

**TUMWATER CITY COUNCIL
MINUTES OF MEETING
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CONVENE: 7:00 p.m.

PRESENT: Mayor Pete Kmet and Councilmembers Joan Cathey, Eileen Swarthout, Ed Hildreth, Nicole Hill, Debbie Sullivan, Tom Oliva, and Neil McClanahan.

Staff: City Administrator John Doan, Assistant City Administrator Heidi Behrends Cerniwey, Finance Director Ursula Euler, Police Chief John Stines, Volunteer Coordinator Monica Langford, Project Planner Carlos Gemora, and Recording Secretary Valerie Gow.

ADDITIONS TO THE AGENDA: There were no changes to the agenda.

SPECIAL ITEMS:

ANNIVERSARY OF THE VOLUNTEER PROGRAM – GRANT PROGRAM UPDATE: Volunteer Coordinator Monica Langford provided an update on the accomplishments achieved over the last year through the City’s Volunteer and Grant Programs. In 2014, 4,312 hours were donated by volunteers in Tumwater. Volunteer programs include one-time monthly projects with the next project scheduled on March 28. The City’s Adopt-a-Road provides 10 roads for adoption with four roads available for adoption. The Neighborhood Grant Program is open for submittal of grant and project applications.

PUBLIC COMMENT: **Mark Oravsky, Veterans Coordinator, GRuB Growing Veterans,** announced the airing of a 40-minute documentary on March 26 at Capital Theater at 6 p. m. on the healing and therapeutic value of agriculture. A question and answer period follows the film with representatives from Washington Department of Veteran Affairs, Rainier Therapeutic Riding, Veteran Conservation Corps, and Oly Float to discuss the holistic approach some organizations are pursuing to welcome veterans. Thurston County is the second most rapidly growing county of post-911 veterans following Pierce County.

Jill Barnes, Executive Director, Washington Center for the Performing Arts, reported on the recent hosting of Improvise Shakespeare Company of actors based in Chicago. The actors performed a show and have been working with students from local schools. The actors performed at Tumwater High School. The show centers on a suggestion from an audience member in Shakespearian language and verse. Following the performance, a question and answer session followed that transitioned to a workshop with the actors sharing information and demonstrating on improvisation with student volunteers. Over 400 students participated. The center is expanding its educational programming and has provided more events this year than in previous

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years. The center collaborates with over 20 local artistic groups attracting over 100,000 visitors to the center each year. She thanked the Council for supporting and contributing to the vibrant and quality of life everyone enjoys in Thurston County and in supporting the arts.

**CONSENT
CALENDAR:**

- a. Approval of Minutes: Regular Meeting, March 3, 2015; Worksession, February 24, 2015
- b. Payment of Vouchers
- c. Capital Area Regional Plan Facilities District (CARPFD) Board of Directors Reappointment: Trent Grantham
- d. Olympia Firearms Range Use Agreement
- e. Recommendation to Award Contract – Capitol Boulevard – M Street to Capitol Boulevard Bridge
- f. General Sewer Plan

MOTION:

Councilmember Oliva moved, seconded by Councilmember Hill, to approve the consent calendar as published. Motion carried.

Mayor Kmet reviewed the items approved on the consent calendar.

**PUBLIC
HEARINGS:**

**COMMUNITY
DEVELOPMENT
BLOCK GRANT
APPLICATIONS:**

Project Planner Carlos Gemora reported the Community Development Block Grant (CDBG) program benefits projects for the low and moderate-income population with the primary objective is to assist in the development of viable urban communities through decent housing, a suitable living environment, and economic activity. Tumwater is a member of the Thurston County CDBG Entitlement Community, which receives funds by the federal Department of Housing and Urban Development. This year is the first year Tumwater is allocating funds. The next opportunity is in 2018. This year's funding cycle includes \$838,000 to allocate of which \$738,000 will be allocated through a Request for Proposals process to applicants. As the grant is administered and regulated by the federal government and Thurston County, multiple layers of regulations must be achieved by each project proponent. All the proposals have been determined to be eligible CDBG projects. The Council is scheduled to review the project proposals for a funding decision. The public hearing affords an opportunity for the applicants to share information on their respective project. The Council is scheduled to render a funding decision at its April 7 meeting.

Project Planner Gemora cited some minor corrections to several of the documents provided to the Council. The first corrects the project description by Homes First!, which is applying for funds for an affordable housing development in Tumwater. A second correction is a correction to

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the budget request from \$62,050 to \$58,050 by Enterprise for Equity. The third correction applies to the Community Action Council's application reducing the budget from \$274,239 to reflect \$247,239 for permits and fees for total CDBG funds of \$423,363 and the project total to \$867,247. Additionally, Catholic Community Services withdrew its application for the Community Kitchen proposal. However, Catholic Community Services' proposal for the Drexel House Emergency Shelter hasn't been withdrawn and is included within the list of project applicants.

Project Planner Gemora addressed questions about the allocation of \$100,000 for City projects. The City's project under consideration would help to fund low-income sewer/water connections on Pioneer Street.

Councilmember Oliva recused himself at 7:29 p.m. from the presentations as a resident of an association applying for CDBG funds.

Mayor Kmet opened the public hearing at 7:29 p.m.

**PUBLIC
TESTIMONY:**

Trudy Soucoup, Executive Director, Homes First! played a video featuring David's story. He lives at one of the organization's small apartment complexes. He moved in September 2013, after waiting for two years for a space to become available. For those two years, David who is clinically blind and lives with several physical disabilities, slept on a mat on the floor of his brother's mobile home. David says that having his own apartment has been his dream. He can now live independently with a little help from his visiting support worker from the state.

Ms. Soucoup reported the organization is requesting \$250,000 to match mortgage funds provided by Olympia Federal Savings for affordable housing in the City of Tumwater.

Mayor Kmet asked about the organization's process for funding rehabilitation of property. Ms. Soucoup said funds are used for a down payment and rehabilitation costs. The remainder is financed by a mortgage. Ongoing costs are covered by rental income from tenants, who pay 30% of their income towards their home. Many tenants receive a subsidy through Thurston County Housing Authority through Section 8 vouchers and from other programs.

Councilmember Cathey asked about the demographics of clients. Ms. Soucoup replied that 62% of all tenants are women, 22% are children, and 23% are developmentally disabled. Approximately 82% of all tenants live at or below 30% of the average median income. The organization hired a tenant to fill a maintenance position. Many volunteers serving in the office are tenants.

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Ms. Soucoup reported the organization recently completed the purchase of a single-family home on Legion Way in Olympia. The home will house a family of five from the Out of the Woods Shelter. The organization is also closing on eight units of housing in Lacey. Papers were recently signed on a home in Tumwater on Z Street. The house was donated from Wells Fargo Bank with assistance from the City of Tumwater. Youth Build is completing rehabilitation of the home. Rehabilitation materials and appliances have been donated.

Councilmember Cathey asked about the extent of Youth Build's assistance to the organization. Ms. Soucoup said the organization has been developing a relationship with Youth Build over the last three years. Each year, the amount of assistance increases by the students. The goal is to have a donated property each year for Youth Build to rehabilitate during the school year.

Lisa Smith, Enterprise for Equity, said the organization assists low-income individuals start small businesses. The organization is sponsoring a event with The Community Foundation of South Puget Sound, Thurston Asset Building Coalition, Northwest Cooperative Development Center and the Thurston County Economic Development Council on community wealth building addressing some of the essential elements of a more just, equitable and sustainable system. Building capacity by affording the opportunity for people to have and keep jobs, start businesses, and hire people, affords a better chance for people to move forward and avoid the need for food and shelter assistance. There is a correlation between income and health and longevity.

Many participants in the program are from Tumwater and the organization is planning to offer workshops in Tumwater. The organization helps to build businesses. The funding request is for \$58,500. The organization provides business readiness workshops, comprehensive business training, planning, and micro loans. Enterprise for Equity engages in a national organization that provides evaluation of projects similar to the projects offered by the organization across the country. Approximately 52% of the participants employ others and 56% of clients increase their personal income. The organization offers dependable strengths workshops, free financial education classes consisting of eight, 2-hour sessions. Participants successfully completing the sessions receive \$25 to open a savings account. Enterprise for Equity works closely with the EDC, the U.S. Department of Agriculture, Thurston Thrives, Asset Building Coalition, social service agencies, and other organizations.

Ms. Smith reviewed several companies opened by individuals who participated in programs offered by Enterprise for Equity.

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Mayor Kmet inquired about the location of the organization's office. Ms. Smith said the office is located on Union Avenue in Olympia. The workshops would be held in Tumwater and concentrated along Capitol Boulevard and Tumwater Boulevard, as well in neighborhoods where the financial education classes would be most suited.

Councilmember Hill asked how potential clients in Tumwater are identified and how the organization outreaches to the community. Ms. Smith said the organization works with several anchor businesses in the City, such as Winfall Lumber and Kirsop Farm. The organization works closely with existing businesses and non-profits to link with the community.

Councilmember Cathey asked about demographic information within the programs. Ms. Smith said over 80% of the people served are women with many men also served. The focus is on people with limited incomes with a goal to serve more young people between the ages of 18 and 26 because that particular demographic is experiencing a 24% unemployment rate.

Lynn Stanley Horton, Vice President, Barnes Lake Homeowners Association, introduced Treasurer Tom Sparks and property owner Susie Roberts. The grant proposal is for \$300,000 to replace two roofs within eleven buildings housing 66 residential condominiums. The Barnes Lake Condominium complex is located near Trospen Road and on the shores of Barnes Lake. The grant proposal would replace roofs, gutters, and downspouts for two buildings that include 12 housing units. The roofs are currently failing and need replacement to preserve the structure integrity of the housing and for safety, health, and wellbeing of the households residing within the buildings. In the Barnes Lake 2013 Reserve Study, the report documented the need for repairs exceeding \$4 million. The homeowners association board identified critical repairs of \$1.2 million. Between 2013 and 2014, the homeowners association spent approximately \$440,000 to address urgent housing preservation needs. Property owners and the Board are making a substantial financial commitment to ensure the complex is restored to the standards necessary.

Tom Sparks provided some background on the needed repairs. The complex was built in 1980 by a California builder using a California design not compatible with western Washington weather. In the future, all roofs need replacement with the grant proposal addressing the two worst roofs as documented by two contractors. The funds expended to date could be considered matching funds. The Board is addressing the most urgent issues with several sections of roof replaced on three of the buildings in most need of repair. The Board has prioritized repair needs. Three buildings have failing roofs and the proposal addresses two of the roofs with the Board's efforts concentrated on addressing the third roof.

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Of the 66 owners, approximately four units have been through a bankruptcy process, eight owners abandoned their mortgages, and five owners are experiencing financial stress. Eligibility for funding under the FHA is difficult because of 2009 change in rules. The association has been unsuccessful in regaining FHA eligibility affecting the ability of residents to secure financing. Because of the decreased valuation in property values, homeowners are not able to secure home equity loans to finance the repairs.

Susie Roberts shared that she is the owner of one of the condominiums. Currently, she owes approximately \$120,000 on her mortgage. The unit appraised at \$234,000 when the market was high. Chase bank appraised the unit at \$214,000 when she secured her current mortgage. She's unsure if she would be able to secure an appraisal for \$150,000, which would be necessary to finance a \$120,000 mortgage with 20% down. She's considered refinancing to lower her interest rate currently at 5.25%, which is considered high today. According to Chase Bank, Barnes Lake Park is in a category of suspended activity because of the repair situation amounting to over \$4 million. Additionally, many of the condominium owners are retired and live on fixed incomes. She purchased her condominium in 1993 when the monthly dues were \$50. Today, the dues and combined assessments are \$564 a month. A neighbor lives on funds she received from a reverse mortgage. Residents need to pay more but most do not have the financial resources and most are praying that the repairs will last over the next 20 years while the owners address needed repairs over time.

Ms. Horton said since 2008, the assessed valuation of housing units have decreased by approximately 63%. If the housing complex can be repaired, it supports economic development as well. Over the last two years, the association has completed improvements. The board is ready and can mobilize quickly to expend the funds.

Mayor Kmet asked whether the majority of the residents qualify for low-income assistance. Ms. Horton said the Board believes the association meets the 51% threshold for low-moderate income. The Board hasn't completed the assessment for income eligibility. If selected, the Board plans to complete the income eligibility survey. The issue has been reviewed with City staff.

Councilmember Cathey asked about demographics of the families. Mr. Sparks said most of the residents are older citizens with some single mothers with children.

Councilmember Hill referred to the presentation by Homes First! and inquired as to whether any of the abandoned units are located in the

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buildings that would be repaired with CDBG funds. Ms. Horton said some units have been foreclosed and one of the units was purchased and resold by the association. However, several other units remain in foreclosure. Ms. Roberts said there have been three bankruptcies and eight abandonments with five units experiencing distress. In her building of five units, three of the owners have abandoned their units. Ms. Horton added that approximately 25% of the homeowners are in the distressed category and have either filed bankruptcy, abandoned their mortgage, or are financially stressed.

Councilmember Cathey asked about single level condominium units. Ms. Horton said several units are ground level units. The grant would be for the roof for the units.

Mayor Kmet asked whether the receipt of federal funds obligates those units receiving the assistance to remain low-income. Ms. Horton advised that the receipt of federal funds under the CDBG program include a 30-year compliance requirement for monitoring. The association is prepared to make the commitment.

Chris Lowell, Executive Director, Thurston County Housing Authority, introduced Deputy Director Bob Ricks. She provided the council with copies of the 2014 annual report. The housing authority has been a consistent partner with the city of Tumwater in developing affordable housing opportunities since the early 1990s. Over the last 21 years, the organization has acquired or developed 178 units of affordable housing in Tumwater at six different sites. The projects have made a real difference in eliminating blight conditions, reducing crime rates, and stabilizing neighborhoods along with providing decent, safe, and affordable housing for families in need. The housing authority provides case management services at all property locations. Two of the case managers were homeless individuals who have since become employed at the agency for seven years and 13 years, respectively.

Ms. Lowell displayed photos of housing provided by the agency throughout the City. The State of Washington recently completed a housing study, revealing that over 13,000 low-income renter households in Thurston County that are cost burdened. Approximately half of the households are severely cost burdened by paying more than 50% of their income for housing. A severe housing shortage of affordable housing in Thurston County exists today. In the 0% to 50% of median income range, only 34% of renter households can find affordable housing. The grant proposal is for \$500,000 to acquire a minimum of eight units of affordable housing with estimated acquisition costs of \$650,000. The Housing Authority would contribute up to \$300,000 for the balance of the acquisition costs and rehabilitation. The agency plans to begin searching

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for property in the city of Tumwater after notification of the funding award.

Councilmember Cathey asked whether the grant proposal would be used to fill a particular housing need. Ms. Lowell said over 80% of the households served are extremely vulnerable in terms of income with a majority of the families homeless with children, as well as veterans. The agency hasn't identified a specific population target as all the people served are considered a vulnerable population. Many of the children raised within the properties have remained stable and have completed schooling in the local school system.

Councilmember Sullivan asked whether the agency is seeking an existing property to rehabilitate or a new property. Ms. Lowell said the intent with the award is to purchase an existing property in need of rehabilitation and renovation. The agency was able to rehab Falls Point and convert the 108 units with the highest Thurston County police call rate to a complex that many are unaware is owned by the Housing Authority today.

John Walsh, Executive Director, Community Action Council, said the Council is seeking funds for sewer connections for the Deschutes Cove apartments of affordable family housing of very low-income families with an average income of \$11,000. The complex includes 11 four-plexes to convert to sewers. The complex was built in the 1970s. The drain field received extensive renovations previously and the organization delayed replacement through extensive pumping. Two choices include replacement of the system or connecting to City sewer. The conservative cost for replacement is approximately \$400,000. It is doubtful under the new regulations that replacement would be allowed. The most prudent long-range solution is connecting to City sewer. CDBG funds are sought because the total cost of the project is expensive. The Council has been working with USDA to secure a loan for the project. At the time the organization purchased the property, conditions were deplorable and additional loans were secured to rehab the units. Current debt equity prohibits USDA to loan the organization the full amount at this time. USDA had indicated that if the organization could lower the cost of the loan amount, it would assist USDA in providing a loan. The two components of the project include the onsite component of connecting the buildings and running a connection to Henderson Boulevard and installing sewer lines along Henderson Boulevard connecting to Tumwater Boulevard. Onsite costs for construction, engineering, and a 20% contingency totals \$176,000 or approximately \$4,000 per unit. The proposal also includes connection fees for LOTT and City and county review fees of approximately \$5,600 per unit. A similar project with the City of Lacey several years ago for the Tolmie Cove Apartments resulted in successful conversion and within budget. The benefit to the City is the

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retention of 44 units of affordable housing. Replacement of the units would cost approximately \$6 to \$7 million. In partnership with the City the investment of \$400,000 into Tumwater infrastructure by absorbing the cost of sewer lines along Henderson boulevard, which will help spur other local developers to connect to City sewer and help offset street repair costs. Additionally, environment benefits would be substantial as Deschutes Cove is located in a septic high-risk groundwater area. The conversion is consistent with community plans, including Sustainable Thurston, Thurston Thrives, and Tumwater's Conservative Plan. The conversion is consistent with the objectives of all plans to preserve environmentally sensitive planes, farmlands, forest lands, and prairies and in developing a compact urban area that protect groundwater systems into perpetuity. Mr. Walsh expressed appreciation for the opportunity to provide information on the grant proposal.

Mr. Walsh said the Council serves approximately 10,000 people each year, with the majority being women. The sexual assault clinic sadly serves many children because a majority of are female under 12 years of age. The majority of the clients served by the organization are not on welfare or public assistance. Essentially, the organization serves the working poor and the retired poor.

Mayor Kmet asked whether the cost estimate had been reviewed with City staff. Mr. Walsh said he has been working with experienced engineers and the costs represented in the grant proposal are accurate as of today and do reflect Davis-Bacon wages in addition to a 20% contingency. The grant proposal includes the connection fees, which is more per unit than the cost of installing the lines along the road.

Mary Pontarolo, Executive Director, SafePlace, introduced Ginger Siegel, Project Manager, Community Service Center. SafePlace purchased a new building last year, and the funding request is replacement of a building that was renovated. SafePlace was established approximately 31 years ago to provide services including sexual and domestic violence emergency services, shelter, legal advocacy services, and legal clinics to thousands of people. In addition to 4890 crisis calls last year, SafePlace also provided presentations to over 1,500 individuals within the community, including Tumwater. In terms of assisting the community, Tumwater needs some assistance in terms of sexual and domestic violence services. SafePlace has provided outreach and education within the communities. Three trainings are offered each year, with one in Spanish. The organization provides rental assistance when funding is available and legal clinic services to 15 families twice a month. SafePlace sponsors three support groups with one group for Spanish-speaking people only. Last year, over 558 individuals were served. SafePlace served 209 sexual assault victims last year. SafePlace also

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conducts relationship skills classes. Last year 214 survivors were housed at the shelter with the average length of stay expanding substantially because of limited housing. SafePlace has a 28-bed shelter and 24 hour advocacy services at the shelter. The average length of stay is 34 days. Approximately 74% of those who are sheltered are children between the ages of infancy to 14. A number of women visiting the shelter are pregnant with many of the children are born while the mother is staying at the shelter. Over the last 18 months, SafePlace created the SafePlace Peer Education Action and Knowledge (SPEAK program. the program visits all local high school health classes at least twice a year to speak to students about relationship skills and what they can do to protect themselves, as well as sharing information on sexual assault and what consent means. Applications were accepted from students throughout all high schools including Tumwater and Black Hills as well as New Market Skills Center. The students have become peer educators in their respective high schools. Over 800 evaluations from the high school students reflect a lack of information about relationships or even what consent means. Over 70% of the families served have no source of income. SafePlace is available throughout the county and beyond with no geographic boundary limitations with many families required to leave the communities they live in to escape for safety reasons. Most of the clients are from outside Olympia (67%). At least one Tumwater family is served each month at the shelter with more Tumwater citizens served in the client assistance program and legal clinics.

One in six women and one in 33 men have experienced an attempted or completed rape, which are awful statistics. One in four women or 24% have experienced domestic violence in their lifetime with the true number underreported. Witnessing domestic violence terrorizes children with 38% of the females and 21% of males experiencing domestic violence having children. Sexual assault and physical violence also are experienced by the gay and lesbian community with 50% of the transgender population experiencing sexual violence. Vulnerable populations experience more sexual assault and physical violence. Approximately 28% of homeless families identified domestic violence as the primary cause of homelessness.

The community can help by becoming a positive role model and having healthy relationships while refraining from telling jokes about rape as it's not funny and everyone knows it. Share information on the 24-hour hotline at 754-6300.

The creation of the new community service center affords more space to engage people and discuss protection for children, advocacy and job skills, and how to prevent sexual and domestic violence. The request is to assist SafePlace in completing the community service center. The former

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facility was inadequately sized. Ms. Pontarolo shared several photos depicting the old spaces and the new spaces within the new facility. Existing windows in the new facility are in need of replacement, as well as the doors. Once the building renovation is completed, an open house is scheduled in mid-July.

Mayor Kmet cited the options included within the proposal and requested clarification of the desired option. Ms. Pontarolo said the first floor of the west wing and the first floor of the east wing are areas where direct services are provided and are the highest priority for replacement windows, blinds, and replacement doors. The second floor includes a replacement window for a cracked window. Other windows on the second floor of the west wing also need replacement. Mayor Kmet asked whether the funding request of \$102,000 includes doors. Ms. Pontarolo confirmed it includes two doors.

Ginger Siegel advised that the funding proposal cover both floors. If successful in securing the full amount, the priority is to complete improvements on the first floor.

Ms. Pontarolo addressed questions on the number of clients served from Tumwater.

Councilmember Cathey asked whether SafePlace connects homeless clients to transitional or permanent housing. Ms. Pontarolo said housing continues to be a barrier within the community. SafePlace is working with other partners to encourage people to remain in their homes while providing services to clients within their home or working to place people into housing and assisting them in remaining in housing. The focus is prevention, education, and maintaining homes.

Susan Tiffney, Executive Director, Rebuilding Together Thurston County, played a video about a woman who was provided assistance to rehab her home. The organization has provided no cost repairs to low-income homeowners in Thurston County since 1993. The organization began as a grass roots effort by a group of concerned citizens who wanted to help their neighbors. The organization is now in its 12th year of providing services to community members trying to save their homes. Rebuilding Together Thurston County strives to provide these much-needed resources to homeowners who without assistance would otherwise continue to live in unsafe conditions and possibly lose their homes to disrepair.

Rebuilding Together Thurston County is unique in that the organization assists homeowners at no cost through rehabbing or modifying homes already occupied and preserving existing affordable housing stock in the

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county. People need safe and healthy housing not only to survive but also to thrive. The funding request of \$46,000 would help 15 homeowners in Tumwater.

Councilmember Sullivan asked whether the organization works with the weatherization assistance program especially in cases where too much damage has occurred to a home to weatherize requiring major repairs. Ms. Tiffney advised that the organization works closely with the Community Action Council and receives many referrals from the Council. If a homeowner needs only weatherization, those cases are referred to the Community Action Council for its program.

Councilmember McClanahan commented on the affordability for rehab of 7 units. Ms. Tiffney explained the work doesn't involve rebuilding an entire structure. Most of the work involves small modifications and home repairs. In some cases, the situation may entail a much larger repair than originally estimated. Generally, the organization can assist a homeowner at a cost of \$2,500 for each occurrence. She explained how home repairs are coordinated using staff resources and jobs that might require assistance from contractors. A combination of both skill sets are utilized depending on the extent of the repair. Currently, the organization is working with a homeowner in Tumwater whose roof is leaking. Referrals are received from the Community Action Council, Area Agency on Agency, and from local contractors.

Katya Miltimore, Resource Development Director, Boys and Girls Clubs of Thurston County, reported the request is for support for public services rather than repairs or rehabilitation. The Tumwater Boys and Girls Club is located off Israel Road. It was the first club in Thurston County and was opened in 2001. When the club first opened, the building was used a bus drivers lounge. By the end of 2001, the club was serving over 100 members. In 13 years, the club services 740 members. In 2014, Thurston County served 2,700 children. The request for support is for \$22,684 to provide full scholarship support to 30 low-income children in Tumwater. Nearly half of the members participate in the free and reduced lunch program. Approximately 43 families are reported to be on food stamps and 130 members are from single-parent households.

Boys and Girls Clubs are an incredible resource to working families in the community. Many of the families lack the necessary family support for their children for after school care. After school hours are critical for children. The club is an incredible resource at an annual cost to families of \$25. Clubs are open after school and many clubs offer before school care. The cost for hosting one child in the club each year is approximately \$750. The funding request would provide full club services to 30 members for one year. The Clubs serve young people needing support,

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which are typically from low-income or disadvantaged circumstances. Support is provided through activities and targeted programs through professional and experienced staff. Children develop relationships with staff members who often provide a safe environment for children having trouble in their lives. Approximately 67% of the children have indicated that the club has saved their life. The proposal is an investment to provide a safe place for low-income children.

Ms. Miltimore described the variety of supervised activities and programs offered to children through the club. Older members often stay and give back to the club through volunteering and working with the younger members.

Councilmember Cathy asked about the age range of children served by the club. Ms. Miltimore said the age range is from kindergarten through 12th grade with 60% of members attending elementary school. Children are selected from membership applications, which include information about household income. Although the annual membership of \$25 is inexpensive, many low-income families can't afford the fee. Selection of children for the scholarship program is treated delicately because of the importance of the children not being singled out as a student receiving assistance.

Ms. Miltimore shared additional information on partnering efforts with other community groups and recruiting older high school students and community members. The club maintains raised garden beds, which is very popular with the children. Many community volunteers assist in maintaining the garden beds.

Ms. Miltimore addressed questions about future funding needs. The organization has many opportunities to apply to other funding sources. The club leverages funds received from the CDBG program by demonstrating the support received by a local municipality as a pass through of federal dollars when approaching corporate foundations for supporting education programs for low-income children.

Barry Hanson, Program Manager, Catholic Community Services, reported the Emergency Shelter Program is located in Olympia opening in 2007 as a response to Thurston County's Dream the Dream campaign, a 10-year plan to end homelessness. Homelessness continues to increase. The shelter was opened on Devoe Street in Olympia. A capital campaign raised funds along with local city, county, state, and federal funds to build Drexel House. Drexel House includes three programs of emergency shelter, permanent housing, and transitional housing. The proposal applies to the shelter program.

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The emergency shelter provides 16 beds a night serving an average of 96 men each year. The shelter is for single homeless individuals identifying as male in Thurston County. The shelter is safe because it is staffed 24 hours along with volunteers to keep everyone safe and secure. The shelter is clean because all residents have chores. The shelter programs exist to reduce homelessness and served 670 individuals since 2007. The shelter exists to increase self-efficacy to afford opportunities to have individual refrigerators for individuals to cook for themselves and have computer access for both jobs and to maintain connections with friends and family. Locked storage is also provided to individuals. The shelter provides a lounge area and a non-invasive medical clinic providing foot care for people with disabilities, flu shots, and haircuts. The shelter program assists individuals in regaining stability by providing case-based case management services through group sessions focusing on financial stability, AAA classes, NA classes, and gamblers anonymous classes. The shelter offers a photo club and a running club to engage individuals. Volunteer opportunities are also provided. The shelter helps people to obtain permanent housing. Approximately 59% of individuals leave the shelter with permanent housing. Most of the funding support is from state and local funds.

Single homeless men are the highest unsheltered individuals in Thurston County according to the 2014 point in time census. The shelter turns away 55 individuals daily. The shelter maintains a waiting list of over 60 individuals at all times. The shelter works with Sidewalk to provide a vulnerability assessment for individuals on the waitlist or shelter. Drexel House is the only ADA-accessible facility in Thurston County. Residents are screened by Sidewalk for rapid rehousing, permanent support for housing, adult family homes, transitional housing, or shelter. Individuals remain on the wait list for an average of 32 days. Once individuals move in, the average stay is 66 days with nearly 60% finding permanent housing. Approximately 40% of shelter clients report spending the last night prior to the spending the night in the shelter in Olympia, 35% indicated they came from Tumwater, 18% are from Lacey, and 7% from other areas. Tumwater has homelessness issues as 37% of the individuals say they spent time in Tumwater over the last year. When individuals are successfully refocused, 40% move to the Tumwater community.

Mayor Kmet asked how the organization would fill the funding gap as CDBG funds are not available each year. Mr. Hanson advised that all funding sources are leveraged. All grant opportunities are pursued and the organization receives \$30,000 a year in foundational grants, which require leveraging. He described other funding opportunities the organization takes advantage and how the change in demographics provided an opportunity to apply for the CDBG funds.

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Mr. Hanson provided additional information on the work for homeless veteran housing. Drexel House serves 52 veterans and provides services through a Thurston County contract through the Thurston County Veterans Assistance Fund to house three veterans in the shelter at all times. The newest development of 50 units will break ground shortly providing affordable low-income housing for veterans.

**PUBLIC
COMMENT:**

Andrew Glassbrook, Project Coordinator, Rebuilding Together Thurston County, said he was able to work on the house of the woman featured in the earlier video. The program gives back in many ways. He said his entire life has been changed by the program affording an opportunity to work in over 200 homes during the last year. He plans to continue serving the community.

Lane Satler said he's had the opportunity to work on several projects sponsored by Rebuilding Together Thurston County. The organization does great work for the community. The need for assistance to the elderly in the community is great. Many people have lived in their homes for many years and often through the loss of a spouse, the house begins to decline. People often do not have the financial resources to repair and maintain their homes.

Mayor Kmet encouraged the Council to provide direction to staff to assist in positioning the Council for its review on March 24 during the worksession. One option is referring the applications to the Finance and Budget Committee for additional screening after the Council's initial review during the worksession.

Gary Aden, Thurston County Public Health and Social Services, advised the Council on CDBG decision deadlines. A decision on the funding allocations is due by mid-May to afford time for a public comment period following submittal of the funding plan to HUD by July 15.

Discussion ensued on the potential of some of the applicant proposals working with representatives from the Barnes Lake Homeowners Association. Mr. Aden recommended exploring options at the worksession. However, the association's project is challenging as the roof involves common space and includes several units that are owned separately. There are many complicating factors to consider.

The Council discussed the potential nexus or opportunity between Barnes Lake Homeowners Association and the Thurston County Housing Authority and promoting an opportunity for both organizations to meet and discuss options.

Project Planner Gemora reviewed CDBG deadlines. Mr. Aden advised

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the Council on deadlines for expending CDBG funds.

Councilmember Hill requested additional information on the City's proposed CDBG project. Mayor Kmet advised that a letter is scheduled to be sent to homeowners gauging their interest in connecting to City sewer and water. Dependent upon interest, a tentative meeting is planned at the end of the month with residents.

**MAYOR/CITY
ADMINISTRATOR'S
REPORT:**

Mayor Kmet reported on his and City Administrator Doan's planned attendance to training provided by Washington Association of Cities and Washington Cities Insurance Authority.

ADJOURNMENT:

With there being no further business, Mayor Kmet adjourned the meeting at 9:56 p.m.

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