

Special Meeting
January 27, 2021

MINUTES

1. CALL TO ORDER AND ROLL CALL:

Meeting was called to order at 9:04 AM.

Board Members:

- Eric Onisko, Council, City of Shelton
- Kevin Shutt, MC BOCC
- Peggy VanBuskirk, MC Board of Health
- Randy Olson, citizen

Staff Members:

- Todd Parker, MC Public Health
- Abe Gardner, MC Public Health

Guest Speakers:

- Jim Morrell, CEO Peninsula Credit Union
- Beth Doglio, former Representative

Members of the Public:

- Francesca
- Amy Davis

2. PUBLIC COMMENTS:

Amy Davis Mason County resident. Member of League of Women Voting. Communicating support of HB 1590. Believes that supportive housing is essential to success of local families and would like to see HB 1590 supported by the H&BHAB.

3. APPROVAL OF THE AGENDA:

Motion was made by Eric Onisko and seconded by Peggy VanBuskirk to approve the agenda. **Motion carried unanimously.**

4. APPROVAL OF THE MINUTES:

Motion was made by Eric Onisko and seconded by Peggy VanBuskirk to approve the regular minutes from the September 2020 meeting. **Motion carried unanimously.**

5. MEETING TOPICS:

a. Guest Speakers

- i. Jim Morrell, CEO Peninsula Credit Union**

- Peninsula puts an emphasis on empathy and works to better serve the community by first understanding them as people. Equitable support is priority. People first and institution/profit second.
- It is necessary to view housing as a continuum. Since 2013 Peninsula has worked to focus on the full continuum. Since 2014 Peninsula has used the A.L.I.C.E definition for household survival budget. Mason County population is around 40% at or below A.L.I.C.E threshold. Peninsula is focused on supporting those below the threshold and “pearlizing” the circumstances.
- 1 of 111 Credit Unions to receive financial assistance grant, and 1 of 3 to receive full amount. Used to increase volume across entire portfolio including affordable workforce housing initiative. 4 goals increase loan portfolio, help increase workforce housing options, continued community coordination, maintain Peninsula’s financial health.
- PCU home ownership efforts include typical real estate loans, workforce housing down payment assistance, FHLB down payment assistance.
- Working on more home ownership efforts.
- Also is advocating for the new Shelton workforce supportive housing project, multiple benefits for our community.

Discussion-

- Shelton workforce housing project. Eric communicated that they are having public hearings and are listening to a lot of pros and cons from the community. Eric is optimistic and believes that the project would be beneficial. Jim believes the location of the project currently is vital to success, being close to retail, schools, hospitals and YMCA. Eric communicated the rent would be 850-1300 depending on size of unit. Jim communicated that there will be tax credits for the developer that will add requirements to rent amounts (keeping it lower). Dr. Apostle is supportive of the project, although not officially yet. Jim spoke about how many folks that support the project have a story to attach to that support, more is at stake with the project than profit, community building is at the heart of it. Commissioner Shutty communicated that Mason County has been supporting other agencies and programs i.e. schools, Fire, Hospital and that this project complements that progress. Investment in our community’s families is imperative. This project is one that also will complement the projects happening in North Mason as well. Francesca questioned the 15-year limit on rent prices and voiced concern over a return to market rent. Jim communicated that the developer has the option to either sell the property, convert to homeownership, or continue rent prices as is. Eric is hoping that they are a steppingstone to home ownership. Jim communicated that if a renter begins to make more money that they cannot “income out” allowing for more savings for possible down payment. Beth Doglio communicated that tax credits are the biggest reason why developers are attracted to this type of project. Beth also communicated that the leading cause of homelessness is a lack of housing and that projects like this are definite solutions. Jim communicated that when gaps in housing are filled that it also fills others i.e health, education etc. Commissioner Shutty posed a question about how student loan debt impacts individuals attaining permanent housing. Jim communicated that it is a real issue that impacts young adults and their overall budget. Jim also stated that since the beginning of the year, the Shelton City manager Jeff Niten, has been approached by three major developers since this project has been brought to the forefront, to possible start other projects.
- **Eric offered and Peggy seconded a motion to support and recommend the BOCC send a letter of support for the Shelton workforce housing project.**

ii. HB 1590 – Beth Doglio

- Beth worked with the team from Mason to help with the YMCA project. Beth worked with the legislature to help pass HB 1590. Beth wanted to communicate that Sen Sheldon did vote in favor

of the bill. Bill focuses on folks that are 60% and below AMI. Does not need a vote of the people; can be done through an ordinance and BOCC councilmanic vote.

- Multiple communities have voted to invoke and utilize this bill, including Port Angeles, King County and Olympia. 60% of monies must go to housing and 40% can be used for mental health support.
- It is wise to have a board or community group that decides on where funding goes.
- Either the City of Shelton or Mason County could enact this bill
- Wanted Mason County to know about this option.

Discussion

- Commissioner Shutty wanted to know how the City or County enacting the bill would impact each entity. Beth communicated that one or the other would need to implement the funds and that both could not separately receive full funding amounts. Beth communicated that Pierce County is working with the League of Women Voters to possibly enact the bill with a councilmanic vote. Amy Davis supports the utilization of this bill in Mason County. Amy asked Beth about the administration of the funds and whether there was guidance on administrative costs. Beth said that there were no limits. Commissioner Shutty communicated that the County consistently caps administrative funds at or around 10%. Beth said that she will send more information about details of the bill to the board.

a. Annual Report-

- Todd and Commissioner Shutty encouraged the guest speakers and public to stay to hear the annual report as it captures the totality of this board's work and Mason County's programs.
- Todd communicated that the areas highlighted in yellow are new additions since the last meeting. Each highlighted section was gone over in detail to see if there was any other additions or edits.
- Commissioner Shutty asked in response to the last bullet of the behavioral health section if the RFP process would impact permanently funding a behavioral health coordinator for Public Health. Todd said that it would, and that the board should be mindful of that moving forward.
- Amy Davis asked if the final report would be available to the public when finished. Todd said that it would and that it could be found on the Mason County website and under the H&BHAB link and should be complete by the end of February.
- Eric asked if it was ok to share with the city council and it was decided that it was ok to do so in draft form.
- **There was a motion to approve the draft of the final report and send it to the BOCC by Peggy, it was seconded by Eric and the motion carried.**

b. Request for Proposal Process 2021-

- Todd shared data on funding available and possible RFP's.

Housing-

- CAC is running the CHG-HEN program and has done well in doing so
- Consolidated Housing Grant (CHG-non HEN) is ran by Crossroads
- Local Document recording fees (2163 and 2060)
- Treatment Sales Tax
- HB 1406 was enacted by Mason County and has accumulated a balance of ~\$140,000 in a little over year
- There has been a slight increase in total funds, however Todd believes that it might not be enough to warrant a new RFP process.
- Coffee Oasis and Quixote Communities were agencies that requested funds in 2019 that were not selected in the award process. Coffee Oasis was supported through subcontracted YHDP funds

through Shelton Youth Connection. Quixote Communities has expressed a need for funding to support on-site staff for the veteran tiny home village

- Coordinated entry money was shifted from North Mason Resources to Crossroads Housing as part of a centralized county-wide systemic approach to access services
- Community Lifeline went from being able to open from Nov-April to year-round that is funded through the Shelter Grant Program

Behavioral Health-

- (\$800,000) 60% goes to Therapeutic courts, 10% administrative costs, 30% is available to allocate to qualifying community partners for services
- 2020's actuals are at the 59% for the Therapeutic Court expenditures
- Public Health Position
- Sheriff/OHRS partnership
- Northwest Resources – SOS Care Coordination Program
- Consejo Counseling for behavioral health services to undocumented individuals or non-Medicaid with insurance gaps/restrictions

Discussion-

- Commissioner Shutty brought up that conversations with the Sheriff's department and their behavioral health program might impact that budget line. He also communicated that conversations with the Sheriff's office have also centered around a navigator position and that might ultimately impact some funding items also.
- Todd is hoping to have a deeper discussion on some of the behavioral health items and it was decided to delve into those discussions in February. No further information is needed from the board to fuel those discussions.

6. GOOD OF THE ORDER:

- Todd communicated that the PIT count is setup a little differently this year. Per Covid, they are not requiring an unsheltered count and for safety and time reasons Mason County will not do an unsheltered count.
- 6 Agencies new to Belfair: 5 agencies with offices in Shelton are or have expanded to Belfair and 1 from Kitsap: Crossroads Housing has joined Turning Pointe at a location in Belfair to serve North Mason residents. Shelton Youth Connection is also working on opening an office in Belfair. Consejo Counseling and Community Action Council are two other agencies with offices in Shelton that have expanded satellite offices to Belfair and service to North Mason residents. Coffee Oasis, based in Kitsap County, has also recently expanded and has an office located at North Mason Resources in Belfair.
- ERAP (Emergency Rent Assistance Program) has gone very well and a new program TRAP (Treasury Rental Assistance Program) is coming soon.

7. **ADJOURN:** The meeting was adjourned at 10:56 a.m.

8. **NEXT REGULAR MEETING: February 24th, 2021 via Zoom**