



**LACEY CITY COUNCIL
WORKSESSION
THURSDAY, MAY 13, 2021
4:00 – 6:00 P.M.
REMOTE ATTENDANCE**

To comply with Governor Inslee's Proclamation 20-28, the City Council Worksession will be conducted remotely, not in-person. However, you may view the meeting by watching live through Zoom:

Link: <https://us02web.zoom.us/j/86799071447>

The public may also listen to the meeting via telephone by dialing toll-free:

(888) 788-0099 or **(877) 853-5247** - when prompted enter Webinar ID **867 9907 1447**

AGENDA

4:00 1-2 STRYKER BRIGADE COMBAT TEAM UPDATE

*COL. JARED BORDWELL, 1-2 SBCT COMMANDER
(PRESENTATION)*

4:30 MEDIC ONE LEVY LID LIFT

*KURT HARDIN, DIRECTOR, THURSTON COUNTY MEDIC ONE
(PRESENTATION)*

5:00 [HOME SHARE – SENIOR SERVICES FOR SOUTH SOUND](#)

*BRIAN WINDROPE, EXECUTIVE DIRECTOR, SENIOR SERVICES FOR SOUTH SOUND
(PRESENTATION)*

5:30 PERMITTING IN LACEY'S UGA: MARTIN WAY CORRIDOR

*MAYOR ANDY RYDER
(PRESENTATION)*

TBD EXECUTIVE SESSION

PENDING LITIGATION PER RCW 42.30.110(1)(i)

TBD ADJOURN



To: Lacey City Council

From: Brian Windrope, Executive Director, Senior Services for South Sound

Date: May 13th, 2021

In Regards to: Home Share Funding Proposal

Home Share Overview: A simple idea with a huge impact! Home Share is a living arrangement where Home Providers offer accommodation to Home Seekers in exchange for an agreed upon level of support in the form of combinations of financial contribution, assistance with household tasks, transportation, and/or companionship. Home Providers and Home Seekers derive benefits from home sharing through reduced housing expenses, increased independence, and the ability to age in place.

It is a **match-making service**, not an online list. The method and power of Home Share is that Home Providers are interviewed carefully, as are Home Seekers, so that matches can be made with the highest chance of success. Criminal background checks are performed. Only when the needs and interests of both the Home Provider and Home Seeker are in alignment, does a meeting get arranged, and the Home Share manager attends these initial meetings. The whole process is designed to protect seniors, and **provide security**. Either the Home Seeker or Home Provider may be a senior 55 or older.

The program has operated before in Thurston County, by Senior Services for South Sound, until funding expired, and is ready to launch quickly again. During the six-month period it was operating from September 2019 to March of 2020, it provided services to **46 clients**, both seekers and providers, and **six matches** were made. This was an average of one placement per month. This was also at the inception of the program. We anticipate similar rates of placement if this program is restarted during the first year. We expect that Year 2 rates of placement would well outpace Year 1 as the community learns about the program, with an anticipated 2 placements per month and growing steadily to a plateau in later years closer to 3-4 placements per month as is seen in comparable programs nationwide at maturity.

Low-Income Seniors in Crisis: Low-income seniors in Thurston County are finding it more and more challenging to find affordable housing or remain in their homes. The lack of subsidized housing has created long waiting lists for both low-income apartments and Housing Authority Section 8 Vouchers. The average rent in Thurston County **in 2018 was \$1,187**. For many seniors, relying only on their Social Security income, this is unaffordable, especially when the rising cost of medical care and food are considered. Many seniors are faced with moving out of their apartments and either moving in with family or moving to more rural, less expensive areas. Or, if there were a Home Share program, they may find a nice and affordable room in a home with another person within or near the community where they currently reside.

For other seniors who own their own home, the cost of home repairs, upkeep and property taxes can be challenging. Selling their home can seem overwhelming and many want to retain their home where they are comfortable, know the area, and have friends. Seniors want to age in place, and do better when they can do so.

Home Sharing and Seniors: Home sharing has become a viable housing option for seniors as they struggle to meet their housing needs and access to affordable housing. For the Home Seeker, it provides a way to minimize housing expenses (renting a home share room

currently runs from \$400 to \$600 per month) freeing up needed funds for other living expenses. For the Home Provider, it provides funds for home maintenance as well as possibly needed assistance around the house (transportation, cooking, yard work, etc.). For both the seeker and provider, home sharing prevents dangerous social isolation, a known crisis only made worse by the COVID-19 pandemic.

Senior Services for South Sound's Home Share Program: At the end of 2016, Senior Services was given a bequest to support the creation of a Home Share Program. A part-time coordinator was hired to develop a program modeled on the Pierce County Home Share Program. In August of 2019, Senior Services was fortunate to secure a VISTA (Volunteers in Services to America) volunteer to research Home Share programs nationally and develop policies and procedures to strengthen this needed program. The results had been a strengthened program, the production of a Home Share Resource Guide and the beginnings of a state-wide Coalition of Home Share Programs.

However, funding ended and the program has been dormant since early in 2020. We continue to get calls every week from seniors seeking housing or having space to rent. We do not believe an additional temporary VISTA volunteer or similar temporary staffing is the best way forward for this program, as it will benefit more from steady continued leadership from a long term staff person who develops the skills and relationships needed for success.

Senior Services' Home Share Request: Senior Services requests \$94,159 in funds for one year, to support a full-time Home Share Manager and half-time administrative support person. We are seeking funding from the City of Lacey that would serve as **pilot, or bridge funding** for 2021 and into 2022.

Program Sustainability: It is hoped that long term funding will come from a combination of support from the Regional Housing Council (RHC), as well as dedicated funds from municipalities through CDBG or other sources. Proposals for funding from the RHC and City of Tumwater

CDBG sources were submitted in March of 2021 and we expect to hear in late 2021 if that funding will be awarded.

Program Outreach: Initial efforts by Home Share staff, especially over the first six months, will focus on community outreach to existing non-profit and governmental partners who are essential to program success. Key attention will be given to entities like the Family Support Center, Cielo, Thurston Food Bank, Catholic Community Services and numerous other social service partners to ensure they are knowledgeable of Home Share renewal and can spread the word to their clients. County and City partners will be vital for providing referrals as well. Home Share will need to create and distribute informational brochures to these partners and have active relationships with proper contacts at each location.

Performance Measures:

In the recently released *Home Share Study Policy Recommendations (2/21)* report by the UW School of Public Health for the WA Legislature, they outline the strong arguments for and ways to evaluate Home Share programs. The report also details the typical stages of development for new Home Share programs. In our case, Senior Services for South Sound has already completed what would normally be Year 1 and Year 2 of a new program, and would begin at Year 3 in terms of maturation.

Home Share evaluation measures highlighted in the report include:

- Unduplicated # of people paired in match/placement relationships – Year 1 and Year 2
- Cost per match/placement – Year 1 and Year 2
- Average rent for home seeker compared to average housing costs locally
- Demographics served

- # of spare bedrooms or separate units added to the pool of available housing from private homes
- # of service hours exchanged for seniors
- HomeShare average placement length
- Program participant satisfaction
- Improved quality of life. Those having someone live with them report they...feel happier, less lonely, safer in their home, healthier
- Decline in homelessness or reduction in % increase in houseless populations overall

Additional evaluation measures

- Funding provided can be closely monitored on a monthly basis according to the budget below, and reports provided to the City of Lacey on whatever basis desired. Home Share is a program that lends itself to performance metrics. It is important we recognize the start up time required to generate momentum, and yet the good fortune we have to not be starting from scratch. With our existing relationships and thorough *Home Share Resource Guide*, we jump right into the ability to work with clients.
- Staff supervision will be provided directly by our Client Services Director, Bryan Hildebrand, and indirect support by Brian Windrope, Executive Director. As regular employees of Senior Services for South Sound, the full and part-time Home Share staff members will receive the same benefits and be held to the same professional expectations that apply to other staff. They will receive 6 month and annual performance reviews.

Summary: In short, we are eager to resume the program as soon as possible, given the cost-effectiveness and urgent need in our community. Pilot/bridge funding from the City of Lacey is our only

current potential source of funding. If provided, we expect this funding will be augmented in the future by support from County and other City sources. We are seeking long-term funding partnerships as the program will significantly grow in impact from Year 1 to Year 2 and beyond. Home Share programs expand their impact with time as the community learns of the program and outreach gains traction.

Projected Year-1 Pilot Budget:

(It is expected that Year 2 will be comparable)

	Home Share Manager and Admin support
Salary (based on \$19 per hour for a 1.0 manager and \$16 per hour for a .50 admin assistant.)	\$ 56,160
Benefits	\$ 19,396
Rent subsidy/Transition times (Roughly \$1,000 a month that will scale with the number of placements)	\$ 12,000
Admin Overhead (payroll, audit)	\$ 5,784
Operating and Outreach Supplies	\$ 3,000
Staff Travel	\$ 2,250
Office Supplies	\$ 350
Communications	\$ 450
Insurance	\$ 769
Total	\$ 100,159
Estimated Program Revenue	
Program Fees (10 seekers/mo @\$35)	\$ 4,200
Donations	\$ 1,800
One Year Budget	\$94,159
Monthly Budget	\$ 7,850