

REGIONAL HOUSING COUNCIL

Wednesday November 8th, 2023 Meeting Minutes

ATTENDEES:

Lacey: Carolyn Cox, Ryan Andrews, Jennifer Adams

Tumwater: Michael Althausen, Brad Medrud

Olympia: Dani Madrone, Clark Gilman, Jacinda Steltjes

Yelm: Gary Cooper

Thurston County: Carolina Mejia, David Bayne, Robin Campbell Tom Webster, Keylee Marineau, Elisa Sparkman, Cody Anderson

Affordable Housing Advisory Board: Taulana Reed, Debra Larsen, Craig Chance, Donna Feddern

Meeting began at 4:00 pm.

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

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

Agenda Item 3: Public Comment – No Comment

Agenda Item 4: Legislative Agenda

Tom presented a document outlining the top priorities for the legislative agenda. The Tech Team reviewed the legislative priorities that were approved at the last RHC meeting and conducted a survey amongst themselves ranking these items from 1-9. They were able to identify the top 3 priorities from this list which were increased funding for rent assistance, provide long term funding for programs currently established and paid for by the Right-of-Way Initiative, and increase capital funding through the Housing Trust Fund to develop and preserve Affordable Housing. Also provided in the agenda were explanations for each priority. It was encouraged that RHC members advocate for one, or more, of these three priorities on their own jurisdictional legislative agendas. Moved, seconded, and approved.

Agenda Item 5: Housing Action Plan Crosswalk

Jennifer Adams presented recommendations regarding the Housing Action Plan Crosswalk task undertaken by the RHC Tech Team. These recommendations were created by comparing actions in the Housing Action Plans approved by the cities of Lacey, Olympia, Tumwater, and Yelm and identifying actions each jurisdiction had in common that could also be leveraged by support of the RHC. Through this work they identified 5 action items to bring forth at this meeting which include:

- Funding development projects through grants or loans that will increase affordable housing;
- Funding for low-income and special needs residents to purchase housing through community land trusts;
- Developing a funding strategy for affordable housing that addresses funding sources and how funds are spent;
- Conducting education and outreach to programs that support affordable housing; and
- Establish a program to preserve and maintain manufactured homes.

A dashboard was created to help organize data and facilitate collaboration on accomplishing these action items. Motion, seconded, approved.

Agenda Item 6: Request for Funding – Claudia’s Mobile Home Park

Tom and Jacinda introduced discussion around potential options for the acquisition of Claudia’s Mobile Home Park or future mobile home parks that seek funding. There is currently a community in Tumwater that is in a similar position to Claudia’s. Initial thoughts are to provide a low interest rate loan or grant funding. Victoria O’Banion was also present for the discussion. She clarified that the purchase is for the land and not the mobile homes on the property. Victoria mentioned she would prefer a low interest loan, currently they are seeking a 10-year loan amortized over 30 years at a 2% interest rate. Craig provided an alternative option to cover any interest above 2% on the loan resident’s take out to help subsidize the cost.

After group discussion it was concluded there are 3 realistic options for Claudia’s. One being that the RHC is unable to assist in their purchase because of time constraints and no current process for this type of request currently in place, but a plan needs to be developed when these situations arise, especially since the community in Tumwater is preparing to have a similar ask. Another option would be to set aside \$2 million of 2024 funds to provide the low interest load needed for Claudia’s or third option is they could buy down on the interest rate, as Craig suggested. There was expressed concern about all of these options as well as equity regarding how residents in other parks would have access to similar support.

Prior to the next RHC meeting, a small group, including Councilmember Madrone, Craig, Craig, Victoria, Jacinda and Tom will meet to further explore options and determine how much funding would be needed to buy down the interest rate to a manageable level. It was also agreed a plan needs to be developed to accommodate these types of requests. Both the Affordable Housing Advisory Board and Homeless Services Advisory Board are also creating processes for off-cycle funding requests.

Agenda Item 7: Communications Update

Elisa will be distributing the legislative priorities document that was approved at this meeting.

Agenda Item 8: Good of the Order

Meeting Adjourned: 6:03pm

Next Meeting: January 24, 2023, 4:00 pm