



Memorandum

Date: July 24, 2018

From: Paul Knox, KnoxWorks, Housing Consultant
Brad Medrud, Planning Manager

Subject: City of Tumwater – Housing Strategic Actions Summary

Building on its work in the first half of 2018, the City Council agreed to undertake the following actions to address homelessness and the lack of affordable housing in Resolution No. R2018-016. The tables below outline suggested next steps and staff leads to address those actions.

GOAL: Reduce Homelessness – Increase resources / actions to combat / decrease regional homelessness

	Actions	Discussion / Suggested Next Steps
1	Review, and clarify as necessary, policies related to homelessness for first responders	Staff lead on addressing options <ul style="list-style-type: none">• Research municipal policy and guidance for first responders – MRSC and AWC• Review legal liabilities and concerns• Form work group with Karen Kirkpatrick, Scott LaVielle, and Jon Weiks <p><i>Lead: John Doan</i></p>

	Actions	Discussion / Suggested Next Steps
2	Develop strategies with the Tumwater School District and nonprofit partners to house homeless students / families	<p>Meet with John Bash and his team at the Tumwater School District to explore needs of homeless families and possible strategies</p> <ul style="list-style-type: none"> • Assess level of current needs and capacity; Family Support Center and Housing Authority of Thurston County responsiveness • Possibly target existing City resources to that need • Convene a City / School District task group <p>Discuss at future joint School Board and City Council meeting</p> <p><i>Lead: John Doan</i></p>
3	Better understand and describe the extent and general location of Tumwater poverty and low-income areas	<p>Provide Council a clearer picture of extent of low income households</p> <ul style="list-style-type: none"> • Staff role: Use existing tools to better clarify and describe: <ul style="list-style-type: none"> ○ Housing costs assessment ○ Poverty mapping data • Use information to make more informed decisions about resource allocation • Assess and track homeless and low-income services in Tumwater <p><i>Lead: Brad Medrud</i></p>
4	Commit more current City resources to targeted regional homelessness actions	<p>Staff role:</p> <ul style="list-style-type: none"> • Provide options in existing and upcoming budget cycles • Continue to participate in homeless count each year <p><i>Lead: John Doan</i></p>

	Actions	Discussion / Suggested Next Steps
5	Act to better connect people to services	<p>Use City communications to market existing regional services</p> <ul style="list-style-type: none"> • Provide responders with services handouts for homeless people • Could cover poverty issues and community response services beyond just homelessness; complete list of City subsidized activities • Meet with Tumwater faith leaders to explore faith community’s potential role addressing homelessness • Plan together with Tumwater School District – Start with Jay Mason’s faith group • Develop basic plan to address and act where appropriate • Engage community Resources: TOGETHER, Homeless Hub, and 211, other providers <p><i>Lead: Paul Knox</i></p>
6	Continue to participate in homeless count each year	<p>On-going</p> <p><i>Lead: David LaGarde</i></p>
7	Meet with Tumwater faith leaders to explore faith community’s potential role addressing homelessness	<p>Talk with Commander Jay Mason in the Police Department about working with his group.</p> <p><i>Lead: Paul Knox</i></p>
8	Assess and track homeless / low-income services in Tumwater	<p>Develop and maintain inventory</p> <p><i>Lead: Paul Knox</i></p>

GOAL: Boost Housing Affordability – Actions to increase affordable housing

	Actions	Discussion / Suggested Next Steps
1	Pursue grants for affordable housing	<p>Cities typically help fund projects in collaboration with nonprofits who also pursue outside grants (usually local, state, or federal government funds)</p> <ul style="list-style-type: none"> • Discuss interest and options with nonprofit housing developers <p><i>Lead: Paul Knox</i></p>
2	Strengthen incentives for affordable housing within the Capitol Corridor and Brewery District and explore extending these incentives to the entire InterCity Transit #13 bus corridor	<p>Ties to #7 below</p> <ul style="list-style-type: none"> • Review options to reduce fees or gain nonprofit development partners • Develop recommendation to City Council <p><i>Lead: Brad Medrud</i></p>
3	Evaluate and, if necessary, propose amendments to City code and zoning to support smaller scale affordable housing in neighborhoods to offer a greater variety of housing options	<p>Direct Planning Commission to take on and guide select affordable housing issues prioritized by City Council</p> <ul style="list-style-type: none"> • Potential tools to increase housing supply • Staff will prepare recommendations and code amendments to direct Planning Commission review • Provide incentive options for property owners • Determine best options regarding Brewery District / Capitol Corridor incentive options • Private / nonprofit developers and City affordable housing project partnership options, using incentives, etc. <p><i>Lead: Brad Medrud</i></p>

	Actions	Discussion / Suggested Next Steps
4	Promote actions property owners can take to increase affordable housing such as accessory dwelling units	<ul style="list-style-type: none"> • Market options for accessory dwelling units, etc. to homeowners <ul style="list-style-type: none"> ○ Creating simple info sheet for property owners (Vancouver, BC example) • Review impact fee cost adjustments <p><i>Leads: Brad Medrud, Paul Knox, and Ann Cook</i></p>
5	Participate in regional discussions to understand factors affecting housing affordability and what steps can be taken to mitigate new housing costs	<p>On-going</p> <p><i>Lead: John Doan</i></p>
6	Assess actions for assuring mobile home parks continue to provide affordable housing toward a goal of property ownership by residents	<p>Assess real need and legal options and make recommendations on mobile home park protections</p> <ul style="list-style-type: none"> • Map, describe, and assess each park – ownership, risk, etc. • Will study how this could be approached <p><i>Lead: Brad Medrud and Paul Knox</i></p>
7	Encourage more housing development overall	<ul style="list-style-type: none"> • Review and report to City Council on new promising practices to add more affordable housing in small cities • Convene developer meetings to listen to and engage more activity • Promote Tumwater attributes and opportunities <p><i>Lead: Paul Knox and Brad Medrud</i></p>

	Actions	Discussion / Suggested Next Steps
8	Encourage abandoned houses moving back into the active housing inventory	<ul style="list-style-type: none"> • Staff follow up <p><i>Lead: John Doan</i></p>
9	<p>Enact policies to protect tenants experiencing housing instability, which may include:</p> <ol style="list-style-type: none"> a. Review current eviction/renter protection policies, laws, and legal services and assess possible actions. b. Assess need for/knowledge of landlord-tenant conflict resolution services. c. Support renter resources (mediation, etc.). 	<p>Research options for renter protections and extent of the problem to examine the problem and options and report to City Council</p> <ul style="list-style-type: none"> • Review current eviction and renter protection policies, laws, and legal services and assess possible actions • Assess need for and knowledge of landlord-tenant conflict resolution services and other tenant resources • Evaluation data regarding Tumwater area rent increases <p><i>Lead: Paul Knox</i></p>
10	Inventory and track affordable housing units in Tumwater	<ul style="list-style-type: none"> • Community Development to continue to update list <p><i>Lead: Brad Medrud</i></p>

GOAL: Ongoing Regional Actions – Continue work with other jurisdictions and agencies to explore regional solutions to homelessness and affordable housing.

Lead: John Doan