

Regional Housing Council

Agenda: Wednesday May 10th, 2023 (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 – 4:10	Approval of April 26 th minutes	Carolyn	Action
3	4:10-4:30	Affordable Housing Advisory Board Funding Recommendations	Jacinda, Tom & Grace	Discussion & Action
4	4:30-5:05	Homeless Services Advisory Board Funding Recommendations	Keylee	Discussion & Action
5	5:05-5:30	Homeless Services Funding and Process for Awards	Tom & Keylee	Discussion
6	5:30-5:50	RHC Stipend Policy and Process	Darian and Tom	Discussion
7	5:50 – 6:00	Good of the Order	Carolyn	Information
8	6:00	Upcoming Meetings <ul style="list-style-type: none">• Next RHC Meeting Wednesday May 24th, 2023, 4pm Location: Zoom meeting		

REGIONAL HOUSING COUNCIL

Wednesday April 26th, 2023 Meeting Minutes

ATTENDEES:

Lacey: Carolyn Cox, Rick Walk, Grant Beck, Kelly Adams

Tumwater: Michael Althausen, Joan Cathey, Brad Medrud

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

Yelm: Brian Hess

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

Affordable Housing Advisory Board: Kendra Landais Chery, Grace Lee

Meeting began at 4:00 pm.

Agenda Item 1: Carolyn requested that a Maple Court update be given between agenda items five (5) and six (6). Agenda approved, motion, and second.

Agenda Item 2: Minutes from March 22nd meeting, motion and second, approved.

Agenda Item 3: No Public Comment

Agenda Item 4: Lived Experience Steering Committee Update

Keylee introduced the Lived Experience Housing Steering Committee (LEHSC). Kahran LaTourette, Latae Mitchell, Nova Paden, and Anthony Ducote all introduced themselves, gave a little bit of their background and what they hope to accomplish through this committee. Nova and Anthony also serve on the Homeless Services Advisory Board.

Kahran stated when reviewing the 5-Year Plan the Committee focused on providers who they can connect with on a community level, having a more equitable intake process when providing services, and better accountability overall. They hope to see more BiPOC representation in frontline staff as well as skill development and training. There was also a request for more transparency in funding so we can better understand what programs are working and where there is more of a need.

Latae asked the RHC how the LEHSC can check to be sure their recommendations are being considered by this body. Clark encouraged open communication between the two bodies while Michael put accountability on the RHC to ensure they are considering the LEHSC recommendations before making final funding decisions.

Agenda Item 5: Franz Anderson PSH Update

Proposals for the Permanent Supportive Housing project were reviewed by Olympia, Lacey, Tumwater and Thurston County staff members. They selected the Low-Income Housing Institute (LIHI) to complete the project.

The project will take place on roughly 4.4 acres. It will include 35 studios and 35 1-bedroom apartments. Plus, an additional unit for an onsite case manager. The target population will be single adults and

couples with annual incomes at or below 30% Area Median Income. Coordinated Entry will be used to place tenants and they will prioritize individuals being relocated from state rights-of-ways. Additionally, behavioral and physical health services will be provided by LIHI and SeaMar Community Health Centers.

Construction for this project will begin in late 2024 and is expected to wrap up in early 2026.

Michael asked Jacinda to clarify how funding for on-going supportive services will work. Jacinda explained that since LIHI will own the property, they will be responsible for operating expenses. Through their proposal they have identified some operating resources. They also plan to submit an RFP in 2025 and hope to be able to utilize project-based vouchers from the Housing Authority to offset rent costs. Michael also asked if there is anything in the agreement that prioritizes individuals from Thurston County being placed. Jacinda stated that thought there is nothing currently that states this, the City of Olympia is very early in the purchase of sale process, and prioritizing Thurston County residence is an expectation the city is focused on having included.

Tom posed the idea of an Inter-local Agreement (ILA) for ARPA funds from the County, Tumwater, and Lacey to be given to Olympia for this project and having Olympia manage those funds. Rick asked about the timing of that ILA and Jacinda stated around June or July.

Additional Agenda Item: Maple Court

Grant updated the team that remediation is still taking place at Maple Court. They are on track with their timeline and anticipate starting to move individuals in as remediation completes or very shortly thereafter. The County and Lacey have met with LIHI about their Code of Conduct to ensure that Maple Court remains low barrier and meets the requirements of the Right of Way Initiative. They have also had conversations with the Department of Commerce to potentially add operations funding for Maple Court to ensure there is enough oversight and staff at the property to help manage keeping it low barrier.

Agenda Item 6: RHC Advisory Boards

At the last Affordable Housing Advisory Board meeting they reviewed the three applications for the Federal Home Fund and 2060 document recording fees. Those recommendations will be brought to the RHC soon. They also elected their Chair, Kendra, and Vice-Chair, Grace, who were introduced to the RHC at the start of the meeting.

The Homeless Services Advisory Board is also reviewing applications for CHG, HEN, Basic Needs, and 2163. They are working with 50 different applications that had to be split into two groups. Keylee hopes that in the future the individuals reviewing applications can be provided with stipends outside of the Advisory Board stipend because the process of thoroughly reviewing applications can take 10+ hours. At this time, all programs that will have a July 1 start date are being prioritized and those recommendations will be brought to the RHC at the same time as the Affordable Housing recommendations. However, the 2163 programs, which will have a September 1 start date, will be brought later to give Advisory Board members more time to review those applications. Dani stated that she recognizes the work that goes into reviewing this application and supports stipends for this work. Carolyn asked about the process to approve stipends. Jacinda and Darian shared that since these are Advisory Boards set up by the Regional Housing Council and not the City, they have to treat all members as if they are independent contractors. Therefore, they receive a stipend based on each formal meeting attended and work outside of those meetings can't currently be compensated. Dani recommends that at a future meeting the RHC discuss

how they would like to see this process work and then Olympia staff can work with their administrative staff and legal team to revise their current policy.

Agenda Item 7: Good of the Order

Tom announced Elisa Sparkman has officially joined his team and will be taking on the role of Communications Lead for the Regional Housing Council. To start she will be creating outreach materials and making funding more transparent.

Brian stated Yelm is working on updating their housing codes.

Meeting Adjourned: 5:37 pm

Next Meeting: May 10, 2023, 4:00 pm

2023 Housing Capital Funding Awards - Recommendations

	Agency	Project	Funding Request	Total Project	# of Units	Average Rating Score	Recommendation	Notes
	SPS Habitat for Humanity	Yelm Longmire	\$500,000	\$1,873,139	8 units in Phase 1	105.0	\$500,000	
	Homesfirst	Acquisition of 721 O'Farrell St	\$125,000	\$410,870	1 house	100.0	\$125,000	Not eligible for HUD funding. Recommend for 2060 funds
	Homesfirst	Rental Housing Property Acquisition	\$450,000	\$495,000	1 house	95.0	\$450,000	Recommend for CHDO Award
	Subtotal		\$1,075,000	\$2,779,009			\$1,075,000	

* Affordable Housing Advisory Board recommends carrying over \$100,220 of 2060 funds to the summer local Home fund RFP.

Minimum award to CHDO:	\$140,464
Federal HOME funds, non-CHDO	\$784,756
Local 2060	\$250,000
Total funds to award	\$1,175,220

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Funding Recommendations for 2023-2025 Homeless Services

Set Aside – Consolidated Homeless Grant and Basic Needs – Human Services Fund

2023-2025 Funding Recommendations - Set Aside Funds - Consolidated Homeless Grant						
Organization	Funding Available	Project	Average Scores	Activity Type	Funding Request	Funding Recommendation
Services - Lived Experience Housing Steering Committee - 2163	\$50,000					
Partners in Prevention Education		LEHSC	83	LEHSC	\$ 55,000	
Interfaith Works		Interfaith Works: LEHSC	87	LEHSC	\$ 50,000	\$ 50,000

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Funding Recommendations for 2023-2025 Homeless Services

Set Aside – Consolidated Homeless Grant and Basic Needs – Human Services Fund

2023 Basic Needs - Human Services Fund				
Agency	Project	Average Scores	2023 Funding Request	Award Recommendations
Thurston County Food Bank	Food Bank Collaboration	90.3	\$85,000	\$75,000
Catholic Community Services	Community Kitchen	86.8	\$190,000	\$107,000
Rochester Organization of Families	Emergency Needs	84.0	\$15,000	\$15,000
Olympia Mutual Aid Partners	Stability Stay Basic Needs	82.8	\$16,000	\$16,000
Thurston County Food Bank	The Other Bank	79.0	\$15,000	\$8,000
Together!	Basic Needs	79.0	\$40,000	\$30,000
SideWalk	Consolidated Homeless Grant Program	77.8	\$50,000	\$38,000
Olympia Mutual Aid Partners	Smoke and Fire Mitigation Basic Needs	76.3	\$80,000	\$22,323
Olympia Mutual Aid Partners	Nickerson/New Hope Site Support	72.6	\$10,000	\$6,000
Community Youth Services	Haven House	71.0	\$34,260	\$16,000
Oly Camp Kitties	Oly Camp Kitties	62.0	\$26,000	
Total			\$561,260	\$333,323