



Meeting Minutes - Draft

Ad Hoc Committee on Housing Affordability

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Wednesday, May 17, 2017

5:30 PM

Room 207

1. CALL TO ORDER

Chair Hankins called the meeting to order at 5:31 p.m.

2. ROLL CALL

Present: 3 - Chair Julie Hankins, Committee member Jim Cooper and 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

Krosbie Carter, Housing Program Intern

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** [17-0540](#) Approval of May 1, 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

Ms. Buckler presented information to assist the Committee in considering measures to inform, consult, educate and involve the community in discussions about the

impacts and needs related to homelessness and housing affordability. Public participation efforts have been discussed for:

- Potential funding options
- Potential ordinances around vulnerable renter protection
- Downtown Homeless Response Plan as recommended in the Downtown Strategy
- Housing strategy (citywide)

Options of public participation for potential funding are:

- Funding option on the ballot in November
 - Elway survey
 - Fact sheet
 - Not recommending a public meeting
- Funding option on the ballot in April
 - Same public process limitations apply, but
 - More flexibility for meaningful engagement associated with related efforts
- Funding options further explored as part of public process for a Downtown homeless response plan or citywide housing strategy
 - Better public process
 - Decision 1-2+ years out

Options of public participation for vulnerable renter protection are:

- Take action in the short term
 - Public process steps - early notice to affected parties (i.e. landlords), public meeting to educate and gather point, City Council briefing, ordinance on First and Second reading
- Consider as part of Housing Strategy development
 - Consider along with other Fair Housing recommendations
 - Action further out

Councilmember Cooper agrees with considering renter protections as part of Housing Strategy development. This will allow for more data to be gathered, ensuring the topic is addressed effectively.

The last two efforts (Downtown Homeless Response Plan and Housing Strategy), are related in that they are both concerned in housing for the most vulnerable. However, there are some distinctions that make these separate actions.

- Downtown Homeless Response Plan:
 - More than just about housing - there are aspects related to street dependency that also need to be addressed (i.e. substance abuse)
- Housing Strategy:
 - More than just about housing for the most vulnerable - try to create a mix of options for various incomes within our community

Ms. Buckler recommends keeping these efforts as separately staged actions, with the Downtown Homeless Response Plan coming first, followed by the Housing Strategy.

The Downtown Homeless Response Plan will inform the Housing Strategy. Housing the most vulnerable should be a first priority.

- The Committee concluded that scope work should start now and the work shall be implemented in 2018

The discussion was completed.

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

Ms. Trimble identified the current state of housing in Thurston County, with data provided by the Thurston County Department of Public Health:

- About 35,000 households are housing burdened (spending more than 30% of their income on housing expenses which include; 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 (this figure 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

Ms. Trimble discussed housing gaps in Thurston County, as identified by the Community Investment Partnership (CIP). The housing gaps for at-risk households are:

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

The housing gaps in regards to homeless individuals are:

- Rapid rehousing
 - Unit gaps - 421 households
 - Resource gaps - \$1 million annually
- Permanent supportive housing
 - Unit gaps - 200 beds
 - Resource gaps - \$2.4 million annually or \$48 million for new construction
- Transitional housing
 - Unit gaps - 175 beds
 - Resource gaps - \$1 million annually or \$42 million for new construction
- Emergency shelters
 - Unit gaps - 200 beds
 - Resource gaps - \$1.6 million annually

The total resource gaps are:

- Total funding needed - \$6 million to \$1 billion+ (variation dependent on new construction or using current housing stock)
- Available federal and state funding - \$3 million
- Funding gap - \$3 million to \$1 billion+

Ms. Trimble spoke to the importance of the various regions in Thurston County using the same data, so that there will be a baseline understanding when deciding on implementation actions in regards to housing affordability and homelessness.

The discussion was completed.

6. REPORTS AND UPDATES

Mr. Stahley:

- Announced that there will be a study session with Council next Tuesday, May 23, 2017
- Reviewed Ad Hoc Committee on Housing Affordability topics of discussion with the Committee; to present to Council during the study session
- Reviewed policy questions that will need to be resolved before the conclusion of this Ad Hoc Committee
- Informed the Committee that the 5-year plan is still in process; it will become the framework for decision making for the CIP going forward and will help guide funding decisions

Mr. Bauer:

- Reminder - Land Use and Environment Committee (LUEC) meeting combined with a Missing Middle open house will be held on May 18, 2017 at Olympia High School and May 30, 2017 at Capital High School

7. ADJOURNMENT

The meeting adjourned at 7:18 p.m.