



Marygrace

Here's the letter of
intent from the
property owner. They
want to tear down
this garage, not
restore it. - Anna

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March 5, 2019

Anna Schlecht, Housing Program Manager
City of Olympia
601 4th Ave. E.
Olympia, WA 98501

SUBJECT: 1203 OLYMPIA AVENUE GARAGE

Dear Anna,

When we purchased the "Mollie B Oxford House" in 1995, with the help of the City of Olympia CDBG and Department of Commerce funds, the home & outbuildings were already well past its prime; being property build in the Victorian era.

Since that time, we have consistently struggled to maintain the interior and exterior of the home to make it habitable for the women and children who need it. However, starting about five years ago, the Department of Commerce has mandated that we have a permanent solution to both the challenges to the home and the garage. We applied for a variety of funding sources and were able in 2016, to start making significant upgrades to the problem areas, as called out by the Department of Commerce in multiple inspection reports. The last feature we need to correct is the garage. We do not have funds to make the major structural and safety changes necessary to bring it up to code – even for simple storage.

Over the years, despite our best efforts, the garage has deteriorated to the point of no longer being viable even for a storage unit. Non-complaint issues for the garage include:

1. Structurally unsound – the walls are being held up by braces as we are unable to do other repairs without removing walls entirely (rebuilding). It is out of plumb as it was never built to last this long.
2. Garbage collector – even though the home has storage space inside, tenant will put items in the garage and leave them there even though the items are no longer usable which leads to:
 - a. Rodent and insect infestation. As there is no way to make this building 'airtight' therefore there is no way to stop the rodents & insects
3. Lead based paint (once found on two sides it is presumed by monitoring agencies the entire building is contaminated)
4. Roof & gutters needs to be completely replaced
5. Windows & doors are out of square and not double-paned and so if we started work on this we also have to pay to replace these.

In conclusion, both Homes First staff experts and staff from the Department of Commerce recommend this garage be removed and not rebuilt. It is not a necessary feature on this property at this time. The funds used to do a rebuilt on this garage would be better used to provide more housing – which is our mission.

Sincerely,

Trudy Soucoup
Trudy Soucoup, CEO



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