

REGIONAL HOUSING COUNCIL

Wednesday September 28th, 2022 Meeting Minutes

ATTENDEES:

Lacey: Carolyn Cox, Andy Ryder, Rick Walk, Scott Spence, Kelly Adams

Tumwater: Michael Althaus, Joan Cathey, John Doan, Brad Medrud

Olympia: Jim Cooper, Dani Madrone, Darian Lightfoot, Rich Hoey

Thurston County: Carolina Mejia, Ramiro Chavez, Keylee Marineau, Tom Webster, Jacinda Steltjes, Elisa Sparkman, Meghan Porter

Yelm: Brian Hess

Public: none

Meeting began at 4:00 pm.

Agenda Item 1: Agenda approved, motion and second

Agenda Item 2: Public Comment- None

Agenda Item 3: Minutes from September 14th meeting, motion and second, approved

Agenda Item 4: Port of Olympia/Oyo Hotel

Sam Gibbon and Warren Hendrickson from the Port, and Craig Chance from the Housing Authority gave a presentation on the FAA land release for Oyo and Comfort Inn property. The hotels are on Port owned property that is leased, there are deed restrictions on the land. Long term residential use is typically not allowed with the FAA deed restrictions. Topics the FAA considers when looking at deed restriction changes include benefits to FAA, revenue, compatibility of land use. Warren gave an overview of challenges that need to be overcome to change the use of this property, in particular the land use compatibility and airport revenue. Discussion follows regarding options for Housing Authority to operate it as hotel with vouchers for temporary stays, other locations/jurisdictions are doing this. Discussion follows regarding Federal, State and Local regulations that all apply for this location. Discussion follows regarding the process, does the current hotel owner or the Port initiate a request to proceed? Craig Chance gave information regarding: the possible sale and the process, this hotel is appealing because it has suites, and the cost is relatively low, potential revenue to the FAA. Craig gave information on the potential beneficiaries of this building, low income seniors living on Social Security. The Port cannot proceed without a proposal from the current owner, discussion included next steps for Housing Authority.

Agenda Item 5: EPRA Recommendations

Keylee gave an overview of the EPRA funds recommendations from the Review Team, these are the 1277 funds for Eviction Prevention rental assistance. They received 5 applications, one of which was a collaborative application with LiveStories and Innovations. Also, three applications were received from agencies that presented a collaborative approach where the 3 agencies would work together each with a unique population served (Pipe, FSC, and CYS). Keylee gave an overview of the scores, and collective

scores for the collaborative applications. Keylee also gave information on which agencies are By and For (Innovations and PiPE). Tom gave an overview of the reasoning of funding amount recommendations. Councilmember Cooper asked how the entry point will work, will it be one or three points of entry? It will be three, in the future RFP Keylee added that they would ask for one point of entry. Discussion followed regarding agency capacity at this time and TA for helping agencies work toward being the primary point of entry for 3 populations.

Motion to approve as proposed, motion and second, all approved.

Agenda Item 6: State Rapid Capital Funds Project

Darian gave a summary of a new project proposal. In the ROW project there was a proposal for a potential second hotel, which they passed on at the time. Commerce has indicated that these funds are still available for Thurston County, the purpose of the funds are for a project that can be rehabilitated easily and can be occupied within 6 months. They have identified a property in the City of Olympia and are moving forward to complete the application to Commerce. There is a 5% match needed.

Agenda Item 7: RHC Governance

Tom gave a summary of changes to the proposal since the last meeting, follow up questions regarding the HAT members, and next steps including the ILA and action regarding the RHC advisory boards. Other steps include the process of creating the long term RHC structure and recommendation for hiring a consultant to develop the long-term structure. Councilmember Cooper also sent out information regarding the HATs role in the organizational structure. Decisions for tonight include the role of the HAT and finalizing the advisory boards.

Chair Cox gave some additional background regarding the HAT, discussion at the last meeting revolved around HAT membership and if HAT members would have voting membership in the RHC. Councilmember Cooper summarized his outlook on the HAT membership in the RHC and requests that the RHC incorporate the current HAT Thurston Thrives organizational chart into the RHC organizational chart. Discussion follows regarding how other Boards and Councils locally are set up, if they have non-elected voting members, how to incorporate Thurston Thrives and HAT into the organization. Discussion follows regarding what was covered at the retreat, recommendations that came out of the retreat regarding the HAT. Discussion included the initial reasoning for establishing the RHC and the role of elected officials in accountability for public funds and funding decisions, and conflict of interest. Discussion included rules regarding who could serve on each Board and ensuring people do not have multiple roles at different levels of decision making process. Darian reminded the RHC that there is a model in the community that works like this, the Olympia Home Fund. The Balance of State also operates with this model, with providers as voting members. This issue has been discussed at BoCC and Commissioners agreed that HAT members should not be voting members of the RHC. Discussion followed regarding which member of HAT would serve.

Motion to approve RHC interim organizational structure as discussed today with the two non-voting HAT members on the RHC. Motion and Second. All approved, motion carried.

Agenda Item 8: Good of the Order

Councilmember Cooper suggests members go check out the new Quince St village, contact Darian.

Councilmember Hess added that the Yelm budget is contributing to their Senior Center and the Habitat for Humanity Yelm project.

Council member Althausser added that on Wednesday October 12th general government meeting Tumwater will be discussing tenant protection policies.

Meeting Adjourned: 5:54 pm

Next Meeting: October 12th, 4:00 pm