



Olympia's Approach to Temporary Interim Housing

Temporary Encampment Workshop

APA-WA, May 10, 2019

Amy Buckler, Downtown Programs Manager



The Situation

- City of Olympia made declaration of Public Health Emergency on July 17, 2018
- 300 unsheltered in downtown Olympia
- Hundreds more adults and children in the woods, under bridges, in cars throughout Thurston County

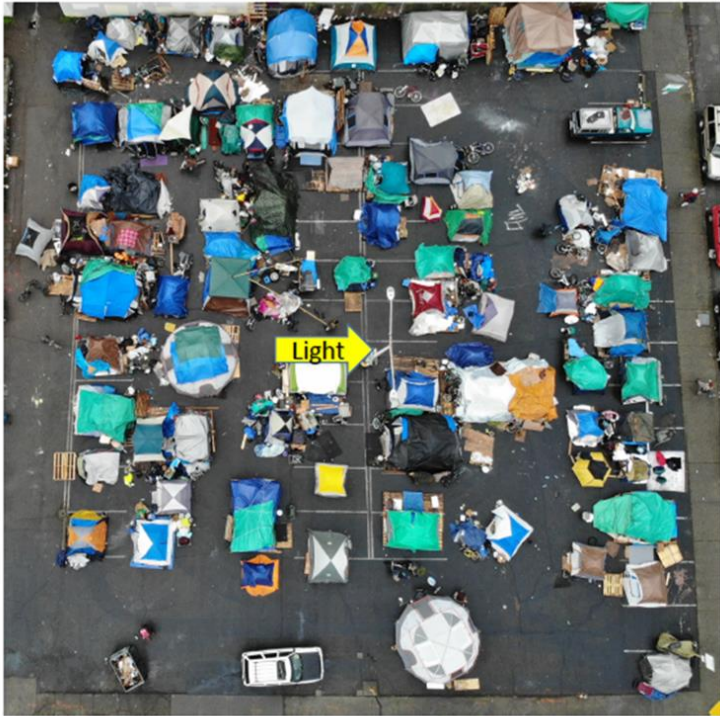


Declaration of Emergency

- Provides factual basis for public health emergency
- References statutory authority enabling City flexibility to act more quickly
 - Powers to declare an emergency
 - Obligate funds
 - Enter into contracts
 - Exempt from SEPA



Downtown Mitigation Site



Objective: Establish a temporary, legal camping site that provides a level of order, safety, dignity and cleanliness to reduce human suffering and the public health and safety impacts related to unmanaged camping. Also to give individuals an opportunity to take a positive step.

Downtown Mitigation Site

- 115 tent spots
- Potable water and porta-potties
- Code of Conduct
- Union Gospel Mission providing oversight under contract
- \$50-70k set up cost
- \$200k annual operating cost





Summary of Mitigation Site Rules

The following is a summary of Mitigation Site Rules and is not a complete statement of the Rules
For complete Mitigation Site Rules, see the Mitigation Site Rules Agreement

LAWS WILL BE ENFORCED ON SITE

- **No sex trafficking**
- **No drug dealing**
- **No drug or alcohol use**
- **No violent, aggressive, or verbally abusive behavior**
- **Individuals under the age of 18 are prohibited from the premises at all times**
- Animals must be on leash while onsite
- NO open flames in or out of tent or community tents
- No more than 2 people allowed per site location
- One (1) bike is allowed per person
- All bikes must be stored in the bike area – no bikes in or around tents
- Trash will be disposed of in authorized containers
- Personal items will be stored inside your tent or within the site space; items outside of tent must be neat and orderly

For the safety and security of site participants, staff and volunteers, **unauthorized visitors are not permitted** at the mitigation site

Violations of any of the above, or violations of the Participant Site Rules Agreement or Compliance Agreement, will result in your removal as a Mitigation Site participant. Mitigation Site participants who have been asked to leave and refuse to vacate in a timely manner will be trespassed and law enforcement called to intervene. Questions? Please e-mail homelessness@ci.olympia.wa.us or visit www.olympiawa.gov/homelessness.

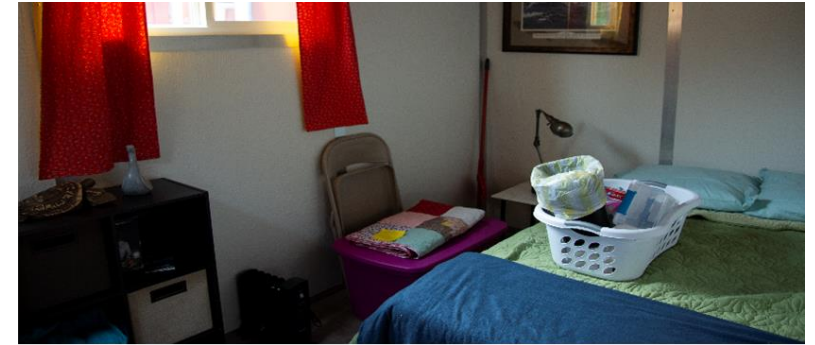
Plum Street Village



Objective: Provide residents ready to take the next positive step with the stability and services they need so they can transition to a more permanent housing situation as quickly as possible.

Plum Street Village

- Houses 40+ individuals onsite
- Individuals and couples without children
- 8' x 12' structures
- Shared kitchen and hygiene trailer
- Case management services tailored to specific needs of the residents
- Code of Conduct



Plum Street Village



- Leasing City-owned property and contracting with the Low Income Housing Institute to manage the program
- \$405,000 one-time set up cost
- \$630,000 annual operating cost
 - \$16k per individual per year for:
 - a living unit
 - 24/7 security
 - case management
 - one meal a day

City & Faith Community Tiny House Pilot Partnership

City providing funding (up to \$100,000) and staff support for sanitation and case management services at faith community sites

- Two small sites with 1-6 houses each
- One medium size site with 10-20 houses, and communal facilities



Emergency Housing Ordinance

- Emergency Housing Facilities Ordinance, OMC 18.50
- Faith based, not-for-profit organizations & government entities may host **temporary** housing facilities for homeless individuals on sites they own or control
- Tents or small structures organized and managed as temporary accommodations
- No limit to number of sites allowed within city
- Temporary Use Permit
 - Good for one year
 - May be extended up to two years
 - May reapply for a new TUP after extensions expire
 - Permit Cost = \$200
 - No impact fees, but sewer/water hook-up fees may apply
 - 30 day permit review process
 - Public information meeting required
- Option to apply for a Conditional Use Permit if longer duration desired



Permit Requirements:

- Adequate separation aisles (at least 6') between units, fences & property lines
- Fire Code requirements (no cooking in units, no open flames, etc.)
- Potable water, sanitary toilets and hand washing stations
- Garbage pick up and storage for personal belongings
- No more than 40 residents
- No permanent structures
- Minimum 1,000' buffer between sites and located within ¼ mile to a bus stop
- Parking needs to be provided onsite
- Host must designate an on-duty manager and keep a log of residents
- Host will take reasonable and legal steps to obtain verifiable ID, and use ID received to conduct sex offender and felony warrant checks
- Residents must sign a Code of Conduct





Prohibited

- Possession or use of illegal drugs
- Violence
- Open flames
- Trespassing on private property in surrounding neighborhood
- Littering onsite or in neighborhood
- Noise in excess of noise limits

Not prohibited by ordinance:

- Sex offenders
- Use of alcohol and legal drugs
- Possession of weapons

Homeless Response Plan



- Identify long-term, sustainable strategies
- Identify measures of success
- Cultivate regional partnerships
- Engage the whole community in responding to this crisis

Observations & Lessons Learned

- Help the public understand where the project fits into the continuum of housing/homeless response
- Reality is we need to direct resources toward emergency/temporary housing (despite being counter to plans that prioritize permanent housing solutions)
- Plan an exit strategy, even though targets may be fluid.
- Quality, accurate data is difficult to obtain. Emergency housing facilities can provide more information about the population we are trying to serve.
- Emergency housing facilities can help ready people for the next step toward permanent housing
- Emergency interventions require ongoing management and resources
- How to address negative behaviors in a trauma-informed way while also being responsive to public health and safety concerns is an ongoing challenge for communities





For more information:

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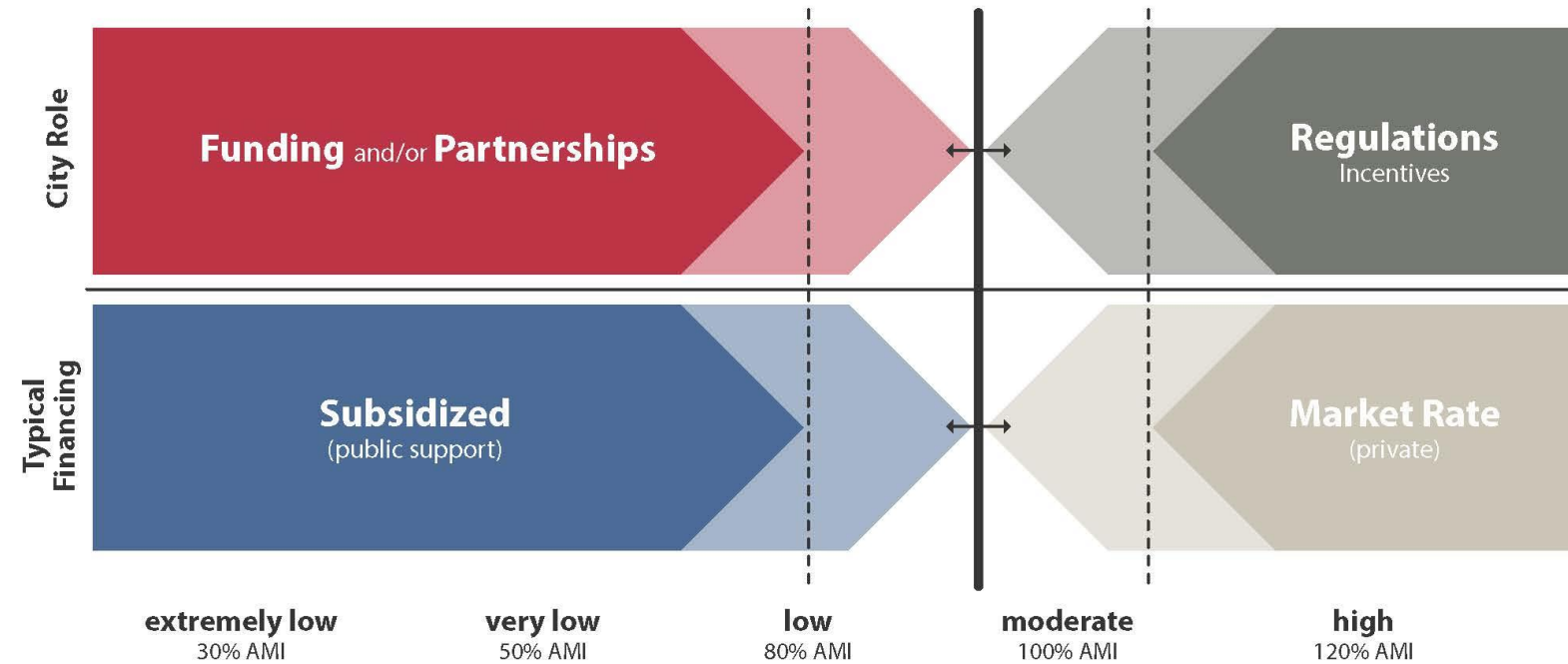
Community Planning & Development

abuckler@ci.olympia.wa.us

(360) 570-5847



THE HOUSING CONTINUUM



Income Level (4-person family) AMI = Area Median Income

Tiny Shelters



Tiny House structure
Credit: LIHI



Conestoga Hut
Credit: Community Supported Shelters



Igloo shelters
Credit: Return to Now



Tiny Shelters - Benefits

- Severe lack of shelters
- Severe lack of affordable housing
- Private, dignified accommodations
- Protect individuals from weather
- Simple to construct
- Durable
- Cost-effective
 - Tiny house materials = \$2,500



Olympia's Home Fund



Olympia Home Fund



- The Home Fund Levy passed in 2018
- Sales tax increase of .01% will generate an estimated \$2.3 million a year*
- Authorized by RCW 82.14.530 (2015)

Proceeds currently to be used for:

- 65% Construction of supportive and affordable housing
- 35% Operations and other housing-related purposes

Why a Home Fund?



Many other cities have something like a Home Fund:

- ✓ **Increases production of housing** for low income households
- ✓ **Increases shelter construction** and capacity
- ✓ **Reduces homelessness** by placing people waiting for units
- ✓ **Leverages local funds** to help compete for state, federal, and private construction money

Home Fund Long Range Goals: Capacity Building



- ✓ Grow local organizational capacity to apply for state and federal funds
- ✓ Support new partnerships that result in more units, *especially single homeless adults*
- ✓ Continue to coordinate with partners including:
 - Thurston County
 - housing providers
 - housing developers
 - behavioral health and primary care
 - neighboring jurisdictions

2019 Next Steps



- Develop funding and application criteria
 - Draft 2019 funding application
 - Develop and release 2019 request for proposals
 - Develop Work Plan
 - Develop Monitoring Plan
 - Consider Buy-Down and other new programs