

REGIONAL HOUSING COUNCIL

Wednesday, March 27, 2024, Meeting Minutes

ATTENDEES:

Lacey: Carolyn Cox, Jennifer Adams, Nick Dunning, and Ryan Andrews

Tumwater: Michael Althausen, Joan Cathey, Brad Medrud, and Erika Smith-Erickson

Olympia: Dani Madrone, Darian Lightfoot, Rich Hoey, Robert Vanderpool, and Jacinda Steltjes

Thurston County: Emily Clouse, Carolina Mejia, Tom Webster, Keylee Marineau, Talauna Reed, and Alex Persse

Homeless Services Advisory Board: Tammie Smith and KavVin Hill

Meeting began at 4:00 p.m.

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

Agenda Item 2: Minutes from February 28 meeting, motion and second, approved.

Agenda Item 3: Public Comment – No Comment

Agenda Item 4: Chair/Vice Chair Election

Carolyn nominated Michael Althausen for Chair of the Regional Housing Council (RHC). Michael accepted the nomination, Dani seconded the nomination, unanimously approved. Dani nominated Emily Clouse for Vice Chair of the RHC. Emily accepted the nomination, Carolyn seconded, unanimously approved.

Agenda Item 5: LOTT Pilot Program – ERU Allocation

Jacinda provided an update on the Lacey, Olympia, Tumwater, and Thurston County (LOTT) Pilot Program and Equivalent Residential Unit (ERU) allocation. In 2023, LOTT created the Affordable Housing Support Pilot Program. The program provides a 50% rebate of the LOTT Capacity Development Charge (CDC) to encourage development of affordable housing within LOTT's service area. CDCs are calculated based on a project's ERU count. Program funding allows the 50% rebate of CDCs for up to 300 ERUs over the 2023-2024 biennium. Each of the partner cities, Lacey, Olympia, and Tumwater, have access to 75 ERUs for projects occurring within their boundaries in addition to a regional pool of 75 ERUs.

Staff recommends that the RHC support the use of the 75 shared pool ERUs for Southport Financial's Lansdale Pointe Project. The Lansdale Pointe Project is located in Olympia and will add 162 family sized units, or 114 ERUs, for households with incomes not exceeding 60% AMI. In 2023, Southport Financial was awarded funding through the RHC through their Lansdale Point Project and now has applied for the LOTT Pilot Program. The City of Olympia will provide 25 ERUs for the project and the City of Lacey has agreed to provide 14 ERUs. The 75 ERUs representing the shared pool will bring the project to the 114 ERUs needed and will allow the project to receive the 50% rebate on CDCs.

Dani motioned to support the use of shared pool ERUs available through the LOTT Affordable Housing Support Pilot Program for the Lansdale Point Project, Emily seconded, unanimously approved.

Agenda Item 6: Built for Zero presentation

KayVin Hill, Built for Zero Coordinator and Vice Chair for the Homeless Services Advisory Board (HSAB), presented on the Built for Zero initiative. Built for Zero (BFZ) was established in 2021 with an aim to reach functional zero for chronic and Veteran populations within Thurston County. Functional zero means that for every person who becomes unhoused, there is a person being housed, and that homelessness is rare, brief, and non-reoccurring for individuals. The establishment of BFZ was in response to the 2018 declaration that homelessness is a public health crisis in Thurston County. BFZ is a community-based movement sponsored by Community Solutions, through a multi-layered data centered approach, including members at all levels of our Homeless Crisis Response System (HCRS), including individuals with lived experience. Within the HCRS, BFZ works to assess the gaps in services and remove barriers to navigating homelessness.

KayVin described the process Thurston County has gone through to create a quality By Names List that is an accurate reflection of individuals accessing the HCRS. Creating a quality By Names List is a critical goal post in the BFZ model.

The BFZ initiative is partnered with the Anchor Community Initiative (ACI) which focuses on the homeless youth population. The BFZ initiative and ACI have been working towards a common goal of achieving a high scorecard. A scorecard is a list of questions that both initiatives have created that help assess the health of the HCRS. It is a tool that is used to assess community participation, policy/procedures, and data infrastructure. The scorecard aids BFZ in reaching their goal of functional zero and supports ACI in building a foundation to end youth homelessness.

KayVin provided an overview of the goals of BFZ, shared their milestones and achievements, explained how they mark success, and highlighted the Plan Do Study Cycles for achieving their goals. The aim for BFZ is to achieve functional zero by December 2025. The goals are to achieve a quality By Name List for chronic homeless individuals by January 2024, increase chronic outflow to Permanent Supportive Housing (PSH) by 50% and decrease inflow of newly chronic homeless individuals by 10 % by 2025, and to increase housing and shelter capacity by 10% per year. To conclude their presentation, KayVin stated that the work that the community has done over the last six years to improve our HCRS is immense, and we all deserve to be celebrated for it. They invite members at all levels of HCRS to celebrate the completion of the BFZ and ACI scorecards and help us set goals for how we move forward.

Agenda Item 7: MHC Workgroup update

Tom gave an update on the Manufactured Home Communities (MHC) Workgroup. Based on conversations within the RHC last fall, there has been an increased interest in what is happening within the MHC in Thurston County. The RHC Technical Team (Tech Team) was charged with the task of creating a plan for the RHC to support MHC if one were to come up for sale. One of the first projects within this workgroup was to gather data about the MHC within Thurston County. There are approximately 126 MHC according to data from Thurston County Geographical Information Services (GIS). Some of those communities may not be traditional manufacturing that are open for the public. In total, that number represents around 4,300 units of housing. Demographic data based on the U.S. Census Block where each MHC is located was also collected. Based on all this data the workgroup created a vulnerability score based on age, race, ethnicity, unemployment, and poverty information. They also took a calculation based on the total value of the property divided by the number of units

estimated within the property to produce a measure of value per unit. Brad from City of Tumwater assisted with determining whether the current zoning code could lead to a higher medium or low-level redevelopment if the property was sold. The Tech Team's next step is to develop further options to support MHC to present to the RHC in coming months.

Agenda Item 8: Communications Update

Tom gave the communicates update. Elisa Sparkman, the Communications Specialist for the RHC and the Thurston County Office of Housing and Homeless Prevention (OHHP) is beginning to work on the RHC Annual Report for January-December 2023. Elisa will share a draft version on the Annual Report at the April RHC meeting.

Agenda Item 9: Good of the Order

Olympia: No update.

Thurston County: No update.

Tumwater: No update.

Yelm: No update.

Lacey: Carolyn mentioned that the City of Lacey's Commission on Equity was disrupted by harmful public comments. Carolyn suggested that jurisdictions should have policies and procedures in place in the event they are targeted by similar efforts.

Meeting Adjourned: 5:23 p.m.

Next Meeting: April 24, 2024, 4:00 p.m. – hybrid (Zoom & Lacey City Hall Rm 1037)