

# REGIONAL HOUSING COUNCIL

Wednesday February 15th, 2023, Meeting Minutes

## **ATTENDEES:**

Lacey: Carolyn Cox, Rick Walk, Ryan Andrews

Tumwater: Michael Althausen, Joan Cathey, Brad Medrud

Olympia: Dani Madrone, Clark Gilman, Jacinda Steltjes, Rich Hoey,

Thurston County: Carolina Mejia, Ramiro Chavez, David Bayne, Tom Webster, Keylee Marineau

Meeting began at 4:00 pm.

**Agenda Item 1:** Agenda approved, motion and second

**Agenda Item 2:** Minutes from January 25th meeting, motion and second, approved.

**Agenda Item 3:** Southport – Lansdale Pointe Apartment Project Proposal

Tom followed up from the discussion at the last meeting on whether the RHC would provide Southport a loan or a grant. Southport confirmed with Commerce they need to indicate on their application, due in March, if they will receive a loan or grant. However, this is preliminary and can be changed before entering into a contract with them. Tom is looking for a recommendation today from the RHC on a loan or a grant. The technical team did recommend a grant and the City of Olympia has decided to recommend their portion as a grant to their council as well. The group agreed that a grant would be preferable. Tom will finish preparing the commitment letter for Carolyn's signature.

**Agenda Item 4:** RHC Advisory Boards

In the agenda packet all the applicants for the Affordable Housing and Homeless Services Advisory Boards were provided. These recommendations were made with the intent that each jurisdiction be represented, applicants have lived experience, they are subject matter experts, and applicants participate in the Housing Action Team (HAT). Tom noted that Trudy Soucoup is listed as an Olympia representative on the Affordable Housing list of recommendations. However, HomesFirst, which Trudy represents, is based in Lacey.

13 applicants are being recommended for the Affordable Housing Advisory Board. Individuals listed 1-7 on this list are being recommended for a three-year term. Those listed 8-13 are being recommended for two-year terms.

11 applicants were recommended to the Homeless Services Advisory Board, two of these applicants are active members of the Lived Experience Steering Committee. Individuals listed 1-6 are being recommended for a three-year term and those listed 7-11 are being recommended for a two-year term.

Dani asked if there will be annual recruitments to fill spots even though terms are being set as two and three years. Tom clarified that the charter does allow for semi-annual recruitment to fill open spots or spots that current members leave prior to their term being completed. Carolyn requested that the Tech Team work on the charter language. This language would include commitment from jurisdictions to perform outreach to help gather representation for these boards, making the availability of semi-annual recruitment clearer, and language changes in the subsection listed as “Board membership should include representatives from the following groups:”.

The group voted to approve the Advisory Board recommendations.

#### **Agenda Item 5: HOME ARP Plan**

Under the American Rescue Plan Act, Thurston County received just over \$3 million. These funds were allocated under the HOME Investment Partnership Program. These funds are intended to assist individuals in households that are homeless, at risk of homelessness, or are a part of other vulnerable populations. They can be used to provide housing, rental assistance, or other supportive services. Before accepting these funds, the county had to create an allocation plan that required a public participation process and a needs and gaps analysis. The recommendation that came from this outreach and research is 47.5% of these funds being allocated to supportive services over the next three years, and 47.5% for affordable rental housing. The reduction in document recording fees influenced the recommendation for supportive services to help fill that gap. Affordable rental housing is also a desperate need in our communities.

Next, the plan will be posted to the County’s website where there will be a 30-day period for public comment before this plan is officially submitted to HUD. Once HUD approved the funds the county will issue an RFP for these funds. Tom anticipates funds would be available in the Fall if all goes well in the application process.

#### **Agenda Item 6: HomesFirst ADU**

In 2020 the City of Lacey awarded a Community Development Block Grant (CDBG) award to HomesFirst for about \$210,000. The goal was to acquire and rehab homes for affordable housing in Lacey. It was then agreed that they wanted to construct two accessory dwelling units (ADU) in Lacey on properties they already owned. However, it was realized new construction is not an eligible activity under CDBG. The City of Lacey and Thurston County need to both spend their CDBG funds, so they are requesting the RHC allocate \$107,000 from 2060 funds to this HomesFirst project. In exchange they would reduce Lacey’s CDBG award to HomesFirst by \$107,000 and make those funds available to another CDBG project within the county except for the City of Olympia, because they have their own CDBG funds.

Carolyn put forth a motion to approve this plan. The group unanimously approved her motion.

#### **Agenda Item 7: Good of the Order**

The Tech Team recommended canceling the meeting on February 22<sup>nd</sup> and return to two meetings in March. They also discussed presenting a hybrid meeting approach for future meetings at one of the March meetings.

Jacinda updated the group on the Franz Anderson supportive housing project. An RFP seeking a developer for permanent supportive housing will be initiated Friday February 17<sup>th</sup>. They are also asking

respondents to provide a Phase 2 plan, for the parcel that will temporarily hold the tiny home village. This plan should be for affordable housing units that meet the TRPC needs assessment. Applications will be due at noon on March 27<sup>th</sup>. There is a regional commitment of approximately \$6.7 million for development of phase 1 of this project. Carolyn asked Jacinda to elaborate on the phase 2 portion, she believed the tiny home village was meant to be more permanent. Jacinda explained that the tiny home village is being created as one option for placement of individuals in the Right of Ways. The Right of Way initiated also provided operation funds for the tiny home village over three years. During that three year span the permanent supportive housing units will be developed on the other parcel. Once those are complete the intents to move those individuals residing in the tiny homes to the permanent supportive housing units. At which point, the phase 2, affordable housing, project would begin.

Tumwater City Council passed the Rental Registration Ordinance. This says that if an apartment has five or more continuous units they must register as a business with the city. This way the city can distribute information to those complexes about tenant protection measures.

Lacey will be conducting a study this year related to mobile home parks and look at options to preserve space for mobile home parks and other affordable housing options for seniors. This study will be looking at inventory, condition assessments, demographics, surrounding land uses, and doing research on best practices on how mobile home parks are protected and preserved. They have also posted their Housing Coordinator position.

**Meeting Adjourned:** 5:02pm

**Next Meeting:** March 8th, 4:00 pm