

Thurston County Program Year 2021 Annual Action Plan



2018– 2022 Thurston County and Olympia Regional Consolidated Plan

Prioritizing HOME Investment Partnership Program
and
Community Development Block Grant Resources

September 1, 2021 through August 31, 2022
Fourth Program-Year of the 2018– 2022 Consolidated Plan

July 2021

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

This is the fourth year Annual Action Plan for the 2018-2022 HUD Consolidated Plan, covering the period Sept. 1, 2021 through Aug. 31, 2022. The action plan specifies how the county intends to utilize Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds to meet the goals and prioritized needs of the Consolidated Plan.

The goals and objectives are largely accomplished through partnership and collaboration between Thurston Thrives' Housing Action Team (HAT) and the Regional Housing Council (RHC).

Thurston Thrives is a community initiative to improve the health and safety for all people in Thurston County. Using a collective impact framework, Thurston Thrives brings together local jurisdictions, businesses, and nonprofits to address our regions' most pressing needs. The core of the work takes place in a handful of Action Teams, including the HAT and its sub teams of the Homeless Housing Hub and Affordable Housing Team.

The RHC is a collaborative effort between Thurston County and the cities of Lacey, Olympia, Tumwater, and Yelm (representing South Thurston County jurisdictions). The RHC was created with the primary purpose to leverage resources and partnerships through policies and projects promoting equitable access to safe and affordable housing in Thurston County. The RHC considers issues specifically related to funding a regional response to homelessness and affordable housing and works to coordinate existing funding programs to implement the county's Five-Year Homeless Crisis Response Plan. Each participating jurisdiction is represented with a voting member to the RHC.

The RHC is the designated authority for recommending HOME funds for projects county-wide. Thurston County is the lead Participating Jurisdiction and assumes responsibility for implementation and administration of the HOME Program.

HOME funds were awarded using a Request for Proposals process that solicited projects meeting needs identified in the community through the Consolidated Plan and locally identified priorities. Projects were scored by a review team and awards were made by the RHC. The following projects were selected for funding in the 2021 year: Family Support Center South Sound's permanent supportive housing project, Low Income Housing Institute's 2828 Martin Way Phase Two project and Habitat for Humanity's Tumwater Townhomes- Phase 1 project.

The CDBG program is available to all of Thurston County, including the unincorporated county along with Lacey, Tumwater, Bucoda, Rainier, Tenino, and Yelm. The City of Olympia operates its own CDBG entitlement program and is responsible for the development of its own annual action plan. CDBG projects are funded based on interlocal agreements spanning a three-year period with the participating jurisdictions. The interlocal agreements specify a rotation of funding cycles. In Year 1 unincorporated Thurston County and Yelm, Rainier, Tenino and Bucoda select projects within their geographic areas to

receive funding. In Year 2- City of Lacey selects projects for CDBG funding. In Year 3- City of Tumwater awards CDBG funds. All projects are managed by Thurston County staff.

Tumwater City Council made program-year 2021 awards. Applications were received via a Request for Proposals. The following projects were selected for funding in the 2021 year: Boys & Girls Club, Tumwater scholarships; Catholic Community Services Southwest, The Community Kitchen; Senior Services for South Sound, Home Share-Tumwater; TOGETHER, Community Schools; Homes First, Affordable Rental Homes for Tumwater; Rebuilding Together Thurston County, Critical Home Repairs; South Puget Sound Habitat for Humanity, Critical Home Repair; South Puget Sound Habitat for Humanity's Tumwater Townhomes Buy Down; and Housing Authority of Thurston County, Sequoia Landing Phase Two.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2018-2022 Consolidated Plan includes six strategic goals, which provide a framework for each year's Annual Action Plan. The goals are:

- **Affordable Housing:** Maintain, enhance, and expand the supply of rental, homeownership, and special needs Affordable Housing for-low income populations;
- **Economic Development:** Identify and create opportunities for Economic Development programs that principally benefit low-income people;
- **Public Facilities and Infrastructure:** Identify priority projects that serve low-income populations throughout the county;
- **Social Services:** Provide essential social services, termed Public Services for low-income and special needs populations;
- **Homeless Continuum of Care:** Create a comprehensive Homeless Continuum-of-Care system that is responsive to the needs in our community (County-only strategy for non-federal HOME funds); and
- **Land Acquisition:** The Acquisition of land to support the development of new affordable housing, public facilities, infrastructure, or other CDBG-eligible activities to meet the needs of low-income residents – HIGH PRIORITY FOR HOUSING RELATED PROJECTS.

The 2021 Annual Action Plan strives to meet these goals by prioritizing the creation and preservation of affordable housing units and social services. It identifies HOME funded activities that address a variety of affordable housing needs through the creation of new homeownership units and the creation of new multi-family permanent supportive housing units. Additionally, it provides CDBG funding to four public service projects and five affordable housing projects. Public service projects will support low income youth, seniors, and houseless populations. Housing projects will support critical home repairs for homeowner occupied households, the purchase and rehabilitation of rental housing, the acquisition of land to be used for multi-family low-income rental units, and the buy down of purchase prices on homes bought by first time low-income homebuyers.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The programs that were selected to receive program-year 2020 CDBG funds include three public service activities that provide food growing skills and assistance, early reading programs, and scholarships for low-income children to attend the Lacey Boy and Girls Club. Other projects include a critical home repair program, the purchase and rehabilitation of a single-family home for use as a rental unit, and two public facility projects--- one to rehabilitate the Veterans Services Hub and the other to expand the Thurston County Food Bank in Lacey. The public services projects and two capital projects have proceeded on schedule. The home repair program encountered obstacles procuring contractors due to the ongoing COVID-19 pandemic. Similarly, the pandemic and the local housing market have negatively impacted the ability for the acquisition and rental rehabilitation project to occur. The surging demand for homes paired with the minimal supply has made it difficult for the subrecipient to acquire a property within its preferred price range.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Projects selected to receive a CDBG or HOME award were chosen using a Request for Proposals (RFP) process.

A Request for Proposals (RFP) for the HOME Program was announced by the Regional Housing Council on February 22 and e-mailed to agencies, community housing providers and interested citizens as well as posted on the County website the same day. The RFP was also posted on the City of Tumwater's website. RFP legal public notices were posted in the Olympian newspaper on February 22, 2021 announcing the availability of HOME and CDBG funds. Technical assistance was available to applicants throughout the RFP process.

An application workshop for interested applicants was held on March 3, 2021 via a video tele-conference call. County staff provided an overview of funding requirements and priorities and answered questions.

The public was invited to attend the Housing Action Team Meetings, which are scheduled for the second Wednesday of each month from 9:30 to 11:30, at Thurston County Public Health and Social Services at 412 Lilly RD NE, Olympia, WA 98506. During the COVID-19 pandemic, these meetings were held via video tele-conference.

A public hearing on the Annual Action Plan was held virtually on Zoom video conference on July 13 @ 3:00pm. This public hearing was in conjunction with a 30+ day public comment period, commencing on June 11th and concluding on July 13th. Written comments were accepted through 5:00 p.m. on July 13,

2021. A copy of the Annual Action Plan was made available online at the Thurston County Public Health and Social Services (PHSS) Department web page and at the PHSS office.

<Summarize written and oral comments and County's response to comments received during comment period.>

The Plan is to be submitted to the U.S. Department of Housing & Urban Development by July 31, 2021. The 2021 program year will begin on September 1, 2021.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

<Summarize written and oral comments and County's response to comments received during comment period.>

6. Summary of comments or views not accepted and the reasons for not accepting them

<Summarize written and oral comments and County's response to comments received during comment period.>

7. Summary

<Summarize written and oral comments and County's response to comments received during comment period.>

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	THURSTON COUNTY	
CDBG Administrator	THURSTON COUNTY	Public Health and Social Services
HOPWA Administrator	N/A	N/A
HOME Administrator	THURSTON COUNTY	Public Health and Social Services
HOPWA-C Administrator	N/a	N/A

Table 1 – Responsible Agencies

Narrative

The Thurston County Department of Public Health and Social Services is the designated department within the County to prepare and administer the federal CDBG, HOME and other local and state funding sources targeted to benefit low income populations in Thurston County. The Department Director reports to the County Manager who reports to the Thurston County Board of County Commissioners who are responsible for all contracts, programs and activities carried out through this Plan. Grant funds are provided to local non-profit organizations through a public request for proposal process through which the County selects HOME project recipients and the appropriate CDBG partner jurisdiction selects CDBG projects.

Consolidated Plan Public Contact Information

Questions or comments on the Consolidated Plan should be directed to

Tom Webster, Program Manager

via email at Thomas.webster@co.thurston.wa.us

via telephone at 360-280-6265

or via mail at Thurston County Public Health and Social Services, 412 Lilly Road NE, Olympia, Washington 98506

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The County has worked with the non-profit housing and service provider agencies in several venues which have focused a great deal of time and effort on issues related to homelessness. The County has designated the Thurston County Public Health and Social Services Department as the division in which the CDBG and HOME programs shall be administered. The County also has a strong relationship with the Thurston Mason Behavioral Health Administrative Services Organization (ASO), a multi-county mental health and substance abuse agency formed under state laws as a part of the new health care restructuring process.

In addition to the work focused on ending homelessness, the County is several years into the process of implementing an initiative called Thurston Thrives that focuses on nine (9) areas of overall community health including Housing, Community Design, Education, Economy, Food, Child and Youth Resilience, Clinical and Emergency Care; Environment; and Law and Justice. This extensive planning effort involves over 300 members of the community around issues that have been identified as crucial to our overall stability. Input from various groups has been incorporated into the consolidated plan and this annual plan.

The annual plan activities have been reviewed by the following groups consisting of non-profit agencies and elected officials including the Housing Action Team, Affordable Housing Team, and elected officials from all jurisdictions through the HOME Consortium and City of Tumwater CDBG allocation process.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Working through the Housing Action Team, the County has conducted outreach to all known housing and service providers to solicit their involvement in the planning process and encouraged the coordination of all providers to address the needs of affordable housing and the crucial link to services.

The Thurston-Mason Behavioral Health ASO has strong ties to Thurston County with two of the governing board members being Thurston County Commissioners.

This convergence results in common initiatives among a similarly focused group of providers that has been useful in developing partnerships with all agencies.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

In 2019, the County added a new County staff position—Homeless Prevention Coordinator—to work with the community to identify needs, goals and objectives designed to reduce and end homelessness in the community. The staff person is currently co-chair of the Housing Action Team, a member of the

Regional Housing Council's technical team, participates on the statewide Balance of State Planning Committee and serves other functions around the homelessness interventions funded by the county and implemented by local nonprofit agencies. In 2019 the staff person updated the County's 5-Year Homeless Crisis Response Plan.

The homeless prevention coordinator is charged with working directly to enhance the performance of the community agencies that provide services to the homeless, pursue continuous improvement of a coordinated entry program, and promote permanent supportive housing and rapid re-housing initiatives. The county non-profit homeless providers use the state Clarity - HMIS system which is HUD compliant.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The County operates under the state of Washington Balance of State Continuum of Care and participates through local nonprofit agencies who participate in the planning process for McKinney Act funding. The County does not directly receive Emergency Solutions Grant (ESG) as a grantee; however, the County has received ESG-Covid funding as a sub-recipient through the Washington State Department of Commerce. The Homeless Housing HUB (HHH), which operates under the Thurston Thrives Initiative and is a sub-group of the Housing Action Team, acts as the local Continuum of Care.

The county Homeless Prevention Coordinator works as a member of the HHH local planning group for the Balance of State COC and works within that structure to develop the outcomes, policies and procedures that guide homeless housing and services funding in the county.

A Request for Proposal (RFP) process which uses the targeted goals and strategies identified in the local planning efforts is used to identify agencies to receive and implement programs funded with the homeless housing funding.

The majority of the homeless program funding comes from local and state revenue streams.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Regional Housing Council
	Agency/Group/Organization Type	Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Regional Housing Council is a group of local elected officials who work toward a regional approach to affordable housing. The group oversees the County's annual Request for Proposals funding process in which HOME funding recommendations are made to the Board of County Commissioners.
2	Agency/Group/Organization	Housing Action Team
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Other government - County Other government - Local Business Leaders Civic Leaders

What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Action Team and the overall Thurston Thrives initiative reaches out to over 300 community leaders in all phases of public health including all known providers, elected officials, cities and towns, and interested parties in the county.

Identify any Agency Types not consulted and provide rationale for not consulting

There are no known agencies that were not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Housing Action Team	The local 5-year Homeless Crisis Response Plan is the guiding document for the investment of local funding in the areas of homeless housing and services, which are funded with local revenue rather than federal funds.

Table 3 – Other local / regional / federal planning efforts

Narrative

The local 5-year Homeless Crisis Response Plan was approved in November 2019. It identifies five objectives required by Washington State Department of Commerce and identifies the strategies and tasks, with proposed outcomes, responsible parties, and timelines and milestones for achieving these objectives.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The annual plan was developed with public participation including efforts made by the City of Tumwater around the CDBG project selection and efforts made by the Regional Housing Council (RHC), which focuses on countywide investment in affordable housing, homeless housing and human services, around the HOME project selection. The RHC was legally formed in 2020 and replaces the former Housing and Human Services Council.

In accordance with an Interlocal Agreement establishing a three-year rotation between Lacey, Tumwater, and unincorporated Thurston County for receipt of CDBG funds, the City of Tumwater awarded CDBG funds for program-year 2021. The City held three public meetings of the City Council to establish funding priorities, and later make funding awards. The City also published details regarding the RFP process used to solicit proposals on its website.

The RHC-led Request for Proposals process invited statements from the Housing Action Team of Thurston Thrives to provide the basis for the priorities guiding placement of affordable housing projects onto the County's three-year affordable housing pipeline and those guiding affordable housing projects selected to receive an award of program-year 2021 HOME funds. The priorities were shared with the application review teams, who used that knowledge in the selection process of the winning proposals. Awards were ultimately approved by the Regional Housing Council. This effort synthesized the community wide priorities into a clear plan of action for the 2021 year.

Lastly, a legal ad announcing the RFP and providing information on how to apply for funding was run in The Olympian newspaper. Similarly, another ad was run making citizens aware of the proposed Annual Action Plan and the projects selected to receive funds. The ad provided information on how to submit a public comment regarding the Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	<summary of response to comments and attendance> at a public hearing that occurred 7/13/2021.	<Summary of comments>	<summary of comments>	
2	Newspaper Ad	Non-targeted/broad community	<summary of response to comments and attendance>	<Summary of comments>	<summary of comments>	
3	Publication on website	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,246,148	\$0	\$99,181.29	1,345,329.29	1,250,000	Prior year resources include carry over of unspent admin from previous years.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$842,490	\$161,092	\$0	\$ 1,003,582	800,000	

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Two of three Thurston County projects selected to receive federal HOME program funds will leverage other local funding provided by City of Olympia's Home Fund. They will also receive State trust fund and low-income housing tax credit funds. HOME matching funds will be provided through the use of local SHB 2060 revenues generated from document recording fees. In addition, the local Homeless Housing Fund (2163), and State of Washington Consolidated Homeless Grant (CHG), and Housing and Essential Needs (HEN) program revenues will provide funding to local non-profit agencies to address homeless housing and service needs throughout the county.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Neither Thurston County nor the Thurston County Housing Authority own any public housing units. The only public housing property in Thurston County is a 69-unit property in Olympia that is owned by the King County Housing Authority. This property was developed before the Housing Authority of Thurston County was formed.

No public property has been identified as of this time for use in furthering the goals of the 2021 plan activities. However, a working group of the Regional Housing Council has taken up the effort to identify properties throughout the County that may be appropriate for the siting of affordable housing. Similarly, the cities of Olympia, Lacey and Tumwater are each in the final stages of drafting and adopting their own individual Housing Action Plans. Currently, each plan includes a strategy to leverage publicly owned land for affordable housing. The work of the Regional Housing Council's siting workgroup and that of the jurisdictions' Housing Action Plans will be considered beginning in program-year 2022 in an effort to address the housing needs identified in the Consolidated Plan as well as the Homeless Crisis Response Plan.

Discussion

Most of the funding for social service activities is provided by state and local revenues which focus on affordable housing and homeless housing and services. In total, about five million a year is provided through those sources to fund dozens of programs and projects. The federal CDBG and HOME funding is leveraged by the local and state sources to complete a comprehensive package of programs to address high priority needs in our community.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2018	2022	Affordable Housing		Affordable Housing	CDBG: \$909,177.49 HOME: \$919,333	Rental units rehabilitated: 1 Household Housing Unit Homeowner Housing Added: 14 Household Housing Unit Homeowner Housing Rehabilitated: 16 Household Housing Unit New units: 126
2	Public Services	2018	2022	Non-Homeless Special Needs		Public Services	CDBG: \$184,207	Public service activities other than Low/Moderate Income Housing Benefit: 346 Persons Assisted
3	Public Facilities and Infrastructure	2018	2022	Non-Housing Community Development		Public Facilities and Infrastructure	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	
2	Goal Name	Public Services
	Goal Description	
3	Goal Name	Public Facilities and Infrastructure
	Goal Description	

DRAFT

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects listed below have been selected for the 2021 program year by the Thurston County Board of County Commissioners. They address high priority community needs including affordable housing and public services. The CDBG projects were identified and recommended for funding by the City of Tumwater City Council.

#	Project Name
1	Low Income Housing Institute – 2828 Martin Way, Phase 2
2	Family Support Center South Sound- Permanent Supportive Housing
3	South Puget Sound Habitat for Humanity- Tumwater Townhomes, Phase 1
4	Homes First- Affordable Rental Homes for Tumwater
5	Housing Authority of Thurston County- Sequoia Landing, Phase 2
6	Rebuilding Together Thurston County- Critical Home Repairs
7	South Puget Sound Habitat for Humanity- Critical Home Repairs
8	South Puget Sound Habitat for Humanity- Tumwater Townhomes Buy Down
9	Boys & Girls Clubs of Thurston County- Tumwater Scholarships
10	Catholic Community Services Southwest- The Community Kitchen
11	Senior Services for South Sound- Home Share Tumwater
12	TOGETHER!- Tumwater Community Schools
13	CDBG Program Administration
14	HOME Program Administration

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

HOME and CDBG funds were allocated based on priorities intended to benefit populations most in need of affordable housing and services in Thurston County. These populations include literally homeless individuals, senior citizens, youth and young adults, and historically underserved populations such as Black and indigenous individuals. The priorities support findings detailed in the Housing Needs Assessment, which was published by the Thurston Regional Planning Council in January 2021 and is being used to guide Housing Action Plans in the cities of Olympia, Lacey, and Tumwater. Similar to other local entitlement communities, the homeless and housing service providers serving Thurston County are passionate and dedicated but are few in number. The same can be said about affordable housing developers. These are obstacles to addressing underserved needs.

AP-38 Project Summary
Project Summary Information

DRAFT

1	Project Name	Low Income Housing Institute – 2828 Martin Way, Phase 2
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$355,643
	Description	LIHI will use HOME, HOME CHDO, local, and state funding to construct a 64-unit multi-family permanent supportive housing property serving homeless/low income seniors
	Target Date	9/1/2023
	Estimate the number and type of families that will benefit from the proposed activities	A total of 64 low income households will be served. All households will be at 50% or below area median income.
	Location Description	The housing units will be located in the city of Olympia
	Planned Activities	New construction of multi-family housing units
2	Project Name	Family Support Center South Sound- Permanent Supportive Housing
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$263,690
	Description	Family Support Center will construct 62 units of multi-family permanent supportive housing for families.
	Target Date	2/1/2023
	Estimate the number and type of families that will benefit from the proposed activities	Family Support Center will provide 62 units of housing to households earning 50% or less of area median income.
	Location Description	The housing units will be located in the city of Olympia.
	Planned Activities	New construction of multi-family rental units.
3	Project Name	South Puget Sound Habitat for Humanity- Tumwater Townhomes, Phase 1
	Target Area	
	Goals Supported	Affordable Housing

	Needs Addressed	Affordable Housing
	Funding	HOME: \$300,000
	Description	Phase 1 of the development will construct seven townhomes built as two side-by-side units sharing a single wall. Each townhome will provide two units of housing. Each unit will be sold to a first-time, low income homebuyer earning 80% or less of Area Median Income. The majority of homebuyers will earn 60% or less of area median income.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	The project will construct seven townhomes built as two side by side units sharing a single wall with each unit owned by a different owner earning 80% of area median income. The project will result in 14 units of affordable housing and will benefit 14 first-time low-income homebuyers.
	Location Description	1150 73rd Avenue Southeast, Tumwater
	Planned Activities	Construction of new homeownership units
4	Project Name	Homes First- Affordable Rental Homes for Tumwater
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$200,000
	Description	
	Target Date	8/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Project will consist of the acquisition and rehabilitation of a single-family home in Tumwater. The home will be rented to individuals or a household earning 80% or less of area median income.
	Location Description	Tumwater
	Planned Activities	Affordable housing acquisition and rehabilitation
5	Project Name	Housing Authority of Thurston County- Sequoia Landing, Phase 2
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$279,178.29

	Description	Funds will be applied toward acquisition of land adjacent to the housing authority's existing Sequoia Landing apartment community. HATC will then use non CDBG funds to build a three-story garden style multi-family rental building with 48 one, two and three-bedroom units providing affordable housing for low-income households earning up to 80% of area median income.
	Target Date	6/1/22
	Estimate the number and type of families that will benefit from the proposed activities	The project will provide housing for 48 low income households earning up to 80% Area Median Income.
	Location Description	Tumwater
	Planned Activities	Land acquisition for affordable housing
6	Project Name	Rebuilding Together Thurston County- Critical Home Repairs
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$30,000
	Description	Program will provide free minor critical home repairs and maintenance to homes owned and occupied by primarily Tumwater residents earning 50% or less of area median income. Repairs address health and safety concerns.
	Target Date	8/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Tumwater homeowners who occupy their home and earn 50% or less of Area Median Income.
	Location Description	Thurston County with primary focus on Tumwater
7	Planned Activities	Affordable housing rehabilitation
	Project Name	South Puget Sound Habitat for Humanity- Critical Home Repairs
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$100,000

	Description	Program will provide critical home repairs to homes owned and occupied by primarily Tumwater residents earning 80% or less of area median income. Repairs address health and safety concerns and are typically more substantial than those performed by Rebuilding Together Thurston County. Homeowners will be expected to contribute a portion of the costs for the repairs.
	Target Date	8/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 homeowners earning 80% or less of Area Median Income.
	Location Description	Thurston County with primary focus on Tumwater
	Planned Activities	Affordable housing rehabilitation
8	Project Name	South Puget Sound Habitat for Humanity- Tumwater Townhomes Buy Down
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$300,000
	Description	CDBG funds will be used to buy down the purchase price of eight newly constructed housing units in Tumwater. Units will be located within seven two-unit townhomes with units sharing a single wall. Townhomes will be built as Phase 1 of the Tumwater Townhomes project. Buying down the purchase price will ensure first-time homebuyers earning 80% or less of Area Median Income will have an affordable housing payment (PIMI) that does not exceed 30% of their income. Most homebuyers are anticipated to earn 60% or less of Area Median Income.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Eight first-time homebuyers earning 80% or less Area Median Income will benefit from the project.
	Location Description	1150 73rd Avenue Southeast, Tumwater
	Planned Activities	Homebuyer assistance

9	Project Name	Boys & Girls Clubs of Thurston County- Tumwater Scholarships
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$56,640
	Description	Funds will provide full scholarships to 60 low-income students and will allow the students to access academic tutoring, recreation, and mentoring each day after school at the Tumwater location of the Thurston County Boys & Girls Club.
	Target Date	8/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	60 low-income students whose households earn 80% or less of Area Median Income. Most students are referred to the program based on them receiving free or reduced cost lunch.
	Location Description	Tumwater
	Planned Activities	Public Service
10	Project Name	Catholic Community Services Southwest- The Community Kitchen
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$11,520
	Description	The program provides meal services to unhoused individuals six days per week. The Community Kitchen will provide both offsite and on-site meal services to those living unsheltered and in shelters. It's anticipated that approximately 4,000 meals will be served to roughly 30 unduplicated individuals living in Tumwater.
	Target Date	8/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 unhoused individuals will receive services.
	Location Description	Program anticipates up to 24% of its services to Thurston County will benefit individuals living unhoused in Tumwater.
	Planned Activities	Public services

11	Project Name	Senior Services for South Sound- Home Share Tumwater
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$18,762
	Description	The program will pair low-income homeowners, primarily senior citizens, with individuals seeking affordable housing to create a home sharing living arrangement. The program preserves affordable housing and allows seniors to remain in their home while providing an affordable place to live for those in need. All participants are screened and interviewed prior to being matched and closely monitored after the match to ensure the living arrangement is safe and healthy for all parties.
	Target Date	8/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	6 low income seniors earning 80% or less of Area Median Income.
	Location Description	Tumwater
	Planned Activities	Public Services
12	Project Name	TOGETHER! - Tumwater Community Schools
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$100,000

	Description	In partnership with Tumwater School District, TOGETHER! will continue its Community Schools (CS) model to close the opportunity and achievement gaps for students experiencing poverty and homelessness. The program will employ six Community Schools Managers (CSMs) serving nine schools: Tumwater & Black Hills High; Cascadia High School; Tumwater Middle; and Peter G. Schmidt, Michael T. Simmons, East Olympia, Tumwater Hill & Black Lake elementary schools. CSMs will provide case management services. At risk students will receive connection with a caring adult, basic need supports including housing, transportation, physical/mental health services, and more. Together! will also operate year-round Community Resource Centers at the sites.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 250 low-income students will be assisted.
	Location Description	Tumwater School District
	Planned Activities	Public Services
13	Project Name	CDBG Program Administration
	Target Area	
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$249,229
	Description	Administration of the Community Development Block Grant Program
	Target Date	8/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administration

14	Project Name	HOME Program Administration
	Target Area	
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$84,249
	Description	Funds will support the administration of the HOME Investment Partnership Program.
	Target Date	8/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administration

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

HOME program allocations are made by the Regional Housing Council. Funds are made available countywide including for projects located in all cities and towns. The CDBG funding is available based on the written agreements governing the Urban County established Memorandums of Understanding and are rotated among the participating community areas. Both the urban and rural communities receive benefit from this structure. No specific areas are targeted for development other than those described previously.

Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

HOME program allocations are based on the countywide Request for Proposals process and are responsive to the needs identified by RHC in consultation with the Housing Action Team in both the urban and rural communities.

The CDBG project selections are based on the rotation schedule of the CDBG funding agreements and Memorandum of Understanding that have been developed which give each geographic area an opportunity to address their specific needs within the framework of the countywide consolidated plan. The 2021 CDBG process for the City of Tumwater selected four public service projects, five housing-related projects and no public facility projects. The public service projects will be located in Tumwater but will benefit a broader geographic scope.

Discussion

Of the available HOME resources, funds are committed to a mix of projects that will benefit primarily residents in the urban core of Thurston County. One will create homeownership units in Tumwater. Two more projects will create new multi-family permanent supportive housing units in Olympia. The CDBG resources are committed to affordable housing and the provision of essential public services for low income and homeless persons in the community, primarily in the City of Tumwater.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

91.420, 91.220(g). The *jurisdiction* must specify one-year goals for the number of *homeless*, *non-homeless*, and *special-needs households* to be provided affordable housing using funds made available to the *jurisdiction* and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the *jurisdiction*. The term *affordable housing* shall be as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

Introduction

The County invests multiple sources of funding to achieve its overall housing goals. Funding sources include federal, state, and local revenues. HOME program funds are paired with local matching funds to support the creation of new rental and homeownership units. In program-year 2021, the County's HOME funds will support 126 new affordable rental units constructed by Low Income Housing Institute and Family Support Center South Sound and 14 new single-family homeownership units constructed by Habitat for Humanity. Of the 126 new rental units, 32 will be rented to homeless seniors, 62 will be targeted at homeless families with children, 31 units will provide housing to households earning 50% or less of Area Median Income. The homeownership units will be sold to households earning primarily 60% or below Area Median Income.

In program-year 2021 the City of Tumwater chose to direct 65% of the County CDBG award toward affordable housing efforts. Funds will support the acquisition of land by the Housing Authority of Thurston County; the property is intended for use as 48 multi-family rental units. Funds will also support the acquisition and rehabilitation of a single affordable rental unit by Homes First as well as up to 20 critical home repairs performed by Rebuilding Together and Habitat for Humanity. Lastly, CDBG funds will help buy down the purchase price of up to 14 new homeownership units for first-time low-income homebuyers.

Efforts to provide affordable housing also include the provision of rental assistance, primarily in the form of Rapid Rehousing and diversion assistance to homeless individuals and families. The County is a subrecipient of Emergency Solutions Grant (ESG) funding and does not directly receive this funding source. In addition, the County will continue its rental assistance efforts to County residents negatively impacted by COVID-19. These efforts are primarily funded by state resources and the federal American Rescue Plan Act. It's anticipated that the need for rental assistance programs will continue to be great as the state eviction moratorium is expected to be lifted at the end of June 2021.

As stated above, rental assistance for houseless populations is primarily provided through state and local funds rather than federal HOME and CDBG funds. As such, the reported goal of 0 homeless households served and 0 households supported through rental assistance does not accurately reflect

the County's commitment and efforts to provide assistance to households experiencing homelessness. Rather, it is a reflection that federal HOME and CDBG funds support affordable housing for non-homeless persons.

One Year Goals for the Number of Households to be Supported	
Homeless	94
Non-Homeless	85
Special-Needs	0
Total	179

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	126
Rehab of Existing Units	1
Acquisition of Existing Units	1
Total	128

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Rental assistance is provided through the Homeless Housing and Affordable Housing funding through the state law 2163 fee collections and the Consolidated Homeless Grant (CHG) funding from the state of Washington. Agencies are selected and provided funding through the countywide RFP process in the spring of each year to provide single persons and households with rapid re-housing programs. These programs provide a flexible subsidy that can cover first and last month's rent, damage and or security deposits, on an as needed basis to allow the formerly homeless person or family to obtain stable housing. No federal resources administered by the Public Health Department will be used for this type of program. With the ongoing occurrence of the COVID-19 pandemic, the County's funding resources are in flux. As a result, the County will remain flexible in utilizing available resources to address emerging and changing needs for homeless and at-risk individuals during the pandemic.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Housing Authority of Thurston County does not own any public housing. The only public housing property in Thurston County is a 69-unit property in Olympia that is owned by King County Housing Authority. This property was developed before the Housing Authority of Thurston County was formed.

Actions planned during the next year to address the needs to public housing

The Housing Authority of Thurston County does not own any public housing in Thurston County, or any other county.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority of Thurston County does not own any public housing in Thurston County, or any other county.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. The Housing Authority of Thurston County is classified by HUD as a “High Performing” housing authority.

Discussion

Not applicable.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The needs of the homeless and at risk of homelessness will be primarily addressed using the two local document recording fee revenue sources authorized by State statute for this purpose. In addition, the State of Washington provides Consolidated Homeless Grant (CHG) and Housing and Essential Needs (HEN) funding serving homeless and at risk households. Together, these revenue streams exceed the total annual allocation of HOME and CDBG funds. Furthermore, as a result of the COVID-19 pandemic, Thurston has received additional funding including Washington State Emergency Housing Grant (EHG), Emergency Solutions Grant – Covid (ESG-CV), Shelter Program Grant (SPG), Emergency Rental Assistance Program (ERAP), and Treasury Rental Assistance Program (T-RAP), to provide support to agencies serving households experiencing homelessness during the pandemic. Supporting these funds will also be provided by federal CARES act funding.

More than 48 non-profit service provider programs were funded with non-federal state and local revenues were selected by the RHC and Board of County Commissioners for funding in 2021 through 2022, with additional 2022-2023 funding levels still to be determined. Funds will provide housing and services essential to ending homelessness among families and individuals. Special needs activities were described in preceding sections.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In June 2018, the Thurston County Board of Health declared homelessness a public health crisis, pledging action to help alleviate the impact of the growing crisis. Coordinated regional meetings have begun in earnest, as the attention of the entire community turns to the Homeless Crisis Response System (HCRS) to develop strategies to ensure our unsheltered citizens are moved swiftly into permanent housing solutions. In November 2019, the Thurston County Board of County Commissioners approved a 5-Year Homeless Crisis Response Plan (HCRP), which was submitted to the Washington State Department of Commerce, as required Washington State. The Thurston County Homeless Crisis Response Plan aims to reduce unsheltered homelessness and increase access to affordable and permanent supportive housing through:

- Operating an equitable, coordinated, consistent, and concise HCRS
- Increasing outreach and engagement efforts to all people experiencing homelessness and mainstream services using a racial equity lens
- Fair and equitable prioritization of highest need households who are eligible for programs most

appropriate per household

- Ensuring the HCRS moves toward developing and implementing a racial equity work plan that creates a pathway towards more equitable and accountable service delivery

One-year goals established by Thurston Counties 5- year HCRS Plan include, but are not limited to:

- Ensure Coordinated Entry data collection requirements
- Maintain and improve active by-name lists of individuals experiencing homelessness for all sub-populations
- Strengthen and expand outreach efforts using best practices with specific emphasis on special populations
- Evaluate the efficacy of existing CES vulnerability assessment tools to effectively capture the vulnerabilities of people of color and other marginalized identities entering the HCRS
- Engage all sub populations with lived experience of homelessness
- Engage communities impacted by the HCRS
- Establish a data work group
- Maintain and expand operations of the Hazardous Weather Task Force (HWTF)
- Preserve and develop new shelter capacity, including explore innovative practices to increase capacity.
- Review HMIS data to determine if equitable permanent housing outcomes are being achieved and identify if there are ethnic or racial groups who are less likely to be exiting to permanent housing
- Encourage agencies within the HCRS to participate in an anonymous demographic sampling of diversity within their staff and members of boards

These goals are both impacted by COVID-19 which may limit the County's ability to achieve these goals, while the challenges of the pandemic and increasing focus on racial inequities demand that these efforts are not de-prioritized and receive increased attention and efforts.

Addressing the emergency shelter and transitional housing needs of homeless persons

Thurston County's emergency shelters serve as a central site where service providers collaborate to provide advocacy, medical care, and mental health services to a population typically hard to serve in traditional settings. This shelter works to meet immediate needs of nightly guests while also working in alignment with long-term statewide goals to ensure that homelessness for each member of our community is brief and limited in occurrence. To ensure that individuals seeking housing receive necessary supports, this emergency shelter collaborates with partner agencies throughout Thurston County. These partnerships have resulted in moving over 90 of the highest-needs people in our community, from our shelter and directly from the streets, into permanent housing. This accomplishment is especially notable in the face of the limited options for permanent supportive housing and reflects both the resilience and resourcefulness of local providers addressing housing

challenges/ barriers daily. Community partners attend monthly meeting to share additional housing resources they become available.

Thurston County's Emergency Shelter, Interfaith Works Emergency Overnight Shelter (IWEOS) is a low-barrier facility that, before the COVID-19 pandemic, provided 15,120 annual bed nights of shelter to vulnerable residents whom have been defined as living with chronic health conditions, permanent disabilities, and persistent mental issues, as well as long-term substance use challenges. This shelter provides nightly shelter, serving individuals identified as most vulnerable. Guests are "chronically homeless" as defined by HUD definitions.

Additionally, an emergency shelter for young adults through Rosie's Place, a program of Community Youth Services, provides low-barrier shelter for young people ages 18-24. Rosie's Place Young Adult Shelter offers more than 9,000 shelter bed nights per year. Rosie's Place operates day and night emergency sheltering as it is a 24/7 drop-in center. At Rosie's Place, young people can access case managers who can help navigate a young person through coordinated entry, transitional housing, employment, and enrollment in school.

A 24/7 Hotline allows for emergency access to shelter, homeless prevention, drop-in services, service programs and other short-term residential programs. Housing navigators assigned to the 24/7 homeless hotline complete initial paperwork to include assessments, and referrals. Once the initial paperwork is finalized a "warm handoff" accompanies the client to the receiving agency, Secondly, follow up support is maintained to assist individuals in navigating through the coordinated entry process, until the client intake is complete.

Transitional housing programs funded with state Consolidated Homeless Grant resources are in place and provide approximately 145 beds of housing for households in need.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Through use of the VI-SPDAT for families with children, Veterans, adults, and a youth specific assessment tool for young adults the community will be able to prioritize the housing and services to those most in need. Referrals received via the Thurston County's Coordinated Entry process are prioritized by those homeless individuals identified as the most vulnerable by ways of VI-SPDAT and youth assessment score. These households present as the hardest to serve and face challenges securing safe, stable, and secure housing solutions. These individuals are provided support services such as case management, Landlord Liaisons, and rapid rehousing assistance navigators. The combination of these

efforts work to offer homeless, families, Individuals, and youth progressive interventions catered to create a best-fit solution for every household experiencing homelessness; not only by eligibility; but also by individual preference (this progressive engagement intervention, promotes a “Participant Choice” Housing solutions). This approach is most likely to reduce the average length of episodes of homelessness and result in better outcomes for all.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The county has invested funding in multiple programs through local document recording fee revenues that provide rapid rehousing, operating and maintenance supports, provision for emergency shelters, transitional housing facilities, and permanent housing interventions. The county has selected a lead Coordinated Lead Agency. The lead Coordinated Entry agency and all sub-contracted agencies have the capacity to appropriately staff physical locations to facilitate pre-screening, assessment, and prioritization of the coordinated entry referrals in real-time for all community members seeking housing services to include diversion services. Information collected during the Coordinated Entry process will continue to inform the service system on volume and assist in maintaining funding to staff necessary to demand. In addition to on-site assessment staff, the CE process will evolve to include street outreach to engage sub populations of the homeless community that may not actively engage the homeless housing service system. Special outreach to these populations will be conducted through PATH program and other qualified agencies who serve these populations in the urban core of the County.

Discussion

The COVID-19 pandemic has had an immediate impact on our shelter system, which is expected to last through PY 2020 and beyond. This impact includes reduction of capacity at shelters to implement social distancing practices, as well as moving to 24-hour operations, rather than just overnight. Moving to 24-hour operations has reduced the need for guests to seek services or frequent local businesses during the day. To offset the loss of shelter capacity, Thurston County has supported the establishment of an additional shelter, operated by Interfaith Works, and provided funding to Family Support Center to increase hoteling of shelter guests. The County has also funded meal delivery services, increased shelter-in-place activities, and access to hygiene to promote social distancing practices.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Thurston Regional Planning Council, working from a grant to the cities of Lacey, Olympia, and Tumwater, conducted a Housing Needs Assessment and Draft Regional Housing Action Plan. The regional Housing Action Plan intended to inform local comprehensive plan policies and guide implementation strategies to help each city meet its housing needs and strategic objectives.

Seven housing gaps were identified through the Housing Needs Assessment, including the need to: 1. Reduce housing costs for low-income and cost-burdened households. 2. Increase the overall housing supply. 3. Increase the variety of housing sizes and types. 4. Increase senior housing options. 5. Maintain in good condition and improve the existing housing stock. 6. Provide safe, stable options for both renters and homeowners. 7. Increase permanent housing options for people with disabilities and those at risk of or experiencing homelessness.

The Regional Housing Action Plan identifies six strategies for addressing housing needs: 1. Increase the supply of permanent, income-restricted affordable housing. 2. Make it easier for households to access housing and stay housed. 3. Expand the overall housing supply by making it easier to build all types of housing projects. 4. Increase the variety of housing choices. 5. Continually build on resources, collaboration, and public understanding to improve implementation of housing strategies. 6. Establish a permanent source of funding for low-income housing. Under each strategy, specific actions are identified which the cities may choose to implement as part of their individual action plans.

Because creating affordable housing opportunities goes hand-in-hand with reducing housing-related inequities faced by people of color, increasing equity was not a single action in the Plan but an overarching theme in the Regional Housing Action Plan. Each strategy in the Plan includes a discussion of how it — and the actions associated with it — work to reduce inequity in the community. An action that promotes affordable housing — especially for the most vulnerable in our community — is an action that will promote equity.

Discussion

Jurisdictions throughout Thurston County increasingly recognize that affordable housing and homelessness are regional issues and require a coordinated regional response. In this spirit, to support regional housing policy efforts, the jurisdictions of Thurston County with the cities of Olympia, Lacey and

Tumwater has created a Regional Housing Council (RHC) that was formalized in January 2021 through an Interlocal Agreement. The RHC, which will include a representative of the smaller south Counties cities and town will have the primary purpose of leveraging resources and partnerships through policies and projects that promote equitable access to safe and affordable housing.

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AP-85 Other Actions - 91.420, 91.220(k)

Introduction

All acquisition and rehabilitation programs funded by CDBG and HOME will perform risk assessments as required on all pre-1978 units under federal guidelines and take appropriate steps to mitigate any discovered lead issues in housing units.

The county, through the funded non-profit agencies will continue its outreach particularly to homeless individuals and families to connect them to employment and education opportunities through the variety of programs that are available in the community.

The county will continue its efforts in creating effective partnerships with service delivery agencies and other jurisdictions within its boundaries to implement countywide programs and activities that strengthen our capacity to address the needs of low-income households.

As part of its response to COVID-19, Thurston County has used available COVID-specific resources, including CDBG-CV, ESG-CV, Coronavirus Relief Fund, and funding from the State to support our homeless crisis response system. These funds have been used to support the County's quarantine and isolation facility, increase funding for food assistance, help shelters manage a reduction in shelter capacity due to physical distancing including standing up a new emergency shelter, increasing shelter-in-place and hygiene services, and supporting case management services for those living in unsheltered encampment. These efforts have help create new partnerships and have expanded the capacity of our non-profit service providers.

Actions planned to address obstacles to meeting underserved needs

The county through the funded non-profit agencies will continue its outreach particularly to homeless individuals and families to connect them to employment and education opportunities through the variety of programs that are available in the community.

Actions planned to foster and maintain affordable housing

The county will continue its efforts in creating effective partnerships with service delivery agencies and other jurisdictions within its boundaries to implement countywide programs and activities that strengthen our capacity to address the needs of low-income households.

The county through the Housing Action Team of Thurston Thrives will continue to create partnerships for the ongoing development of affordable housing in our community. A working group of the Housing Action Team is the Affordable Housing Team, which is comprised of local affordable housing providers, local jurisdiction staff, and other interested private sector parties. The group works to focus collaborative action to create, preserve and diversify affordable and equitable housing through

advocacy, education, and leadership.

Under a grant from Washington State, the jurisdictions of Olympia, Lacey and Tumwater undertook a regional housing needs assessment and created a draft housing action plan. Based on the draft housing action plan, the cities are developing individual Housing Action Plans in order to encourage the construction of additional affordable and market-rate housing in a greater variety of housing types, and at prices that are accessible to a greater variety of incomes. The plans will be adopted in the summer of 2021.

Actions planned to reduce lead-based paint hazards

All CDBG and HOME projects conduct risk assessments for lead paint if the property qualifies for the testing. Additionally, lead safe work practices will be employed by all sub-recipients and contractors receiving CDBG and HOME funds.

Actions planned to reduce the number of poverty-level families

The Regional Housing Council (RHC), representing the jurisdictions of Thurston County, Olympia, Lacey and Tumwater, all pledge to dedicate a portion of local sales tax revenue collected by the jurisdictions to support health and human services agencies throughout the County. For the past several years, including 2020, the RHC has directed these funds to be used to fund local non-profit agencies that address "basic needs" including food and meal programs, personal hygiene, child care, and other emergency needs to support low-income households.

Furthermore, during the COVID-19 pandemic, the County and local jurisdictions have provided funding to the United Way of Thurston County to support a variety of emergency needs, including urgent rental and utility assistance programs to support low-income households remain in housing.

Actions planned to develop institutional structure

In January 2021, Thurston County and the Cities of Olympia, Lacey, Tumwater, and Yelm, signed an Interlocal Agreement to form the Regional Housing Council (RHC). The RHC replaces the Health and Human Services Council and create a more intentional focus on addressing affordable housing and homelessness as a region. The primary purpose of the RHC is to leverage resources and partnerships through policies and projects that promote equitable access to safe and affordable housing.

The Thurston Thrives Housing Action Team and its sub teams, including Affordable Housing; Homeless Housing Hub and Affordable Rental Housing; and Senior Housing, will continue to build new partnerships to enhance our planning environment. These teams provide valuable information to our local planning bodies regarding the development of affordable housing and needed public services.

Actions planned to enhance coordination between public and private housing and social

service agencies

The Housing Action Team is again the key county focus on the activities in this area. The HAT forum brings together non-profits, government and private sector developers in a unique manner that solicits input for the greater community wellbeing.

Discussion

The county will continue to solicit the input from existing community members, local not for profit agencies and private sector businesses to create a stronger health community.

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Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County plans no other forms of investment beyond those identified in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Thurston County has adopted the recapture option to ensure compliance with the HOME Program's period of affordability requirements, which may be for a minimum of 5 years to a maximum of 15 years, depending on the amount of the direct HOME subsidy. The transfer in title, either voluntary or involuntary during the affordability period will trigger the recapture provision. Recapture includes repayment of the entire direct home subsidy received by the homebuyers from the net proceeds of the sale. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

Direct HOME subsidy is the amount of HOME assistance, *including any program income* that enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value, the difference between the fair market value and the purchase price is directly attributable to the HOME subsidy.

All HOME funds recaptured during the affordability period must be captured in full. Proceeds must be used to pay off the HOME loan amount. Any net proceeds remaining may be paid to the homebuyer. In case of a transfer of ownership due to foreclosure or deed in lieu of foreclosure prior to the satisfaction of the period of affordability requirement, and if there are no net proceeds from the foreclosure, repayment is not required and HOME requirements are considered to be satisfied. The provisions and term of the affordability period will be specified in a three-party written agreement between the owner, homebuyer, and the county. Deed restrictions and property covenants will be used to ensure compliance with the affordability requirements for all rental and homebuyer properties.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The county will follow the period of affordability requirements as outlined in the HUD regulations.

The county will secure its affordability provisions through the use of deeds of trust, promissory notes, and loan agreements and covenants which will be signed by all agencies utilizing HOME funding to provide affordable housing.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that

will be used under 24 CFR 92.206(b), are as follows:

The County will not refinance existing debt secured by multifamily housing under any circumstances.

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