

Regional Housing Council

Agenda: Thursday February 18, 2021 (4:30 p.m. – 6:00 p.m.) (via Zoom)

Jim Cooper: Chair

#	TIME	AGENDA ITEM	LEAD	ACTION
1	4:30 – 4:35	Welcome and Introductions <ul style="list-style-type: none">• Check-in• Review Agenda/Meeting Purpose	Jim	
2	4:35 – 4:45	Public Comment	Jim	Information
3	4:45 – 4:50	Approval of January minutes	Jim	Action
4	4:50 – 5:00	Vote for Chair and Vice-Chair	Jim	Action
5	5:00 – 5:05	RHC ILA Amendment – add 1406 language	Tom	Information
6	5:05 – 5:35	RFP <ul style="list-style-type: none">• Human Services Fund Basic Needs• Affordable Housing and Homeless Services<ul style="list-style-type: none">○ Housing Basic Needs○ Homeless Services Priorities○ Capital Priorities• RFI• Scoring	Tom	Information Action
7	5:35 – 5:45	Safe Parking Update	Keith	Information
8	5:45 – 5:55	Communication Planning	Jim	Discussion
9	5:55 – 6:00	Good of the Order	Jim	Information
10	6:00	Upcoming Meetings <ul style="list-style-type: none">• Next RHC Meeting March 18, 2021 Location: Zoom meeting		Information

REGIONAL HOUSING COUNCIL

Thursday January 21, 2021 Meeting Minutes

ATTENDEES:

Lacey: Carolyn Cox, Lenny Greenstein, Kelly Adams, Rick Walk, Scott Spence

Tumwater: Joan Cathey, Michael Althausen, Brad Medrud, John Doan

Olympia: Jim Cooper, Keith Stahley, Cary Retlin

Thurston County: Carolina Mejia, Tom Webster, Keylee Marineau, Jacinda Steltjes, Katelin Johnson

South County: None

Public: No speakers

Meeting began at 4:30 pm.

Agenda Item 1: Agenda approved

Agenda Item 2: Public Comment, none

Agenda Item 3: Minutes from December: Motion and second, all approved.

Agenda Item 4: Status of RHC ILA and 1406 ILA

Tom gave an update: All jurisdictions have approved the ILA, currently being circulated for signature. Jurisdictions' legal counsel have advised that the 1406 ILA should be incorporated into the RHC ILA. Attorneys have recommended to approve the ILA then proceed with an ILA amendment adding the 1406 language. Amendment language is being drafted.

Agenda Item 5: Vote for Vice-Chair

Jim gave an update to the voting plan, at this time RHC will just vote for a Vice Chair. After the ILA is signed, and at the next RHC meeting, they will vote in a new Chair and Vice Chair for the 2021 term. Carolyn moves to appoint Commissioner Mejia as Vice-Chair, Michael seconds. Commissioner Mejia accepts.

Agenda Item 6: RFP Funding Priorities

Tom gave an update, the funding workgroup met yesterday. Representatives from the HAT attended and gave HAT priorities to the funding group. Tom reviewed funding sources and estimated amounts available:

- Federal HOME \$700,000
- Federal CDBG \$1,000,000 for Tumwater
- Local 2060 funds \$500,000
- State CHG \$800,000
- State HEN \$1,700,000
- Local 2163 funds \$2,900,000
- Human Services Fund \$268,000

Tom clarifies that the priorities are not the recommendations from the RHC funding workgroup, these are the HAT funding recommendations. Jim asks if Tumwater has their funding priorities? Michael indicates they are being finalized. Michael asks if HEN is a housing voucher program or if there are general funds available. Tom confirms it is fairly limited to rent and basic needs, with specific eligibility requirements. Tom adds that out of the 2163 funds, they typically set aside certain amounts for items such as Coordinated Entry, Housing Basic Needs activities, Cold Weather shelter.

Keylee gave further background on the funding process, including the 5-year Homeless Crisis Response Plan, Commerce Homeless response plan requirements, and the racial equity priority from Commerce. Keylee gave an overview of HAT funding priorities and the role of Homeless Housing Hub as local Continuum of Care. HAT priorities include: hiring a racial equity consultant, racial equity within provider administration, outreach, increasing housing placements, wraparound services and maintaining the HCR system. Maintaining the 2-year funding cycle is also important to stability in the system. Overview of capital project objectives including: homeownership, preservation, Permanent Supportive Housing. Jacinda added that many of the capital priorities originated with the Affordable Housing team. There is an RFI used to place projects into a pipeline for future development. This year the RFI will place projects for 2024. The RFP will take applications for the 2021 projects, to confirm readiness. One 2021 project that was in the pipeline for this year is not ready, so there is an opening for another project this year.

Tom asks if any members of Funding Group have key points they want to add. Carolina adds that it would be good to use Olympia's experience with Racial Equity consultant to improve the County process. Carolyn adds that the process they used last year worked well, with input from HAT and final recommendations from RHC, to avoid any potential conflict of interest with agencies/providers. Discussion follows regarding the process over the next month, including timing for detailed priority discussion at the Funding Group meeting. One concern is spending money on consultants, to be sure it is necessary, can it be done without consultant? Question if there is a fund source to pay for the racial equity consultant? Tom adds that 2163 can be used. Discussion follows regarding Olympia equity project, availability of racial equity guidance, steering committee for racial equity. Clarifying question on the RFP verses the RFI for capital projects: the RFI is an application for the future 2024 project, the RFP is for three 2021 projects, and both processes happen simultaneously. Jacinda gave an overview of what projects are currently in the pipeline. Pipeline document will be sent out to RHC via email.

Agenda Item 7: Technical Team Updates

Siting, Keith gave an update: Have determined that the Martin Way/Carpenter site is not feasible for safe parking/mitigation site. Staff recommends not moving forward with that project, determined it would cost over \$500,000 to operate, for 30 parking stalls, and roughly \$100,000 to make the site useable. Currently looking at other locations. County GIS staff have done a great job and provided a list of about 250 potential sites, each jurisdiction is reviewing the list and will discuss at the next Siting meeting. Keylee and Keith are going to propose a scattered site approach. Keylee adds that there would be a contracted agency to provide case management, site management, hygiene and solid waste management, crisis response. Still working on the details of this program, and want to include a path for moving people into housing so will include some funding for housing services, support services, working with Community Court. This approach would be going beyond the current outreach, adding case management to help move people into a different housing arrangement. Discussion follows on

communication of this approach to the public, expanding this as a regional approach across jurisdictions. RHC members approve staff to proceed.

Relationships, Tom gave an update: staff shared the relationship document with the HAT, received a few comments, revised draft is included and ready for final RHC review. Only minor edits have been made. RHC approved the document to be posted to RHC website.

Eviction, Cary gave an update: Governor extended the eviction moratorium to March 31. City of Olympia and the County are both working on contracts with CAC for 1406 funds, an issue is that 1406 funds do not include administrative funding for staff to implement the program. HUD funds for rent assistance are coming to both County and Olympia. County has received \$8.7M for rent and utility assistance. Commerce will also be allocating Federal funds. County Manager has asked that Staff coordinate with other jurisdictions on these new funds. Tumwater's 1406 funds are primarily going as rent assistance through Together. Lacey is working with HomesFirst to provide services for low income residents using 1406 funds.

Agenda Item 8: Future Meeting Time

Lacey has Council meetings on Thursday's, Councilmember Madrone is also not able to meet on Thursday. Michael adds that he cannot do daytime meetings. Staff will send out a poll to jurisdictions to identify an alternative meeting day and time.

Agenda Item 9: Good of the Order

Keith adds that Providence reached out regarding the Community Solutions Resource, having difficulty scheduling meetings with everyone. Suggested that they meet with the Tech teams, and staff will give a report out to the RHC.

Joan asks if they should reach out to Multicare, since they are moving into the Community.

Agenda Item 10: Upcoming Meetings

Meeting Adjourned: 6:00 pm

Next Meeting: February 18, 2021, 4:30 pm

Amendment One
**INTERLOCAL AGREEMENT FOR
DISSOLVING THE HEALTH AND HUMAN SERVICES COUNCIL, THE COMMUNITY
INVESTMENT PARTNERSHIP, AND CREATING THE REGIONAL HOUSING COUNCIL**

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into pursuant to the authority of Chapter 39.34 RCW in duplicate originals between the City of Olympia, Washington, a Washington municipal corporation; the City of Lacey, Washington, a Washington municipal corporation; the City of Tumwater, Washington, a Washington municipal corporation; the City of Yelm, Washington, a Washington municipal corporation; and Thurston County, Washington, a Washington municipal corporation; collectively referred to as "Jurisdictions" and individually as "Jurisdiction."

In consideration of the terms, conditions, covenants, and performances contained herein, it is mutually agreed by the Jurisdictions as follows:

WHEREAS, Amendment One to this agreement adds clarification and requirements to how the signatories of this agreement will manage and make decisions concerning RCW 82.14.540 ("SHB 1406") funds; and

WHEREAS, there is a homeless crisis in Thurston County; and

WHEREAS, the Thurston County Board of Health ("BOH") has declared homelessness a public health crisis; and

WHEREAS, the Thurston County Board of County Commissioners ("BoCC") has adopted a five-year Homeless Crisis Response Plan ("HCRP"); and

WHEREAS, the City of Olympia has also declared a public health emergency related to homelessness and is developing a Homeless Response Plan; and

WHEREAS, the Cities of Tumwater and Lacey have invested significant time and energy developing strategic approaches to homelessness and housing issues; and

WHEREAS, the COVID-19 pandemic has dramatically compounded the emergent housing and homeless situation in Thurston County; and

WHEREAS, the residential vacancy rate is below 5% and rental rates have continued to climb making housing less affordable to a growing segment of area residents; and

WHEREAS, in the urban portion of the county, approximately 50% of the residents are renters; and

WHEREAS, Thurston County's poverty rate is 11% and the United Way's ALICE (Asset Limited, Income Constrained, Employed) report indicates that 36% of Thurston County households are rent burdened, which is defined as paying more than 30% of their income for housing; and

WHEREAS, the Jurisdictions agree that it is mutually beneficial to share decision making

responsibilities related to homelessness and affordable housing in Thurston County; and

WHEREAS, the Jurisdictions agree that it is mutually beneficial to collaborate to expand affordable housing options and share the planning for, identification of, and resource allocation to activities and programs intended to support individuals experiencing homelessness in Thurston County; and;

WHEREAS, the Jurisdictions agree that by collaborating, these activities and programs will be delivered more efficiently and effectively and the costs and impacts of managing them will be shared equitably by the Jurisdictions; and

WHEREAS, the Jurisdictions agree that dissolving the Health and Human Services Council ("HHSC") and creating the Regional Housing Council ("RHC") will aid in efficient and effective decision making related to responding to the homeless and housing affordability crisis.

NOW, THEREFORE, it is hereby agreed as follows:

1. Regional Housing Council to Replace Health and Human Services Council.

The signatories of this agreement hereby agree to dissolve the HHSC and create the RHC. All records related to the HHSC shall be preserved by Thurston County. Dissolving the HHSC does not change any prior commitments made by that Council. Any assets remaining with the HHSC are hereby transferred to the RHC.-

2. Purpose of the RHC.

- A. The primary purpose of the RHC is to leverage resources and partnerships through policies and projects that promote equitable access to safe and affordable housing. The RHC will consider issues specifically related to funding a regional response to homelessness and affordable housing and how to better coordinate existing funding programs, which may include, RCW 36.22.179 (ESSHB 2163) and RCW 36.22.178 (SHB 2060) funds, HOME Investment Partnership Program ("HOME"), Consolidated Homeless Grant ("CHG"), Housing and Essential Needs ("HEN"), RCW 82.14.540 (SHB 1406), Community Development Block Grant ("CDBG") and other related funding sources such as a regional home fund to help implement the five-year HCRP and increase affordable housing options.
- B. To achieve this purpose, the RHC may 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. Additionally, the RHC may provide a forum for consideration of policy options related to homelessness and to encourage development of regional approaches to planning for, responding to, and funding homeless services and facilities and expanding affordable housing options.

3. Term.

The term of this Agreement shall be effective upon the approval of the last Jurisdiction's governing body, and shall be effective for five years, unless amended pursuant to Section 12 of this Agreement. Prior to commencement, this Agreement shall be filed or posted in

accordance with RCW 39.34.040. This Agreement may be extended upon the mutual written approval of the Jurisdictions on an annual basis thereafter.

4. Governance.

- A. The RHC shall consist of one voting member and one alternate member from each of the Jurisdictions which comprise more than 5% of the county population.
- B. Individual jurisdictions which comprise less than 5% of the county population may participate on the RHC in a non-voting capacity.
- C. One voting member and one alternate member shall be selected by and from the group of Jurisdictions whose population is 5% or less of the county population.
- D. Each Jurisdiction shall send a decision-making member of its staff to support and participate on the RHC in a non-voting capacity.
- E. The chairs of the Technical and Communications Working Teams, as established in Section 9 of this Agreement and the program manager of the Lead Agency, as established in Section 8 of this Agreement, shall serve in an ex officio capacity and will also participate in the RHC in a non-voting capacity.
- F. The RHC may invite subject matter experts, such as representatives of the Housing Action Team ("HAT"), to provide input and information to inform the work of the RHC. The RHC recognizes the role of the Homeless Housing Hub ("HHH") as the local Continuum of Care.
- G. All meetings of the RHC shall be open and public as provided for in Title 42.30 RCW.
- H. A quorum, defined as a minimum of three (3) voting members, is required to hold a meeting.
- I. It is the intent of the RHC to operate based on consensus. If a consensus cannot be achieved, action by the RHC shall be by vote of those members present. A minimum of three (3) affirmative votes are required to approve an action. Absent voting members cannot delegate their voting authority, however, alternate members shall have full voting rights when the regular member is not present. Non-voting members, decision-making staff (as specified in Paragraph D of this Section), Working Team Chairs, and ex officio members shall not have a vote; however, they are encouraged to participate in committee discussions and deliberations.
- J. If necessary, actions taken by the RHC shall be taken for final consideration and approval to the respective legislative Councils and Commissions.
- K. Officers shall be elected annually by vote of the members. The RHC shall annually elect a chair and vice-chair. Either the chair or vice-chair shall be from the Lead Agency, as described in Section 8 of this Agreement. The duties of the chairs shall

be to preside over the RHC meetings and provide a direct link to the RHC with administrative staff of the Lead Agency. The vice chair will preside over the RHC meeting if the chair is not present and will support the chair in their duties.

- L. Membership of the RHC may only be increased or changed following an affirmative vote of the members of the RHC and by amending this Agreement as provided in Section 12 below.
- M. The RHC may adopt a set of bylaws setting forth the manner in which it will perform its functions.

5. Scope of Work.

A. The responsibilities of the RHC SHALL include, but are not limited to:

- a. Making recommendations to regional elected and appointed leaders on funding decisions related to implementing the five year HCRP and expanding shelter and affordable housing, including but not limited to ESSHB 2163 and SHB 2060 funds, HOME, CHG, HEN, SHB 1406, dollars and other funding sources as may be created or identified in the future.
- b. Recommending an annual RHC budget, which shall detail the authorized expenditures for the coming fiscal year, for approval by the governing body of each Jurisdiction. The fiscal year for the RHC shall be July 1 to June 30.
- c. Establishing an annual RHC work plan, specifying the activities planned for the coming fiscal year, to accompany the recommended annual budget.
- d. Submitting an annual report to the governing body of each Jurisdiction, apprising that Jurisdiction of the tasks undertaken and accomplishments of the RHC in the previous fiscal year.

B. The responsibilities of the RHC MAY include, but are not limited to:

- a. Monitoring the five-year HCRP and support actions necessary to implement the plan.
- b. Identifying and supporting projects, programs, and policies that increase shelter and affordable housing throughout the region.
- c. Identifying and supporting projects, programs, and policies that further the objectives of the HCRP and will reduce the number of unsheltered individuals living in the Jurisdictions.
- d. Identifying and supporting the construction and operation of supportive housing options and units in the Jurisdictions.
- e. Serving as a regional forum for development and implementation of policies, programs, and projects related to homelessness and affordable

housing.

- f. Developing communication protocols to assist local elected officials and the community in understanding the extent and nature of the homeless and housing crisis in the Jurisdictions.
- g. Considering changes to the organization structure necessary to create organizational capacity to effectively carry out these responsibilities over the long term. This may include a review of role and relationship between the RHC and the HHH, HAT, and other groups playing a role in the housing and homeless policy development and funding decisions.
- h. Taking other appropriate and necessary action to carry out the purposes of this Agreement, provided that any commitment of resources outside the scope of the annual budget or policies not within the annual work plan shall be subject to the ultimate approval of the governing bodies.

6. Funding.

- A. Members agree to pool funding including, but not limited to, ESHB 2163, SHB 2060, HOME, CHG, SHB 1406, Human Services Fund (HSF), and other related funding sources as may be identified or created in the future to the extent allowed by federal and state law.
- B. The Jurisdictions comprising 5% or more of the County population shall allocate a minimum annual amount equal to not less than one half of one percent of the last full year of general sales and use taxes pursuant to RCW 82.14.030(1) as of the time the jurisdiction is adopting its budget to HSF for projects, programs, and activities providing direct support to our Jurisdictions' most vulnerable residents. For example, the 2020 funding contribution for a jurisdiction adopting its budget in the fall of 2019 would be based upon the 2018 full year of collections. In addition, any jurisdiction may choose to contribute additional funding subject to the approval of its Council and the requirements of the applicable fund source. The funds will be incorporated as part of the RHC's purview. Funds remaining at the end of the calendar year shall be available for expenditure in the following year. The Lead Agency shall earmark such funds for future expenditures, and, if necessary, budget the same in the adoptive budget for the ensuing year.
 - a. The Lead Agency will utilize 10% of the annual required funding contribution by the participating Jurisdictions, pursuant to Section 6.B, above, for administrative costs, such as contract and fiscal management.
 - b. Jurisdictions that individually comprise less than 5% of the county population shall be exempt from the HSF allocation.
- C. All funds contributed by members of the RHC and any other funds devoted to the purposes set forth in this Agreement, shall be deposited in the treasury of the Lead Agency, as described in Section 8, for the period in which the funds are to be

expended.

- D. The SHB 2060 surcharge funds will be used as the twenty-five percent (25%) match requirement for HOME entitlement funds.
- E. Unspent funds may be carried over and used in subsequent years to the extent allowed by federal and state law for projects, programs, and activities consistent with this Agreement.
- F. The RHC will make funding recommendations and will serve in an advisory capacity to the BoCC, which have final approval of awards and distribution of grant funding. The BoCC shall give substantial weight and consideration to the recommendations of the RHC, including the SHB 1406 funds. With respect to the HSF the BoCC will authorize funding for these grants, but will not ~~deviate from the funding recommendations provided by the RHC.~~ change the award selection.
- G. In the event the BoCC deviates from the funding recommendations provided by the RHC, the BoCC will provide revised recommendations to the RHC for consideration. After the RHC reviews the BoCC revised recommendations, the RHC will submit a final recommendation to the BoCC. The BoCC will assess the ~~final~~ recommendations by the RHC and make a final decision.-
- H. Jurisdictional allocations of the CDBG fund shall take into consideration the goals, objectives, programs, and projects developed and approved by the RHC.
- I. The Jurisdictions agree to pool SHB 1406 tax revenue received after January 1, 2021, under the following conditions and processes:
 - a. The RHC will determine ~~inge~~ whether to bond SHB 1406 tax revenue.-
 - b. The RHC will implement a process to identify and select projects and actions using SHB 1406 tax revenue. The RHC will prepare, and update, as needed, both Year One annual funding plans and Year Two and Three funding plans for using SHB 1406 tax revenue.
 - c. Year One annual funding plans will identify specific projects or actions for using SHB 1406 tax revenue.
 - d. Year Two and Three funding plans will outline the RHC's general funding priorities for using SHB 1406 tax revenue during that period.
 - e. The Jurisdictions will submit SHB 1406 tax revenue on a quarterly basis to the RHC Lead Agency, which will serve as the contracting agency for pooled SHB 1406 tax revenue.
 - f. The RHC Lead Agency will abide by SHB 1406 requirements regarding an administrative fee for managing SHB 1406 tax revenue. As of January 2021, the SHB 1406 legislation does not provide for administrative costs.

g. The RHC Lead Agency will coordinate with the Jurisdictions in preparing the required local and state reporting materials.

h. The Jurisdictions may not utilize its own SHB 1406 tax revenue prior to adding the funds to the pooled account.

—If more than one year of SHB 1406 tax revenue is collected without a project or action being identified, the Jurisdictions may request to have a portion of their contribution returned for use by the Jurisdiction. The RHC must vote to approve returning funds to a Jurisdiction.

a.i.

7. Contribution.

- A. Each Jurisdiction that is a member under Section 4.A of this Agreement, shall strive to make an in-kind contribution of up to 0.25 FTE staff to support the work of the RHC. Staff support may include, but is not limited to, participation on Working Teams as defined under Section 9 of this Agreement, tasks identified in the annual work plan required under Section 5.A.c, or tasks to support the operation of the RHC. As needed, Jurisdictions shall discuss dedicating additional staff resources beyond a 0.25 FTE to achieve the annual work plan or to implement special projects.—
- B. Costs associated with the operations of the RHC in excess of the revenues available from program funded administrative allocations shall be distributed among the Jurisdictions on a pro rata basis using the most recent population figures provided by the State of Washington.;
- C. These operational costs may include but are not limited to staff, office space, furnishing, equipment and supplies, and administrative overhead necessary for the Lead Agency to support the RHC. Where administrative dollars are provided for in the funding source, these funds shall be used to offset operational costs of the RHC to the extent allowed by the funding source. These administrative costs shall be allocated to the Fiscal Agent of the RHC, as described in Section 8 of this Agreement.

8. Lead Agency.

Thurston County will act as the Fiscal Agent and Lead Agency on behalf of the Jurisdictions in administering all contracts and processing all invoices and receipts. Thurston County shall name a program manager who shall be responsible for the operations of the RHC. The task of the program manager will include, but are not limited to: meeting coordination and agenda preparation in consultation with the chair and vice-chair, preparation of meeting minutes, support to develop and implement the annual work plan, and coordination of the annual request for proposal and award process. The Lead Agency will submit invoices to each Jurisdiction for their share of the costs as identified in Section 6.B.a. The Jurisdiction will remit payment to the Lead Agency no later than 30 days from the date of the invoice.—

The Lead Agency and Fiscal Agent roles shall be revisited every 5 years throughout the

duration of this Agreement.

9. Working Teams.

The RHC may use the following staff Working Teams to inform and support the RHC:

- Technical Working Team to provide objective technical feedback regarding project and policy proposals.
- Communications Working Team to develop clear and coordinated communications around project and policy proposals and funding recommendations.

Each voting member Jurisdiction that is a member under Section 4.A of this Agreement will assign at least one staff member to participate on each Working Team. The RHC may create additional Working Teams or dissolve Working Teams in accordance with Section 4.I of this Agreement.

10. Relationship of the Jurisdictions.

This Agreement is for the benefit of the Jurisdictions. No separate legal entity is created by this Agreement. No administrator or joint board is created by this Agreement, although a Fiscal Agent and Lead Agency are established by Section 8 herein. No personal or real property is to be jointly acquired or held. Each Jurisdiction is responsible for directing the work of its staff. RHC members may not direct or supervise the work of staff from another Jurisdiction. An RHC chair or vice-chair may coordinate and work with staff from another Jurisdiction to fulfill the responsibilities of the RHC.

11. Indemnification and Hold Harmless.

- A. To the extent permitted by law, each Jurisdiction agrees to indemnify, defend, and hold harmless the other Jurisdiction, their officers, officials, employees, agents, and volunteers from and against any and all claims, demands, damages, losses, actions, liabilities, expenses, and judgments of any nature whatsoever, including without limitation, court and appeal costs and attorneys' fees, to or by any and all persons or entities, including without limitation, their respective agents, licensees, or representatives, caused by or arising out of any negligent act, errors, or omissions, of that Jurisdiction, its employees, agents, or volunteers or arising out of, in connection with, or incident to that Jurisdiction's performance or failure to perform any aspect of this Agreement.
- B. The Jurisdictions waive their immunity under the Washington State Industrial Insurance Act, Title 51 RCW, to the extent required by this indemnification and hold harmless provision. Provided, however, the foregoing waiver shall not in any way preclude a Jurisdiction from raising such immunity as a defense against any claim brought against a Jurisdiction by any of the Jurisdiction's respective employees. This waiver has been mutually negotiated by the Jurisdictions.
- C. The provisions of this section shall survive the completion or expiration of this Agreement or termination whether termination is by all Jurisdictions, or by one or

more Jurisdictions.

- D. The Jurisdictions agree to support each other in pursuing these purposes and responsibilities and operate in good faith and partnership in carrying them out. Risk and accountability shall be shared to the extent possible by the Jurisdictions.

12. Amendments.

This Agreement may be amended as needed by mutual written agreement of all Jurisdictions as executed by each Jurisdiction's authorized governing authority as provided in Chapter 39.34 RCW.

13. Termination.

This Agreement may be terminated as to any single Jurisdiction when the terminating Jurisdiction provides written notice to all other Jurisdictions, as set out in Section 14, at least 60 days prior to its intended withdrawal from this Agreement. The withdrawing Jurisdiction agrees to be responsible for its share of any costs incurred or encumbered pursuant to this Agreement through the remainder of the year of such withdrawal.

14. Jurisdiction Representative.

The following are designated as representatives of the respective Jurisdictions. Notice provided for in this Agreement shall be sent to the designated representatives by certified mail to the addresses set forth below. Notice will be deemed received three business days following posting by the U.S. Postmaster.

City of Lacey, c/o City Manager, 420 College Street SE, Lacey, WA 98503

City of Olympia, c/o City Manager, P.O. Box 1967, Olympia, WA 98507

City of Tumwater, c/o City Administrator, 555 Israel Road SW, Tumwater, WA 98501

City of Yelm, c/o Mayor, 106 Second St. SE Yelm, WA 98597

Thurston County, c/o County Manager, 2000 Lakeridge Drive SW, Olympia, WA 98502

15. Governing Law and Venue.

This Agreement has been and shall be construed as having been made and delivered within the State of Washington, and it is agreed by each Jurisdiction hereto that this Agreement shall be governed by the laws of the State of Washington both as to its interpretation and performance. Any action of lawsuit in equity, or judicial proceeding arising out of this Agreement shall be instituted and maintained only in a court of competent jurisdiction in Thurston County, Washington.

16. Severability.

If a court of competent jurisdiction holds any part, term, or provision of this Agreement to be

illegal, or invalid in whole or in part, the validity of the remaining provisions shall not be affected, and the Jurisdictions' rights and obligations shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid. If any provision of this Agreement is in direct conflict with any statutory provision of the state of Washington, that provision which may conflict shall be deemed inoperative and null and void insofar as it may conflict and shall be deemed modified to conform to such statutory provision.

17. Entire Agreement.

The Jurisdictions agree that this Agreement, is the complete expression of its terms and conditions. Any oral or written representations or understandings not incorporated in this Agreement are specifically excluded.

18. Non-Waiver of Rights.

The Jurisdictions agree that the forgiveness of the nonperformance of any provision of this Agreement does not constitute a waiver of the provisions of this Agreement.

19. Equal Opportunity to Draft.

The Jurisdictions have participated and had an equal opportunity to participate in the drafting of this Agreement. No ambiguity shall be construed against any Jurisdiction upon a claim that that Jurisdiction drafted the ambiguous language.

IN WITNESS WHEREOF, the Parties hereto have caused this Interlocal Agreement to be executed by the dates and signature herein under affixed. The persons signing this Interlocal Agreement on behalf of the Parties represent that each has authority to execute this Interlocal Agreement on behalf of the Party entering into this Interlocal Agreement.

Thurston County

City of Lacey

John Hutchings, Chair of the Board of County
Commissioners

Scott Spence, City Manager

Date

Date

Approved as to form:
JON TUNHEIM
PROSECUTING ATTORNEY

Approved as to form:

By: _____
Deputy Prosecuting Attorney

By: _____
City Attorney

City of Olympia

City of Tumwater

Steven J. Burney, City Manager

Pete Kmet, Mayor

Date

Date

Approved as to form:

Approved as to form:

By: _____
City Attorney

By: _____
City Attorney

City of Yelm

JW Foster, Mayor

Date

Approved as to form:

By: _____
City Attorney

Regional Housing Council
2021 Proposed Funding Priorities and Scoring Criteria

1. Human Services Fund RFP
 - a. Funding Priorities
2. Affordable Housing and Homeless Services RFP
 - a. Funding Priorities – Homeless Services
 - b. Set-Asides – Homeless Services
 - c. 2163 Funding Amount – Homeless Services
 - d. Funding Priorities – Capital Projects
3. Affordable Housing Capital Pipeline RFI
 - a. Funding Priorities
4. Scoring Criteria and Review Teams

HUMAN SERVICES FUND (HSF)

Jurisdiction	2020	2021
Thurston	\$86,053	\$95,540
Lacey	\$63,197	\$66,375
Olympia	\$95,930	\$104,737
Tumwater	\$32,300	\$36,260
Subtotal HSF	\$277,481	\$302,912
Less 10% for County Admin	<\$27,748>	<\$30,291>
Total Available from HSF to Award	\$249,733	\$272,621

PROPOSED FUNDING PRIORITY

Programs that meet the basic needs of at-risk populations. For the RHC, basic human needs include:

1. **Food and meals.** A range of efforts to assist vulnerable populations access food and nutrition. For example, this may include both prepared meals, food distribution, and gardens.
2. **Child care.** Short-term child care to allow a parent to attend appointments, job interviews, or other needed services, for example.
3. **Personal hygiene.** Personal hygiene products provided to vulnerable or homeless populations. For example, this may include items such as shampoo, toothpaste, soap, toilet paper, deodorant, feminine hygiene products, diapers, infant supplies, household cleaning supplies, and more.
4. **Emergency needs.** Generally, includes financial support for one-time emergencies that are not covered under another eligible category. For example, these may include items such as car repair assistance, clothing, cold weather survival gear, school supplies, items needed for employment, gas cards, and more.

AFFORDABLE HOUSING AND HOMELESS SERVICES

Revenue Source	Purpose/Use of Funds	2021 Revenue Estimate	2021 RFP – Amount Available	Notes
Homeless Services Funding				
CHG	State – Homeless services	\$800,000	\$800,000	Estimate based on 2020 award
HEN	State – Housing and Essential Needs	\$1,700,000	\$1,700,000	Estimate based on 2020 award
2163	Local – Homeless services	\$3,000,000	\$3.0-3.7 million	See options below
Total		\$5,500,000	\$6.2-6.4 million	Estimated

THURSTON COUNTY HOMELESS HOUSING AND SERVICES PRIORITY

The Regional Housing Council (RHC) selected the following priority for homeless housing and services programs funded with 2163 and/or CHG funds for the 2021 funding round. Priorities for capital projects, funded by HOME and/or 2060 are identified by placement in the Capital Pipeline.

Uncommitted Funding Priorities

Homeless housing and services projects that have the following characteristics will be scored as having greater “importance to the community” and therefore have a higher probability of receiving an award. A project that meets a priority is NOT guaranteed funding. Conversely, a project that does not meet a priority, is not prohibited from receiving funding, if it is an eligible project under a funding source.

- Projects that are of highest importance to the community are those that pro-actively and directly work to reduce the number of persons experiencing homelessness and that work to reduce/eliminate racial disparities within the Homeless Crisis Response System in Thurston County, as identified in the 5-Year Homeless Crisis Response Plan. Projects that maintain or expand capacity in the following project categories will be prioritized for funding (all categories are of equal priority), while seeking to maintain a proportional balance of funding between populations (single adults, youth, families, seniors and veterans):
 - = Emergency Shelter
 - = Operations for Permanent Supportive Housing
 - = Outreach
 - = Rapid Rehousing

Committed Funding Priorities

The RHC has set-aside a portion of available 2163 funds to support specific types of projects that are either required by the Consolidated Homeless Grant program as part of an effective homeless crisis response system or reflect prioritized types of projects. Thurston County is accepting applications for use of funds that address the following categories of activities.

Coordinated Entry

Thurston County will make funding available to implement a coordinated entry (CE) program that complies with HUD and the Washington Department of Commerce Coordinated Entry Policy and Procedure guidelines. The county intends to contract with one lead agency who will be responsible to the county for the implementation and day to day operations of CE, fiscal responsibility for all subcontractors, and all reporting requirements for the program. The lead agency may, but is not required to, have additional subcontractors support the implementation of CE. Applicants should include in its proposed budget an allocation for diversion activities that are available to any qualified agency that diverts households from the homeless system.

Housing Basic Needs

Thurston County intends to award funds for programs that assist persons below 50% Area Median Income (AMI) to maintain their current housing situation to prevent a loss of housing or to obtain a permanent housing solution. For the RHC, housing basic needs include:

1. **Rent assistance.** Generally, a one-time payment to cover a shortfall in rent to prevent eviction.
2. **Utility assistance.** Generally, a one-time payment of utility bills or fees to maintain or reinstate utilities that are necessary for health and safety, such as gas, electric or water.
3. **Emergency Home Repair.** Urgent home repairs necessary for health and safety, and continued occupancy of housing.
4. **Fees and Deposits to Secure Housing.** Security deposit support, credit and application fees and other upfront costs to defer the cost of obtaining rental housing.

Cold Weather Shelter

Thurston County intends to award funds for programs that provide overnight emergency shelter beds during the cold weather season of November 1, 2021 through April 31, 2022. It is expected that separate contracts will be awarded for cold weather shelters serving single adults, youth (ages 18-24 years of age), and families.

Hazardous Weather Shelter

Thurston County intends to award funds for programs that provide services during hazardous or dangerous weather events as defined in the Thurston County Hazardous Weather Plan. Contracts will be for 12 months, as hazardous or dangerous weather may occur outside of the cold weather season. Services may include providing shelter-in-place survival supplies to

unsheltered persons during hazardous or dangerous weather events, or it may include providing staff and operations support to expand shelter capacity during a County-declared event.

By and For Organizations

The Washington State Department of Commerce has issued new draft guidelines for the Consolidated Homeless Grant program. Thurston County, as a condition of its CHG contract with the State, complies with these guidelines. The draft guidelines require that Thurston County contract at least 5% of its annual (local and state awarded) total document recording fee funds to “By and For” service providers for outreach to their communities about how to access the homeless crisis response system. Thurston County intends to make a good faith effort to comply with the draft guideline and award 5% of its expected CHG grant and 2163 document recording fee funds to By and For Organizations for outreach activities. As the CHG guidelines are finalized, Thurston County may make adjustments to its plans to allow for compliance with final Commerce CHG guidelines.

By and For Organizations are operated by and for the community they serve. Their primary mission and history is serving a specific community and they are culturally based, directed, and substantially controlled by individuals from the population they serve. At the core of their programs, the organizations embody the community’s central cultural values. These communities may include ethnic and racial minorities; immigrants and refugees; individuals who identify as LGBTQ+, individuals with disabilities or who are deaf; and Native Americans.

Areas of Emphasis

The application scoring criteria for both uncommitted and committed funding priorities reflect areas of emphasis for Thurston County. Application scores may be increased by projects that have the following characteristics and therefore have a higher probability of receiving an award. A project that scores high in one or more areas of emphasis is NOT guaranteed funding.

- Projects that have been operational for more than 12 months and that maintain or expand an existing service in Thurston County for persons experiencing homelessness or those at risk of homelessness.
- Projects that employ a low barrier/housing first approach.
- Projects that have a record of strong programmatic and financial performance.

Proposed 2163 Set Asides for 2021

	2020	2021 - Proposed	Length of Award	Notes
Coordinated Entry	\$250,000	\$250,000	2 years	Includes \$25,000 for funding for diversion
Housing Basic Needs	\$160,000	\$200,000+	2 years	
Cold and Hazardous Weather	\$250,000	\$250,000	1 year	
By and For Organization		\$190,000	2 years	Estimated. New requirement from Dept of Commerce
Point in Time Count	\$25,000	\$25,000	1 year	Not included in RFP
Emergency Funds	\$125,000	\$200,000	1 year	Not included in RFP
Homeless Coordinator	\$115,000	\$115,000	1 year	Not included in RFP
Racial Equity Technical Assistance		\$150,000	1 year	Not included in RFP
Totals	\$925,000	\$1.38 million		

Proposed Options for 2163 Funding Levels

Issue: 2163 Revenue collections for Program Year 2019 and 2020 have far surpassed initial projections. Based on current collections projected through August 2021, we expect to have a fund balance to allocate of approximately \$1.5 million.

Question: How should the RHC allocate this available funding?

Option 1: Award all funds through RFP process. Additional funds are spread across the next two years.

2021-2022: RFP (and set-asides) \$3.7 million

2022-2023: \$3.7 million for year 2 of contracts and set asides

Option 2: Set aside a portion of funds for an RHC-identified project. The exact amount to RFP can be adjusted based on amount needed for RHC project.

2021-2022: RFP (and set-asides) \$3.0 million

2022-2023: \$3.0 million for year 2 of contracts and set asides

2021: RHC identified project: \$1.5 million. Depending on the project, issue a separate RFP to solicit proposals to implement the identified project.

Affordable Housing Capital

Revenue Source	Purpose/Use of Funds	2021 Revenue Estimate	2021 RFP – Amount Available	Notes
Affordable Housing Capital Funding				
HOME	Federal – affordable housing (pipeline)	\$700,000	\$700,000	To be used for Pipeline projects (Estimate based on 2020 award)
2060	Local – affordable housing (pipeline)	\$500,000	\$700,000	\$500,000 projected + \$200,000 fund balance (preliminary)
Total			\$1,400,000	Estimated

CAPITAL PROJECTS – 2021

Thurston County intends to make funding awards for the funding year 2021 based on recommendations from the Thurston Thrives Affordable Housing Team in response to a Request for Information (RFI), published in November 2018. This collaborative, community-based process identifies two projects per year for placement on an Affordable Housing Capital “Pipeline”. Through an annual RFI process, projects are identified and placed into the Pipeline to be awarded priority funding in 3 years. This allows selected projects to leverage additional funding during the pre-construction phase of development. During the funding year for which a project has been selected, the project organization is required to respond to a Request for Proposals to submit a complete application to the County for final review and approval. Thurston County reserves the right to withdraw an organization’s placement on the pipeline at any time if insufficient progress was made during the pre-development phase, if an application does not meet Thurston County priorities or if the project is unable to comply with federal and state requirements and timelines. All funding awards are dependent on the availability of federal and state capital funding received by Thurston County. Projects placed into the pipeline in 2018 and designated for 2021 funding are required to submit an application during this funding award cycle for final review and consideration.

Thurston County has been informed that one of the selected Pipeline projects for 2021 will not move forward this year, creating an opportunity for an eligible affordable housing project to be placed into the pipeline for 2021 funding through this RFP process. If sufficient funding is available and high-quality proposals are received, a third project may be awarded. The priorities for capital projects are:

- Direct available affordable housing funds to capital projects for new unit creation and preservation of units including PSH, PH, multi-family rental and home ownership for literally homeless individuals and families.
- Projects that target households with income at or below 60% of area median income.
- Support capital funding for affordable housing projects that promote growth of personal and family wealth – such as home ownership programs

- Ensure priority capital and affordable housing projects are proportionally dispersed with a racially equitable lens/process across all sub-populations (Seniors, Youth and Young Adults, Families, Single Adults, Veterans)

The funding availability for these designated capital projects does NOT include funds set-aside for Community Housing Development Organizations (CHDO), as defined by the HOME Investment Partnership Program. CHDO-eligible applicants may apply for CHDO-set-aside funds authorized under this RFP.

REQUEST FOR INFORMATION PRIORITIES

For projects to be placed on the Capital Pipeline for funding in 2024.

Priorities

Projects that have the following characteristics will be scored higher under the category of “Priority Need for Type of Housing/Population Served” and therefore have a higher probability of receiving placement on the Pipeline. A project that meets a priority is NOT guaranteed placement. Conversely, a project that does not meet a priority, may be selected for placement, although it is unlikely. Highest priorities are all of equal importance.

Highest Priorities

- Projects that serve the sub-populations of seniors, youth and young adults, families, single adults or veterans with annual incomes of 60% or less of Area Median Income;
- Projects that create new or preserve existing permanent supporting housing, permanent housing, multi-family rental or home ownership units for literally homeless individuals and families;
- Within Fair Housing regulations, projects that promote Housing First principles and practices;
- Within Fair Housing regulations, projects that promote and incorporate racial equity principles and practices;
- Projects that promote growth of personal and family wealth, such as home ownership programs;

Other Priorities

- Projects which illustrate a need to leverage local funds to attract other federal, state, private or foundation funds.

Thurston County's 2021 Regional Housing Council (RHC) Consolidated RFP Draft Scoring Criteria

Criteria #		HSF	Housing/ Homeless Services	Capital
	Section 1: Review Team Criteria. Review team members will score applications based on the following criteria. Applicant score is based on the average reviewer score.			
1	Importance to the Community. Direct impact on addressing RFP priorities. For HSF, this is basic needs priorities. For Housing/ Homeless Services, this is connection to the RFP priority.	25	25	25
2	Project Design. Clearly defined scope, goals and outcomes/performance measures	15	15	15
3	Cost Effectiveness. The total project cost is appropriate for the expected impact.	15	15	15
4	Partnerships and Collaborations. Project formally collaborates with partner organizations to maximize impacts.	10	10	10
5	Supports Vulnerable and Historically Disadvantaged Populations. Project is accessible to persons with disabilities. Agency is actively engaging in processes aimed to reduce racial disparity in services, and staff. Agencies are providing training to ensure culturally competent services are provided to vulnerable and historically disadvantaged populations.	20	20	20
6	Financial Capacity. Organization has the financial capacity and systems in place to successfully manage the grant.	5	5	5
7	Responsive Application. All relevant questions answered and information is relevant and responsive to the question asked.	5	5	5
8	Staff Capacity. Evidence of qualified staff and capacity to manage project			10
9	Timeliness. Ready to begin project on time and reasonable expectation to complete project on time.			10
	Section 2. Administrative Score. The following criteria are impartial/objective criteria, scored by Thurston County staff. These scores are added to the average reviewer score.			
10	Project Is Low-Barrier/Housing First. <ul style="list-style-type: none"> Not low barrier/housing first – 0 points Low barrier/housing first or NA – 5 points 		5	
11	Existing Service. <ul style="list-style-type: none"> Program operational on or before February 28, 2020 – 5 points Program started operations on or after March 1, 2020 – 0 points 		5	
12	Past Compliance. <ul style="list-style-type: none"> No audit or program monitoring finding (no program monitoring conducted - ok) – 5 points Audit finding, no audit conducted or program monitoring finding – 0 points 		5	5
	Total Maximum Score (Total of average reviewer score plus administrative score)	95	110	120

2021 RFI Scoring Criteria

Thurston County staff will review applications to ensure minimum eligibility requirements are met. This will include a threshold review to ensure applications specify and include the minimum criteria listed under Agency Eligibility for Funding Schedule Consideration. The Thurston Thrives Housing Action Team's Affordable Housing Team (AHT) will review applications and make recommendations to Thurston County's independent review committee who will review and rate applications and provide recommendations to the Regional Housing Council (RHC) Steering Committee. The RHC will make a final determination of projects placed on the funding schedule.

The Regional Housing Council has identified racial equity and the need to address racial disparities in housing as a top priority. The Regional Housing Council is carefully contemplating how best to incorporate this priority into its work without causing undue and unintended harm. For this reason, the scoring criteria does not reflect this as a separate priority, but it may be considered while evaluating a project under the importance to community criterion.

Scoring Criteria – Pipeline RFI Responses	Maximum Points
Meets Priority Need for Type of Housing/Population Served. Clearly defined project that will meet stated priority need identified in the RFI for type of housing developed.	30
Number of Units Created or Preserved. Based on total number of actual units to be developed by the project. All units with 1 bedroom will be scored with 1 point. All 2+ bedroom units will be scored at 1.25 points. The total unit score will be the sum of the points associated with 1 bedroom units and those associated with 2+ bedroom units rounded to the nearest whole number and then scored according to the below point distribution. For example, a 10 unit project offering 3 one-bedroom units, 4 two-bedroom units and 3 three-bedroom units would receive a score of 8 points ((3*1= 3 points for 1 bedroom units) + (7*1.25=8.75 points for 2+ bedroom units)= 11.75 units) 12 units would be scored 8 points. 1 unit – 1 point 2 units – 2 points 3 units- 3 points 4 units – 4 points 5-8 units – 6 points 9-14 units – 8 points 15-20 units – 10 points 21-25 units – 12 points 26-35 units – 14 points Over 35 units – 15 points	15

<p>Amount of Leverage. Awarded funds represent X percentage of total project costs. ($\\$400,000^{\wedge} / \text{total project cost} * 100 = \text{Percentage}$)</p> <p>1-10% - 15 points 10.1% - 20% - 12 points 20.1% - 30% - 10 points 30.1% - 40% - 8 points 40.1% - 50% - 6 points 50.1% - 75% - 3 points 75.1 – 99.9% - 1 point 100% - 0 points</p> <p>[^]\$400,000 will be used as a default to represent the estimate of the funding award</p>	15
<p>Strength of Development Team. Demonstrated experience in developing and operating affordable housing.</p>	15
<p>Project Feasibility –</p> <ul style="list-style-type: none"> - Reasonableness of financing timeline and expectation to secure full financing by September 2024 (0-5 points) - Reasonableness of development timeline and ability to comply with HOME expenditure deadline – (0-5 points) <ul style="list-style-type: none"> • Expectation to start construction within 12 months of award (by September 2025) • Expectation to complete project within 18 months of award (by March 2027) • Expectation to fully lease up rental units within 6 months of construction completion and sell homeownership units within 9 months of completion. - Reasonableness of identifying/securing land or property-(0-5 points) 	15
<p>Responsiveness of Information: All relevant questions answered and information is complete and responsive to the questions asked and provide a reasonable level of detail.</p>	10
Total Score	100

APPLICATION REVIEW TEAMS

Human Services Fund and Housing Basic Needs	Homeless Services	Capital (RFP and RFI)
Joan Cathey- Tumwater Carolyn Cox- Lacey JW Foster- Yelm Dani Madrone- Olympia Carolina Mejia- Thurston County	Jessica Brandt – Lacey Carrie Hennen – Thurston Keylee Marineau- Thurston Brad Medrud – Tumwater Cary Retlin – Olympia Teal Russell or Olivia Salazar de Breaux-Olympia Michael Ambrogi or Katrina VanEvery - TRPC	Jessica Brandt – Lacey Keylee Marineau- Thurston Brad Medrud – Tumwater Cary Retlin - Olympia Jacinda Steltjes – Thurston Teal Russell or Olivia Salazar de Breaux-Olympia Michael Ambrogi or Katrina VanEvery - TRPC

Thurston County Housing Pipeline Overview

Project Name	Agency	Pipeline Year	City	Type of Project	Total Units	# Units for Target Population	Cost per Unit	Total Budget	Target Population	Funding Use	ProForma
COMPLETE											
Golf Club	TCHA	2017	Lacey	Multi-family	6	4	\$195,000	\$1,500,000	WFH	Construction	Y
FFC Homes XI	FFC	2017	Oly/Lacey	Single Family Rental/PSH	3	3	\$150,000	\$450,000	Mentally Disabled	Acquisition	Y
Safe Healthy Affordable	Homes First	2018	County Wide	SRO/Oxford/Multi and Single Rental PSH	10	10	varies	varies	Low and Moderate income Individuals and families	Acquisition/ Rehab	Y
Deyoe Vista V	SPS Habitat	2018	Lacey	Single Family Own	8	8	\$142,500	\$1,140,000	Disabled, Mentally III, WFH Families and Singles, Disabled Vets	Construction	N/A
IN PROGRESS											
Martin Way	LIHI	2019	Olympia	Multi family	60	60	\$275,658	\$16,539,500	Homeless Families with Children, Homeless Adults, Homeless Vets, Disabled, WFH Families and Singles	Predevelopment/ Acquisition/ Rehab	Y
Pear Blossom 2	FSC	2019	Olympia	Multi Family	44	44	\$177,591	\$10,655,479	Homeless Families with Children PSH	Construction	N
SPS Deyoe Vista Phase VI	SPS Habitat	2020	Lacey	Single Family Own	8	8	\$189,500	\$1,516,000	Disabled, Mentally III, WFH Families and Singles, Disabled Vets	Construction	N/A
Fleetwood Apartments	LIHI	2020	Olympia	Multi family	43	43	\$34,247	\$1,472,645	Singles, including seniors	Rehab	Y
UPCOMING YEARS											
FFC Homes XII	FFC	2021	Oly/Lacey	Single Family Rental/PSH	3	3	\$156,000	\$468,000	Mentally Disabled	Acquisition	Y
La Mancha	Panza	2021	County	SRO/PSH	30	30	\$116,667	\$3,500,000	Homeless Adults	Predevelopment/ Construction	N
Olympia Crest Phase III	HATC	2022	Olympia	Multi Family	24	15	\$264,325	\$6,343,820	Low income households	Construction	
Martin Way Phase II	LIHI	2022	Olympia	Multi Family	60	60	\$2,333,333	\$14,000,000	Homeless individuals, Low income households	Construction	N
Sequoia Landing	HATC	2023	Tumwater	Multi family	8	8	\$247,070	\$1,976,563	WFH	Construction	Y
Yelm Longmire	SPS Habitat	2023	Yelm	Single Family Home Ownership	8	8	\$201,184	\$1,609,472	WFH Families and Singles, Disabled Vets	Construction	N