

**1. Submitting organization name:**

Family Support Center of South Sound (FSCSS)

**2. Name of primary contact for this application:**

Trish Gregory, Executive Director

**3. Telephone number, email, and mailing address for submitting organization:**

360-754-9297

[trishg@fscss.org](mailto:trishg@fscss.org)

PO Box 784 Olympia, WA 98507

**4. Project Name:**

Family Support Center: Permanent Supportive Housing for Families with Children

**5. Brief description of proposed project:**

Family Support Center of South Sound (FSCSS) recently purchased two parcels of land in West Olympia. One parcel is 4.51 acres which includes 33,500 square feet of existing office space; this is the site of FSCSS' main office where all of the organization's programs and services operate, in addition to 14 other onsite government and nonprofit organizations with similar missions to support families with children. The second site, directly across the street, is 5.05 acres of undeveloped land. FSCSS will develop permanent affordable housing on this parcel in two phases to support extremely low-income families with children, as well as survivors of domestic violence, in Thurston County. The first phase will build a 40 to 60-unit rental building with the goal of building an adjacent second phase, similarly-sized building soon after. The goal is to have onsite supportive services for families residing in the units, with close collaboration with all onsite partners at FSCSS' office across the street.

**6. Location of project, city, address (if known), zoning (if known):**

Address: 3524, 3525, 3535, and 3545 7<sup>th</sup> Avenue Southwest, Olympia, WA 98502

Zoning: Professional Office and Multifamily Housing (PO/RM), please see supporting documentation for the zoning study titled: *Zoning Info - Basic*

## **7. Name and brief experience of developer:**

FSCSS has appointed Bellwether Housing as the real estate development consultant for this project, executed by agreement in 2018. FSCSS previously worked with Bellwether Housing during the development of Pear Blossom Place: A Family Support Community, which includes 6 emergency shelter units and 7 permanent supportive housing units with onsite supportive services.

Bellwether Housing is an experienced developer, construction manager and property manager. Bellwether has appointed a Housing Developer to be the project manager with FSCSS throughout the project, and to coordinate the work of other Bellwether personnel assigned to the project. Bellwether's Housing Developer, Kasey Liedtke, leads the FSCSS development team in determining available resources and support, creating budgets, and managing the project's schedule. Bellwether will coordinate all financial and regulatory agreements. The Housing Developer also leads in assembling the project team, including the design team members, third-party contractors, and consultants. At all times, the project manager provides necessary communications to FSCSS, the greater project team, our public funding partners and all project stakeholders.

## **8. Name and brief experience of project manager (if organization managing project is different from developer):**

Per the development consulting services agreement, the lead project developer is Kasey Liedtke, Housing Developer at Bellwether Housing. Other aspects of the project are being handled in-house at FSCSS. The project will include the following project managers:

Kasey Liedtke, Housing Developer at Bellwether Housing, has widespread experience in real estate development, construction, financial management, and large federal contract with 6 years of project management experience. He has managed the earlier stages of this project, including acquisition of this FSCSS site. Kasey is assisted by Stephan Petryczka providing project support, and Becky Bicknell providing project oversight. Additionally, Lachlan Foss will be managing the construction of the site. Lachlan has over 15 years of experience working on large-scale projects, and was the construction manager for FSCSS' Pear Blossom Place.

Trish Gregory, with 19 years of experience working in the South Sound, is the Executive Director of FSCSS. Ms. Gregory was directly involved in the acquiring, development, and opening of Pear Blossom Place, and has extensive experience in Federal and State contract compliance, project management, financial management, and supervision of staff.

Natalie Skovran, Deputy Director of FSCSS has worked for the agency for over 6 years. Ms. Skovran has grant writing and program development experience, oversees all program management staff, and is supporting with the development and acquirement of the newest housing project.

**9. Serve priority population (25 percent of score)**

*a. Target population of project:*

The resident population of FSCSS’s permanent supportive housing project will be the most vulnerable homeless families and children, specifically unsheltered families and survivors of domestic violence. At Coordinated Entry, for which FSCSS is the designated entry point for families and survivors and is onsite at their office, all homeless families are assessed utilizing the evidence based VI-F-SPDAT. This comprehensively assesses a family’s history, including chronic homelessness and medical vulnerability, and identifies those who have the greatest need for shelter, supportive services, rapid re-housing, and permanent supportive housing. Survivors of domestic violence, homeless under Category 4, fleeing domestic violence, are assessed using the evidence based Jackie Campbell Danger Assessment; this tool scores the risk of lethality by the survivor’s perpetrator. This tool is a better risk assessment for survivors than the VI-F-SPDAT. Those households homeless per Category 1 or Category 4 are placed on Family Support Center’s master list, and available resources and referrals are distributed based on the vulnerability and/or danger score. In turn, the most vulnerable or high lethality risk households are prioritized to receive the next available resource, including permanent supportive housing units.

*b. Proposed number of units or beds total:*

FSCSS is proposing about 44 units of permanent supportive housing for households at this site.

*c. Proposed number units or beds per population:*

<b>Target Population</b>	<b>Number of Units or Beds</b>
Unsheltered Families and Survivors of Domestic Violence	36
Other Special Populations	8

d. *Proposed number units or beds per income level:*

<b>% of Olympia Area Median Income (AMI) Served</b>	<b>Number of Units or Beds</b>	<b>Unit Size (number of bedrooms)</b>
30% AMI	2	4
50% AMI	2	4
30% AMI	6	3
50% AMI	6	3
30% AMI	10	2
50% AMI	10	2
30% AMI	4	1
50% AMI	4	1
<b>TOTAL</b>	<b>44 units</b>	

**10. Demonstrate readiness (25 percent of score)**

a. *What is your estimated timeline for completion? When will the project reach full occupancy?*

<b>Milestone</b>	<b>Date of Completion</b>
Site Control	3/20/2018
Funding Commitments Received	3/1/2020
Investor Selection	6/1/2020
Building Permit Issued	8/15/2020
Finance Closing	9/30/2020

Demolition Begins	10/1/2020
Begin Construction	10/1/2020
Begin Lease-Up	10/1/2021
Certificate of Occupancy Issued	12/1/2021
100% Lease-Up	4/1/2022

*b. Has a site been purchased for this purpose or are their properties available for this rehabilitation?*

Yes, FSCSS has purchased the property for this new construction project. The Purchase and Sale Agreement was executed in March 2018.

**11. Reduce homelessness for most vulnerable (15 percent of score)**

*a. Will this project serve homeless households?*

Yes, this project will serve homeless households.

*b. If yes, how will this project ensure placement through Coordinated Entry?*

FSCSS’s role as lead Coordinated Entry provider for Thurston County is key to ensuring ALL homeless families with children, including survivors, have quick and easy access to all homeless services programming and resources, including placement into permanent supportive housing units. As a well-established organization that has worked with families experiencing homelessness for more than 27 years, families hear about the organization and its services by word of mouth, internet, Facebook, 211, Crisis Clinic, law enforcement, and the Coordinated Entry Hotline. FSCSS staff answer the family extension of the Coordinated Entry hotline 24/7, and families are commonly calling in need of emergency shelter or permanent housing options, and are immediately instructed on how to quickly and easily access the resources they’re seeking. It is during the Coordinated Entry assessment and prioritization process that families are screened for all available housing programs. It is common that families will engage with a Homeless Family Services case manager to access immediate housing resources such as shelter and rapid re-housing, and FSCSS case manager will remain in communication with the family when a PSH unit becomes available that they may be eligible for. It is the goal of Coordinated Entry to successfully match eligible and interested households with the available resource, rather than refer a family to a program that they are not eligible for or is no longer available.

FSCSS's recent office relocation to west Olympia, in addition to the permanent supportive housing development is highly publicized and talked about at various community meetings. FSCSS is well connected with a multitude of providers- from DSHS' CSO office, other PSH providers, Coordinated Entry providers, law enforcement, state agencies, government partners, etc. - and as this development breaks ground, families will be asking about how to get on the waiting list. FSCSS feels confident that they are well situated in the community to ensure that the most vulnerable and high risk households are prioritized and placed into the units as soon as they are finished.

*c. How will this project prioritize serving the most vulnerable households in Coordinated Entry?*

As both the lead contracted Coordinated Entry provider, and the point of entry for all homeless families with children and survivors of domestic violence, FSCSS is well-versed and experienced in utilizing the master list to distribute resources based on prioritization. FSCSS uses the VI-F-SPDAT for families experiencing homelessness, and the Jackie Campbell Danger Assessment for survivors of domestic violence in order to assess their vulnerability and risk level. As resources become available, including permanent supportive housing units, FSCSS references the master list to identify the next interested and eligible household for the resource. The purpose of FSCSS' housing development is to serve the most vulnerable homeless families with children and survivors of domestic violence, so will prioritize and place directly from the master list.

**12. Provide Supportive housing (10 percent of score)**

*a. Will this project provide supportive housing?*

Yes; this project will provide permanent supportive housing for families with children and survivors of domestic violence.

*b. What are the targeted needs of the households served?*

The primary, and largest, need of the households served is to have access to permanent supportive housing that is affordable. Once families have achieved that by entering FSCSS's housing units, the needs of the households will vary. The families served have needs that range from mental health and substance abuse treatment enrollment and participation; assistance with enrolling in mainstream benefits (such as SSDI or SSI), or securing gainful employment; increasing the overall health and stability of their children through early childhood programs, securing IEP or other school-based supports, enrolling in medical care and finding a doctor; bolstering financial stability which can include budgeting, paying off past

debts, enrolling in technical or education programs (such as GED courses or college); increasing overall safety such as through confidential domestic violence advocacy, accessing a protection order or other civil legal route such as parenting plans and dissolutions of marriage. Supportive services offered are trauma-informed and operate from a strengths-based perspective. Programs also operate using a harm reduction, low barriers to entry, and other evidence-based service delivery models.

c. *How will services, like case management or behavioral health, be funded?*

FSCSS is considering multiple opportunities to fund the supportive services aspect of the project, including case management and behavioral health services. This includes a potential application to HUD (through the WA Balance of State) for permanent supportive housing case management. This would likely take place in 2020 for an award in 2021. Additionally, FSCSS is committed to looking into gaining a contract with Foundational Community Supports (FCS) through Amerigroup and the Health Care Authority, specifically for supportive housing services. The proposed services to be offered onsite are in direct alignment with allowable services under FCS, and it is expected that at least half of the tenants of the units will meet the eligibility in the FCS Supportive Housing Program.

d. *Has the operator of this housing been trained or evaluated in Substance Abuse and Mental Health Services Administration (SAMHSA) Supportive Housing Fidelity? If yes, estimate the most recent date and include the evaluating organization.*

No, FSCSS has not been trained or evaluated in SAMHSA Supportive Housing Fidelity recently. However, with the potential of seeking a FCS contract, it's expected that Family Support Center will receive training and/or evaluation on this.

**13. Cost (10 percent of score)**

a. *What is the average cost per unit based on the total project cost?  
Please include your calculation*

Per Unit Costs	
Item	Cost
Acquisition Costs	\$21,039
Projected Hard Construction Cost (includes Contingency & WST):	\$285, 418
Soft Costs (Design, Project Management, Legal):	\$49,732
Financing Costs:	\$7,138
Capitalized Reserves:	\$4,895
Other Development Costs:	\$18,382
<b>Total Per Unit Cost:</b>	<b>\$386,603</b>

*b. Average cost per Home Fund dollar requested?  
Please include your calculation*

*City of Olympia Home Fund Request: **\$1,600,000 / 44 units = 36,363.64***

**14.A BUDGET SPREADSHEET MUST BE ATTACHED TO YOUR APPLICATION.**

Please reference separately attached Excel budget document for this application.