

Thurston County HOME Consortium
MEETING MINUTES
February 10, 2014 11:00 AM-1:00 PM
Thurston County Public Health & Social Services Department
412 Lilly Rd NE, Olympia WA 98506-5132
Conference Room 107ABC

In Attendance: Consortium Members			
Karen Valenzuela - Thurston County	X	Jeannine Roe - Olympia	X
Virgil Clarkson - Lacey	X	Dennis McVey (Vice-chair) - Rainier	X
Neil McClanahan (Chair) - Tumwater	X	Craig Lester - Tenino	X
Mike McGowan - Yelm	X	<i>Vacant - Bucoda</i>	
Other Attendees			
Gary Aden	Keylee Marineau	Trudy Soucoup	
Curt Andino	Meg Martin	Tim Ransom	
Kathy Cooper	Heather Moore	Anna Schlecht	
Christina Crumpton	Montserrat Morales	Don Sloma	
Curt Fowler	Leslie Owen	Schelli Slaughter	
Danny Kadden	Sirena Painter	Theresa Slusher	
Danille Kettel	Kellie Patton	Dan Schnabel	
Diane Harris	Mary Pontarolo	Amanda Lehr * Minute Taker	
Paul Knox	Tammie Smith		
Welcome and Introductions			
The meeting was called to order by Chairman McClanahan at 11:07 AM. The three (3) new members to the HOME board were introduced to the group: Jeannine Roe (City of Olympia), Virgil Clarkson (City of Lacey), and Craig Lester (City of Tenino). Introductions followed.			
Public Comments/Announcements			
<ul style="list-style-type: none"> • Mary Pontarolo: Presented handouts and went over services provided by SafePlace, including a community service center, residential services, legal help, education classes, parenting support, support groups, and others. The goal is to expand the sexual assault survivor support for men and women, other education classes, and begin offering onsite child care. To do this, SafePlace is beginning renovations soon at 521 Legion Way SE in downtown Olympia, a few blocks away from their current location. • Councilmember McVey: Attended the dedication ceremony for Quixote Village, and personally thanked those who helped with the process and the HOME Consortium for making it possible. • Theresa Slusher: Announced that SB 6313 proposes to sunset a portion of recording fees collected, reducing the total revenue by sixty-two percent (62%). Ms. Slusher encouraged those interested to call their Senator and push for approval without the sunset amendment. Heather Moore requested that Ms. Slusher inform everyone about public comment opportunities. 			
Approval of Agenda			
Commissioner Valenzuela requested a small adjustment on the 11:30AM. agenda item, clarifying the title as <i>"Proposed Goals for 2014 Funding."</i>			
ACTION: A motion was made by Councilmember Clarkson and was seconded by Councilmember Roe to approve the agenda for February 10, 2014 as amended. Motion passed unanimously.			
Approval of Minutes for January 2014			
ACTION: A motion was made by Councilmember McVey and was seconded by Councilmember McGowan to approve the Meeting Minutes for January 13, 2014 as written. Motion passed unanimously.			
Review of Financial Report - Gary Aden			
Gary Aden thanked agencies for submitting their monthly billing in a timely manner. The Consolidated Homeless Grant (CHG) program for 2013 has been closed out, leaving \$804 unspent. No further comments on the financial report.			
Review HOME Consortium Timeline Calendar - Gary Aden			
Gary Aden reported that the current agenda is a busy one for the Consortium. In March 2014, Theresa Slusher will give a presentation to the Consortium in lieu of the six (6) month performance report. In April 2014, the Request for Proposals (RFP) will be brought to the Consortium for approval. Also, Mr. Aden shared with members a report requested during January's meeting and compiled by Kathy Cooper, that provide details of rental assistance in various forms and how much			

was spent by community and by agency.

Election of Consortium Officers - Consortium Members

Chairman McClanahan and Councilmember McVey announced that they are willing to continue acting as Chair and Vice-Chair, respectively, for another year. Chairman McClanahan welcomed nominations. Commissioner Valenzuela thanked Chairman McClanahan for serving as Chair and Councilmember McVey as Vice-Chair.

ACTION: A motion was made by Commissioner Valenzuela to nominate Neil McClanahan as Chair of the HOME Consortium for 2014, and was seconded by Councilmember Clarkson. Motion passed unanimously.

ACTION: A motion was made by Commissioner Valenzuela to nominate Dennis McVey as Vice-Chair of the HOME Consortium for 2014, and was seconded by Councilmember Clarkson. Motion passed unanimously.

Proposed Goals for 2014 Funding - Paul Knox and Theresa Slusher

Paul Knox announced that a draft of the proposed goals was shared at January's Consortium meeting and, discussed and redone during January's HOME Citizens Advisory Committee (HCAC) meeting. The topic was opened for discussion. Commissioner Valenzuela thanked HCAC members for adding one (1) goal regarding affordable housing, since there is a funding stream dedicated to it. Commissioner Valenzuela posed the following questions to affordable housing providers:

- 1) How does the 30 percent of the Area Median Income (AMI) or below affect your agency?; and
- 2) How do you feel about the goal?

Mr. Knox explained that the goal was talked about at the HCAC meeting and pushed to ensure affordable housing dollars served the lowest AMI bracket. Schelli Slaughter pointed out that representatives from Homes First!, the Housing Authority, and Habitat for Humanity were present and gave input on the topic. Curt Andino understood from the meeting that a statement was made in regard to the private market handling everything above thirty percent (30%) of the AMI. Mr. Andino does not believe this statement and is stunned by the proposal. He also mentioned that it is in contrast to the Thurston Thrives Housing Action Team logic model which was accepted by the Thurston County Board of Health. Mr. Andino went on to explain that one third (1/3) of the County population are housing-challenged and are either cost burdened or extremely cost burdened. He posed the questions:

- 1) When those who are homeless leave homelessness, where will they go if not affordable housing?; and
- 2) Who is building such housing?

Mr. Andino further explained the importance of incentives for builders, that affordable housing funds are meant to be used for capital projects, and expressed his concern over the renaming of shelter as "interim housing." Councilmember McGowan agreed that thirty percent (30%) of the AMI is too low and would cut too many people who are within the Consortium's ability to help. It was pointed out that many programs target helping other income brackets as well, and that the proposed goal does not take into account funding streams that are for affordable housing. Councilmember McGowan said that the rural needs assessment may show a need to deal with substandard housing issues.

The makeup of the HCAC was discussed including the need to reach out to more businesses and realtors to the membership, and it was clarified that their directive is to advise the Consortium as a whole on both homeless and affordable housing. Mr. Knox explained that the proposed goals were intended for this RFP cycle specifically, with under \$300,000 for the next funding cycle. Commissioner Valenzuela noted that if affordable housing providers find thirty percent (30%) of the AMI too stringent, that part of the goal should be removed, and she will move to not approve the final goal naming the thirty percent (30%) AMI, but wants to find a goal to include affordable housing. More discussion followed.

ACTION: A motion was made by Commissioner Valenzuela to amend the Proposed Goals for 2014 Funding and replace the proposed goal on affordable housing with the following phrase: "Continue investments in affordable housing projects." The motion was seconded by Councilmember McVey. Discussion followed. Motion passed unanimously.

ACTION: A motion was made by Commissioner Valenzuela to approve the Proposed Goals for 2014 Funding as amended. The motion was seconded by Councilmember Clarkson. Discussion followed. Motion passed unanimously.

RFP for 2014 Announcement - Gary Aden

Gary Aden announced that the approval of the proposed goals was the last portion required to finish the RFP draft, and a final draft will be ready shortly for approval by the Consortium. Councilmember McGowan requested that the makeup of the RFP Review Committee be discussed. Mr. Aden referred to Consortium for input. Councilmember McGowan stated that in the past the review committee brought back a proposal for funding awards, and mentioned that the Kitsap County Review Committee was made up of citizens appointed by each jurisdiction as well as elected officials. It was decided to discuss the make up of the review committee at the March 2014 Consortium meeting. Councilmember McGowan requested that the Kitsap County process be sent to all HOME Consortium members. Paul Knox encouraged Consortium members to consider starting the process earlier to make time for the committee to start on time.

South County Rural Needs Assessment - Consortium

Chairman McClanahan went over the South County Needs Assessment, and the need for a selection committee. Gary Aden reviewed what materials were included in the packets. Councilmember McGowan suggested the entire Consortium membership be on the review committee, and clarified the amount of the contract as "not to exceed \$10,000." The application packet materials will be sent to the Consortium members, and responses will be sent electronically by Tuesday, February 18, 2014. Councilmember Roe (City of Olympia) is recused from participating due to a conflict of interest.

People's House Video and Update on Emergency Shelter - Danny Kadden

Meg Martin presented a video from Interfaith Works about the People's House and reviewed the People's House webpage at: www.thepeopleshouseoly.org. Ms. Martin mentioned the status of the interim shelter program currently being run at the First Christian Church in downtown Olympia. The shelter currently has eighteen (18) beds, but has the capacity to house more. People's House follow a low-barrier model: Identification and sobriety upon entry are not required. There has been no difficulty in the management of the shelter; only with the recruitment of volunteers. Faith communities are filling an essential gap that no one else can fill at this time. They are trying to coordinate with other churches to bring in volunteers to First Christian Church to have a "fixed site" model, which increases public awareness and engagement with the homeless population. Ms. Martin gave a brief summary of the People's House pre-development. The target population is chronically homeless adults and youth who have aged out of Community Youth Services (CYS) youth shelter. They will work with Capital Recovery Center (CRC) to have mental health available onsite. Also, the People's House is working on laying the necessary groundwork for the program, and has been considering a property in downtown Olympia for the location. The leasing and permitting process is expected to take at least 180 days minimum to complete. There will be outreach to businesses, neighbors, and stakeholders before the public hearing process commences. A general forum is scheduled for Wednesday, Feb 19, 2014, from 7:00PM to 9:00PM at Temple Beth Hatfiloh at 201 8th Ave SE; Olympia, WA 98501. Danny Kadden thanked the continued support from the Consortium. They are prepared with community partners to continue temporary arrangements until the People's House opens. Mr. Kadden attended the Quixote Village dedication, which was very moving. The community that organized the Quixote Village program did so through great opposition and fears with strength and compassion, serving as a role model to Interfaith Works. Commissioner Valenzuela clarified that the current contract with Interfaith Works is smaller and short-term, and will need to be continued and/or extended at some point. Ms. Martin announced that the video shown can be seen on their Facebook page and on their website. Councilmember Roe thanked Ms. Martin for her hard work; this is a controversial topic, and the move forward with positive information is appreciated.

CYS Youth Shelter Update - Keylee Merineau

Keylee Merineau, who started working with CYS in November 2013, gave an update on current programs that she manages. Rosie's Place serves youth aged 18 to 24, and serves all genders including transgendered. In the last two (2) months, it has been occupied at 80 to 90 percent capacity. They open at 8:00AM and are full by 8:30AM. It has become a vital source of stability for the young adults in the area. Within three (3) weeks, there were three (3) clients who moved to transitional housing. Some youth feel more safe and comfortable at the Young Adult Shelter (YAS) initially until they get a little bit older. Some have co-occurring disorders; three (3) people have accessed chemical dependency treatment beds, with more in chemical dependency programs. They are trying to stay clean and safe. The need and desire for a 24-hour shelter is demonstrated clearly. They give referrals to youth for housing, hygiene, and education. On March 3, 2014, Rosie's Place is moving to their new location, which will reduce its bed capacity to six (6) temporarily until the conditional use permit is approved. As of right now, they will keep the shelter open until May 2014, with a future goal to keep it open year-round to keep kids off the streets and out of harm's way. Councilmember McGowan asked if there is an increased influx of heroin use. Ms. Merineau mentioned that while there is a notable use of heroin in CYS youth, they are given the same level of service and they want to step away from using.

HCAC Report - Paul Knox

Paul Knox offered to pass on the report, since the proposed goals were already covered in an earlier agenda item.

Homeless Coordinator Report - Theresa Slusher

Theresa Slusher reported that the HCAC meets next Thursday, February 20, 2014 at 1:00PM. Ms. Slusher is currently working on the draft of the Ten Year Plan update and invited Consortium members to meet with her to discuss the Ten Year Plan.

Additional Public Comments/Announcements

- Curt Andino: Rep. Denny Heck will be onsite at Woods Glen on February 22, 2014 at 1:00PM to help build a home. Located on College Street across from Komachin Middle School.

Next Meeting

Monday, March 10, 2014 – 11:00AM-1:00PM – Thurston County PHSS Conference Room 107ABC

Meeting Agenda: RFP Review Committee Makeup, South County Needs Assessment Update

Meeting Adjourned at 1:02 PM