low income homeowners in the municipal home ownership program. In this way, a low income person can build equity and payment history by owning a condo, and the municipality can continue the effort with the next low income person in need of purchasing housing when the sell back to the municipality happens - over and over again.

It was a management company, Prime Locations, that made me homeless. They do understand income, market rate, low income housing, and unprotected speech. I was given a 20 Day No Cause Termination by Prime Locations [while I was current on my rent and with a positive rent balance, with a previous letter inviting me to renew my lease, and speaking on live TV to the Tumwater City Council about rising rents making people homeless with \$1,231.00 per month disability income and \$1,040.00 in apartment rent costs].

Obviously, Prime Locations supports No Cause terminations, and many other management companies with the Thurston County Court may also.

I ask you to support low income persons for many reasons. Please read the the COLA Fact Sheet that I continue to use. The PDF document is attached.

Here is the screenshot and link to The Olympian article:

<https://www.theolympian.com/news/local/article250473311.html>



Please read the last line in the following PDF. It is regarding all disability income recipients. And, the data on page two includes this year's average SSA retirement income. \$1,277.00 per month income is the disability income average and my permanent disability income is almost there with COLA increases - at \$1,266.50 [DSHS]. I continue to be homeless due to Prime Locations and the Thurston County Court.



The eviction moratorium has not yet been lifted. We are about to experience the fourth wave of SARS CoV-2 COVID-19 infections and deaths. Please, wear a mask, social distance and wash your hands - while I continue to work my way off of permanent disability and have opinions about myself and others. My lungs are clear and I have stated that for years.

Pamela Jean (Hale) Hanson
City of Tumwater Resident

(Apologies if there is formatting problems within this email. My phone has a problem - and this time my phone isn't in Alaska during the time Snowden went to Russia. There is and should be no hard return formatting between the words income and recipients. It appears on my phone while in the non-landscape orientation and is obvious.)

Amy Buckler

From: jacobsoly@aol.com
Sent: Wednesday, April 7, 2021 9:06 PM
To: Amy Buckler
Subject: Thanks

External Email Alert!

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Hi Amy --

Thanks for defending impact fees at the Open House this evening. They are very important for city finances and for fair treatment of residents.

In the future, you might also mention that impact fees don't begin to cover all impacts. For instance, there are no impact fees for police stations, jails, libraries, courthouses, etc. Those impacts are mostly paid by the rest of us.

Thanks again,

BobJ

Amy Buckler

From: ComcastIMAP <mike.mccormick@comcast.net>
Sent: Wednesday, April 7, 2021 6:43 PM
To: Amy Buckler; Joyce Phillips; Leonard Bauer
Subject: Good Session

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Amy, Joyce, Leonard and Cary,

Thank you for tonight's housing session. It was well organized. There was a ton of new information—at least to me. I appreciated that my question was included. And you accurately responded to what is my real concern—the size of the problem is gigantic and the solutions, for the significant part, are expensive. Also, you eluded to desirability of a regional approach. We (both Kathy and I) are concerned by the lack of engagement and meaningful commitment from the other Thurston cities and the county.

(Please pass this note on to Cary. I've seem to have lost his contact information.)

Again, nice job. Keep up the good work.

Best, Mike

Mike McCormick
360.754.2916



FIRST SOME FACTS :

* OLYMPIAN NEWSPAPER

** ZILLOW

*** ME

* IN 2015 NEARLY 83% OF DOWNTOWN OLYMPIA WAS AVAILABLE FOR LOW INCOME TENANTS. THE CITY REPORTED 1,263 TOTAL LOW INCOME UNITS IN DOWNTOWN.

* ALSO IN 2015 THERE WERE PROJECTS UNDERWAY TO REDUCE LOW INCOME UNITS TO 73%

* IN 2015 CAPITOL CROSSING WAS CONSIDERED MARKET RATE - RENTS WERE ABOUT $825^{00} - 995^{00}$ MO.

** 2021 THE AVERAGE RENT FOR A 1 BDRM IN OLYMPIA : $1,450^{00}$ THIS IS INSANITY!

* 2021 DOWNTOWN IS NOW 77% MARKET RATE
8 8 YEAR MFTE MONSTERS HAVE BEEN BUILT
ONLY 1 12 YEAR MFTE - MARKET MANOR -
NO WHERE NEAR DOWNTOWN OLYMPIA
THERE ARE PLANS TO GIVE MORE 8 YEAR MFTE
CONTRACTS IN THE MAKING.

WE DONT EVEN USE THE TOOL OF
INCLUSIONARY ZONING THAT THE STATE
HAS GIVEN US.

*** YOU CANT ADD 73% AND 77%
AND GET 100%

*** THERE IS A THUMB ON THE WRONG SIDE OF
JUSTICES SCALES.

#1

THE MEAT OF THE MATTER AND COMMON SENSE:

My NAME IS AUTUMN. I AM 46 YEARS OLD, AND DOWNTOWN OLY HAS ALWAYS BEEN MY HOME. IT STILL IS. IT'S WHERE MY ROOTS GROW. IT'S MY HOME, BUT I HAVE BEEN GENTRIFIED OUT OF MY COMMUNITY. MARKET RATE FANTASY AND CLASSISM HAS DISPLACED ME. I WANT TO GO HOME.

SOME PEOPLE TRY TO SELL THE IDEA THAT BECAUSE THESE MARKET RATE MONSTERS WERE BUILT ON WHAT HAD BEEN EMPTY LOTS THEY DIDN'T DISPLACE ANYBODY. THIS IS SIMPLY NOT TRUE. I WAS DISPLACED. AND SO WERE MOST, IF NOT ALL OF THE PEOPLE LIVING IN THE 14 UNIT STUDIO APT. BUILDING AT 506 1/2 E. 4TH AVE. SOME OF US WERE COUPLES SO ITS PROBABLY MORE LIKE 20 PEOPLE.

IT WAS OVER 100 YEARS OLD AND HAD "GRANDFATHERED IN" CODE PROBLEMS. WELCOME TO OLY! WE ARE AN OLD TOWN. MY RENT WAS 420⁰⁰ A MO. MORE THAN AFFORDABLE! THIS WAS ALSO NATURALLY OCCURRING AFFORDABLE HOUSING. IT WAS NOT SUBSIDIZED. I WAS HAPPY. THIS WAS JUST A FEW YEARS AGO.

- WHEN 123 4TH AVE WAS BEING BUILT - PEOPLE WERE UPSET. THIS TYPE OF PLACE DIDN'T BELONG. CHERYL SELBY TOLD US SHE WAS OPEN TO MORE AFFORDABLE OPTIONS IN FUTURE BUILDS. I DID NOT PROTEST 123 4TH. I BELIEVED CHERYL SELBY AND I BELIEVE IN SHARING. INCLUSIVENESS MEANT TO ME, WE - THOSE OF US ALREADY LIVING IN DOWNTOWN - COULD SHARE SPACE

②*

WITH SOME WEALTHIER NEIGHBORS MOVING IN, THE KEY WORD BEING SHARE. I DIDN'T WANT TO BE A NIMBY. I DESPISE THAT WAY OF THINKING. WE ALL LEARNED TO SHARE IN KINDERGARTEN. BEFORE WE HAD CLASSIST BUNDERS.

THE OWNER OF 506 1/2 E. 4TH AVE SOLD. SHE TOLD US THAT WITH ALL THE NEW CONSTRUCTION GOING IN DOWNTOWN SHE COULDN'T JUSTIFY NOT SELLING. THE MARKET WAS TOO PRIME FOR PROFIT.

AT LEAST SHE FACED US. PERHAPS SHE THOUGHT BY EXPLAINING IT WOULD MAKE US FEEL BETTER ABOUT BEING DISPLACED. IT DID NOT FEEL BETTER. I BECAME HOMELESS.

THE NEW OWNERS SENT IN HANDLERS TO DO THE DIRTY WORK VIA REAL ESTATE AGENTS. THEY GAVE US 28 DAYS TO UPROOT AND VACATE WITH NO REGARD AS TO WHERE. I DIDN'T EVEN GET MY DEPOSIT BACK BECAUSE OF CONFUSION OVER WHO WAS SUPPOSED TO PAY IT.

I DIDN'T KNOW ABOUT NORTHWEST JUSTICE PROJECT UNTIL IT WAS TOO LATE. I COULDN'T AFFORD A LAWYER, SO RICH PEOPLE WITH CONNECTIONS WERE ABLE TO STEAL MY 200⁰⁰ DEPOSIT.

I WAS, EVENTUALLY, ABLE TO FIND ANOTHER PLACE I

③*

COULD AFFORD. THEY WEREN'T ARTIFICIALLY RISING RENT BY USING THE 3X RENT RULE, REQUIRING NOT ONLY 1ST, LAST, DEPOSIT, SCREENING AND ADMINISTRATION FEES, BUT ALSO THAT A PERSON'S INCOME BE AT LEAST 3X THE AMOUNT OF RENT.

IT'S A BIG PROBLEM WHEN LANDLORDS WHO HAVE NO CONNECTION WITH SUBSIDY ARE ALLOWED TO KEEP PEOPLE OUT OF HOMES THEY COULD OTHERWISE AFFORD. RENT BURDEN SUCKS, BUT THE BURDEN OF BEING HOMELESS IS FAR WORSE.

THE PLACE I FOUND WAS FAR REMOVED FROM HOME. OUT PAST HAWKS PRARIE. WHAT FELT TO ME LIKE CORPORATE HELL. DOWNTOWN OY WAS ALWAYS WHERE I SPENT 100% OF MY INCOME, BUT NOW I WAS LEFT WITH SHOPPING OPTIONS THAT MADE ME FEEL LIKE A TRAITOR TO MY MORALS. JUST CORPORATE SUCK.

NOW MY PARTNER ALL OF A SUDDEN HAD A 1 HOUR EACH WAY BUS RIDE TO WORK, RATHER THAN A 5 MIN. WALK. WE LOST 2 PRECIOUS HOURS WITH EACHOTHER EVERY DAY. OUR TIME IS JUST AS VALUABLE AS ANYONE ELSE'S, AND IT WAS TAKEN AWAY WITH NO RETURN OR BENEFIT.

IT WAS SHORT LIVED. THE RANCH HOTEL APARTMENTS

SOLD. NEW OWNERS WANTED TO TEAR IT DOWN TO RE-BUILD UNAFFORDABLE MONSTERS.

AT LEAST WE HAD KIND MANAGERS WHO WERE ABLE TO GET US ALL NEW 1 YEAR LEASES BEFORE THE SELL WENT THROUGH. IT DIDN'T MAKE THE REAL ESTATE AGENTS SENT OUT TO HANDLE US HAPPY. THEY HAD PLANNED ON QUICKLY GETTING US OUT OF THE WAY. EVEN LIED AND TRIED TO TELL US OUR NEW LEASES WEREN'T VALID BUT IF WE'D BE WILLING TO SIGN OURSELVES OUT OF THEM THEY WOULD OFFER US A FREE MO. RENT.

SOME PEOPLE SIGNED, WE DID NOT. THANK YOU NORTHWEST JUSTICE PROJECT FOR EXPLAINING OUR LEASES WERE IN FACT VALID. THE BUSINESS MONSTERS WOULD HAVE TO WAIT A YEAR.

WHEN THE YEAR ENDED WE WERE HOMELESS AGAIN. UNABLE TO FIND A PLACE WE COULD BOTH AFFORD THAT DIDNT USE THE 3X RENT RULE.

A LOT OF THE PEOPLE WHO LIVED THERE BECAME HOMELESS. THE 68 YEAR OLD VETAN NEX DOOR, WHO HAD SERVED OUR COUNTRY AND WORKED HIS WHOLE LIFE BECAME HOMELESS FOR THE FIRST TIME EVER. BUT GREED DID NOT CARE.

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MY PARTNER AND I WERE LUCKIER THAN MOST.

WE ENTERED AND WON A HOUSING LOTTERY THROUGH HUD.

WE KNOW HOW BLESSED WE ARE TO HAVE BOTH
SHELTER AND HELP. WE ARE THANKFUL EVERY DAY.

I HAVE SHELTER - BUT I AM NOT HOME.

EVEN WITH THE VOUCHER WE HAD A HARD TIME FINDING
HOUSING WE COULD AFFORD. NONE THAT LED US BACK
HOME. I'M JUST STUCK IN A DIFFERENT CORPORATE HELL.
IRONICLY WE ARE NEXT TO WHAT IS CALLED CORPORATE CENTER.

SOME MIGHT STOP HERE AND SAY SHE DOESN'T EVEN LIVE
IN OLYMPIA, WHY LISTEN TO HER? I WOULD REMIND YOU
I DID NOT WISH TO MOVE - I WAS MOVED. I AM
THINKING IF I HAVE TO GIVE UP A ROOF AND WALLS
IN ORDER TO GO HOME I MAY DO SO. UNSHELTERED
PEOPLE CAN STILL VOTE AND I WOULD LIKE TO BE
ABLE TO USE MY VOTE TO HELP MY HOMETOWN.

WITH EVERY PRECIOUS PIECE OF REAL ESTATE BEING HANDED
TO BUSINESS MONSTERS - USING THE 8 YEAR MFTE RATHER
THAN THE 12 YEAR MFTE OR EVEN BETTER OPTION OF
INCLUSIONARY ZONING - WE (YOU) ARE EFFECTIVELY CLOSING
DOORS TO PEOPLE WHO HAVE ALWAYS LIVED AND
WORKED DOWNTOWN OLY.

AND YOU ARE PICKING THE PEOPLE'S POCKETS TO DO SO.

IF WE ARE BUILDING FOR FUTURE GROWTH SHOULDN'T THIS GROWTH BE INCLUSIVE? WHO ARE WE GROWING FOR?

CERTAINLY NOT THE ACTUAL AVERAGE INCOME IN THE AREA. MEDIAN AREA INCOME PAINTS A FALSE PICTURE. IT DOES NOT REFLECT THE MAJORITY OF PEOPLE AT ALL. WE NEED TO STOP USING IT TO PUSH WEALTH'S AGENDA.

DOWNTOWN OLY HAS ALWAYS BEEN MOSTLY WORKING POOR. IF WE ONLY ONLY BUILD FOR WEALTHY PEOPLE WHERE WILL WE FIND THE DIVERSITY THAT MADE IT SUCH A GEM? IF ITS SUPPOSED TO "TRICKLE DOWN" WHEN IS THAT SUPPOSED TO HAPPEN? ALL I SEE IS DRYING UP. WE ARE PARCHED.

WHAT HAPPENED TO ALL THE NATURALLY OCCURRING AFFORDABLE HOUSING? BUSINESS MONSTERS ATE IT UP. WHERE IS THE AFFORDABLE OPTIONS THE PEOPLE ELECTED YOU TO HELP CREATE CHERYL SELBY? IF IT IS BEING BUILT ITS SO FAR REMOVED FROM THE DOWNTOWN CORE IT MAY AS WELL BE IN LACEY.

THE CITY DIDN'T NEED "PROOF" THAT PEOPLE WANTED TO LIVE DOWNTOWN OLY. MANY PEOPLE ALREADY DID LIVE THERE. WE WANTED TO. I'M SURE I'M NOT THE ONLY PERSON WHO HAS BEEN

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DISPLACED AND WOULD LIKE TO BE ALLOWED TO GO HOME.

WE CANNOT ALLOW DOWNTOWN OLY TO BE TURNED INTO A WEALTH HUB BY TAKING AWAY FROM THE NEEDS OF THE MANY TO PLEASE THE WHIMS OF THE FEW. THIS IS CLASSISM, NOT A DEMOCRACY.

IF SOMEONE LIKE WALKER JOHN WANTED TO MOVE HERE TO GROW HIS EMPIRE - BECAUSE HE THOUGHT IT WAS SUCH A GREAT COMMUNITY AND WANTED TO HELP REALIZE ITS POSSIBILITIES - WHY THEN DID HE NOT ACT LIKE A GOOD NEIGHBOR AND HELP BUILD FOR THE NEEDS OF THE COMMUNITY? WHY DID HE CHOOSE INSTEAD TO PICK THE PEOPLES POCKETS - LIKE A NASTY CARPET BAGGER? CLASSISM I SUSPECT.

PROFIT NEEDED TO BE MADE. THE MORE FOR HIM THE BETTER FOR HIM. BUT ONLY FOR HIM. HE COULD NOT SEE VALUE IN LOWER INCOMES. HE COULD NOT LOOK PAST INCOME TO SEE THE VALUE OF THE LOW INCOME PEOPLE.

HIS "LUXURY LIVING" MONSTERS WERE BUILT WITH ONLY HIS WEALTH IN MIND. PUT IN A GYM AND A COFFEE BAR ETC... NOW THAT MONEY GOES TO HIS POCKET RATHER THAN, SAY, THE YMCA OR DANCING GOATS. IT DOES NOT REACH THE COMMUNITY.

THESE PEOPLE DON'T WANT TO BE PART OF OUR

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COMMUNITY, THEY WANT TO OWN IT. AND THEN CHANGE IT AS THEY SEE FIT. IF THEY DON'T WANT TO BE PART OF IT THEY SHOULD NOT BE PAID WITH OUR TAXES TO RUIN IT. SUCKING THE SOUL FROM THE CITY.

OLY HAS A LONG HISTORY WITH BEING LIBERAL AND PROGRESSIVE. WE LIKE IT THAT WAY. THIS IS IN PART THANKS TO EVERGREEN HAVING BEEN A LIBERAL ARTS COLLEGE. IT'S MOSTLY THANKS TO THOSE OF US WHO CALL IT HOME.

WE TACKLE BIG ISSUES. WE ARE ANTI RACISM. WE SHOULD BE. RACISM IS DISPICABLE. WE ARE ANTI SEXISM.

WE SHOULD BE. SEXISM IS UNFAIR AND WRONG. WE LIKE TO USE WORDS LIKE EQUALITY. THIS IS ALL GOOD.

WE HAVE MORE WORK TO DO TO CLOSE THE GAPS BETWEEN OUR PROGRESSIVE WORDS AND ACTIONS THAT BACK THEM UP, BUT WE AT LEAST ARE NOT AFRAID TO CALL THEM OUT BY NAME.

YET THERE IS ANOTHER ISM THAT IS PLAGUING OUR SOCIETY. WE SEEM TO DO ANYTHING AND EVERYTHING TO NOT HAVE TO CALL IT WHAT IT IS. CLASSISM.

IT'S DIRECTLY LINKED TO RACISM AND SEXISM, BUT RARELY MENTION IT IN CONVERSATIONS. IF WE DO, WE PREFER TO USE WORDS LIKE "INCOME GAP." AS IF IT WERE ONLY A GAP AND NOT A GROWING CANYON.

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IT'S SYSTEMIC. PUT IN PLACE TO VILIFY THE POOR AND WEAPONIZE BEING HOMELESS.

TO TALK ABOUT CLASSISM WE WOULD HAVE TO ADMIT THE SYSTEM WE USE - CAPITALISM - IS SET UP TO ELEVATE THE FEW WHILE KEEPING THE MAJORITY SUPPRESSED.

CLASSISM PUSHES THE IDEA OF "TRICKLE DOWN ECONOMICS" WHILE IGNORING THE FACT IT DOESN'T WORK. ALLOWING BUSINESS OWNERS TO PROFIT WHILE NOT PAYING WORKERS A LIVABLE WAGE.

CLASSISM TOUTS WE ARE SO PROGRESSIVE WE ARE PAYING 15⁰⁰ AN HOUR - OR AT LEAST PHASING IT IN - WHILE IGNORING THAT MARKET RATE MONSTERS ARE EATING ANY GAINS IT WAS SUPPOSED TO ACHIEVE FOR THE PEOPLE BEFORE THEY ARE EVER REALIZED.

THE CRUMBS THAT "TRICKLE DOWN" TO ME ARE MORE AKIN TO "LET THEM EAT CAKE."

CLASSISM USES OTHER TERMS TO PROTECT WEALTH TOO.

"BOOTSTRAPPING" AND "MERITOCRACY" ARE TWO THAT COME TO MIND. THESE ARE JUST PLATITUDES.

IGNORING THE LUCK, WEALTH, AND OR CONNECTIONS THAT HELPED WEALTH ACHIEVE ITS GOALS.

BECAUSE THE IDEA OF CAPITALISM HAS BEEN SPOON FED TO US FROM CHILDHOOD - IN ORDER TO SUPPORT ITSELF - WE PRETEND IT'S THE ONLY WAY. CLASSISM DEPENDS ON THIS.

CLASSISM ALLOWS PEOPLE WITH WEALTH BECOME SELF APPOINTED SO CALLED COMMUNITY LEADERS TO MAKE DECISIONS THEY WERE NOT ELECTED TO MAKE. THEY FORM "CLUBS" AND "ASSOCIATIONS" WITH DUES AND FEES AND REQUIRMENTS THE MAJORITY CANT AFFORD.

CLASSISM HANDS THE REINS OF POWER TO THESE PEOPLE WHO WERE NOT ELECTED BY THE PEOPLE. GIVING THEM A BIGGER SAY IN DECISION MAKING. THESE ROTARY CLUBS AND "DOWNTOWN ASSOCIATIONS", TO NAME TWO, ARE ALLOWED TO SIT AT TABLES AND REACH EARS THE MAJORITY OF US CANNOT ACCESS. THEY ARE FEWER IN NUMBER BUT ALLOWED TO DROWN OUT THE VOICE OF THE PEOPLE. THIS IS NOT DEMOCRACY. THIS IS CLASSISM.

WEALTH DOES NOT MAKE A BETTER PERSON IN ANY WAY. CLASSISM WOULD HAVE US BELIEVE IT DOES.

CLASSISM WOULD SAY: "SOUNDS LIKE SOUR GRAPES." I WOULD COUNTER WITH ITS MORE LIKE GRAPES OF WRATH.

CARY RETLIN - YOU ARE THE MANAGER OF OLYMPIAS
AFFORDABLE HOUSING HOME FUND AND RESIDENT HOUSING
 ADVISOR. HOW CAN YOU SAY WITH CLEAR CONSCIOUS THAT
 "ALL HOUSING IS GOOD HOUSING" WHEN MARKET RATE
 MONSTERS ARE EATING UP ALL THE ALREADY EXISTING AND
 MUCH NEEDED NATURALLY OCCURRING AFFORDABLE HOUSING?
 DID YOU FORGET THE AFFORDABLE PART OF YOUR
 JOB TITLE? OR DID YOU JUST DECIDE TO JUST KEEP
 TRYING TO SELL THE "TRICKLE DOWN" LIE? THIS LIE
 IS PERPETUATED BY THE "HAVES" IN ORDER TO PROTECT
 WEALTHS POCKETS. PLEASE STOP HELPING THEM.

SOME MIGHT SAY MY DISPLACEMENT - AND THOSE LIKE ME -
 WAS A BYPRODUCT OF GROWTH THAT CITY OFFICIALS
 ARE POWERLESS TO CONTROL, THIS IS A LIE.

WE HAD AND STILL HAVE THE TOOLS TO CREATE WHAT
 MOST PEOPLE NEED AND WANT. HOUSING WE CAN
 AFFORD IN PLACES WE FEEL HAPPY TO LIVE. MY INCOME
 SHOULD NOT DETERMIN MY ZIP CODE. MY HOME IS
 DOWNTOWN OLYMPIA.

THE 'TOOLS' ARE BUSY BECAUSE WE DON'T USE THEM
 BUT THEY ARE THERE STILL TO BE USED. WE COULD TELL
 DEVELOPERS THESE ARE THE "TOOLS" YOU MUST USE TO
 BUILD IF YOU WANT TO PROFIT FROM OUR PEOPLE

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BUT CLASSISM DEMANDS - LIKE A SPOILED CHILD - THAT WE DON'T. BUST OUT THE TOOLS!

IN A DEMOCRACY THE MAJORITY IS SUPPOSED TO WIN. I WAS TAUGHT TO TRUST MY GOVERNMENT. I WAS TAUGHT THAT WHO WE ELECTED MATTERED. I WANT TO BE ABLE TO BELIEVE THIS STILL. LATELY THIS IS HARD. IT FEELS LIKE DEALING WITH A TWO HEADED SNAKE.

CHERYL SELBY - IF YOU WERE SO OPEN TO USING OUR TOOLS LIKE THE 12 YEAR MFTE - WHY IN DOWNTOWN OLYMPIA - WHERE BUILDABLE LAND IS MORE SCARCE THAN ANYWHERE ELSE IN OLYMPIA - DID YOU ONLY HAND OUT 8 YEAR MFTE CONTRACTS? WHERE ARE YOUR POM-POMS FOR THE PEOPLE? THE PEOPLE WHO HIRED YOU TO CHEER FOR US?

AS WE MAKE ROOM FOR GROWTH WE NEED TO TAKE LESSONS FROM CITIES THAT HAVE GONE THROUGH THE GROWING PAINS. WEALTH POCKETS ARE NOT GOOD FOR STRONG COMMUNITIES. THEY JUST PUSH LOWER INCOME PEOPLE INTO POVERTY POCKETS.

I PERSONALLY BELIEVE WE COULD AND SHOULD MOVE AWAY FROM AND FIX DAMAGES DONE BY CLASSISM BY USING SOMETHING THAT LOOKS LIKE AUSTRIAS HOUSING MODEL.

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RICH AND POOR SHARING THE SAME SPACES. NOT ONLY IN THE SAME NEIGHBORHOODS, BUT IN THE SAME BUILDINGS AS WELL. IF WE CAN ALL LEARN TO SEE EACH OTHER AS DESERVING HUMAN BEINGS REGARDLESS OF RACE - SEX - RELIGION - AND INCOME WE CAN FIX THE BROKEN AND BUILD BACK BETTER.

WE CAN'T JUST COME UP WITH SLOGANS LIKE "NO MORE MISSING MIDDLE" WHILE ITS REASON FOR MISSING GETS OVERLOOKED. RISING POVERTY. THIS IS JUST ANOTHER CLASSIST TOOL - USING MIDDLE INCOME EARNERS AS A COUSION TO PROTECT THE WEALTHY FEW.

TROY KIRBY OF THE CIDER BARREL WAS QUOTED IN A THURSTON TALKS ARTICLE I RECENTLY READ. I BOTH AGREED WITH AND DISAGREED WITH WHAT HE SAID.

I DISSAGREE GREATLY WITH THE PART WHERE HE SAID HE FINDS IT BETTER TO LISTEN TO CUSTOMERS OVER NON CUSTOMERS BECAUSE NON CUSTOMERS TEND TO COMPLAIN MORE. WHO'S CUSTOMERS? I MAY NEVER CHOOSE TO GO IN HIS CIDER BAR - BUT AGAIN DOWNTOWN OLY WAS WHERE I SPENT 100% OF MY INCOME.

CAN TROY KIRBY SAY THE SAME?

I DID HOWEVER AGREE WITH - AND WAS HAPPY TO

FIND COMMON GROUND - HIS IDEA OF FINDING WHAT HE CALLED THE VIBRANCY OF THE LATE 80'S / 1990'S.

YES. THOSE WERE GREAT TIMES. HE DISCOVERED IT WALKING AROUND WITH GRANDMA BIRDIE WHEN HE WAS A CHILD AND WOULD VISIT FROM HIS HOMETOWN LACEY. I ALREADY KNEW BECAUSE I LIVED DOWNTOWN. IT IS HOME. I WAS PART OF THE VIBRANCY HE IS LOOKING FOR.

LETS BE CLEAR. THIS WAS A TIME WHERE THE PEOPLE WHO WORKED DOWNTOWN COULD ALSO AFFORD TO LIVE DOWNTOWN. THE WORKING POOR ARE THE COGS AND THE GEARS. WITHOUT THEM DOWNTOWN OLYMPIA - AND EVERYWHERE ELSE IS MOOT.

IT IS THE EMPLOYEES - COOKS - JANITORS - BARISTAS - CASHIERS - STREET SWEEPERS - WAITERS - GARBAGE COLLECTORS - DISH WASHERS - BAR TENDERS ETC... THAT WERE THE MAKERS OF WHAT TROY REMEMBERS.

ABLE TO DO SO BECAUSE THE COMMUNITY SUPPORTED THEM IN HAVING A HAPPY LIFE FOR THE MOST PART. WE WERE POOR BUT ABLE TO LIVE WHERE WE WORKED. WE HAD FREE TIME TO CREATE AND PLAY.

AGAIN - IF IT WERE NOT FOR THE WORKING POOR THERE IS NO "LIFESTYLE" TO SELL. THEY ARE THE SOUL OF THE CITY.

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WHILE YOU PAT YOURSELVES ON THE BACK AND GIVE EACH OTHER "PERSON OF THE YEAR" AWARDS FOR BEING GOOD "LEADERS" I'D LIKE TO ASK YOU THIS -

WHEN WE CAN'T AFFORD TO LIVE ANYWHERE ON POVERTY WAGES YOU BRAG ABOUT AS PROGRESSIVE - BECAUSE MARKET RATE MONSTERS HAVING NO CHECKS TO BALANCE THEM - WHO DO YOU THINK WE WILL TURN TO? WE WILL NEED YOU TO PAY US EVEN MORE.

SOME WOULD TRY TO SAY MINIMUM WAGE JOBS WERE NEVER MEANT TO BE A LIVING WAGE. IGNORING THE REALITY OF MEANT TO BE OR NOT THEY ARE THE WAGE MANY PEOPLE SURVIVE ON. SINGLE PEOPLE AND ENTIRE FAMILIES AS WELL.

AS LONG AS YOU IGNORE THE UNCOMFORTABLE TRUTH YOU DO NOBODY JUSTICE. YOU WILL FAIL TO MEET THE NEEDS OF THE PEOPLE. SO I'M CALLING ON YOU - OUR ACTUAL LEADERS - ELECTED BY THE PEOPLE - TO MAKE BETTER DECISIONS. DECISIONS THAT FILL THE NEEDS OF THE MAJORITY - NOT BEND TO THE WHIMS OF WEALTH.

WHEN I SAY MARKET RATE AND BUSINESS MONSTERS I'M REFERRING TO ANYBODY WHO WOULD MOVE TO A COMMUNITY WITH CLASSIST BLINDERS AND GREEDY

INTENTIONS. DO NOT SMILE AND WAVE AND SAY YOU WANT TO BE MY NEIGHBOR WHILE SECRETLY MAKING PLANS TO REMODEL MY HOME AND MOVE ME OUT.

FINDING ALLIES IN WEALTHS CLASSIST CLUBS - USING LIES AND ORWELLIAN DOUBLE SPEAK, LIP SERVICE AND PLATITUDES. IT'S VAMPIRE BEHAVIOR - SUCKING THE SOULS FROM COMMUNITIES, LEAVING MANY IN DISPAIR.

OLY HAS BEEN THROUGH A LOT OVER THE YEARS. WE ARE TOUGH - WE CAN MANAGE WITHOUT GIVING AWAY OUR FEW AND PRECIOUS RECOURCES LIKE BUILDABLE LAND.

EVENTUALLY DEVELOPERS GREED WILL BRING THEM HERE ANYWAY. IF WE ARENT GETTING WHAT WE NEED FROM THEM, WE SHOULDN'T BE GIVING THEM WHAT THEY WANT FROM US.

THIS IS MY 4TH DRAFT OF THIS LETTER. MY HAND HURTS. I HAVE BLISTERS. STILL I TRY. TRY TO FIND WORDS THAT CAN PENETRATE THE WALLS ELITISTS HAVE BUILT AROUND YOUR EARS AND YOUR HEARTS. I HAVE LITTLE HOPE IT WILL HELP, NOT IF YOU'VE ALREADY MADE UP YOUR MINDS TO KEEP PUSHING "TRICKLE DOWN" LIES TO ACHIEVE A CLASSIST AGENDA, BUT HOW EVER SMALL, I DO STILL HAVE HOPE. SHOW ME YOU SEE MY VALUE, AND THE VALUE OF OTHERS AND MOVE AWAY FROM UNAFFORDABLE MARKET RATE MONSTERS.

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FIX WHAT THEY WERE ALLOWED TO BREAK. CREATE SOLUTIONS TO REPLACE WHAT HAS ALREADY BEEN STOLEN.

SOME MIGHT THINK ITS A THREAT, BUT I FEEL LEFT WITH FEW OPTIONS, IF I HAVE TO GIVE UP THE SECURITY OF WALLS AND A ROOF SO I CAN GO HOME I WILL MAKE THAT CHOICE FOR MYSELF. IT'S ONE OF THE ONLY THINGS I FEEL I CAN STILL HAVE CHOICE IN. I DON'T WANT TO BE HOMELESS. I JUST WANT TO GO HOME.

THERE IS ENOUGH ROOM DOWNTOWN TO SHARE. STOP BEING SO SELFISH AND GIVE SOME OF IT BACK.

WHAT WE NEED IS RENT CONTROL. I KNOW WE DON'T HAVE IT NOW, BUT THAT'S WHAT WE ELECT LEADERS FOR. TO HELP CHANGE UNJUST LAWS TO HELP REFLECT THE NEEDS OF THE PEOPLE.



MY STORY - AND WHY THIS IS SO PERSONAL: (IN SUMERY)

THE FIRST PLACE I REMEMBER - VAUGLY - LIVING DOWNTOWN OLYMPIA WAS AT THE REX. I WAS MAYBE 2 OR 3.

AT THE TIME THEY HAD A NO CHILDREN RULE SO MY MOM WOULD SMUGGLE ME IN AND OUT IN A LAUNDRY DUFFIE BAG. IT WAS OUR CLIMB IN THE BAG AND STAY QUIET GAME. IT WAS ALL SHE COULD AFFORD ON A WAITRESS PAY. SHE TRIED THE BEST SHE COULD. THE REWARD FOR ~~ANY~~ SUCCESS IN THE QUIET GAME WAS FOR BOTH OF US SECURITY - FOR ME A NEW STICKER.

EVENTUALLY WE WERE ABLE TO MOVE INTO A DUPLEX BY THE LIBRARY DOWNTOWN. THATS WHEN AND WHERE I FELL IN LOVE WITH BOOKS. AND I ALSO FELL IN LOVE WITH A LIBRIAN. SHE WOULD GIVE ME A RUBBER STAMP AND PAPER CLIPS AND SCRAP PAPER, MAKE ROOM FOR ME AT HER DESK AND LET ME HELP RUN THE LIBRARY. SHE MADE IT ALL SEEM VERY IMPORTANT.

SHE WAS MY DEFACTO CHILD CARE.

THE NEIGHBORHOOD WAS FULL OF KIDS WHO DIDNT HAVE PROPER CHILD CARE. WE HAD WORKING CLASS PARENTS WHO WERE DOING THE BEST ~~BY~~ THEY COULD. THE KIDS WOULD JUST BAND TOGETHER AND WATCH OUT FOR EACHOTHER IN A PECKING ORDER FORMED BY AGE.

2

WE WOULD RIDE BIKES DOWN TO YARDBIRDS TO PLAY VIDEO GAMES, LOOK AT ALL THE PET STORE ANIMALS, AND TURN IN COUPONS SENT OUT IN THE MAIL FOR 1 FREE SM. POPCORN OR 1 FREE SM. DRINK. THEY WOULD LET YOU USE 2 COUPONS IF YOU HAD 'EM SO THEY BECAME TRADING GOLD TO US KIDS.

WE'D ROAM ALL OVER DOWNTOWN. EVEN WENT SWIMMING IN CAPITOL LAKE. SOUNDS GROSS NOW, BUT THEY HAD A ROPED OFF AREA, AND EVEN A LIFEGUARD FOR AWHILE.

THIS WAS THE PLACE I MADE MY FIRST BEST FRIEND. RACHEL G. AND THE PLACE I STARTED SCHOOL FROM (GO LINCOLN LIONS!)

THIS IS WHERE MY ROOTS AND MY HEART MADE PLANS TO SURVIVE THE CONDITIONS OF MY LIFE IN POVERTY. THE ROOTS GRABBED MY HEART - WRAPPED THEMSELVES IN SAFETY AND DUG DOWN DEEP FOR STABILITY.

AND IT WORKED. LATER WHEN MY MOM MET AND MARRIED A MAN WHO MOVED US MY ROOTS REMAINED.

WHEN MY MOM'S NEW ~~NEW~~ HUSBAND ABUSED ME, THIS IS WHERE I WOULD RETURN. I WOULD LIE DOWN IN THE TALL GRASS OF WHAT HAD BEEN MY YARD,

REALLY JUST A VACANT LOT NEXT DOOR, AND I WOULD LET MY HOME HEAL ME. THEN WITH RENEWED STRENGTH I WOULD SPEND HOURS WALKING AROUND TOWN. VISITING ALL THE PLACES THAT I LOVED. DOWN TO THE DOCKS TO CLIMB THE VIEW TOWER - OVER TO THE TREASURE CHEST TO PET THE MOOSE - ARCHIBALD SISTERS - RADIANCE-EARTH MAGIC AND MORE. ALL THE SIGHTS SOUNDS AND SMELLS ALONG WITH FAMILIAR KIND FACES LET ME KNOW I WAS OK. I WAS HOME. THE HOUSE I LIVED IN WAS DISFUNCTIONAL, BUT MY HOME WAS HERE TO TAKE CARE OF ME.

BY THE TIME I WAS 16 MY MOM AND HER HUSBAND MOVED OUT OF THE COUNTY COMPLETELY. I STAYED WITH MY HEART. I WAS ~~HOME~~ WITHOUT SHELTER BUT I WAS HOME. AND I TRIED TO GIVE BACK THE BEST THAT I COULD. I WAS AND AM A GOOD PERSON. OLYMPIA GAVE ME THAT. I HELD DOORS FOR PEOPLE CARRYING PACKAGES - MADE EYE CONTACT - SMILED. MY COMMUNITY SMILED BACK, THEY WERE KIND AND HELPED ME GROW.

AS I GREW I HAVE SCRUBBED TOILETS - CLEANED BOATS - WASHED WINDOWS - DONE OFFICE WORK - BEEN A BARISTA - A JEWELERS HELPER - A STORE CLERK - A WAITRESS - AND EVEN DID PIECE WORK FOR THE STUFF SOLD AT ARCHIBALD SISTERS. MOST OF IT OFF THE BOOKS - I DID WHAT

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I HAD TO SURVIVE. OFF THE BOOKS MEANS MOST OF IT DIDN'T COUNT TWARD WORK CREDITS FOR SSI.

I HAVE LIVED AND PAID RENT IN 8 PLACES I CAN THINK OF ALL DOWNTOWN. I DIDN'T WANT TO LIVE ANYWHERE ELSE.

I'VE BEEN UNSHELTERED CLOSE TO HALF MY LIFE IF YOU ADD ALL THE TIME TOGETHER. THE LONGEST STRETCH LASTING OVER 10 YEARS. I CHOSE WHEN I WAS UNSHELTERED TO TRAVEL A LOT BUT I ALWAYS AFTER A FEW MO. WOULD RETURN HOME. IT CALLED OUT TO ME - MY HEART AND MY ROOTS SAID COME HOME - WE WILL HEAL YOU.

THE LAST TIME I WAS ABLE TO FEEL THIS VITAL CONNECTION WAS AT 506 1/2 E. 4TH. SOME MIGHT HAVE THOUGHT IT WAS A RUN DOWN DUMP BUT IT WAS JUST OLD. IT WAS FULL OF CHARACTER - 15' CELINGS - CROWN MOLDING - OLD COOL DOORKNOBS - AND MANY MORE FEATURES THAT MADE IT MORE THAN A HUMAN STORAGE BOX. IT WAS PART OF DOWNTOWN - IT AND I BELONGED.

IT WAS HERE WHERE MY HOME TOWN HEALED ME AGAIN. I HAD BEEN WITHOUT SHELTER OVER 10 YEARS - I WAS SO VERY TIRED, TIRED IN A WAY MOST WILL NEVER KNOW. I WAS ALSO ADDICTED TO PILLS GIVEN TO ME BY DR'S. THE OPIATE BAND-AID.

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AFTER LIVING AT 506 1/2 E. 4th FOR ABOUT A YEAR IT WAS THERE - IN MY TINY STUDIO - WITH THE STRENGTH OF MY HEART AND THE GROUNDING OF MY ROOTS AND THE COMFORTS OF A SOFT BED AND SECURITY OF A LOCKING DOOR - AND LOVE OF A DEAR FRIEND - I WAS ABLE TO CHOOSE FOR MYSELF TO STOP TAKING THOSE PILLS. I DIDN'T HAVE TO - DR'S GAVE ME 120 EACH MO. I STILL HAD MORE REFILLS - THEY WOULD HAVE GIVEN ME MORE. I CHOSE TO.

IT HURT. I WAS VERY SICK FOR LIKE A WEEK. BUT MY HOMETOWN WAS THERE FOR ME, AND I HEALED.

I DRANK THE ARTISIAN WATERS THAT POOLED FREELY FOR ALL RIGHT ACROSS THE STREET. IT FILLED ME WITH LIFE.

WHEN I WOULD WAKE UP WITH THE NIGHTMARES THAT HAUNT ME I COULD WALK OUT MY BACK DOOR AND GO SIT BY THE WATER CALMING MY RACING MIND. THE COOL BREEZES WOULD SMACK RIGGINGS AGAINST MASTS WHILE SEAGULLS MADE SOFT COOS CREATING A MUSIC THAT WOULD SOOTHE ME. IT WOULD FILL ME UP AND I WOULD KNOW I WOULD BE OK. AND I WAS.

TORN
UNTIL I WAS ~~DISPLACED~~ FROM MY ROOTS -
PLUCKED LIKE A RANDOM WEED FROM THE GARDEN
IN WHICH I ALWAYS GREW.

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JUST A FEW MORE THOUGHTS BEFORE YOU GO:

CLASSISM PITS THE POOR AGAINST THE POORER -

HAVING US ALWAYS LOOK DOWN TO SEE HOW "THOSE PEOPLE" ARE GETTING ALL THE HANDOUTS - "THOSE PEOPLE" ARE KEEPING ME FROM CLIMBING THE SOCIAL LADDER ETC... IN ORDER TO INOCULATE WEALTHY "ELITE CLASSES". WE DON'T LOOK UP TO SEE OR SAY THOSE ARE THE PEOPLE THAT MAKE LIFE HARDER FOR THE MAJORITY.

CLASSISM WANTS US ALL TO FEEL FOR "SMALL BUSINESS OWNERS". WE SHOULD. THEY ARE IMPORTANT. BUT IT DOESN'T WANT US TO SEE WHEN THE LINE HAS BEEN CROSSED BETWEEN STRUGGLING SMALL BUSINESS OWNERS AND BUSINESS MONSTERS. EXAMPLE: CAFFEE VITA. CONSIDERED A SMALL BUSINESS. I KNOW NOTHING OF NEW OWNERS BUT JUST THIS YEAR I SAW WHERE THE OLD OWNERS OF THIS "SMALL BUSINESS" WERE TRYING TO SELL THEIR REDICULOUS MANSION ON VASSON ISLAND SO THEY COULD MOVE TO A DIFFERENT MANSION ON THE SAME ISLAND. THERE IS NOTHING SMALL ABOUT A MANSION, OR THE WEALTH THAT BUYS ONE. YET CAFFEE VITA IS STILL CONSIDERED "SMALL BUSINESS." SHOW ME ONE OF THE EMPLOYEES - ACTUAL WORKERS - WHO WOULD BE ABLE TO

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AFFORD TO LIVE IN ~~THE~~ ANYTHING CLOSE TO A MANSION.
THEY DON'T EXIST BECAUSE THE "OWNERS"
HOARDED MOST THE WEALTH TO THEMSELVES.

NO MATTER IF YOU SLEEP IN YOUR CAR, AS LONG
AS YOU SHOW UP TO WORK TO GROW WEALTH
FOR THE BUSINESS OWNER.

WE MIGHT NOT EVER BE ABLE TO FIX ALL OF
THIS. THE MOLE HILL WAS ALLOWED TO BECOME
A MOUNTAIN. ONE THAT MOST OF US WILL
NEVER BE ABLE TO CLIMB.

BUT WE CAN TRY. STARTING WITH BREAKING
DOWN WALLS ELITISTS HAVE ERRECTED.

NO MORE SELF APPOINTED SO CALLED
COMMUNITY LEADERS IS A START. SO IS
RE THINKING WHO DESERVES WHAT TYPE
OF HOUSING AND WHERE IT SHOULD BE BUILT.

BUILD BETTER. BUT BUILD BETTER FOR
EVERYONE. HOUSING IS A HUMAN RIGHT. ~~BE~~

WHEN I WAS IN 4TH GRADE WE WERE TAUGHT
WE NEEDED 3 THINGS FOR SURVIVAL (SOCIAL STUDIES)
FOOD - SHELTER - AND WATER.

IM GLAD WE WORK TWARD GOALS LIKE HEALTH
INSURANCE FOR ALL, BUT THAT WASNT EVEN ON
THE LIST FOR SURVIVAL.

3

CLASSISM WOULD HAVE YOU BELIEVE YOU NEED FORMAL EDUCATION TO BE MORE PRODUCTIVE IN SOCIETY. IT PAYS BETTER TO THE HIGHER EDUCATED PEOPLE WHO WERE ALLOWED TO ACCESS ENTRY THROUGH THOSE DOORS. THIS IS A LIE. PERPETUATED BY THE PEOPLE WHO ALREADY "HAVE" IN ORDER TO FUNNEL WEALTH TO THE ALREADY CONNECTED.

I COULD PROBABLY FILL ANOTHER 12 PAGES WITH THESE TRUTHS. CLASSISM WILL PROBABLY WHISPER IN YOUR EAR NOT TO LISTEN.

I HAVE PAGES AND PAGES OF THOUGHTS AND TRUTHS THAT ARE HOMELESS SPECIFIC. I DIDNT INCLUDE MOST OF THEM HERE AS THE BIGGER PICTURE WAS AFFORDABLE HOUSING FOR ALL WHO ARE ~~AND~~ NOT LUCKY ENOUGH TO GAIN WEALTH. BUT HERE ARE A COUPLE THOUGHTS:

I ALWAYS HEAR ABOUT HOMELESS AS BEING "MENTALLY ILL OR DRUG ADDICTS." THIS DOES EXIST, BUT PAINTS A FALSE PICTURE OF REALITY - DISTORTS THE TRUTH TO PROTECT CLASSIST AGINDAS.

I WOULD ARGUE BEING CONSTANTLY BOTH OTHERIZED AND MISREPRESENTED IF NOT FLAT OUT IGNORED MAKES HOMELESS PEOPLE MENTALLY ILL AND TURN

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TO DRUGS. BEING HOMELESS HURTS. NOT JUST THE MIND AND SPIRIT BUT PHYSICALLY. IT'S PAINFULL TO SLEEP ON SUCH HARD SURFACES (SIDEWALKS - PACKED EARTH). JUST THINK ABOUT WHEN YOU GO "CAMPING", AT THE END YOU ARE ABLE TO SHAKE OUT THE KINKS FROM GROUND SLEEPING BY GOING HOME, TAKING A LONG HOT SHOWER, AND CLIMBING INTO A FLUFFY CLOUD OF A BED. HOMELESS PEOPLE DO NOT HAVE AN END TO THE CAMPING TRIP. THERE ISNT EVEN ANYWHERE TO SIT AND REST A BODY THAT ISNT A HARD SURFACE. AND WHEN HOMELESS PEOPLE SIT DOWN ON PUBLIC BENCHES TO NOT SIT ON THE GROUND THE CITY REMOVES THE BENCHES.

IT IS ALSO IGNORED THAT SOME PEOPLE CHOOSE TO BE HOMELESS BECAUSE ITS ONE OF THE ONLY WAYS TO FEEL POWER OVER OUR OWN LIVES. ELITISTS MAKE UP "SOCIETIES RULES OF BEHAVIOR" AND EXPECT THE REST OF US TO FOLLOW.

THIS IS CLASSISM. THESE RULES DICTATE WHAT WE SHOULD THINK - WEAR - LIVE - ETC... AND TELL US IF WE DONT LIKE IT WE CAN LEAVE.

LEAVE TO WHERE? WHY SHOULD I NOT BE ALLOWED TO BE MY AUTHENTIC SELF BECAUSE IT MAKES WEALTHIER PEOPLE "UNCOMFORTABLE" NOT HARMS THEM MIND YOU - JUST "UNCOMFORTABLE"

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TO SEE PEOPLE DENYING THEM WHAT THEY SEE
AS THEIR RIGHT TO MAKE THE RULES WE MUST
ALL FOLLOW.

ON THE OTHER HAND... IF SOMEONE IS HOMELESS
BECAUSE OF A TRUE MENTAL HEALTH ISSUE THEN
SHAME ON US FOR NOT QUICKLY GETTING
THEM THE HELP AND SUPPORT THEY NEED AND
DESERVE.

IF SOMEONE IS HOMELESS DUE TO DRUG ADDICTION
SHAME ON US FOR CREATING A SYSTEM
THAT ROTATES PEOPLE THROUGH CHEMICAL DEPENDENCY
VIA 20-30 day "TREATMENT" THEN LET THEM OUT WITH
A "RECOURSE" PACK FULL OF SOCIAL SERVICES PHONE
NUMBERS IN A SORT OF SINK OR SWIM KINDA
WAY. MOST SINK. TO BE EFFECTIVE TREATMENT
NEED BETTER WRAP AROUND SUPPORTIVE POLICY. IT
NEEDS TO BE RE INVENTED - WHAT EXISTS RARELY
WORKS IN A FUNDAMENTAL LASTING WAY TO HELP PEOPLE.
BUT DR'S AND STAFF AT TREATMENT CENTERS
ARE ALLOWED TO KEEP PROFITING FROM THE REVOLVING
DOOR. THIS NEEDS TO STOP.

BUT SOCIETY DOES HAVE RULES. NOT SO MUCH
DICTATED BY ELITIST RULES. THERE ARE RULES

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TO PROTECT HEALTH OF EVERYBODY. SO ONE I CAN THINK OF IS HOARDING. IF A PERSON OWNED A HOUSE AND WAS A HOARDER THE CITY WOULD NOT ALLOW IT. IT SHOULD NOT BE ALLOWED SIMPLY BECAUSE SOMEONE DOESN'T HAVE A HOUSE.

BUT WE WOULD NEED TO INVEST IN SOLUTIONS.

STORAGE UNITS AND LOCKER ROOMS. PLACES FOR PEOPLE TO PROTECT WHAT LITTLE THEY HAVE.

WE NEED TO INVENT WAYS FOR PEOPLE WHO ARE WITHOUT HOMES TO NOT BECOME WITHOUT HOPE. WE NEED TO CHANGE THE NARRATIVE AWAY FROM "CRAZY DRUG ADDICTS" AND ADDRESS THE CORE ISSUE - POVERTY AND CLASSISM. AND THE DISPAIR IT CAUSES.

I'VE BEEN THROUGH ~~AND TO~~ MOST OF OUR STATES. I'VE SPENT TIME IN AT LEAST 20 THAT I CAN THINK UP RIGHT NOW. I'VE SEEN A LOT 'OUT THERE. WHAT WORKS AND WHAT DOESN'T. AND WHAT CALLS ITSELF HOMELESS SERVICES WITHOUT EFFECTIVELY LOOKING AT THE WHY. I DISAGREE WITH A LOT OF POLICY AROUND HOW HOMELESS ARE CARED FOR. WE NEED TO FIND WAYS IN ORDER TO HELP IN RICH PEOPLE'S LIVES RATHER THAN GIVE THEM LABELS THAT MAKES IT

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OK TO TREAT THEM SO BADLY. WE NEED TO STOP WEAPONIZING PEOPLE WITHOUT HOMES.

WHERE ARE ALL THE NEWS STORIES ABOUT THE SO CALLED "HIDDEN HOMELESS"? WHY DO WE ALLOW THE NEWS TO NARRATE TO US WHO AS HOMELESS AND WHY? CLASSISM.

WE SEND OUT "STIMULUS CHECKS" TO QUELL THE ANGER AND FRUSTRATION OF A CLASSIST SOCIETY - YET MANY HOMELESS WILL NEVER SEE A STIMULUS CHECK. THERE IS NO PLACE TO SEND IT - NO BANK ACCOUNT TO DIRECTLY DEPOSIT. WHO ARE WE TRYING TO HELP WITH STIMULUS CHECKS? THE BUSINESS OWNERS WHO ARE ALREADY LUCKY ENOUGH TO HAVE WEALTH. ITS CRUMBS THROWN TO THE POOR TO KEEP THEM FROM LOOKING AT WEALTHS GREED - AND EXPECTED TO GO BACK INTO WEALTHS POCKETS.

I AM ON SSI DISABILITY. I AM NOT ALLOWED BY THE SYSTEM TO SAVE MONEY WITHOUT HAVING IT COUNT AGAINST ME AND ENDANGERING MY FLIMSAY "SAFETY NET." I LIVE IN CORP. HELL WITH NO PLACE TO SPEND MONEY THAT DOESNT DEFILE MY MORALS. SO I GIVE MY MONEY TO PEOPLE ON THE STREET. SPEND HOW THEY WANT.

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I WOULD NOT GIVE TO "CHARITIES" BECAUSE THEY USE A CLASSIST SYSTEM TO DECIDE WHO DESERVES WHAT. THESE "CHARITIES (SOME OF THEM) PAY EXECUTIVES FAR MORE THAN A LIVABLE WAGE OUT OF THE MONEY COLLECTED TO HELP PEOPLE. THE "TRICKLE DOWN" EFFECT.

I GIVE MONEY DIRECTLY TO THE PEOPLE WHO NEED HELP. I WISH THERE WAS A BETTER SYSTEM.

PEOPLE DON'T WANT TO BE FORCED TO RELIGIOUS THINKING. THIS IS WHERE SO CALLED "CHARITY" GETS MOST ITS FUNDING FUNNELED. IT'S INSULTING. IT ALLOWS CLASSISTS TO IGNORE THAT THEIR ~~WIFE~~ JESUS WAS HOMELESS AND HAS TOLD THEM EXACTLY WHAT HE WOULD LIKE THEM TO DO IN HOW THEY TREAT THE POOR.

I READ UPTON SINCLAIRE'S PROFITS OF RELIGION. ~~MYSELF~~ I HAVE MY OWN IDEAS OF WHY WE FUND CHURCHES AND NOT PEOPLE. AND WHY, IF CHURCHES ARE NOT FOLLOWING GODS MANDATES, ARE THEY ALLOWED TAX FREE PRIME REAL ESTATE?
CLASSISM.

IF YOU HAVEN'T READ IT - I SUGGEST IT.

ALSO DOWN AND OUT IN PARIS AND LONDON

BY GEORGE ORWELL AND ALMOST ANYTHING
R:1 - JOHN STEINBECK.

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CLASSISM USES RELIGION - MOSTLY CHRISTIAN RELIGION - AS A WAY TO SERVE US UP MORE PLATITUDES. WITH STORIES OF "KEEPING THE FAITH" AND JUST REWARDS IN THE AFTERLIFE, SUCH AS THE RICH MAN THE CAMEL AND THE EYE OF THE NEEDLE. IT DOESNT WANT US TO SEE THE REALITY OF THE HERE AND NOW. WE ARE TO JUST "TRUST IN GOD" WHILE WE ALLOW WEALTH TO STEAL FROM US.

FAITH WITHOUT WORKS IS DEAD.

IF GOD LOVES US ALL AND CHRISTIANS LOVE GOD THEN WHY DO THEY NOT FOLLOW HIS MANDATES?

CLASSISM

ONE FINAL THOUGHT: IT IS THIS CLASSIST SYSTEM THAT ELITISTS DEPEND ON WORKING AGAINST THE PEOPLE. SO WHEN THEY HEAR THE TERM "AFFORDABLE HOUSING" THEY AUTOMATICALLY HEAR "HOUSING FOR THE HOMELESS" INSTEAD. SO THEY WILL ACTIVELY COME OUT AGAINST IT EVEN WHEN IT WOULD BE IN THEIR BEST INTEREST. THE NARRATIVE IS CAPTURED BY PEOPLE WITH WEALTH TO NOT HAVE TO CONTRIBUTE A FAIR SHARE BACK. THEY CAN THEN SAY SEE - PEOPLE DON'T WANT INVESTMENTS BEING MADE INTO AFFORDABLE HOUSING - EVEN WHEN THE PEOPLE TRICKED INTO BELIEVING IT'S A BAD THING ARE HOUSING COST BURDENED THEMSELVES.