

TO: City Council  
FROM: John Doan, City Administrator  
DATE: January 17, 2023  
SUBJECT: Service Provider Agreement with Homes First for Affordable Housing

---

1) Recommended Action:

Approve and authorize the Mayor to sign a Service Provider Agreement with Homes First for a septic to sewer conversion in support of an affordable housing project at 6541 Henderson Boulevard SE.

---

2) Background:

In compliance with RCW 39.33.015 and Resolution No. R2021-016, LOTT Clean Water Alliance and the City of Tumwater collaborated to donate a property that had been vacant since 2015, to Homes First to establish additional affordable housing in the City. With the completion of a Boundary Line Adjustment, Tumwater purchased the home from LOTT for \$200,000.00 and the City then donated the property to Homes First. Homes First is renovating the home to safely house eight female-identifying low-income people. This house will become the sixth clean-and-sober home for Homes First; the fourth for women in the Oxford House program. Funds will be used for costs specifically related to connecting the house from septic to sewer and decommissioning the septic.

---

3) Policy Support:

Strategic Priority: Be a Leader in Environmental Sustainability

Goal: *Continue Septic to Sewer Conversion*

Strategic Priority: Build a Community Recognized for Quality, Compassion and Humanity

Goal: *Complete the Affordable Housing and Houselessness Action Plan*

Plan Goal: *Commit more current City resources to targeted regional homelessness actions*

---

4) Alternatives:

- ☐ Revise the Homes First Service Provider Agreement
  - ☐ Do not authorize approval of the Agreement
- 

5) Fiscal Notes:

Funds for this contract will come from the General Fund. The City originally set aside \$400,000 for Affordable Housing through the ARP funds to be used for the purchase and property transfer from LOTT Clean Water Alliance to Homes First. The City submitted for other reimbursable costs for the ARP funds, leaving this \$98,940 as General Fund to support affordable housing in Tumwater.

---

6) Attachments:

A. Homes First Service Provider Agreement