

Regional Housing Council

Agenda: Wednesday October 26th, 2022 (4:00 p.m. – 6:00 p.m.) (via Zoom)

Carolyn Cox: Chair, Carolina Mejia: Vice-Chair

#	TIME	AGENDA ITEM	LEAD	ACTION
1	4:00 – 4:05	Welcome and Introductions <ul style="list-style-type: none">• Check-in• Review Agenda/Meeting Purpose	Carolyn	
2	4:05 – 4:15	Public Comment For public comment, please keep your comments to 3 minutes.	Carolyn	Information
3	4:15 – 4:20	Approval of October 12th minutes	Carolyn	Action
4	4:20 – 4:50	Franz Anderson Proposal	Jacinda and Darian	Information
5	4:50 – 5:10	Camp Sweep Proposal follow up	Keylee	Information and Discussion
6	5:10 – 5:45	RHC Governance	Tom	Discussion and Action
7	5:45 – 6:00	Good of the Order	Carolyn	Information
8	6:00	Upcoming Meetings <ul style="list-style-type: none">• Next RHC Meeting Wednesday November 9th 2022, 4pm Location: Zoom meeting		

REGIONAL HOUSING COUNCIL

Wednesday October 12th, 2022 Meeting Minutes

ATTENDEES:

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

Tumwater: Michael Althausen, Joan Cathey, Brad Medrud

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

Thurston County: Carolina Mejia, Ramiro Chavez, Tom Webster, Keylee Marineau, Jacinda Steltjes

Yelm: Brian Hess

Public: None

Meeting began at 4:00 pm.

Agenda Item 1: Agenda approved, motion and second

Agenda Item 2: Minutes from September 28th meeting, motion and second, approved.

Agenda Item 3: Camp Sweep Proposal

Keylee gave a summary of the proposal. This initiative was initiated by the Public Health Officer and Public Health director. Motivated by what happened during the Deschutes sweep, regarding some physical and mental health needs not being met during this sweep. The framework creates a task force from the public health perspective, to reduce harm and deaths during sweeps, and reduce jurisdictions frustrations. Jessica Olson drafted this proposal, utilizing US Intragency Council on Homelessness recommendations. Keylee gave an overview of the vision and the proposed structure, which is based on the structure of the hazardous weather task force. Keylee also reviewed highlights of the plan, including best practices, outreach, addressing basic needs, connecting people to community supports. The continuation of camp sweeps is expected, because there are not enough shelter and housing spaces for people in the County. Next steps include getting jurisdictional buy-in from RHC, and detailing how this would work going forward. It would be a commitment of time and staff.

County Manager gave an overview of the formation of the RHC, and identification of homelessness and housing being a regional issue. County Manager Chavez added that this must be a regional decision. Next steps would be for staff to bring more tangible steps for RHC to consider. County would like to know if this is something the RHC agrees with, and looking for regional support.

Councilmember Althausen commented he needs some time to process how this would work with City operations. Chair Cox agreed, they need time to discuss with jurisdiction staff and Council before moving on this. Councilmember Cooper agreed with Manager Chavez, this is the type of action they came together for, it does need to be a coordinated effort. Discussion follows regarding when to bring this back to RHC, contact Tom or Keylee with questions that arise from jurisdiction discussion.

Agenda Item 4: Right of Way Update

Tom gave an update, County Staff continues to meet with Commerce. Focus is now on the City Center area. County is negotiating the MOU with Lacey and Commerce regarding the acquisition of a hotel, target date is a November closing for the hotel. Franz Anderson is progressing, existing structures have been demolished, they are working on a contract with a consultant for design and layout. Unity Commons phase 2 is set to close in January and construction will start shortly after.

Agenda Item 5: RHC Governance

Tom gave an update, they have a draft charter for the Advisory Boards to discuss. Next step is to finalize the charter in November. The Olympia and County ILA is being drafted by attorneys, they are working to revise language and include reference between this ILA and the RHC ILA.

The draft charters for the advisory boards lay out board membership and advisory role to the RHC. Discussion included compensation for board members. Olympia board members have the option to receive a stipend. Tom gave an overview of the structure of the boards as written in the charter. Discussion follows regarding the stipend, board membership, including members who are residents of each jurisdiction. Questions for discussion include stipend, underrepresented groups that may have not been identified.

Discussion followed regarding what document (charter or ILA) should outline the process of recommendations from the Advisory Board being returned from the RHC for re-consideration, prior to RHC taking action that the advisory board did not recommend. Tom gave an overview of timing regarding the advisory boards and the upcoming RFP. Discussion follows regarding review team needs and gap of time before establishing the advisory board.

Agenda Item 6: ARPA Update

Chair Cox asks for a status update from each jurisdiction.

Lacey took an early position for each jurisdiction to put funds toward PSH regional projects. Once the ROW funds became available for a hotel, Lacey has brought a proposal forward for the ARPA funds to be used on another project.

County Manager Chavez added that County ARPA funds went into the purchase of Franz Anderson. Another \$3.5M of ARPA funds will go to Board of County Commissioners for approval for housing.

Councilmember Althaus added that Tumwater has approximately \$550,000 available for a regional housing project.

Councilmember Cooper gave an update for Olympia, still have funds committed for Franz Anderson, and was their understanding that all jurisdictions were going to contribute ARPA funds to Franz Anderson and other housing projects. They have \$2M still committed, and have spent \$5M of their \$9M on housing.

Councilmember Hess indicated he needs to get information from Yelm finance staff regarding their ARPA funds.

Darian added that for Franz Anderson to remain in the pipeline for the housing trust fund, ARPA funding still needs to be committed to this project as leverage. Staff is asking for direction to continue working on this project. Scott Spence added that they need some clarity on the Franz Anderson project.

Recommended the tech team work through details and clarify what the project entails and what is needed. Jacinda gave an overview of previous discussions regarding ARPA funds and proposed projects, and using ARPA funds for leverage. Please reach out to Jacinda or Darian to get more information.

Councilmember Madrone added that they initially spoke about using ARPA funds for something big to address housing. If the goal has changed they need to have that conversation. Keylee added that the Tech Team was directed to create the PSH framework, which was voted on and approved by the RHC.

Councilmember Cooper asked to see the Franz Anderson presentation at the next meeting, so everyone can understand the proposal.

Agenda Item 7: Good of the Order

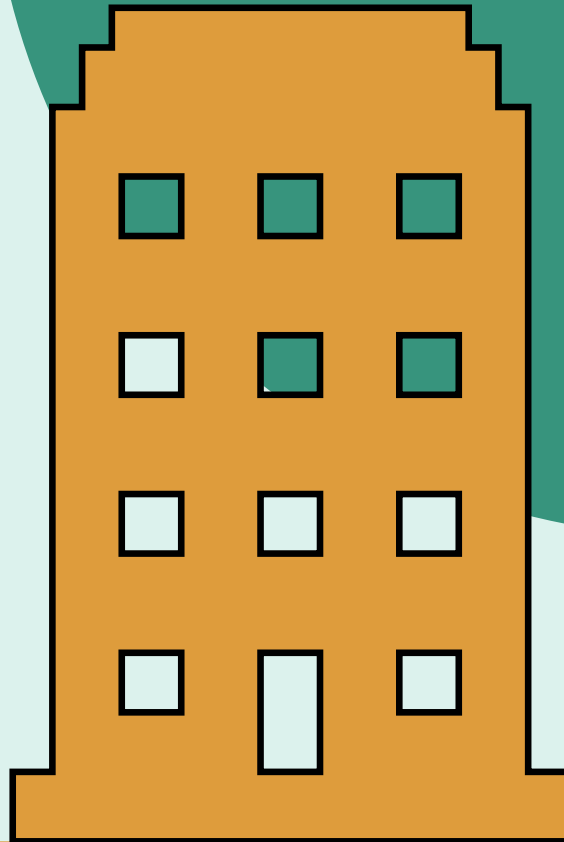
None for time.

Meeting Adjourned: 5:06 pm

Next Meeting: October 26th, 4:00 pm

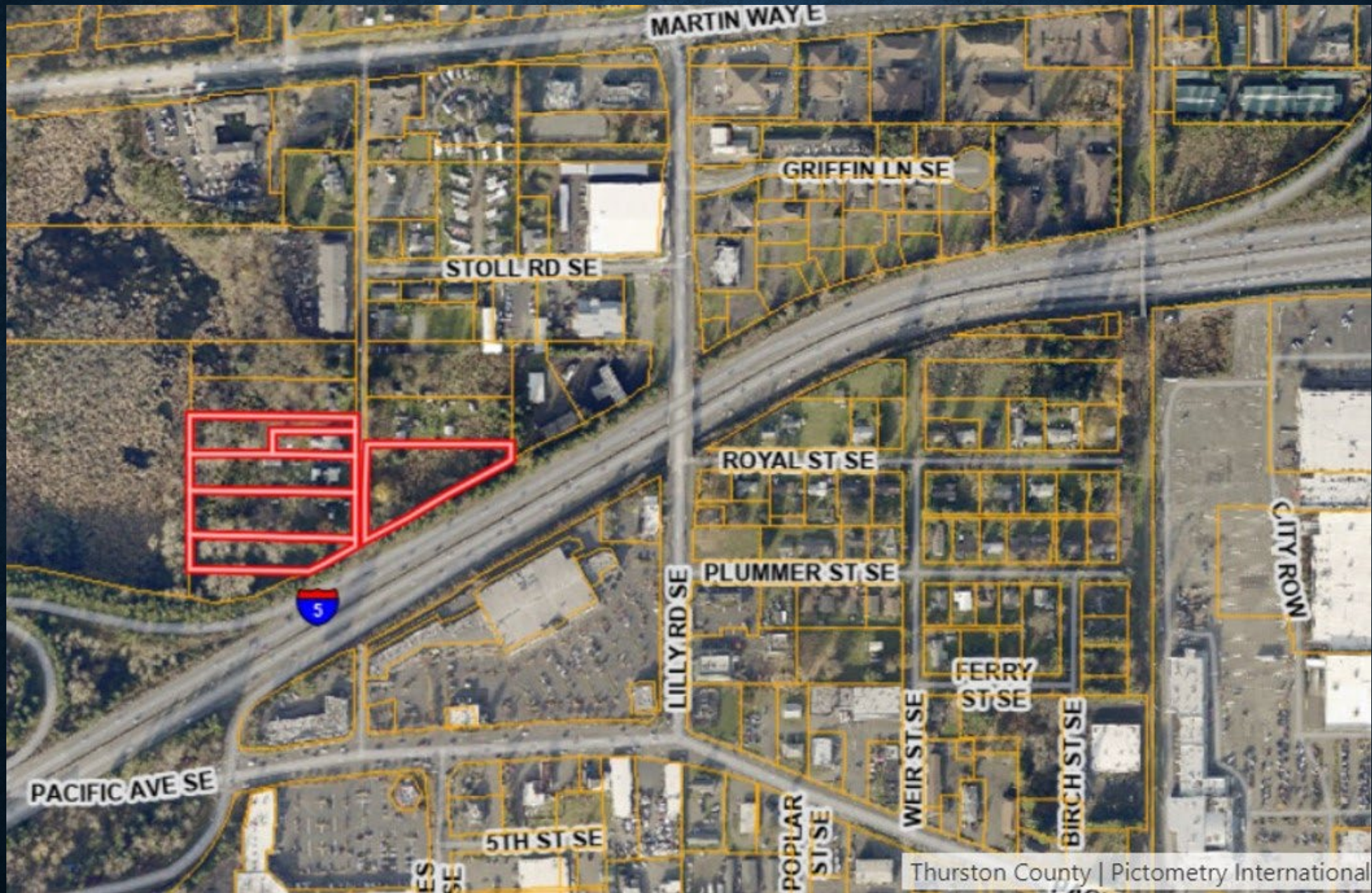
FRANZ ANDERSON

**PERMANENT SUPPORTIVE
HOUSING**



BACKGROUND

- City of Olympia and Thurston County partnered to purchase 6.2 acres (parcel numbers 41701000100, 58900000300, 58900000301, 58900000400, and 58900000500, 58900000600) along Franz Anderson Road SE for \$1.65 million in March 2022. American Rescue Plan Act funds were used for the purchase. The east side of the site was recently cleared. The west side is still moderately wooded. Work to bring utilities to the site is currently occurring and is funded through the State's Rights of Way Initiative.





PRIMARY GOALS

- Tiny home village (50 units) on east side of site to serve Rights of Way Initiative
- Permanent Supportive Housing (PSH) on west side of site to align with Permanent Supportive Housing Framework.

WHAT IS PERMANENT SUPPORTIVE HOUSING?



Franz Anderson Permanent Supportive Housing

"Permanent supportive housing" is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. *Source: RCW 36.70A.030*



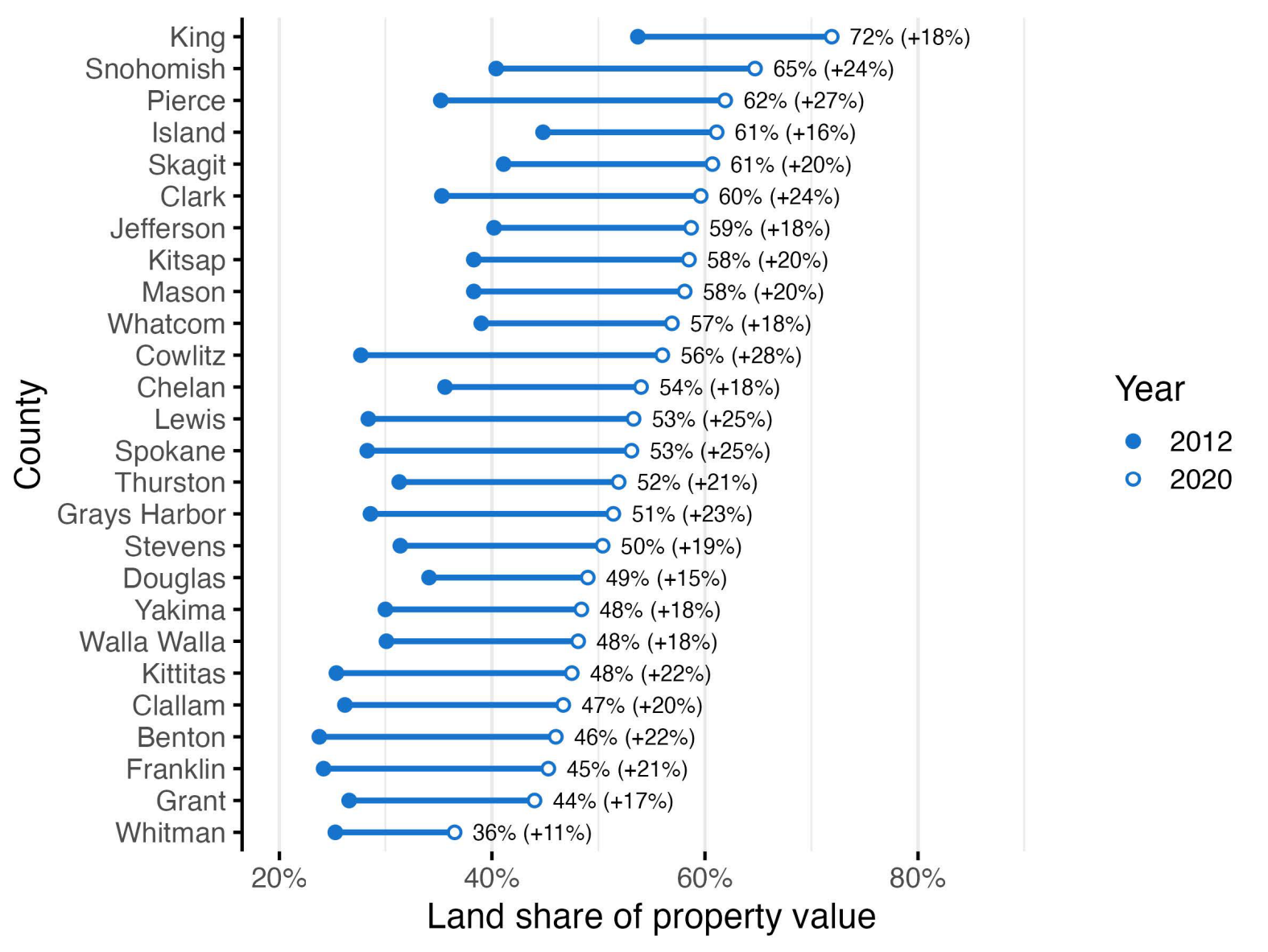
PSH PROJECT DETAILS

- Housing Type: New construction of 40-70 multi-family, permanent supportive housing rental units
- Population Served: Low-income single adults, primarily homeless at entry
- Developer: TBD, selected via a Request For Proposals process
- Estimated Cost: Approximately \$20-25 Million

WHY THIS PROJECT? WHY NOW?

- ◇ Project offers an opportunity to fill a needed gap in the housing market*
- ◇ Property already owned by City, therefore reducing development costs
- ◇ Project will likely score high for competitive state funding due to population served and significant local leverage
- ◇ Project is close to bus line and services
- ◇ Project offers a continuum of housing for individuals exiting the adjacent tiny home village
- ◇ Project aligns with the Permanent Supportive Housing Framework

VALUE OF LAND IN PROJECT DEVELOPMENT



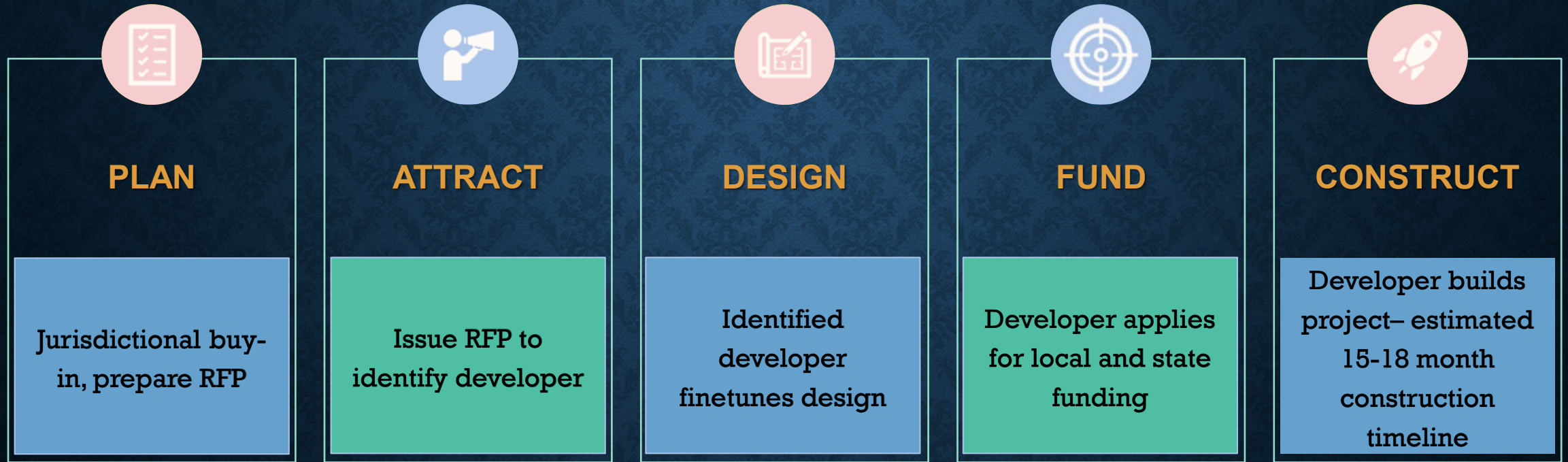
Year
● 2012
○ 2020

Source: EcoNorthwest Oct. 4, 2022
AWC, WA State Housing Market
Overview

OPERATIONAL FUNDING SOURCES

The selected developer will be responsible for identifying operational sources needed to sustain the development. Potential operating sources include rental income, Rights of Way Initiative, and Apple Health and Homes program, among others.

PROJECT PLAN



TIMELINE



THINGS TO CONSIDER

- State funding (Housing Trust Fund and/or Low-Income Housing Tax Credits) is necessary to make large PSH projects feasible
- Other local projects are anticipated to seek 2023 State funding. We should avoid competition among local projects as much as possible.
- Regional Housing Council adopted a Permanent Supportive Housing Strategic Framework in September 2021. The Framework calls for the funding of 150-200 new PSH units by 2024.
- The Framework identified \$8-\$20 million in regional American Rescue Plan Act (ARPA) funds to carry out the goals

ARPA FUNDING OPTIONS

Option	Benefits	Drawbacks
Option 1: Obligate max. available ARPA funding to Franz Anderson PSH by May 2023	<ul style="list-style-type: none"> ° Best option for attracting 2023 State funding awards ° Decreased competition with other local housing projects for 2023 State funding awards ° Align project for occupancy by spring 2026 ° Illustrates regional commitment to Permanent Supportive Housing Framework ° Meet Treasury requirements to obligate funding by 12/31/24 and expend funding by 12/31/26 	<ul style="list-style-type: none"> ° ARPA funding is not available for other projects, housing or non-housing related
Option 2: Obligate a lesser amount of ARPA toward Franz Anderson PSH by May 2023	<ul style="list-style-type: none"> ° Still provides local leverage to help attract 2023 State funding awards necessary for development ° ARPA funds available for non housing uses 	<ul style="list-style-type: none"> ° Less likely to receive 2023 State funding ° Decreases chances of multiple housing projects receiving 2023 State funding ° More likely to push back development timeline to allow for additional funding sources to be secured ° Jurisdictions may have difficulty in obligating and expending all ARPA by Treasury deadlines
Option 3: Obligate no ARPA toward Franz Anderson PSH	<ul style="list-style-type: none"> ° ARPA funds available for non housing uses 	<ul style="list-style-type: none"> ° Project will require other local leverage to attract 2023 State funding awards necessary for development ° Highly unlikely that Franz Anderson PSH units will be available in 2026. ° Does not illustrate regional commitment to Permanent Supportive Housing Framework

Homeless Encampment Displacement

Proposed Approach for PHSS Leadership

Preventable harm, including death, has been caused in Thurston County by the actions taken to displace encampment residents. The displacement, or “sweep,” of residents living within encampments is an action taken by jurisdictions for a variety of reasons, including to reduce visible homelessness and to address environmental and safety issues, as examples. The prospect of displacing encampments is often a multi-jurisdictional issue, as even if the camp resides in one jurisdiction, the scatter following a sweep affects multiple jurisdictions. Individual jurisdictions don’t have the capacity or coordination to respond to encampment displacement, which has led to unilateral decision making, the results of which reverberate through the community and have led to public scrutiny.

Thurston County Public Health and Social Services (PHSS) does not intend to endorse or encourage the displacement of encampment residents, and yet recognizes the need to be proactive in addressing public health concerns regarding encampments in our community. In the event an encampment displacement cannot be prevented, Thurston County Public Health and Social Services aims to mitigate negative public health impacts of displacement by convening a Harm and Emergency Abatement Response Team (HEART), a forum for coordination between jurisdictions and community partners.

Vision:

To provide leadership in the facilitation of cross-departmental and community wide collaboration with a goal of ensuring the needs of the encampment residents, the neighborhood, and the greater community are accounted for.

Structure:

Thurston County Public Health and Social Services will develop a meeting schedule to include City and County representatives, members of the Homeless Crisis Response System, encampment residents, service providers (Coordinated Entry, Shelter, Housing, and Behavioral Health), Department of Transportation, Department of Commerce, School Districts, and other partners, as applicable, for community-wide planning and collaboration to facilitate a coordinated response to encampment displacement in Thurston County.

Once an encampment has been identified as at imminent risk for displacement, HEART meetings will commence. PHSS will convene the HEART by alerting Homeless Service Providers and Jurisdictions via the Regional Housing Council, Housing Action Team, and Greater Regional Outreach Workers League (GROWL). The group will first focus on determining and coordinating current available resources and resource capacity (outreach, food, hygiene supplies, clothing, medical supplies/access to care); what diversion, shelter, and housing options will be available within the short term; and any geographic or social considerations for the specific encampment. The HEART will then divide by role and operationalize key objectives 4-10 (see below) to conduct outreach, engage residents in determining their own solutions considering available resources, address basic needs, and provide connection to the resident’s next step whether that be diversion, shelter, housing, ongoing case management, or something else. Once an encampment has been closed, the team will collaborate with local stakeholders to develop strategies to reduce resettlement and encourage neighborhoods that are conducive to healthy living for all community members.

Key Objectives:

1. Consistent stakeholder participation and feedback.
2. Support timelines that allow for consideration of and preparation for more effective and sustainable long-term solutions.
3. Ensure strategies are rooted in best practice.
4. Engage encampment residents to develop solutions.
5. Conduct comprehensive and coordinated outreach.
6. Address residents' basic needs and coordinating the storage of their personal belongings.
7. Identify and coordinate resources that may be available to support residents.
8. Ensure displaced residents have access to shelter or housing options, whether accepted or not.
9. Develop pathways to permanent housing and supports.
10. Create a plan for what will happen to encampment sites after closure.

Expected Benefits:

- Reduction in unnecessary deaths and community trauma.
- Better referrals to community partners, leading to fewer wasted resources.
- Centering the individual's choice in determining their own solution.
- Decreased duplication of efforts and communication among providers and jurisdictions.
- Decision making that includes all affected jurisdictions.
- Increased coordination between members of the Homeless Crisis Response System.

Case study:

Following the Deschutes Parkway Encampment sweep in December of 2021, about 70 camp residents were relocated to multiple hotels within Thurston County, a plan that was solidified within one week of the sweep. The hotels willing to take these residents were outside of the community residents were used to and required great effort for staff to keep residents fed and connected to the services they need. Crime and emergency services use increased in the area of the hotels. Overdose deaths increased due to the severing of protective social connection. Hotel staff and case workers alike were forced to become shelter staff overnight, and were exposed to vicarious trauma, without preparation. During the sweep and clean itself, countless belongings and much survival gear was destroyed. When funding for the hotel program ran out, the City provided new tents, sleeping bags, and backpacks for all individuals who were then exiting the hotel into unsheltered homelessness.

With this proposed leadership structure in place, HEART would be positioned to consider whether a hotel option is feasible, appropriate and the best option. If such an option was pursued, HEART would facilitate the advance planning for a hotel site that would not only be willing to take on sheltering this population, but also to be prepared for such an effort. A staffing plan could be devised to address site control, to ensure that the residents displaced would continue connection to their services and resources, and that case managers would have the capacity to serve the number of residents displaced. As well, hotel staff could have been trained in advance on topics such as trauma informed care, harm reduction, and the use of naloxone. With Leadership in place, and more time to prepare, partnerships could have been established beforehand with local agencies to ensure the displaced residents are supplied with food and hygiene items and had access to medical care. We believe that with the influence of PHSS's Leadership, fewer resources would have been expended, fewer individuals would have been exited to unsheltered homelessness, and fewer lives would have been lost.

Thurston County Regional Housing Council

AFFORDABLE HOUSING ADVISORY BOARD

HOMELESS SERVICES ADVISORY BOARD



Recruitment, Nomination and Appointment Process for RHC Advisory Boards

- Links for the online applications for both RHC Advisory Boards will be posted on the RHC website.
- Broad distribution of online applications will occur through regional distribution lists.
- For initial recruitment, online applications will be open for three weeks in early January 2023.
- Technical Team will review and score applications based on eligibility criteria.
- Technical Team will present nominations to the RHC
- The RHC will approve or deny the recommendations.
- If approved by the RHC, the nominations will move forward for final approval at the Board of County Commissioners.
- Upon approval, Advisory Board members will be notified by Advisory Board staff, and on-boarding and training will begin.

Recruitment, Nomination and Appointment Process Timeline for RHC Advisory Boards

- **October 26:** Introduction of recruitment, nomination, approval and appointment processes for Advisory Board Members.
- **December 14:** Final Approval on Advisory Board process and associated materials.
- **January 2, 2023:** Advisory Board applications go live on RHC website
- **January 30:** Advisory Board applications due
- **February 8:** RHC hears staff recommendations on Advisory Board appointments and supports or denies recommendations
- **February 21:** BoCC hears and supports or denies Advisory Board recommended appointments

Recruitment, Nomination and Appointment Process for RHC Advisory Boards

Next Steps:

1. Advisory Board (AB) staff will finalize applications and present to RHC for approval.
2. AB staff will determine criteria for selection. Criteria and initial selection process will include equitable processes for final nominations.
3. AB staff will identify and/or create on-boarding process for new AB members to include:
 1. Addressing behavioral standards of AB members to include processes for grievances, confidentiality and conflict of interest.
 2. Required trainings for all AB members: IT, Public Records Requests, RFP Review Processes, Overview of Funding Sources, etc.
 3. AB Meeting calendar to align with county funding processes and Federal requirements for receipt of funds.