



# Meeting Agenda

## Ad Hoc Committee on Housing Affordability

City Hall  
601 4th Avenue E  
Olympia, WA 98501  
Information: 360.753.8244

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Wednesday, May 17, 2017

5:30 PM

Room 207

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1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

- 4.A [17-0540](#) Approval of May 1, 2017 Ad Hoc Committee on Housing Affordability Meeting Minutes

Attachments: [Minutes](#)

5. COMMITTEE BUSINESS

- 5.A [17-0470](#) Finalize Options for Educating the Public around Housing Affordability and Homelessness Issues

Attachments: [Downtown Strategy Recommendations](#)  
[Spectrum of Public Participation](#)

- 5.B [17-0479](#) Community Investment Partnership and Housing Action Team Regional Affordable Housing Funding Process

Attachments: [CIP Gaps Analysis](#)  
[2017 Consolidated RFP Applications Summary](#)

6. REPORTS AND UPDATES

7. ADJOURNMENT

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City Hall  
601 4th Avenue E.  
Olympia, WA 98501  
360-753-8244

**Ad Hoc Committee on Housing Affordability**  
**Approval of May 1, 2017 Ad Hoc Committee on**  
**Housing Affordability Meeting Minutes**

**Agenda Date:** 5/17/2017  
**Agenda Item Number:** 4.A  
**File Number:** 17-0540

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**Type:** minutes   **Version:** 1   **Status:** In Committee

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**Title**

Approval of May 1, 2017 Ad Hoc Committee on Housing Affordability Meeting Minutes



# Meeting Minutes

## Ad Hoc Committee on Housing Affordability

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Information: 360.753.8244

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**Monday, May 1, 2017**

**5:30 PM**

**Council Chambers**

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**1. CALL TO ORDER**

Chair Hankins called the meeting to order at 5:30 p.m.

**2. ROLL CALL**

**Present:** 2 - Chair Julie Hankins and Committee member Jim Cooper

**Excused:** 1 - Committee member Jeannine Roe

**OTHERS PRESENT**

City of Olympia:

Steve Hall, City Manager

Community Planning and Development:

Keith Stahley, Director

Leonard Bauer, Deputy Director

Anna Schlecht, Housing Program Manager

Amy Buckler, Senior Planner

Phil Owen, SideWalk Executive Director

Faith Trimble, Chair Community Investment Partnership Member Representing the  
United Way of Thurston County

**3. APPROVAL OF AGENDA**

**The agenda was approved.**

**4. APPROVAL OF MINUTES**

- 4.A**     [17-0491](#)     Approval of April 19, 2017 Ad Hoc Committee on Housing Affordability  
Meeting Minutes

**The minutes were approved.**

**5. COMMITTEE BUSINESS**

- 5.A**     [17-0470](#)     Consider Options for Educating the Public around Housing  
Affordability and Homelessness Issues

The Committee discussed the following topics:

- Goal - every Olympian gets housed
  - Similar to Olympia's Comprehensive Plan and the Downtown Strategy goals
- Status quo is not working
  - County-wide Community Investment Partnership (CIP - the funding allocation body for \$4,000,000 in public and private charitable funding) is not funding the right priorities or achieving the right measurable goals
- Scope of the Ad Hoc Committee on Housing Affordability (AHCOHA) process
  - Downtown focus (perhaps then extrapolated to the entire City)
  - City-wide process
- Need for a broad public process that engages all stakeholders
  - Service providers
  - People experiencing homelessness
  - Registered Neighborhood Associations and the Coalition of Neighborhood Associations
  - Business and commercial building owners
- Housing strategies have broad impacts
  - Recognition that a housing strategy that may have positive impacts for homeless people may have negative impacts on surrounding businesses
    - Triple Impact of Homelessness (excerpt from the Five Year Plan)
      - Individuals/families with kids
      - Public resources
      - Surrounding neighbors (residential and businesses)
- Linkage to other public plans
  - Community Development Block Grant (CDBG)/HOME 5-year Strategic Plan
  - Five Year Homeless Housing Plan
  - Downtown Strategy
  - New concept - a full Downtown "Good Neighbor Plan" for all service providers downtown

The Committee discussed options for public participation in the context of its goals for AHCOHA, listed as follows:

- Vulnerable Renter Protection Options
  - Potential registration system for landlords as a scheme to enforce fair eviction processes, fair housing compliance, etc.
    - Identify a timeline for public process to ensure we reach all stakeholders, including:
      - Renters
      - Landlords (Washington Landlord Association and other organizations)
      - Other public stakeholders concerned about regulating business
  - Seek complaint data from government or other sources

- Human Rights Commission
  - Attorney General's Office
  - Housing and Urban Development (HUD) Fair Housing Office
  - Better Business Bureau
  - Tenants' Rights Organization (none currently in Thurston County)
  - Anecdotal via Homeless Housing Hub (HHH) and other providers
    - Staff from HHH could send out a questionnaire to rental subsidy providers
  - Consider fast-track adoption of registration system to be responsive to complaints
  - Await the County Fair Housing Plan recommendations, draft version to be released in September through October 2017
  - Include vulnerable renter protections as part of a more comprehensive homeless planning process
- Funding Options - HOME Fund
  - How can the City support the Home Fund as a ballot measure this fall, 2017
  - Staff can research the timeline pursued by other jurisdictions
    - Bellingham passed Levy first, conducted comprehensive public process later
    - Everett pursued a comprehensive public process first, still has not enacted levy
  - Declare Homeless Emergency now, support the HOME Levy, pursue comprehensive planning process later
  - Home Fund should address a variety of housing related needs
    - Housing Rehabilitation
    - New construction
    - 24/7 accommodations (i.e. day center and shelter or housing options) for all homeless populations: families with kids, youth, single adults
    - Creation of a "Housing Court" modeled after the "Drug Court" to provide better outcomes for all stakeholders (renters and landlords)
- Public Process
  - All AHCOHA goals are best served by a comprehensive public process
    - Broad stakeholder involvement - not just non-profit housing providers
      - Neighborhood organizations
      - Business and commercial building owners
    - Develop clear materials, with "plain talk" presentation of issues
    - Seek to build a broad consensus with a wide range of stakeholders before taking action
    - Or identify key actions to take to address immediate needs and continue with a public process
    - Develop and utilize a Downtown Homeless Stakeholder group as a model for city-wide engagement, with a strong focus on tapping

- all parts of the community
- Proposed timeline
  - Task Force convenes a broad public process
  - Examine all sources of opinion related to homelessness & affordable housing
    - Economic Development Council (EDC) 2016 survey of downtown businesses that identified homelessness as the priority issue
    - OlySpeaks survey for the Downtown Strategy Process that identified homelessness as the priority issue
    - Other sources
      - Bellingham - levy first, task force second
      - Everett - task force first, many actions but not a levy
      - Vancouver - task force first, public process, then levy
- AHCOHA Recommendations
  - Comprehensive public process
  - Council level discussion soon on options for vulnerable renter protections

**The discussion was completed.**

**5.B**     [17-0479](#)     Community Investment Partnership and Housing Action Team  
Regional Affordable Housing Funding Process

This item was not discussed due to an emergency adjournment.

**The discussion was postponed and referred to the Ad Hoc Committee on Housing Affordability due back on 5/17/2017.**

**6.     REPORTS AND UPDATES**

This item was not addressed due to an emergency adjournment.

**7.     ADJOURNMENT**

The meeting was adjourned at 7:00 p.m. due to an emergency closure of City Hall.



## Ad Hoc Committee on Housing Affordability

### Finalize Options for Educating the Public around Housing Affordability and Homelessness Issues

**Agenda Date:** 5/17/2017  
**Agenda Item Number:** 5.A  
**File Number:** 17-0470

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**Type:** discussion **Version:** 2 **Status:** In Committee

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#### **Title**

Finalize Options for Educating the Public around Housing Affordability and Homelessness Issues

#### **Recommended Action**

##### **Committee Recommendation:**

Not referred to a committee.

##### **City Manager Recommendation:**

Consider the options. Discussion only; no action requested

#### **Report**

##### **Issue:**

Whether to consider goals and objectives as the start of shaping a public participation plan to help develop public understanding of the status, need and potential approaches to address affordable housing and homelessness issues in Olympia.

##### **Staff Contact:**

Amy Buckler, Senior Planner, Community Planning & Development, 360.570.5847

##### **Presenter(s):**

Amy Buckler, Senior Planner, Community Planning & Development

Anna Schlecht, Housing Manager, Community Planning & Development, 360.753.8183

##### **Background and Analysis:**

The Ad Hoc Committee is concerned with housing affordability and homelessness in Olympia and the region. Over the past months, the Committee has examined steps other communities have taken; explored housing funding options, regional efforts, and ways to enhance coordination with regional partners; and was briefed on recommendations from Olympia's Downtown Strategy (DTS).

Next, the Committee will discuss its objective: to consider measures to inform, consult, educate and involve the community in discussions about the impacts and needs related to homelessness and housing affordability. The discussion will begin to frame a public participation plan around this issue.

### DTS Recommendations

The DTS recommends the City convene a broad range of stakeholders to develop a homeless response plan leading to a more coordinated approach to homelessness and its impacts to Downtown. The DTS also recommends the City subsequently develop a housing strategy to establish a mixed income residential neighborhood in Downtown (**see attached**). The two actions are linked by the need to bring about housing options for the most vulnerable citizens in our community. The public participation plan should consider how these two efforts can be staged to inform each other.

Staff was asked to provide options for public engagement. Any public participation effort regarding homelessness and affordable housing will likely be most effective if begun with information to help the public understand the needs and impacts occurring in the community.

### Vulnerable Renter Protection Ordinances

Staff was asked to provide options for public engagement around potential vulnerable renter protection ordinances, such as those recently passed by the City of Vancouver. The ordinances increased the number of days required for a landlord to notice tenants of eviction or rent increase. At the time of this report, staff was still researching options and can provide these at the meeting.

### The Public Participation Plan

The committee will begin to frame a public participation plan to engage the community about impacts and needs related to homelessness and housing affordability.

A good public participation plan includes the following elements:

- Purpose of public engagement
- Goals/objectives for the process and outcome
- Main messages
- Target audiences/participants
- Level of public participation
- Methods
- Roles and tasks

We will start by discussing the purpose, goals and objectives. We may start to discuss main messages, target audience and level of public participation. Those elements will provide the basis for a subsequent discussion about methods, roles and tasks.

This will be a discussion to begin developing the public participation plan. The following questions will frame the discussion

- What is the overall purpose for this public engagement?
- What are your goals and objectives for the public participation process?
- What outcomes should this process achieve? At this point do you know of any specific decisions that this process should inform?
- What messages and data are important to educate the community about impacts and needs related to homelessness and housing affordability?
- Who are the target audience/participants?
- How might a housing strategy build upon a homelessness response plan?



### Spectrum of Public Participation

The **attached** Spectrum of Public Participation describes 5 levels of participation, from Inform to Empower. An overall public participation effort may use different levels of participation. For example, some aspects of the homeless response planning process may be informative (e.g., helping the community understand the structure, goals and tasks of the Thurston County's 5 year Plan to Reduce Homelessness.) For other aspects, a higher level of participation may be appropriate (e.g., gathering public input that will be used to help make a decision.) The public participation plan should consider what types of decisions the process might result in, and what information might be needed from the public to help make those decisions.

As staff previously reported to the Ad Hoc Committee, to effectively address the issue of homelessness in Downtown while being inclusive of a wide range of stakeholders, three elements of the issue must be addressed: 1) human needs, 2) public resource needs, and 3) neighborhood impacts. Also, the City's public participation effort should complement, rather than attempt to duplicate, other regional efforts. Thus, it may be useful to think about what types of decisions related to each of these three elements are within the City's decision-making authority, thus might involve a higher level of public participation. Alternatively, which aspects of each element are outside the City's decision making authority, thus might involve a different kind of participation.

### **Neighborhood/Community Interests (if known):**

Top priorities for the community identified in the Downtown Strategy include providing a range of housing options for people with a range of incomes and addressing homelessness in Downtown.

### **Options:**

1. Consider options for educating the public around housing affordability and homelessness issues.
2. Do not consider options for educating the public around housing affordability and homelessness issues.

### **Financial Impact:**

Developing the public participation plan is included in the base budget. Implementation may require additional funds.

### **Attachments:**

DTS Recommendations  
Spectrum of Public Participation

## RECOMMENDED ACTIONS

**HS.1 Convene a broad range of community stakeholders, including social service providers, business owners, Downtown residents, Downtown business patrons, agency/ City/County representatives, and other relevant sub-groups, to develop an action plan leading to a more coordinated response to homelessness and street dependency and the impacts to Downtown.**

### *Timeframe*

**2017 - 2018**

### *Lead*

Community Planning and Development

### *Partners and Participants*

To be determined

### *Description and Intent*

A Downtown Olympia homeless response plan would integrate humanitarian, business and public realm needs and outline strategies and actions to mitigate localized impacts. The City should take initiative to facilitate this effort because it is the most affected jurisdiction and has access to and a need to respond to various stakeholders. The City also has the institutional knowledge and historic experience to offer useful guidance. The plan should be developed in the context of regional efforts and in collaboration with a broad array of regional stakeholders.

The effort should lead to specific actions and address:

- Homeless services and facilities that are needed in Downtown (within a regional context)
- Maximizing resources & identifying additional resources that may be necessary
- Mitigating both real and perceived safety, security and civility concerns
- Fostering support for the economic health and educational aspects of social service actions
- Promoting public understanding of homelessness & street dependency
- Use of evidence-based and data-formed best practices

### *Key Relationships to Other Actions*

**H.1** Develop a Comprehensive Housing Strategy to establish a mixed income residential community in Downtown.

**R.1** Actions in the Retail Strategy that provide a clean and safe Downtown environment.

### *Implementation Steps*

To be determined. At the time of this report the City was midstream an effort to determine appropriate steps forward. The City will be guided by the recently formed Council Ad Hoc Committee on Housing Affordability, and working off preliminary analysis conducted by ACR Consultants and the regional strategic planning effort to develop a 10 year plan.

For all recommended actions, the scope, timeline, and partners/ participants are preliminary and will be refined as the City approaches implementation. Many of the actions will include briefings for and sometimes guidance from City advisory boards and neighborhood organizations.

## HS.2 Initiate a discussion with regional policymakers about future social service siting, funding and support needs throughout the region.

### Description and Intent

While there are efforts underway to enhance the coordination of regional services for people experiencing homelessness or at risk, there is also a need to explore a more regionalized system with a well-planned network of service hubs across the region. Social services play an essential role in Downtown; however, Downtown should not be assumed as the only or always best place in the region to site services as there are people in need in other areas of the county.

The region's success in responding to homelessness and street dependency has been hampered by limited resources. Providing safe and appropriate housing for the most vulnerable is ultimately the best solution, and quite challenging. At the core of regional efforts is a focus on rapid re-housing and permanent supportive housing programs. The latter could be especially helpful for Downtown since the most impactful behaviors are often carried out by those who would benefit most from supportive housing services.

In the future, regional partners may consider additional funding for these facilities. In doing so partners should be mindful to proactively address concerns about impacts to Downtown. Potential controversy could be moderated by demonstrating a holistic approach that considers both needs and impact mitigation, and clarifies the role Downtown will play in a regional siting methodology. This methodology should maintain support for developing service hubs on main arterials and working with transit partners as means to improving access to the full spectrum of social services and amenities across the region.

### Key Relationships to Other Actions

- H.1** Develop a comprehensive housing strategy to support mixed income residential development.

### Timeframe

Could be part of HS.1

### Lead

City Council

### Partners and Participants

To be determined

*Downtown Olympia, looking east on 4th Avenue – the heart of the urban hub.*



## RECOMMENDED ACTIONS

### H.1 Develop a Comprehensive Housing Strategy to establish a mixed income residential community in Downtown.

#### Timeframe

2018 - 2019

#### Lead

Community Planning and Development

#### Partners and Participants

- Council
- Planning Commission
- Olympia community and public
- Other jurisdictions in the County
- TRPC
- Social Services
- Non-profits
- Private sector housing developers

#### Description and Intent

Setting the stage for Downtown to be a mixed income neighborhood is an important community goal. While the City has previously taken several steps to encourage Downtown housing, a more comprehensive housing strategy will help the City stimulate a diversity of housing options in Downtown as the area continues to grow. Rather than putting regulations and incentives in place and then waiting for the market to respond (as in the past,) the recommendation is for a more proactive approach working toward stated housing goals. This is not a one-off step, rather a strategy to be carried out by an ongoing program described in HS.2.

The strategy should:

- **Consider City-wide and Regional Housing Conditions:** Consider Downtown housing in the context of city-wide and regional housing goals;
- **Establish Affordability Goals:** Identify affordability needs and goals through further community conversations and analysis (this effort should include a robust public conversation leading to specific City Council directives regarding the number and types of housing needed to help achieve affordability levels as well as measures to strengthen local neighborhoods.) These goals must be specific enough so that it is possible to determine (through the monitoring program) whether or not sufficient housing is being provided for all income levels, while also being mindful that the City can influence the market but not control it.
- **Create a Means to Monitor Progress and Adapt to Changing Needs:** Establish a monitoring program to periodically assess housing affordability, production levels, inventories, and other conditions relative to City goals. This is necessary to ensure that affordability goals can be met in the future as market, economic conditions, and population demographics change.
- **Identify a Variety of Implementation Measures and Development Incentives to Achieve Housing Goals:** Identify best practice incentives and other tools that the City can use to stimulate housing for households of various affordability levels. While there is some overlap, generally the tools available to the City to encourage market rate housing are different from the tools used to encourage subsidized housing. Likewise, an entirely different set of

approaches may be used to work in partnership with social service and non-profit sectors to support the continuum of care that helps people experiencing homelessness transition into housing. (See the Development Incentives chapter for additional information.)

- **Identify Fund Sources:** Identify the resources necessary to effectively support the above-listed efforts, including both public policy and longer-term funding commitments. Also identify the resources necessary to achieve housing options for the full spectrum of household income levels (both expenses and revenues).

For all recommended actions, the scope, timeline, and partners/ participants are preliminary and will be refined as the City approaches implementation. Many of the actions will include briefings for and sometimes guidance from City advisory boards and neighborhood organizations.

## Key Relationships to Other Actions

All of the other Housing Actions are important to set the stage for a comprehensive housing strategy. Additional actions that help set the stage for this effort include:

- H.2** Allocating additional resources to implement the plan will likely be necessary.
- LU.6** Promote incentives and other tools that encourage private investment is a necessary action in order to encourage new housing development.
- LU.3** Update zoning & development standards; includes recommendations for revising the UR zone in Southeast Downtown which will help to stabilize that neighborhood and increase residential development opportunities.
- LU.1** Form a Sea Level Response (SLR) Plan will reduce the uncertainty related to this issue.
- LU.7** Apply for an EPA Brownfield Assessment Grant and other federal, state funds to assist with assessment or clean-up of site contamination will assist property owners in addressing potentially costly site conditions.
- HS.1** Convene a broad range of stakeholders to form a more coordinated response to homelessness will lead to broader understanding and agreement about transitional housing needs in the region.

**Transportation Element:** Upgrading streetscape quality will make downtown residences more desirable and encourage market rate housing development.

**2017 Missing Middle Code Updates:** which will review options for increasing density and supporting infill housing in existing neighborhoods city-wide, including southeast Downtown neighborhood.

## Implementation Steps

- 1. Scope and Budget:** City Council scopes the housing strategy and approves a budget (2017).
- 2. Public Process to Form the Strategy:** The City initiates a discussion of affordable housing goals and objectives (2018).
- 3. Implement Strategy:** Once the City Council adopts the specific objectives, program elements and budget, a CPD led team carries out the program further described in HS.2 (2019 and beyond).

## H.2 Dedicate additional resources for an ongoing housing program to implement the Housing Strategy described in H.1.

### Timeframe

2019 and beyond - Following formation of the Housing Strategy described in H.1

### Lead

Community Planning and Development

### Partners and Participants

NA

### Description and Intent

As stated above, the City does not directly produce housing nor can it control the housing market, but it can influence the production of housing through a variety of policies and programs. The aim is to put the right tools and partnerships in place at the right time to help housing providers achieve construction of needed housing types. The comprehensive housing strategy described in HS.1 will determine specific affordability goals, along with best practice tools and a means for monitoring progress. To effectively implement the housing strategy, dedicated resources for an ongoing program is recommended.

The program would carry out the following tasks:

- **Promotion:** Keep private sector and public housing providers informed of Downtown goals and objectives useful to consider when conceiving, planning, and constructing housing, as well available incentives or other tools. Provide information regarding housing development opportunities Downtown.
- **Proactive Support:**
  - Coordinate with affordable housing production partners, including the private sector, County housing program, and non-profits; as well as with temporary and transitional housing service providers.
  - Assist development applicants in the review and public engagement process.
  - Alert public housing providers to the need to protect existing affordable housing resources and encouraging them to purchase appropriate properties that are currently providing affordable housing.

- **Coordinate with regional partners.** Participate in regional housing efforts. Consider Downtown housing in the context of city-wide and regional housing goals.
- **Identify funding opportunities:** Identify sources of funds and pursue funding opportunities in collaboration with housing partners.
- **Assessment and Monitoring:** Assess current housing inventory and monitor progress relative to City goals. Use housing development tools and market conditions, make recommendations for how the City can adjust its approach to meet goals.

The amount of staff time allocated to these tasks could be increased incrementally and varied according to need. While this strategy is focused on Downtown, it would make sense for the housing program to focus city-wide, and in coordination with regional partners and objectives.

## Key Relationships to Other Actions

**H.1** Develop a comprehensive housing strategy.

**H.3-H.5** These actions described could also be included as part of the housing program.

## Implementation Steps

1. **Budget:** City Council approves a budget for a housing strategy (2017).
2. **Set Goals:** The City initiates a discussion of affordable housing goals and objectives (2018).
3. **Implement Strategy:** Once the City Council adopts the specific objectives, a CPD led team initiates the preparation of a housing strategy to meet the stated objectives (2019 and beyond).





## Spectrum of Public Participation

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### Inform

**Promise to the Public:**

*We will keep you informed.*



### Consult

**Promise to the Public:**

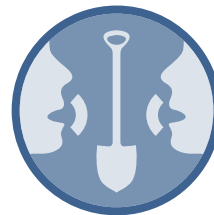
*We will keep you informed,  
listen to and acknowledge  
concerns, aspirations, and  
provide feedback on how  
public input influenced the  
decision.*



### Involve

**Promise to the Public:**

*We will work with you to  
ensure that your concerns  
and aspirations are directly  
reflected in the alternatives  
developed and provide  
feedback on how public  
input influenced the  
decision.*



### Collaborate

**Promise to the Public:**

*We will look to you for  
advice and innovation in  
formulating solutions and  
incorporate your advice and  
recommendations into the  
decisions to the maximum  
extent possible.*



### Empower

**Promise to the Public:**

*We will implement what you  
decide.*





## Ad Hoc Committee on Housing Affordability

### Community Investment Partnership and Housing Action Team Regional Affordable Housing Funding Process

**Agenda Date:** 5/17/2017  
**Agenda Item Number:** 5.B  
**File Number:** 17-0479

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**Type:** discussion **Version:** 1 **Status:** In Committee

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#### **Title**

Community Investment Partnership and Housing Action Team Regional Affordable Housing Funding Process

#### **Recommended Action**

##### **Committee Recommendation:**

Not referred to a committee.

##### **City Manager Recommendation:**

Receive the information. Discussion only. No action requested.

#### **Report**

##### **Issue:**

Whether to discuss what information the Community Investment Partnership is using in developing funding options for affordable housing, what the needs are and what gaps are envisioned by the CIP.

##### **Staff Contact:**

Keith Stahley, Director Community Planning and Development Department 360.753.8227

##### **Presenter(s):**

Keith Stahley, Director Community Planning and Development Department

Bud Blake, Thurston County Commissioner

Faith Trimble, Chair Community Investment Partnership Member Representing the United Way of Thurston County

##### **Background and Analysis:**

The Community Investment Partnership was formed in February of 2014 and is in its third year of administering the County's Request for Proposals (RFP) process. The county's 2017 Consolidated RFP Application included \$5,203,400 in annual funding for a wide range of housing and social service needs. A summary of the funds and amount requested is included as an attachment.

The Thurston County Regional Health and Human Services Council and the United Way of Thurston County merged to create the Community Investment Partnership (CIP). The CIP members agree to

work together and join resources to address common needs in meeting basic health and human service needs in the Thurston County Region.

**MAJOR PRINCIPLES IN THIS PARTNERSHIP INCLUDE:**

- Pooling and coordinating health and human services resources can be more effective in meeting basic needs; and
- There is a benefit to developing common approaches, common strategies and common performance measures; and
- Effectiveness increases with use of Research Based and Promising Practices.
- Combined resources will be released in a single Request for Proposals asking the community to respond with programming that reaches the Thurston Thrives goals.

The CIP has been working to understand both the capacity of local housing providers and the need for different types of housing including supportive housing, transitional housing and emergency shelter. A draft information sheet summarizing the CIP's estimated housing gaps is included as an attachment.

It will be valuable for the Ad Hoc Committee on Housing Affordability to understand this process and how the Home Fund may potentially mesh with and enhance this process.

**Neighborhood/Community Interests:**

Homelessness and affordable housing is an issue that has community-wide implications.

**Options:**

Receive a status report on the CIP's gaps analysis.

**Financial Impact:**

None

**Attachments:**

CIP Gaps Analysis

2017 Consolidated RFP Application Summary

## Desired State (North Star)

- Housing stability for everyone. No one who is economically challenged is paying more than 30% of their income on housing and housing related expenses.
- The Housing Action Team is developing interim measurable goals that they will be working towards over the next 10-15 years that will get us closer to this condition.

## Current State

Source: Thurston County Department of Public Health. Are there other sources that show these numbers are critically overestimated or underestimated?

- About 35,000 households are housing burdened (spending more than 30% on housing expenses, including rent, mortgage, utilities and transportation)
- About 9,500 renter households are on the edge of homelessness – they are at or below median family income and cost burdened (excludes about 5,600 home owners in the same income range)
- About 3,000 people cycle in and out of homelessness every year
- About 500-700 people are homeless at any point in time, depending upon how you define it

## Gaps

### Housing Gaps for At-Risk Households

Type	Unit Gaps	Resource Gaps
Short-term rental assistance	4,050 vouchers and units	\$24.3 million annually or \$1.4 billion for new construction

### Housing Gaps for Homeless

Type	Unit Gaps	Resource Gaps
Rapid Rehousing	421 households	\$1 million annually
Permanent Supportive Housing	200 beds	\$2.4 million annually or \$48 million for new construction
Transitional Housing	175 beds	\$1 million annually or \$42 million for new construction
Emergency Shelters	200 beds	\$1.6 million annually

### Total Resource Gap

Total Funding Need	\$6 million - \$1 billion+ (variation dependent on new construction or using current housing stock)
Available Federal and State Funding	\$3 million
Funding Gap	\$3 million-\$1billion+

**1.**

## 2017 Consolidated RFP Application Summary

<b>Program</b>	<b>Amount Available<sup>^</sup></b>	<b>Applications</b>	<b>Total Amount Request</b>
CDBG	\$867,000	11	\$1,765,933.75
Veterans	\$57,000	2	\$59,640
Housing – Capital	\$630,500	4	\$1,367,500*
HOME - CHDO	\$188,600	2	425,000
Housing - Services	600,000	14	\$2,215,700
Housing – Rapid Rehousing	\$651,500	6	\$870,186
Housing – HEN	\$1,478,800	1	\$1,478,800
Housing – Coordinated Entry	\$100,000	1	\$100,000
CIP – Basic Needs	\$630,000	15	\$637,720
CIP – Education and Youth (Collective Impact)		6	\$557,150
CIP – Education and Youth (Single Agency)		16	\$594,408
<b>Total</b>	<b>\$5,203,400</b>	<b>78</b>	<b>\$10,072,037.75</b>

<sup>^</sup> Available funds are an estimate, as budgets for many funding sources have not been finalized.

\* The capital fund applications includes a proposal for years 2-5 of the Housing Pipeline at a funding level of \$630,500. Furthermore, this total does not include a capital funding request of \$20,321.25 for the Yelm Senior Center, as the project is deemed not eligible for affordable housing capital funding.