

City of Olympia

An aerial photograph of Olympia, Washington. The city capitol building with its prominent dome is in the foreground. A large body of water, likely the Willapa Bay, surrounds the city. A rainbow is visible in the sky above the city. The background shows a forested area and a bridge crossing the water.

Planning for Permanent Supportive Housing and Emergency Shelter

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Joyce Phillips - Principal Planner

Agenda

- Olympia's Housing Ecosystem
- Emergency Housing Permit Process
- Temporary Housing Sites
- Permanent Supportive Housing Process
- Permanent Supportive Housing Sites
- Key Takeaways

Community Driven Strategic Plans

Emergency Declaration on Homelessness

One Community Plan

Housing Action Plan

Olympia Strong

Comprehensive Plan



Focus Area #1: Streamline and enhance rapid response and wrap around services



Focus Area #2: Expand affordable housing options and homelessness prevention



Focus Area #3: Increase public health and safety



Staff

4 staff dedicated to affordable housing

- Renter protections
- Federal funding
- Climate collaborations
- Incentive support
- Anti-displacement
- Affordable homeownership

4 staff dedicated to homeless response

- Encampment management
- THV support
- Urgent need
- Provider collaboration

Emergency Housing Process

- 1.) Identify a location-City owned land (permitted use in 97% of the City)
- 2.) Bid the operations
- 3.) Hold community meeting with selected provider
- 4.) Negotiate scope of agreement
- 5.) Hold community meeting to outline expectation
- 6.) Finalize contract and emergency housing permit
- 7.) Routine site inspections



EMERGENCY HOUSING FACILITY CHECKLIST

SUPPLEMENTAL INFORMATION (PLEASE ATTACHED)

1. Site Plan, showing location of primary structure, emergency housing facilities, toilets, handwash stations, potable water, refuse receptacles, and any parking, screening or other proposed facilities related to the temporary emergency housing use. *(Portable toilets shall be placed to minimize odor impacts to neighbors)*
2. Attach an operations and security plan for the Emergency Housing Facility.
3. Attach a Code of Conduct for living at the Emergency Housing Facility that addresses the following issues:
 - Possession or use of illegal drugs is prohibited.
 - Violence against staff or residents of the encampment is prohibited.
 - Any open flames are prohibited.
 - Trespassing on private property in the surrounding neighborhood is prohibited.
 - Littering on the Emergency Housing Facility site or in the surrounding neighborhood is prohibited.
 - Noise or music in excess of the limits set forth in OMC 18.40.080 is prohibited.
 - Includes a statement of agreement and signature block for residents to sign, stating that they agree to abide by the Code of Conduct.

(Nothing in this section shall prohibit the Host Agency, Sponsoring Agency or residents from imposing and enforcing additional Code of Conduct conditions not otherwise inconsistent with the City's Emergency Housing Ordinance.)

4. If the Sponsoring Agency is not the Host Agency of the site, the Sponsoring Agency must attach a written agreement from the Host Agency allowing the homeless encampment and specifying the obligations of the Sponsoring Agency.
5. Signed affirmation that applicant understands the additional requirements. The additional requirements are listed below, followed by a statement of affirmation with a signature block, which can be submitted to meet with requirement.

Please Affirm Understanding of Additional Requirements:

1. No permanent structures are to be constructed.
2. The site must include:
 - a. Sanitary portable toilets in the number required to meet capacity guidelines;
 - b. Hand washing stations by the toilets and by any food areas;
 - c. Refuse receptacles for trash and recycling;
 - d. Area for residents to store personal belongings *(may be the housing units)*;
 - e. An adequate potable water source to the site, as approved by the City

-Site Plan

-Operations Plan

-Code of Conduct



EMERGENCY HOUSING FACILITY CHECKLIST

4. The Host or Sponsoring Agency shall keep a log of all people who stay overnight in the facility, including names and birth dates, and dates of stay. Logs must be kept a minimum of six (6) months.
5. The Host or Sponsoring Agency shall take all reasonable and legal steps to obtain verifiable ID, such as a driver's license, government-issued identification card, military identification, or passport from prospective and existing facility residents. The Host or Sponsoring Agency will use identification received from prospective and existing residents to obtain sex offender and felony warrant checks from the Washington State Patrol, the Thurston County Sheriff's Office or the Olympia Police Department. If an active felony warrant status results in rejection or ejection of the individual from the site, the designated representative of the Host or Sponsoring Agency shall immediately contact the Olympia Police Department.
6. The facility must conform to the following fire requirements:
 - a. There must be no open fires. Cooking fires shall be of a form approved by the Olympia Fire Department;
 - b. No heating appliances within the individual housing units are allowed without pre-approval by the Olympia Fire Department;
 - c. No cooking appliances, other than microwave appliances, are allowed in individual housing units;
 - d. An adequate number, with appropriate rating, of fire extinguishers shall be provided as approved by the Olympia Fire Department;
 - e. Adequate access for fire and emergency medical apparatus shall be provided. This shall be determined by the Fire Department;
 - f. Adequate separation aisles of six feet (6') shall be maintained for gurney and firefighter access and six feet (6') separation shall be maintained from fences and property lines. Separation between individual units on the site shall be determined on a site specific visit by the Olympia Building and Fire Departments; and
 - g. Electrical service shall be in accordance with recognized and accepted practice and codes; and
 - h. There shall be an address associated to the Emergency Housing Facility site for emergency reporting and response. The address shall be posted and readily visible on approach; and
 - i. The Emergency Housing Facility site shall remain clear of physical, environmental, biological, or medical waste that could be a health hazard to residents and emergency responders; and
 - j. There shall be no smoking inside of the housing units.
7. The Host and Sponsoring agency shall permit inspections by City staff and the Thurston County Health Department at reasonable times without prior notice of compliance with the conditions of the Emergency Housing Facility Permit.
8. A minimum of two (2) weeks prior to the issuance of the temporary use permit, the Sponsoring agency must conduct at least one (1) public information meeting within, or as close to, the neighborhood where the proposed facility will be located. The time and location of the meeting must be agreed upon between the City and Sponsoring Agency. All property owners of record within 500 feet of the proposed facility must be notified by mail at least 10 days in advance of the meeting.

-Permit expectations

-No perm structures

-Appropriate Hygiene

-Fire safety requirements

-Record of who is on site



EMERGENCY HOUSING FACILITY CHECKLIST

Olympia

9. The applicant must provide notice of the application a minimum of two (2) weeks prior to the issuance of the temporary use permit by posting two signs or placards on the site or in a location immediately adjacent to the site that provides visibility to motorists using adjacent streets. The signs shall be provided by the City of Olympia.
10. Emergency Housing Facilities are prohibited within a Sensitive/Critical Area or its buffer as defined under Chapter 18.32 or the Olympia Municipal Code.
11. At the time of the City's approval, there shall be no other approved Emergency Housing Facilities located within one thousand (1,000) feet of the approved facility.

I hereby swear or affirm under penalty of perjury punishable under Washington law that I have received, read and understand the rules and regulations relating to temporary emergency housing facilities. I understand that violation of these rules and regulations may lead to the loss of my permit.

Signature

Date

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.

Keith Stahley, Director,
Community Planning and Development

Date

Community Planning & Development | 601 4th Ave E, 2nd Floor, Olympia, WA 98501 | Ph 360-753-8314 | Fax 360-753-8087 |
olympiawa.gov

-Community engagement requirements

-Neighborhood notice

-Recognition about EHF proximity



EMERGENCY HOUSING FACILITY PERMIT SUPPLEMENTAL INFORMATION

All required submittal materials, reports, plans, documents and applications must be provided in electronic format through the City's online portal.

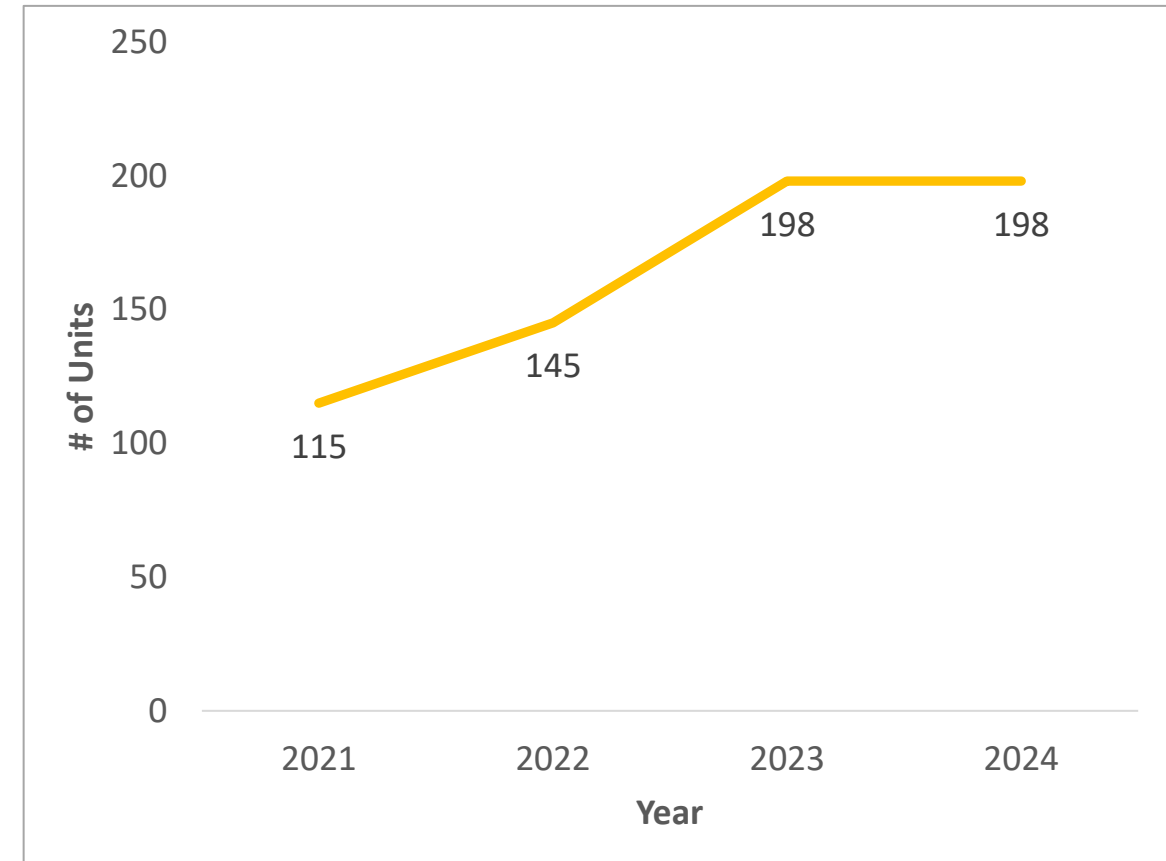
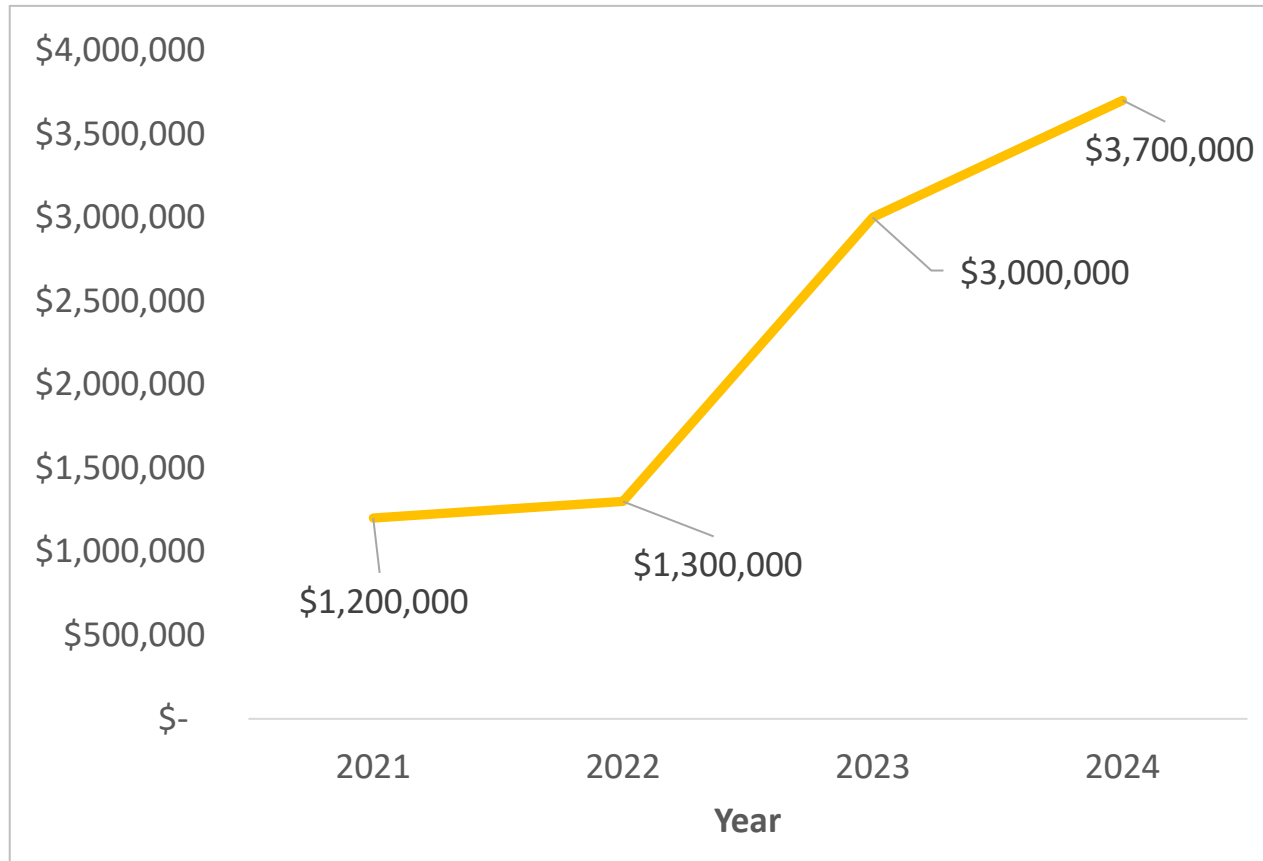
1. Project Name: _____
2. Proposed date of establishment: _____
[Not less than thirty (30) days after this application is submitted.]
3. Anticipated duration of facility: _____
[Temporary permit good for 1 year, with possibility of (2) one-year extensions upon letter of request.]
4. Number of residents proposed: _____
[Maximum of forty (40) residents.]
5. The host location: _____
6. Host: _____
[Property owner or lessee - must be a faith-based, nonprofit, or government organization.]
Contact Name: _____
Telephone: _____ E-mail: _____
Mailing address: _____
7. Sponsoring Agency: _____
[If different from Host.]
Contact Name: _____
Telephone: _____ E-mail: _____
Mailing address: _____
8. Designated "on-duty" manager: _____
[This person does not need to be onsite 24/7, but must be an available 24/7 contact]
Telephone: _____ E-mail: _____
9. Designated Back-up "on-duty" manager: _____
Telephone: _____ E-mail: _____
10. Number resident vehicles: _____
[If applicable, must show location where residents will park on the site plan.]
11. Location of/Distance to the nearest bus stop:
[If not within a quarter mile of a bus stop with 7 day service, the Host Agency must demonstrate ability for residents to obtain access to the nearest public transportation stop (such as carpools or shuttle buses).]

-Points of contact

-No specific zoning that would make this unallowable

-City renewal every 6 months

Emergency Housing Units



Projects



- Family Support Center-The Landing
 - 62 units 30% AMI for families
- Bought land with CDBG
- 6 years to complete
- 12 different funding source
 - CHIP
- Phase 2 coming our way!

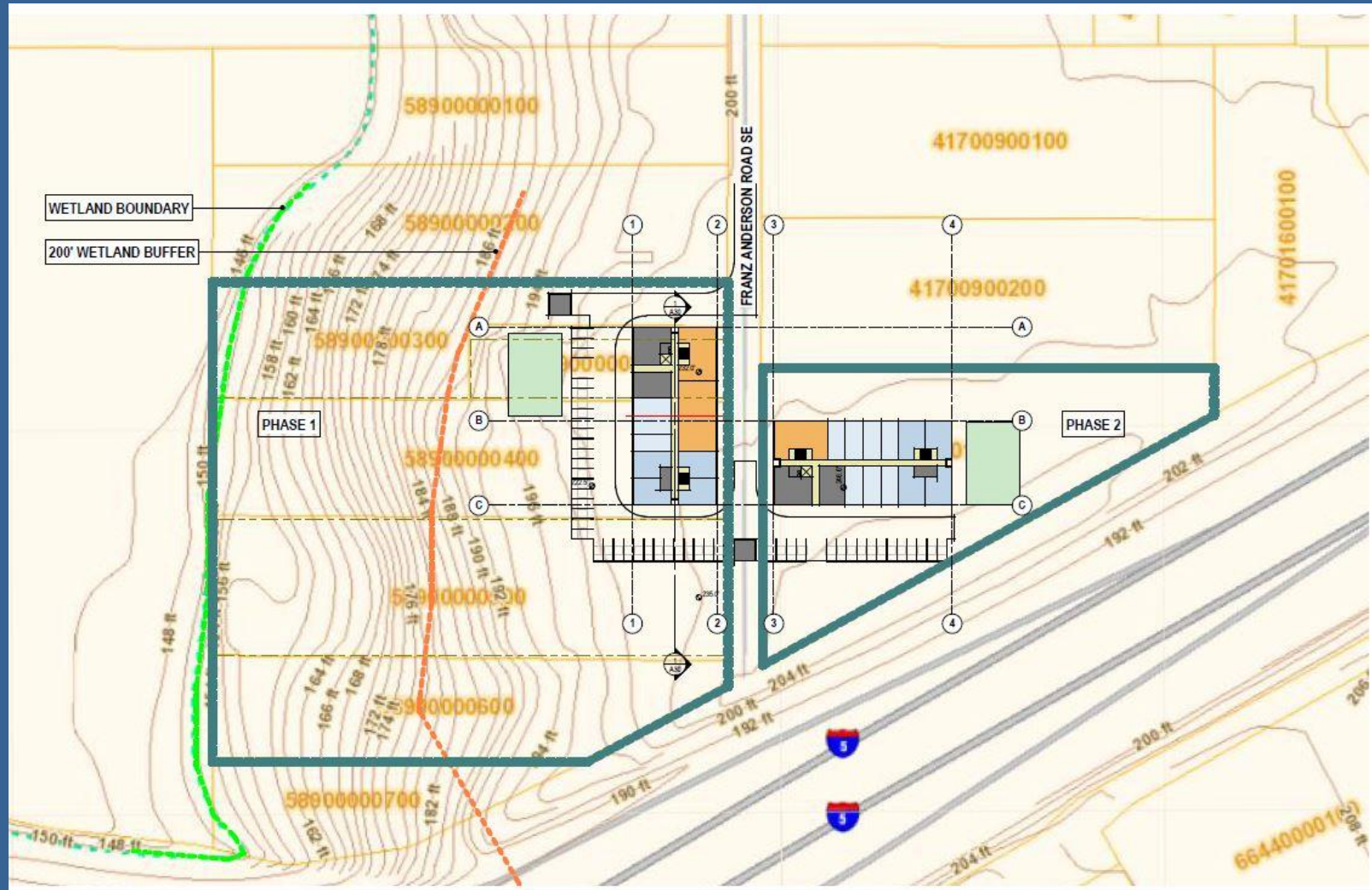


- LIHI/Interfaith Works-Unity Commons
 - 54 units PSH-Single Adults
- City bought parcel
- Shelter and housing
- First Home Fund project
- Phase 2 almost complete!



- DT Mitigation Site
 - Tougher to build
 - No housing on floor 1
 - Access to transit
- Partial PSH/Respite
- Econ Devel partnership on floor 1

Franz-Anderson



https://www.olympiawa.gov/bid_detail_T6_R140.php

Project themes

City owned/purchased the land

First in funder

Supported with other applications

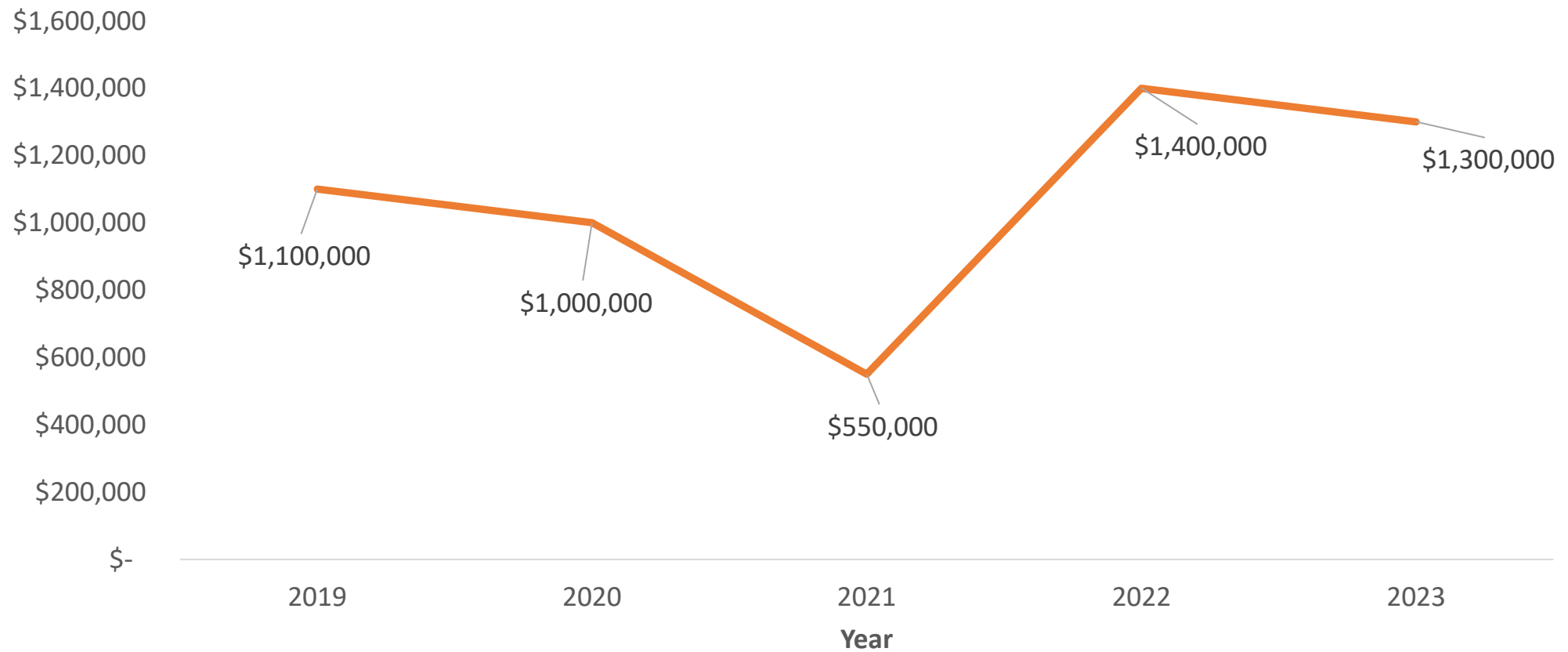
Community pushback

Need the private sector

Ongoing support (staffing, community impact)

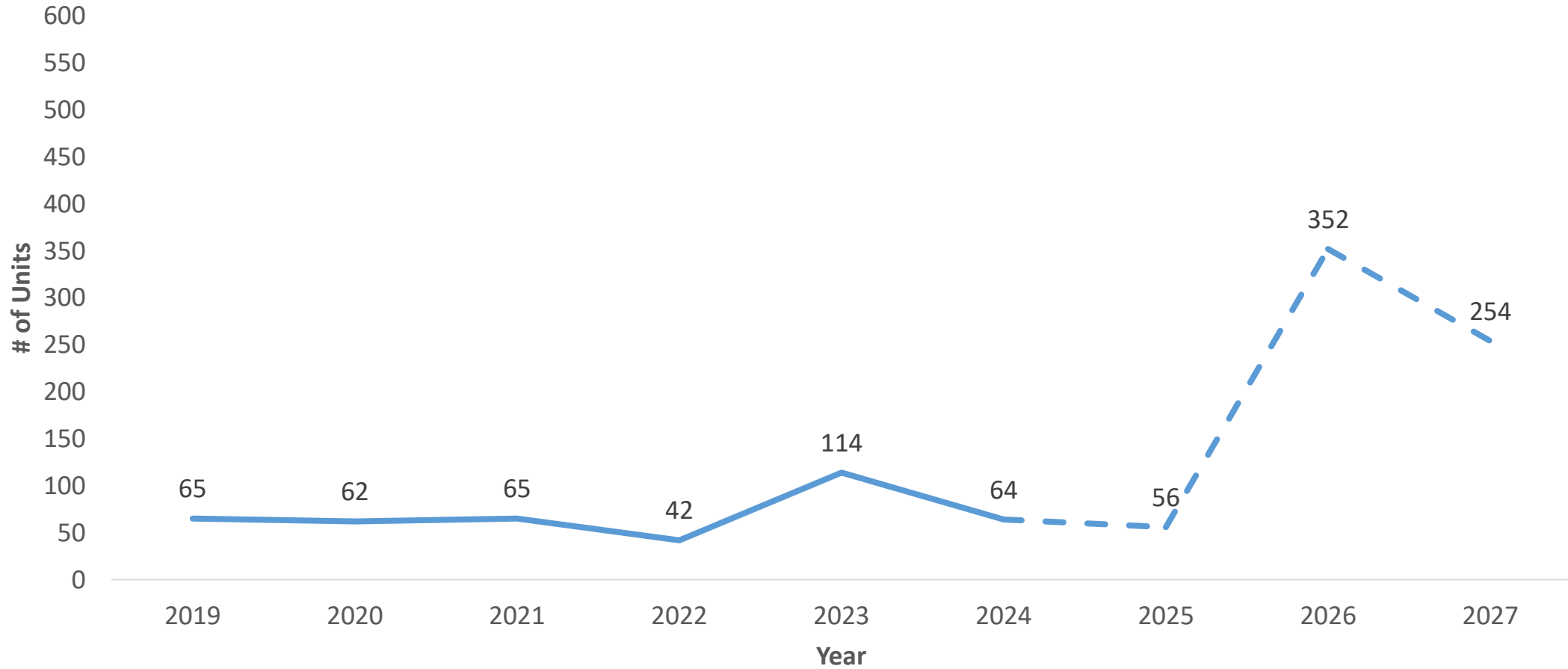
Great success!

Capital Investment





Units built/projected





Housing Incentives

- Impact fees
- Parking minimums
- Streamed line permit process
- MFTE expansion
- Grant support (DOE, CHIP, EV)



Key takeaways

- Land inventory
- Siting is incredibly challenging
- Temporary housing can transition to permanent housing
- Invest in ROW improvements-offset costs for project
- Wonky land can be your friend 😊



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