

Regional Housing Council

Agenda: Wednesday, June 28th, 2023 (4:00 p.m. – 6:00 p.m.)

(Hybrid – Zoom & Atrium Board Rm 110)

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 – 4:07	Approval of June 14 th minutes	Carolyn	Action
3	4:07-4:15	Public Comment	Carolyn	
4	4:15-4:35	Providing Comments to Commerce: <ul style="list-style-type: none">- Homeownership Strategy- Southport Financial	Jacinda & Tom	Action
5	4:35 – 5:35	RHC Annual Work Plan	Tom	Information & Discussion
6	5:35 – 5:45	Communications Update	Elisa	Information
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 July 26th, 2023, 4pm Location: Zoom meeting		

REGIONAL HOUSING COUNCIL

Wednesday June 14th, 2023, Meeting Minutes

ATTENDEES:

Lacey: Carolyn Cox, Ryan Andrews, Jennifer Adams

Tumwater: Brad Medrud, Joan Cathey

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

Yelm: Brian Hess

Thurston County: Carolina Mejia, Ramiro Chavez, Tom Webster, Cody Anderson

Meeting began at 4:05 pm.

Agenda Item 1: Agenda approved, motion and second

Agenda Item 2: Minutes from May 24th meeting, motion and second, approved.

Agenda Item 3 Homeless Services Funding Decisions

Tom started with a presentation of the one-year funding amounts available to award. This includes \$3,649,814 for Housing and Essential Needs (HEN), \$207,653 for HEN Bridge which is a supplement to HEN funding, \$749,709 for Standard CHG, \$136,184 for Permanent Supportive Housing (PSH), \$3,099,713 in Emergency Housing Fund (EHF) which is new funding this year to help backfill COVID era funding that has ended, \$323,261 in supplemental funding to help back fill document recording fee gaps, and finally \$1,350,000 in each 2163 and Local Home Funds.

Next, Tom presented the group with the funding recommendations put forth by the Homeless Services Advisory Board (HSAB). To start, there was \$250,000 set-aside for Coordinated Entry. However, the requests totaled \$350,000 with minimums being \$326,000. The \$326,000 was a required amount for the applicant to qualify for a federal grant. The HSAB recommended \$350,000 for Coordinated Entry. \$250,000 of that would come from 2163 funding and \$100,000 come from HEN.

Cold and Hazardous weather had a set aside of \$250,000. The HSAB recommended to fully fund 3 agencies at \$265,800. Community Youth Services was not funded and instead their year-round shelter will receive higher funding to make up the difference. This way they aren't limited to specific weather conditions. Housing Basic Needs had a set aside of \$200,000. Again, the HSAB is recommending over funding this group of applicants to get as close to their full ask as possible. The exception being Evergreen Treatment Center. Their minimum ask was \$150,000 and with only \$200,000 set aside the HSAB determined there were not sufficient funds to fund this program. Dani asked if this feedback will be given to Evergreen Treatment Center once this process is done? Tom said yes. Rebuilding Together would be awarded \$28,000, which is in line with what they received in past years and SideWalk would be funded at \$40,000 as a new program this year. Total funding for Housing and Basic Needs came to \$270,963. Dani asked Tom to clarify that whatever the overage amount on these set asides are would come out of competitive funding. Tom confirmed this is correct.

Competitive Awards were grouped by activity. To start, Catholic Community Service's Permanent Supportive Housing application was fully funded at \$208,315. The next group was Services and Activities

and for this group of activities the HSAB prioritized housing related services. All were funded at least their minimum ask with the exception of Low-Income Housing Institute's (LIHI) Unity Commons application and Olympia Mutual Aid Partner's (OlyMAP) New Hope/Nickerson application. The LIHI application was seen as duplicate funding since Interfaith Works is being funded to do the same activities and because OlyMAP's New Hope/Nickerson project would be new this year, the group felt they would rather prioritize those funds towards preexisting housing programs. Next was Rapid Re-housing programs which the advisory board funded as close to all applicant's full ask as possible. They did the same for shelter programs, nearly fully funding all applicants. An additional \$62,000 was added to Community Youth Service's shelter application to make up for not being funded under cold and hazardous weather.

Brian asked where the Cold and Hazardous weather funds are being distributed throughout the county. Tom explained that it depends on the program. The shelters are located in the Olympia area but the Shelter in Place program is able to reach out to rural areas since they are a "place" based program.

Additionally, of the \$60,000 set aside for DEI training, only 5 applicants requested to utilize that funding spending only \$22,500. The remainder of those funds will be held in case any agencies request to utilize it.

Dani moved to approve the HSAB funding recommendations, Carolyn seconded, unanimously approved.

Tom let everyone know these will go to the BoCC Tuesday June 20th for final approval, and contracts that need to start July 1st can begin incurring costs at that time even if contracts aren't fully executed.

Agenda Item 4: Good of the Order

Dani shared that Carly Colgan reached out to Olympia for their feedback on how Commerce's process for their Home Ownership Capital Programs and Investment Strategies would impact Thurston County. She requested that this be a conversation the RHC had at their next meeting. That feedback is due at the end of June. Tom mentioned the tech team discussed this before today's meeting and are working on putting together a report to bring to the June 28th meeting.

Meeting Adjourned: 4:43pm

Next Meeting: June 28th, 4:00 pm



Staff Report

Topic: Comments on Department of Commerce 2023-2025 Homeownership Capital Programs Investment Strategy

Date	June 28, 2023
Request	Approve submitting the attached letter to Department of Commerce on behalf of the Regional Housing Council
Background	<p>In response to the 2023 legislative session, the Washington State Department of Commerce's Homeownership Unit (HOU) has issued a proposed Biennial Investment Strategy and has requested comment from the public. Comments are due June 30, 2023.</p> <p>On June 14, 2023, Carly Colgan of South Puget Sound Habitat for Humanity sent a letter to RHC jurisdictions requesting that jurisdictions provide comment on the strategy, particularly concerning the potential negative impact on Thurston County due to the elimination of geographic categories, except for rural areas.</p> <p>At the June 14th, RHC meeting, RHC members requested that the Tech Team review the issue and prepare a recommendation for the RHC.</p> <p>City of Olympia staff review the Commerce Strategy and had provided written comments. The RHC Tech Team used the Olympia response as the basis for the proposed letter. In reviewing the Strategy, two major concerns were identified.</p> <ol style="list-style-type: none"> 1) After setting aside 30% of funds to support projects in rural areas, there are no geographic designations and no minimum or maximum allocations per county or jurisdiction. The impact is that projects located in Thurston will be competing against projects in King County and other large counties. In previous years, Thurston projects did not complete directly against King County projects. 2) Commerce, as required by legislation, intends to set a target to award up to 50% of the funds to By and For Organizations. It is anticipated that only a small percentage of the funds for rural communities would be awarded to By and For Organizations, leaving most of these funds to be awarded from the remaining 70% of available funds. Currently, staff is not aware of any Thurston-based By and For Organization that has experience developing affordable homeownership projects. This would result in Thurston projects from a non-By and For Organization to compete for a small pool for funding. <p>To meet the intent of the legislation, staff recommend that the County comment to Commerce about the need to use funds to build the capacity of local By and For Organizations and to allow partnerships with existing</p>

	affordable housing developers, where the non-By and For Organization could play a lead role.
Proposed Solution	Providing comment to Department of Commerce is the appropriate mechanism for conveying the RHC's concerns about the proposed 2023-2025 Homeownership Capital Programs Investment Strategy.
Financial Implications	There are no financial implications to submit a letter to Department of Commerce. The potential impact of future funding for homeownership projects in Thurston is unknown.
Recommendation	The RHC Tech Team recommends submitting the attached letter to the Department of Commerce, providing comments on the potential negative impacts on applications for homeownership projects located in Thurston County.

June 28, 2023

Ann Campbell
Washington State Department of Commerce
1011 Plum Street SE
Olympia, WA 98504

RE: Homeownership Unit's request for feedback on administration plan

Dear Ann Campbell:

Thurston County [Regional Housing Council \(RHC\)](#) understands that during the 2023 legislative session material changes were made to the Housing Trust Fund authorizing statutes [RCW 43.185](#) and [RCW 43.185A](#) and that these changes, combined with the 2023-2025 Capital Budget appropriation for homeownership update the framework by which the Homeownership Unit of the Washington State Department of Commerce allocates funds.

The RHC is writing in response to the Homeownership Unit's request for feedback on the Draft 2023-2025 Homeownership Unit Funding Overview administration plan ("Biennial Capital Programs Investment Strategy"), which will be used to inform the 2023 Notice of Funding Availability. The RHC would first like to extend our thanks to your team for providing an opportunity to comment on the plan and your unit's proposed policy questions, which will influence how \$38.8 million in Housing Trust Fund money will be disbursed for homeownership projects.

Below, please find our feedback, organized by topic of concern.

Funding Distribution

Commerce will endeavor to invest a minimum of 30%, approximately \$11.6 million, in projects located in rural areas of the state pursuant to RCW 43.185.050(2). Commerce will not establish a maximum or minimum investment per county, or other geographic or political sub-division designation.

Feedback: RHC strongly advises against this policy direction and questions why the ten geographic regions used for distribution of Rapid Capital Housing Acquisition is being considered for distribution of Housing Trust Fund dollars for multifamily projects but not homeownership projects? RHC does not feel this policy is equitable as Thurston County has far

Regional Housing Council Members

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City of Lacey
Councilmember

Carolina Mejia, Vice-Chair
Thurston County
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City of Olympia
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Michael Althaus
City of Tumwater
Councilmember

Brian Hess
City of Yelm
Councilmember

fewer resources to put toward affordable housing projects than jurisdictions like King County or Seattle. Additionally, at a time when Commerce and HB 1220 are requiring jurisdictions to prepare to drastically increase the number affordable housing units, we cannot afford to lose projects in our homeownership pipeline due to changes in how funding has historically been distributed per geographic region across our state.

Eligible organizations

Commerce shall strive to invest at least 50% of these funds in “By and For” organizations as defined by the Office of Equity.

Feedback: RHC supports fund invested in By and For organizations. However, in many communities, including Thurston County, there are few organizations that meet this definition. While we understand the Homeownership Unit has little, if any control, over the percentage of funds directed toward By and For organizations, we feel the percentage is too high in this first year of policy change. Funds for capacity building of By and For organizations is first needed to more equitably distribute the funds among a limited number of existing By and For organizations and to encourage growth of new By and For organizations. We would encourage Commerce to consider allowing partner or mentor relationships between an experienced non-By and For Organization and a less experienced By and For Organization to count toward this investment goal.

Per Project and Per Applicant Limits, Project Funding Per Project Limits

Eliminating per-project caps was discussed during the 2023 legislative session. Commerce communicated that this would be called for if competitive funds exceeded \$400M per year, but that an increase in award size will significantly limit the number of communities and organizations receiving investments. Commerce intends to establish a *soft* per-project cap of \$4 million, which would be waive-able.

Feedback: This action is generally supported by the RHC and HOU’s commitment to improve upon the waiver procedure (Section 301.2.1) to assist applicants seeking exemptions from the per-project limits is appreciated.

Budget Overall

Commerce intends to make the entire \$38.8 Million appropriation available in 2023 to support the homeownership opportunities arising from the historic 2023 legislative activities.

Commerce will not reserve funding for 2024. Funding opportunities in 2024 will be dependent on funding remaining from 2023 plus any additional funds added via the 2024 Supplemental budget. Furthermore, HOU will not reserve funding for budget gaps created due to inflationary pressures on previously awarded projects. Unforeseen circumstances justified applying additional funding to existing projects in 2021 and 2022; however, Commerce expects that homeownership developers will seek funding with sufficient contingency amounts to weather inflationary impacts thus enabling the program to return to more routine allocations administered through competitive funding rounds.

Feedback on Commerce Posed Questions:

1. *Should Commerce reserve funding for 2024?* Yes, many communities have project pipelines which are intended to position a community so that competition among projects from the same community is lessened, thereby increasing the chances that viable projects are funded at their full need. Not establishing a funding reserve for 2024, especially when the 2023 round is so close, puts projects which are already in community pipelines in jeopardy of not moving forward, perhaps permanently.
2. *Should additional gap funding on prior project awards be prioritized with a portion of funds?* Yes, commerce's expectation that homeownership developers will seek funding with sufficient contingency amounts to weather inflationary impacts is somewhat unrealistic given economic conditions. This approach suggests that developers which needed additional gap financing on prior project awards in 2020 and 2021 were not operating with a fiscal awareness and level of preparedness. Many projects that experienced a need for gap financing in 2020 and 2021 were proposed by experienced developers who had little control over inflation, supply chain delays or availability of other financing sources. Oftentimes, these projects already had as much local and federal dollars as was available into them. But for Commerce dollars they would have stalled and failed to move forward. It is our opinion that while some of the hardships brought on by COVID have or are dissipating, they have not entirely disappeared.

By Source Breakdown

"Traditional" Housing Trust Fund –\$38,800,000

Among the preferences provided in Section 5 of RCW 43.185.070, Commerce is considering focusing on these ranking criteria:

- Local government project contributions in the form of infrastructure improvements (d) and funding from non-state entities (o);
- Projects that demonstrate a strong probability of serving the original target group or income level for a period of at least 25 years (f);
- The applicant has the demonstrated ability, stability and resources to implement the project (g); and
- Projects that demonstrate a strong readiness to proceed to construction (p).

Feedback on Commerce Posed Questions:

Are there other criteria that should be prioritized? Yes, local government contribution of land should be considered under item (d) "Local government project contributions in the form of infrastructure improvements, and others." Land is oftentimes is most difficult resource to find

for affordable development. Land can be just as or more valuable than infrastructure improvements since the physical cost in Washington State continues to rapidly expand and because site control is often the first step in a developer's process to site plan and attract financing. The contribution of land also illustrates a local government's strong commitment to a project.

Scoring Criteria

Feedback: Readiness to Proceed should be ranked high instead of medium

Again, Thurston County's Regional Housing Council appreciates this opportunity to share our thoughts and concerns. We are enthused about this *Year of Housing* and look forward to working closely with your unit and the Washington State Department of Commerce as a whole on affordable housing issues.

If you have questions, please contact Tom Webster, Thurston County Office of Housing & Homeless Prevention Manager. Thomas.Webster@co.thurston.wa.us 360-280-6265

Sincerely,

Carolyn Cox, Chair
Regional Housing Council
Thurston County, Washington



Staff Report

Topic: Letter of Support for Southport Financial's Landsdale Project

Date	June 28, 2023
Request	Approve submitting the attached letter of support to Washington State Housing Finance Commission on behalf of the Regional Housing Council
Background	<p>In January 2023, the Regional Housing Council approved a commitment of \$1.325 million in local resources to support Southport Financial's Landsdale Pointe project, which would create 162 units of affordable housing. The City of Olympia also committed \$1.325 million for a total local commitment of \$2.6 million. These commitments were in support of Southport's application to the Washington State Housing Finance Commission (WSHFC) for 4% low income housing tax credits.</p> <p>WSHFC reports that it received 22 applications with total requests worth over \$773 million. It made awards to 9 projects at just over \$250 million in total awards. The Landsdale Pointe project was not selected for funding.</p> <p>However, WSHFC has indicated that if unused state bond funding becomes available, it will consider making additional awards. The availability of additional funding will be known in July.</p> <p>To increase the chances of receiving an award, if funds become available, Southport has requested that the RHC submit a letter of support to WSHFC emphasizing the importance of the project to our community. Attached to this staff report is a proposed draft letter.</p> <p>Other relevant background information for the RHC to consider:</p> <ul style="list-style-type: none"> - WSHFC has indicated that it sought to elevate applications that have developers who are Black, indigenous or people of color (BIPOC) and that had a meaningful partnership with a community-based organization representing either a geographical or identity-based community. Southport's proposal did not meet this priority and is likely one factor in it not receiving an initial award. - There was a separate project application submitted to WSHFC under this application process from Thurston County that was also not funded. The project is led by Inland Group and has a partnership with Family Support Center of South Sound. There is no local leverage in this project, but the project has requested a letter for support from the City of Olympia. - WSHFC strived to award 40% of funds to projects in Balance of State regions. They fell short of this goal and have publicly stated that should bond cap funds become available in July, projects that meet the Balance

	of State category and Public Leverage category are likely to be next in line for an allocation. Landsdale Pointe falls into both categories.
Proposed Solution	Providing a letter of support to WSHFC is the appropriate mechanism for conveying the RHC's support for the project.
Financial Implications	There are no new financial implications to submit a letter to WSHFC. The RHC commitment of \$1.325 million would remain. If the project is not successful in receiving tax credits, the \$1.325 million would be available to the RHC to fund a different activity.
Recommendation	The RHC Tech Team recommends submitting the attached letter to the WSHFC, encouraging WSHFC to support the Landsdale Pointe application.

June 28, 2023

Steve Walker, WSHFC Executive Director
Lisa Vatske, Division Director, Multifamily Housing and Community Facilities
1000 2nd Ave #2700,
Seattle, WA 98104

RE: Lansdale Pointe Apartments

Dear Mr. Walker and Ms. Vatske:

Thurston County [Regional Housing Council \(RHC\)](#) is writing to strongly encourage the Washington State Housing Finance Commission to allocate 2023 4% Low Income Housing Tax Credit bond funding to Southport Financial's Lansdale Pointe, should bond cap that is currently assigned to other uses in our state go unused and be redistributed to housing in July 2023.

The successful development of Lansdale Pointe is a priority shared by stakeholders across Thurston County and achieves alignment with the goals and vision of the Regional Housing Council, the Housing Authority of Thurston County, the cities of Olympia, Tumwater and Lacey, and several community-based organizations. Our community's support for this project is memorialized in the Regional Housing Council's commitment of providing \$2.65 million in matching funds.

The Regional Housing Council has done extensive research to understand the populations most impacted by rent-burden in our community. Successful completion of the Lansdale Pointe project will help us meet the goals of our 5-year housing plan in a manner that acknowledges and addresses these disparities. Lansdale's public leverage commitment represents more than a local cost share, it represents our communities' commitment to the project and the benefit 162 new affordable housing units will bring to our region. The region is also working diligently toward meeting Growth Management Act mandates calling for the region to meet the goal of providing approximately 5,200 units of affordable housing to households earning between 50% and 80% of Area Median Income by 2045. This project is essential to meeting our community's local housing needs and our GMA goals.

The project also achieves alignment on several of the goals sought by the Commission in this funding round, including prioritizing projects with public leverage, geographic reach, cost efficiency, and promoting for- and non-profit partnership.

**Regional Housing
Council Members**

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RHC recognizes this year's 4% LIHTC application process was significantly overprescribed, with 22 applications amounting to \$773,689,207 in requests and only nine awards amounting to \$251,393,754 made. We also recognize that affordable housing is desperately needed across our state, in all communities. The program has become increasingly competitive in the face of increased competition and limited resources, and WSHFC must balance important principals when making awards.

In the event the state's additional and unused state bond cap is redistributed to housing this July, we strongly encourage the Commission to consider how the Lansdale Pointe project would further WSHFC's stated goals in the "balance of state" and "public leverage" categories. Such an award would also avoid the risk of Lansdale Pointe losing nearly \$6.7 million in federal resources, attributed to the project's siting within a vested but expired qualified census tract. This designation is set to expire by 2024, representing a risk that would jeopardize the future of Lansdale Pointe without a timely award.

We thank you for your consideration of this request and invite the Commission to reach out to the Thurston County Regional Housing Council should there be a desire to further discuss Southport Financial's Lansdale Pointe project.

To initiate further discussion, please contact Tom Webster, Thurston County Office of Housing & Homeless Prevention Manager. Thomas.Webster@co.thurston.wa.us, 360-867-2531

Sincerely,

Carolyn Cox, Chair
Regional Housing Council
Thurston County, Washington

Regional Housing Council – Draft Annual Work Plan – 2023-24

Name	Description/Product	Lead	Hours (Estimate per month)	Timeframe	Policy Support / Connections / Questions
Individual Projects					
<i>General Projects</i>					
Right of Way	Coordinate and track ROW implementation	OHHP / Olympia / Lacey	Lacey – 40 OHHP – 40 Olympia – 80 Tumwater – 12	Ongoing through 2025	<ul style="list-style-type: none"> • State initiative • Consolidated Homeless Grant Guidelines • What is Commerce’s policy direction for this project? • Do we have local policies that support?
Housing Action Plan Review	Perform crosswalk of individual jurisdiction Housing Action Plans and identify common topics that would benefit from regional collaboration/approach Topics could include: <ul style="list-style-type: none"> • Renter protections • Manufactured home park preservation • Data collection • Regional funding 	Tumwater / Lacey / Olympia / Yelm	Lacey – 16 Olympia – 16 Tumwater – 16 Yelm – 16	Completed by October 1, 2023	<ul style="list-style-type: none"> • Policies from Housing elements of Jurisdictional Comprehensive Plans • Policies and actions from jurisdictional Housing Action Plans • State Growth Management Act goals

Name	Description/Product	Lead	Hours (Estimate per month)	Timeframe	Policy Support / Connections / Questions
Fair Housing Plan Review	Select tasks and goals from Fair Housing Plan based on what the RHC could take lead in addressing	OHHP / Olympia	OHHP – 12 Olympia – 20	End of 2023	HUD Affirmatively Furthering Fair Housing Rule
HEART – Sweep Coordination	Develop and implement the HEART – sweep coordination	OHHP	OHHP – Develop – 32 Implement - 8	Start TBD by RHC Ongoing after launch	Consider how this intersects with and is impacted by WSDOT ROW
Comprehensive Affordable Housing Funding Strategy	Develop a comprehensive funding strategy for affordable housing that addresses both the sources of funding and how the funds should be spent	Affordable Housing Advisory Board / Jurisdictions	Olympia- 40 OHHP – 40 Others - TBD	Start October 1, 2023	<ul style="list-style-type: none"> • Build off Housing Action Plan review actions • Link to out of cycle funding strategy / RHC funding management • Incorporate PSH Framework
<i>Regional Housing Council Management</i>					
RHC Structure Review	Develop scope and identify funding for a consultant to recommend options on creating a more independent RHC	OHHP / Lacey / Olympia / Tumwater / Yelm	Develop Scope –40 Issue RFP – 24 Manage Consultant – 8	Start TBD by RHC	<ul style="list-style-type: none"> • Further RHC discussion needed to develop scope • Determine source of funding

Name	Description/Product	Lead	Hours (Estimate per month)	Timeframe	Policy Support / Connections / Questions
Legislative Agenda Development	Develop a Legislative agenda and strategy for promoting agenda	TBD	Lacey – TBD – would need to coordinate with city’s legislative agenda in addition to RHC’s OHHP – TBD Olympia – 20 Tumwater – TBD Yelm – TBD	Aug-Sept 2023	<ul style="list-style-type: none"> Based on Housing Action Plan review RHC discussion Opportunity for special needs and projects
Communication Plan Development	Develop Communication Plan	OHHP	OHHP – 30-40	Develop plan in 2023 for 2024	Need to clarify role and support from all jurisdictions
Ongoing Activities					
<i>Internal Board and Workgroup Coordination</i>					
RHC Meetings	Schedule, develop agendas, and manage RHC regular meetings	OHHP	OHHP – 16 Lacey – 5 Olympia – 5 Tumwater – 5 Yelm – 5	Ongoing	
Tech Team Meetings	Schedule, develop agendas, and manage weekly Tech Team meetings	OHHP	OHHP – 24 Lacey – 6 Olympia – 10 Tumwater – 6 Yelm – 6	Ongoing	

Name	Description/Product	Lead	Hours (Estimate per month)	Timeframe	Policy Support / Connections / Questions
Communication Team Meetings	Schedule, develop agendas, and manage Communication Team meetings	OHHP	OHHP – TBD Lacey – TBD Olympia – TBD Tumwater – TBD Yelm – TBD	TBD	TBD if this activity is needed or clarify role of other jurisdictions in supporting the communications plan.
Affordable Housing Advisory Board Support	Schedule, develop agendas, support, and manage Affordable Housing Advisory Board	OHHP/Olympia	OHHP – 10-20 Olympia – 10-20	Ongoing	
Homeless Services Advisory Board Support	Schedule, develop agendas, support, and manage Homeless Services Advisory Board	OHHP	OHHP – 12-40	Ongoing	
<i>General Internal Coordination</i>					
RHC Funding Cycle Management	Oversee RHC Funding cycle	OHHP RHC Tech Team	OHHP – varied Olympia - 5		Need to develop policy for off-cycle requests
Five-Year Homeless Crisis Response Plan Support	Assist in monitoring the implementation of the County's five-year HCRP by setting priorities and making funding decisions on projects and programs that implement the HCRP	OHHP	OHHP – 10?	Ongoing	<ul style="list-style-type: none"> Where does the HCRP live? HSCR workgroup or the Homeless Services Advisory Board
Permanent Supportive Housing Framework Management	Track and support PSH Framework				Incorporate into Comprehensive Affordable Housing Funding Strategy

Name	Description/Product	Lead	Hours (Estimate per month)	Timeframe	Policy Support / Connections / Questions
Communication Plan Implementation	Implement RHC Communication Plan	OHHP	OHHP – 40-60	Ongoing	
<i>General External Coordination</i>					
Housing Action Team Coordination	Coordinate RHC actions with Housing Action Team	OHHP/Olympia	Olympia- 5 OHHP - 10		
Lived Experience Housing Steering Committee	Support LEHSC and manage facilitation contract	OHHP	OHHP - 12	Ongoing	
Legislation Tracking	Track state and federal legislation tracking and impacts	OHHP/Olympia	Olympia- 10 OHHP - 10		
State and Federal Funding Tracking	Track state and federal funding opportunities	OHHP/Olympia	Olympia- 10-15 OHHP - 10		

Below the Line Projects (Projects to be consider as projects above are completed and staff time is available)					
<i>General Projects</i>					
<i>Housing Action Plan Actions</i>					
Income-Restricted Unit Conversions	Provide funding for the Housing Authority of Thurston County and other non-profit organizations to buy income-restricted units proposed to be converted to market rate housing [Tumwater Housing Action Plan Action]				
Community Land Trust Coordination	Provide funding for low-income and special needs residents to purchase housing through community land trusts [Tumwater Housing Action Plan Action]				
Preserve Manufactured Home Parks	<p>Establish a program to preserve and maintain healthy and viable manufactured home parks</p> <p>Assist non-profits in the process of acquiring mobile home parks to turn them into public trusts so that lot rental fees can be controlled [Tumwater Housing Action Plan Actions]</p>		Tumwater?		

Tenant Displacement Assistance	Have developers provide tenants displaced by redevelopment with relocation assistance [Tumwater Housing Action Plan Action]		Oly?		
First Time Home Buyer/Renter Support	Support down payment assistance programs for homeownership and programs that assist people entering the rental market [Tumwater Housing Action Plan Action; Olympia Homebuyer Study]		Oly?		
Tenant Protections	Identify and implement appropriate tenant protections that improve household stability [Tumwater Housing Action Plan Action; City of Olympia]		Oly?		
Landlord Support	<p>Develop a technical assistance or education program for small landlords [Tumwater Housing Action Plan Action; City of Olympia landlord registration]</p> <p>Fund an energy assistance program for rental housing/make landlords do upgrades when the unit is sold [Tumwater Housing Action Plan Action; City of Olympia CDBG home repair program]</p>		Oly?		

Education and Outreach	Conduct education and outreach around city programs that support affordable housing [Tumwater Housing Action Plan Action; City of Olympia Affordable Housing Development Incentives]				
Housing Navigators	Fund Housing Navigators to assist households, renters, homeowners, and landlords with housing issues [Tumwater Housing Action Plan Action]				
Partnerships with Organizations Serving Populations with Unique Needs	Identify and develop partnerships with organizations that provide or support low-income, workforce, and senior housing as well as other populations with unique housing needs [Tumwater Housing Action Plan Action]				
Affordable Housing Data Tracking	Track data on affordable housing at the regional level [Tumwater Housing Action Plan Action]				

Washington State Rights of Way Initiative in Thurston County

What is the Washington State Rights of Way Initiative?

The state has identified five counties, one of which is Thurston County, that have encampments on the Department of Transportation's state rights of way. "Rights of way" in this context refers to the highways and freeways that the state oversees. The Rights of Way Initiative (ROW) provides funding to these counties with the goal to move people living on ROW sites into better living situations and permanently clear these encampments.

In June 2022, Thurston County, the City of Lacey, the City of Olympia and the City of Tumwater collaborated on a proposal to the Department of Commerce for using these funds and it was accepted. The funding runs from 2022-2025 and is managed by the Washington State Department of Commerce by direction of the Governor's Office.

Where are the ROW sites in Thurston County?

In Thurston County, there are currently five encampment sites identified for the Rights of Way Initiative. Additional state and city ROW sites are being identified to possibly be included in this initiative.

1. I-5/Lilly Rd. Underpass (encampment cleared)
2. I-5/City Center
3. I-5/Pacific Ave Interchange
4. I-5/Sleater-Kinney
5. I-5/Wheeler

About the Thurston County ROW Initiative

The Thurston County partner jurisdictions and homeless response organizations are working together to implement the ROW initiative. One activity funded through the ROW is coordinated outreach to people living in the identified encampments. Outreach specialists are working together with camp residents to build rapport, describe the housing options that are becoming available, and help camp residents prepare to transition to new shelter housing. This is a process that will take time as camp residents gradually move. Residents who refuse to participate in shelter placement will be trespassed once the site is officially closed. Once the encampments are cleared, they will be monitored by Washington State Patrol to ensure people do not move back.

The ROW Initiative funding holds up to up to 24 beds at a local shelter for people moving out of the ROW encampments and a local domestic violence service provider is offering a hotel program for individuals fleeing violence. These are the current shelter options for residents of the encampments, though capacity for open shelter beds is low, most of the work to clear encampments cannot be accomplished until the two larger-scale projects are habitable. The two large-scale projects underway to open more shelter housing for the people moving out of the ROW encampments are called Franz Anderson Tiny Shelter Village and Maple Court.

Shelter Housing Opening Summer 2023 for People Moving from Rights of Way

[Maple Court](#) is an enhanced shelter with 118 rooms. Enhanced shelter means there will be services to help people move into housing. In two to four years, the site will transition to permanent supportive housing. This building is formerly the Days Inn in Lacey.

Franz Anderson Tiny Shelter Village is a 50-unit tiny shelter village and within two to four years permanent supportive housing apartments will be built next to tiny shelter village. The City of Olympia is the lead on this project.

At this time, the new shelter housing is solely offered through the coordinated outreach to people living at the ROW encampments.

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