

# Thurston County Program Year 2022 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, 2022 through August 31, 2023  
Fifth Program-Year of the 2018– 2022 Consolidated Plan

July 2022

# Executive Summary

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

### 1. Introduction

This is the fifth and final year Annual Action Plan for the 2018-2022 HUD Consolidated Plan, covering the period Sept. 1, 2022 through Aug. 31, 2023. 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 Housing Action Team (HAT) and its sub teams of the Homeless Housing Hub (HHH), Affordable Housing Team (AHT), and Rental Housing Team.

The Regional Housing Council (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, which is mandated by Washington State Department of Commerce and which guides the regional response to homelessness.

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

Program-year 2022 HOME funds were awarded through 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 comprised of staff and two members of the Affordable Housing Team. The RHC then made award recommendations. The recommendations were approved by the Thurston County Board of County Commissioners, as the fiscal agent of HOME funds. The following projects were selected for funding in the 2022 year: Low Income Housing Institute's 2828 Martin Way Phase Two project, South Puget Sound Habitat for Humanity's Tâlicn Townhomes project, and Thurston Housing Land Trust's 8 Plex Housing Cooperative project.

The CDBG program is available to all of Thurston County but the City of Olympia, which receives its own direct allocation of these funds and is responsible for its own Annual Action Plan. CDBG funding is employed throughout the participating jurisdictions in unincorporated county along with Lacey, Tumwater, Bucoda, Rainier, Tenino, and Yelm. Thurston County 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 to be used within City of Lacey boundaries. In Year 3- City of Tumwater awards CDBG funds to projects benefitting Tumwater residents. All projects are managed by Thurston County staff.

South Thurston County jurisdictions of unincorporated Thurston County, Yelm, Tenino, Rainier, and Bucoda selected program-year 2022 awards. Applications were received via a Request for Proposals. The following projects were selected for funding in the 2022 year: Boys & Girls Club, Tenino Teen Center Roof Repair; City of Yelm, Off-Leash Dog Park; City of Tenino, Quarry Pool Phase 2; Senior Services for South Sound, Home Share; Rochester Organization of Families, Kids Place After School and Summer Program; South Puget Sound for Humanity, Neighborhood Revitalization for Bucoda and Yelm; Boys and Girls Club, Yelm Scholarships for Low-Income Youth.

## **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 2022 Annual Action Plan strives to meet these goals by prioritizing affordable housing, social services, and public facilities. 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 rental units. Additionally, it provides CDBG funding to public service and public facilities projects. Public service projects will support low income youth, seniors, and families with kids. Public facilities projects will direct funds at improvements to a public pool in Tenino and the creation of a public dog park in Yelm.

### **3. Evaluation of past performance**

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

The four program-year 2022 CDBG funded public service activities provide affordable housing, after school care and mentoring, and neighborhood revitalization through community initiatives. Each of the subrecipients has received CDBG funds in the past and have performed well. Each of the activities is operating in and providing service to South Thurston County. Additionally, the three public facilities projects chosen for funding also have experience receiving CDBG funds and have demonstrated a need for funding to better serve the South Thurston County cities of Yelm and Tenino.

Similarly, to CDBG awards, two of the three projects awarded HOME funds are undertaken by organizations with a proven history of success in Thurston County. Habitat for Humanity and Low-Income Housing Institute have continually leveraged local dollars exceptionally well to construct create affordable housing in Thurston County. The third project awarded HOME funds comes from a relatively new organization that has taken initiative to seek partnerships and mentorship as well as educate itself on the complexities of creating affordable housing in Washington State.

### **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 made available by the Regional Housing Council on February 26, 2022 and e-mailed to agencies, community housing providers and interested citizens as well as posted on the County website the same day. A legal notice informing residents of the RFP was posted in The Olympian newspaper on February 25, 2022 announcing the availability of HOME and CDBG funds. Technical assistance was available to applicants throughout the RFP process.

An applicant workshop for interested parties was held on March 3, 2022 via a video conference call. County staff provided an overview of funding requirements and priorities and answered questions.

Additionally, the RFP availability was made known at the Housing Action Team meetings, which are scheduled for the second Wednesday of each month from 9:30 to 11:30, and at the Affordable Housing Team meetings, scheduled for the second Tuesday of the month from 10 to 11:30. Both of these meeting series continue to be held virtually due to the COVID-19 pandemic.

A public hearing on the Annual Action Plan was held virtually and in person on July 12 at 3:00pm. This public hearing was in conjunction with a 30+ day public comment period, commencing on June 10th and concluding on July 12th. Written comments were accepted through 4 p.m. on July 12, 2022. 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 at 412 Lilly Rd. NE, Olympia, WA 98506. The Plan will be submitted to the U.S. Department of Housing & Urban Development by July 15, 2022. The 2022 program year will begin on September 1, 2022.

## **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.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	THURSTON COUNTY	Public Health and Social Services
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 Annual Action Plan. Grant funds are provided to local non-profit organizations and housing developers through a public request for proposal process through which the Regional Housing Council selects HOME project recipients and the CDBG partner jurisdiction selects CDBG projects.

### **Consolidated Plan Public Contact Information**

Questions or comments on the Consolidated Plan should be directed to

Jacinda Steltjes, Affordable Housing Coordinator

via email at [Jacinda.steltjes@co.thurston.wa.us](mailto:Jacinda.steltjes@co.thurston.wa.us)

via telephone at 360-490-2626

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 interested parties consisting of, but not limited to, non-profit homeless services providers, affordable housing developers, 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.**

Thurston County employs a Homeless Prevention Coordinator whose job consists of working with the community to identify needs, goals and objectives designed to reduce and end homelessness in the region. The staff person is currently co-chair of the Housing Action Team and a member of the Regional

Housing Council's technical staff team. The staff person coordinates closely with the City of Olympia's Homeless Response Coordinator and its Housing Programs Manager as well as other homeless and housing focused staff in Lacey and Tumwater. The staff person 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. The person is a co-chair of the Housing Action Team and is engaged with the Homeless Housing Hub (HHH), the County's Continuum of Care.

In 2019 the staff person updated the County's 5-Year Homeless Crisis Response Plan (HCRP). This living document outlines the mission, vision, core values, key goals, strategies, and many of the important implementation actions necessary to successfully resolve homelessness in Thurston County. The HCRP is the community-based framework for a strategic, focused approach to ending homelessness. The HCRP is also the Regional Housing Council's guiding document.

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.

**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 Washington State's Balance of State Continuum of Care and participates through local nonprofit agencies who participate in the planning process for McKinney Vento 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 County's Homeless Prevention Coordinator works as a member of the Homeless Housing Hub 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 as opposed to federal funds. Regardless of funding origin though, service providers participate in the HMIS system.

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



**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Regional Housing Council
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Regional Housing Council is a group of local elected officials who work toward a regional approach to homeless prevention and response as well as 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	<b>Agency/Group/Organization</b>	Housing Action Team
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
3	<b>Agency/Group/Organization</b>	Thurston Regional Planning Council
	<b>Agency/Group/Organization Type</b>	Other government - County Other government – Local Regional organization Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Emergency Management
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Thurston Regional Planning Council is a 23- member inter-governmental organizations in Thurston County which meets monthly to address challenges related to the region's growth. Challenges include transportation, housing, environmental quality, economic opportunity and more.</p> <p>The County reached out to request comment regarding broadband access and narrowing the digital divide as well as natural hazards risk. Additionally, the County detailed the housing specific projects throughout the County, including Olympia, proposed for funding and asked that the TRPC provide comment on broadband Internet access and natural hazards risk specific to the housing projects or any other projects or programs included in the County's or Olympia's Annual Action Plan. Additionally, the County referred to the Hazards Mitigation Plan for the Thurston Region. The Plan was prepared by TRPC and assesses natural hazard risks taking into consideration known assets to confront the risks. The Plan identifies earthquakes, storm, and flood as the highest risks in Thurston County. The Plan also details a series of actions jurisdictions across the County are taking to prepare for and decrease the risk of the identified natural hazards. The anticipated outcome of the consultation was to identify a level of need to use HUD funds to increase broadband access and/or prepare for natural hazards.</p>

**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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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 and state revenue rather than federal funds.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

The 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. The Plan guides the County and the region's response to homelessness.

## **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 cities of Rainier, Tenino, Yelm and town of Bucoda 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 South Thurston County for receipt of CDBG funds, the South County cities and town awarded CDBG funds for program-year 2022. Projects were solicited through a Request for Proposals process.

The Regional Housing Council's Request for Proposal's process for HOME funded projects 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 2022 HOME funds. Two members of the Affordable Housing Team of Thurston Thrives participated in the review and scoring of proposals. Neither participating member responded to the RFP. Awards were ultimately approved by the Regional Housing Council.

Lastly, a legal ad announcing the RFPs for HOME funding and for CDBG funds 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 7/12/2022.	<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

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

### Introduction

This is the last year of Thurston County's 5 Year Consolidated Plan. Expected resources include the County's program-year 2022 CDBG and HOME awards as well as unspent CDBG administrative funds from previous years and HOME program income that originated from home rehabilitation

loans that were paid off by homeowners.

### 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	\$1,191,468	\$0	\$121,512.42	\$1,312,980.42	\$0	Prior year resources include carry over of unspent admin from previous years. This is the fifth and final year of Thurston County's 5 Year Consolidated Plan.



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 rehabilitation  Multifamily rental new construction  Multifamily rental rehabilitation  New construction for ownership  Tenant Based Rental Assistance	\$942,605	\$99,704.31	\$0	\$1,042,309.31	\$0	Program income originates from the payoff of homebuyer rehabilitation loans and. This is the fifth and final year of Thurston County's 5 Year Consolidated Plan.

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**

Both of Thurston County's projects selected to receive federal HOME program funds will leverage state funding from the Housing Trust Fund. Low Income Housing Institute's 2828 Martin Way Phase 2 project will additionally leverage state funds from the Low- Income Housing Tax Credit program, the City of Olympia's Home Fund levy, and pooled SHB 1406 funds from the Regional Housing Council. Habitat for Humanity's Tâlcñ Townhomes project will also leverage federal SHOP funds. Both projects will receive local SHB 2060 funds, which are generated from document recording fees and are used by the County as HOME matching funds.

**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.

The City of Olympia and Thurston County partnered to purchase a property on Franz-Anderson Road in Olympia in 2022. The property is just shy of 6 acres and will be used initially in the region's response to housing individuals being evacuated from multiple established encampments. The City and County's long-term goal is to use the property for new construction of affordable, permanent housing.

A working group of the Regional Housing Council simultaneously continues the efforts started in 2021 to identify properties throughout the County that may be appropriate for the siting of affordable housing. Similarly, the cities of Olympia, Lacey, and Tumwater each drafted and adopted their own individual Housing Action Plans in 2021 and are in the first year of implementation. 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 those identified in 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
<b>1</b>	Affordable Housing	2018	2022	Affordable Housing		Affordable Housing	CDBG: \$0 HOME: \$853,789.31	Rental Units Rehabilitated: 0 Rental Units Constructed: 64 Homeowner Housing Units Added: 14 Homeowner Housing Units Rehabilitated: 0  New units: 78
<b>2</b>	Public Services	2018	2022	Non-Homeless Special Needs		Public Services	CDBG: \$92,771	Public service activities other than Low/Moderate Income Housing Benefit  9,680 Persons Assisted
<b>3</b>	Public Facilities and Infrastructure	2018	2022	Non-Housing Community Development		Public Facilities	CDBG: \$988,741.42	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:  11,692 Persons Assisted

**Table 3 – Goals Summary**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

Thurston County will provide affordable housing to 64 extremely low-income and low-income individuals earning 50% or less of Area Median Income by household size and 14 moderate-income individuals earning 60-80% of Area Median Income by household size.

**Goal Descriptions**

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Newly Constructed Rental Units and New Homebuyer Units
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public Services, Non-Housing Benefit
3	<b>Goal Name</b>	Public Facilities and Infrastructure
	<b>Goal Description</b>	Public Facilities Improvements

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The housing capital projects listed below have been selected for the 2022 program year by the Regional Housing Council and the Thurston County Board of County Commissioners. The CDBG projects were identified and recommended for funding by a group of South Thurston County elected representatives. The projects address high priority community needs including affordable housing, public services, and public facilities.

#	Project Name
1	Low Income Housing Institute – 2828 Martin Way, Phase 2
2	South Puget Sound Habitat for Humanity- Tâlicn Townhomes, Phase 1
3	City of Tenino- Quarry Pool, Phase 2
4	City of Yelm- Off-Leash Dog Park
5	Boys and Girls Clubs of Thurston County- Tenino Teen Center Roof
6	South Puget Sound Habitat for Humanity- Neighborhood Revitalization for Bucoda and Yelm
7	Boys & Girls Clubs of Thurston County- Yelm Scholarships for Low Income Youth
8	Senior Services for South Sound- Home Share
9	Rochester Organization of Families- Kids Place After School Summer Program
10	CDBG Program Administration
11	HOME Program Administration

Table 4 – Project Information

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

HOME funds were allocated based on priorities intended to benefit populations most in need of affordable housing 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 was used to guide Housing Action Plans in the cities of Olympia, Lacey, and Tumwater. Like other local entitlement communities, the homeless and housing service providers serving Thurston County are passionate and dedicated but are few. The same can be said about affordable housing developers. These are obstacles to addressing underserved needs.

Covid-19 continues to present challenges to efforts to create and preserve affordable housing. Labor shortages in the building trades, a months-long concrete strike, and increasing costs of building materials are forcing the already high cost of creating or preserving affordable housing units up at an alarming rate. As a result, both projects awarded 2022 HOME funds also received 2021 HOME awards. The current-year's funds were needed due to financing gaps that have emerged over the past year.

CDBG funds were allocated in South Thurston County this year. This part of the County is represented by unincorporated areas and smaller jurisdictions, several which are designated by HUD as Low-Moderate Income Areas. These areas have fewer financial resources available to them. As such, South Thurston County prioritized public services activities and public infrastructure improvement projects.

## **AP-38 Project Summary**

### **Project Summary Information**

A summary of projects is found on the following pages.

1	<b>Project Name</b>	LIHI – 2828 Martin Way, Phase 2
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$549,789.31
	<b>Description</b>	Low Income Housing Institute will use PY21 HOME, PY22 HOME CHDO, local, and state funding to construct a 64-unit multi-family permanent supportive housing property serving homeless/low income seniors
	<b>Target Date</b>	February 2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 64 low income households will be served. All households will be at 50% or below area median income.
	<b>Location Description</b>	2828 Martin Way, Olympia
	<b>Planned Activities</b>	New construction of multi-family housing units
2	<b>Project Name</b>	SPS Habitat for Humanity— Tâlicn Townhomes, Phase 1
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$304,000
	<b>Description</b>	New construction of 7 duplex townhomes in the City of Tumwater. When completed the project will result in 14 new affordable units for homeownership.
	<b>Target Date</b>	November 2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	14 low income first-time homebuyers will benefit from the proposed activity.
	<b>Location Description</b>	1150 73rd Avenue Southeast, Tumwater



	<b>Planned Activities</b>	New construction of homeowner units.
3	<b>Project Name</b>	Senior Services for South Sound—Home Share
	<b>Target Area</b>	South Thurston County
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$17,000
	<b>Description</b>	The program matches low-income homeowners with vacant rooms with low-income home seekers to accomplish affordable housing for both parties.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Six low-income seniors are anticipated to benefit from the proposed activity.
	<b>Location Description</b>	South Thurston County
	<b>Planned Activities</b>	Public services
4	<b>Project Name</b>	Rochester Organization of Families— Kids Place After School Summer Program
	<b>Target Area</b>	South Thurston County
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	The program services academically at-risk children in Kindergarten through 5th grade. The youth are usually performing below grade level in school, and face a variety of language, learning, and behavioral challenges. Through small group homework assistance and activities designed to strengthen social and leadership skills, the program's goal is to boost participants' reading and math levels.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit 50 low income youth.

	<b>Location Description</b>	South Thurston County
	<b>Planned Activities</b>	Public services
5	<b>Project Name</b>	SPS Habitat- Yelm & Bucoda Neighborhood Revitalization
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$15,771
	<b>Description</b>	<p>The program is based on Habitat for Humanity International's Quality of Life framework. It also incorporates Asset Based Community Development, which focuses on the assets and gifts of community members. Each community has a unique set of skills, capacities, and networks. The Quality of Life framework is an iterative cycle:</p> <ul style="list-style-type: none"> <li>• Discover – discovering needs, gathering information and residential perceptions</li> <li>• Create – creating a plan to address the needs</li> <li>• Act – implementing the plan</li> <li>• Sustain – reflecting, learning, recruiting, continuing the work</li> </ul> <p>Habitat will work in Yelm and in Bucoda to create a Community Coalition to build a sense of community, social cohesion, and collective action.</p>
	<b>Target Date</b>	August 31, 2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will benefit all households residing in Bucoda and all households residing in Yelm. Both areas are designated by HUD as Low-Mod Income Areas. A total of 2,746 households will benefit from the program.
	<b>Location Description</b>	City of Yelm and Town of Bucoda
	<b>Planned Activities</b>	Public Services
6	<b>Project Name</b>	Boys and Girls Club- Yelm Scholarships for LMI Youth
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	\$15,000

	<b>Description</b>	This project will increase scholarship funding to 40 eligible LMI youth attending the Yelm Club during the 2022-23 school year. Yelm Club members will connect with caring mentors and will participate in daily activities focused on academic success, character and citizenship, and healthy lifestyles.
	<b>Target Date</b>	August 31, 2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 low income youth will benefit from this activity
	<b>Location Description</b>	Yelm
	<b>Planned Activities</b>	Public Services
7	<b>Project Name</b>	City of Tenino—Quarry Pool Renovation Phase 2
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$450,000
	<b>Description</b>	The project will complete the phase 2 portion of renovations that are currently underway, the funding will cover the addition of water features to the kiddie pool portion of the Quarry Pool and will provide for needed upgrades to the inland lake portion of the Pool. The upgrades we are targeting on the inland lake portion key in on improving issues of accessibility, safety and reducing water waste through building a more efficient and sustainable filtration system.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,700 residents of the city of Tenino will benefit from this project.
	<b>Location Description</b>	Tenino
	<b>Planned Activities</b>	Public Facilities and Public Infrastructure
8	<b>Project Name</b>	City of Yelm—Off Lease Dog Park
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Public Infrastructure

	<b>Needs Addressed</b>	Public Facilities and Public Infrastructure
	<b>Funding</b>	CDBG: \$525,000
	<b>Description</b>	The project consists of new construction of a public off-leash dog park. This project will be constructed on property owned by the City of Yelm. The construction will include fencing for both large and small dogs, picnic shelters, and new restroom facility and paved parking area
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit the 9,873 individuals residing in the city of Yelm.
	<b>Location Description</b>	902 Rhoton Road NW, Yelm
	<b>Planned Activities</b>	Public Facilities and Public Infrastructure
<b>9</b>	<b>Project Name</b>	Boys and Girls Club—Tenino Teen Center Roof
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Public Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Public Infrastructure
	<b>Funding</b>	CDBG: \$13,741.42
	<b>Description</b>	The project will replace the roof on the Tenino Teen Center.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit 75 youth, of which at least 40 are low income.
	<b>Location Description</b>	301 Old Highway 99 SE, Tenino WA 98589
	<b>Planned Activities</b>	Public Facilities and Public Infrastructure
<b>10</b>	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration

	<b>Funding</b>	CDBG: \$231,468
	<b>Description</b>	Administration of the Community Development Block Grant Program
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administration
<b>11</b>	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	HOME: \$94,260
	<b>Description</b>	Funds will support the administration of the HOME Investment Partnership Program.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	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 2022 CDBG process for South Thurston County resulted in awards for five public service projects and two public facility projects. The public service projects will primarily be in and serve South Thurston County.

### **Discussion**

Of the available HOME resources, funds are committed to two projects that will benefit primarily residents in the urban core of Thurston County. One will create homeownership units in Tumwater. Another project will create new multi-family permanent supportive housing units in Olympia. Both projects are ready to begin construction before the close of 2022. Both have also been negatively impacted by a shortage of labor and increase in building materials, which have driven up the projects' original cost estimates. The CDBG resources are committed to public facilities improvements and the provision of essential public services for low income and homeless persons in South Thurston County. This geographic focus is based on an interlocal agreement between the County and its partner jurisdictions of Lacey, Tumwater, Tenino, Yelm, Bucoda, and Rainier. Per the interlocal agreement, South County areas make CDBG awards to benefit their targeted location in year one. Lacey awards funds in

year two and Tumwater awards funds in year three. A new interlocal agreement is then signed and the rotation begins over.

## *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 2022, the County's HOME funds will support 64 new affordable rental units constructed by Low Income Housing Institute and 14 new single-family homeownership units constructed by Habitat for Humanity. Of the 64 new rental units, 32 will be rented to homeless seniors, 31 will be set aside for seniors earning up to 50% of Area Median Income, and one unit will be occupied by a property manager. The homeownership units will be sold to first-time homebuyers earning primarily 60% or below Area Median Income. Owning a home will help these families build equity.

In program-year 2022 CDBG funds will support the Home Share program offered by Senior Services for South Sound. The public services program matches seniors who have extra space in their owned home and who are struggling to maintain their home, both physically and financially, with individuals seeking affordable housing. Matches are made after both parties have participated in interviews, engaged with program staff, and undergone background checks.

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. In program year 2022 the County is a subrecipient of Emergency Solutions Grant (ESG), which it receives as a subgrantee from the State Department of Commerce. 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.

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 low-income persons.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	32
Non-Homeless	46
Special-Needs	0
Total	78

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	78
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	78

**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 Thurston County Public Health & Social Services will be used for this type of program. While many areas, including Thurston County, have begun to return to pre COVID-19 operations, the virus continues to be a threat. 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**

In support of the 2019-2024 Homeless Crisis Response Plan, Thurston County will continue to focus on actionable steps towards achieving stated and measurable goals, including: prioritizing unsheltered and households fleeing violence; increasing exits into permanent housing; reducing returns to homelessness; reducing each length of time spent homeless; equitable, coordinated, consistent, and concise homeless crisis response services; and an overall increase in stock, and access to safe and affordable permanent and permanent supportive housing projects.

Washington State statute authorized three local document recording fee revenue sources to address the needs of our homeless population, and those at risk for homelessness. 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. As a result of the COVID-19 pandemic, Thurston 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). While much of this money has been spent down, the work of continuing to support these programs and find ways to bridge the gaps in funding continues.

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 jurisdiction's 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 2021, Thurston County joined the Built for Zero initiative, with a stated goal of ending chronic homelessness by 2026. In 2022 Thurston County was also chosen by A Way Home WA to take part in the Anchor Community Initiative - a dedicated effort to end youth and young adult homelessness. In a now parallel effort, many of the goals and aims of these initiatives align with the targets of the 5-year Homeless Crisis Response Plan (HCRP), adopted by the Board of County Commissioners in 2019. Outreach, and the ability to quickly identify and engage all people experiencing homelessness, is a key part of this work, and a foundation of these plans.

Stated goals in the HCRP for outreach in 2022 include:

- Maintain an active by name list of individuals experiencing homelessness for all sub-populations
- Include services in all resource guides for outreach activities
- Develop and implement regional and local best practices for engaging with households living in vehicles or RVs
- Create materials for outreach in multiple languages – especially those most common in Thurston County
- Create culturally responsive user guide(s): Develop a road-map for communities of color to connect to services, using a human centered system design approach
- Reexamine current best practices through a racial equity lens
- Increase regional and rural outreach
- Increase cross-sector partnerships with schools, law enforcement, justice, and youth-oriented

businesses

- Implement best practices for identifying and engaging with elder adults and seniors, and better regional connection to supportive services for seniors.

Regional jurisdictions have increased coordinated efforts, including specific teams dedicated to outreach and connecting individuals to resources, as well as crisis response and referral to supportive services for substance use and/or behavioral health challenges.

In 2020, the COVID-19 pandemic hit, bringing with it a tranche of emergency response funding. This time limited funding, especially the ESG-CV dollars, helped our community quickly drive towards expanding outreach, a previously stated goal. Now that this funding has come to an end, our community is exploring how to maintain this transformation of services, as we hear continually from our direct service providers and other subject matter experts that as a community, to scale back outreach efforts would reverse the progress made during this time and create harm to our unsheltered community members.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Thurston County is committed to providing emergency services using the best practice Housing First model to all populations experiencing homelessness. Providing low-barrier, safe, and reliable shelter options is a key component of this response. In the 2022 grant cycle, all currently funded shelter projects received additional funding to maintain these vital services. Even with a focus on funding shelters, there remains a notable gap between our unsheltered Point in Time (PIT) data and our available shelter beds. In 2020 our unsheltered PIT count was 541. Our preliminary unsheltered figure for 2022 is 416, yet despite this apparent decrease, our shelter system operates nearly at capacity throughout the year. The COVID-19 pandemic has continued to impact system availability, as shelters have only recently begun to increase their bed numbers with loosening restrictions. It is hoped, if safety allows, that by the end of 2022 all shelters will have expanded back to their full capacity.

In addition to the provision of targeted shelter options for specific sub-populations, there is also a stated focus on upstream work in the Thurston Homeless Response system. These goals align with meeting the needs of folks by reducing the number of individuals entering shelter.

HCRP goals for 2022 include:

- Increasing targeted prevention strategies and programs for each sub-population.
- Increase diversion systemwide by 20%
- Identify funding for tenant relocation services and housing rehabilitation programs
- Align system with existing workforce development programs
- Align system with State and Federal rental assistance programs, to meet the needs of those at-risk of homelessness.

Interfaith Work's Unity Commons is one of Thurston County's single adult shelters. It is a low-barrier

facility that, since opening in their new location in December 2021, has provided 7,652 shelter bed nights 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, emergency cold-weather expansion, and serves 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. In 2021 Rosie's Place Young Adult Shelter offered 3,337 shelter bed nights. Rosie's Place operates day and night emergency sheltering and 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.

SafePlace is Thurston County's designated Domestic Violence shelter, which offers a limited duration stay option. With the ESG-CV funding they were able to expand their shelter capacity by offering hotel stays for participants when their shelter was full, as well as for those needing a longer stay in shelter. In 2021 between their shelter and hotel program, SafePlace offered 7,609 shelter bed nights to those most vulnerable fleeing sexual assault, domestic violence, trafficking, and more.

A 24/7 Hotline allows for immediate access to shelter information, referral to supportive services, and emergency services when available. Thurston County aspires to staff the hotline 24/7 with housing navigators able to complete initial paperwork to include assessments for Coordinated Entry, and referrals to partner agencies, the master list, or available housing resources, in hopes to expedite the needed coordination, and connecting those in need to available resources as quickly as possible.

**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 the Thurston County Coordinated Entry System, which utilizes sub-population specific assessments the community will be able to prioritize the housing and services to those most in need. The HEAT (Housing Equity Assessment Tool) is used for families with children, veterans, and single adults, and couples without children. A youth specific assessment tool developed by a statewide youth steering committee - the Youth Demonstration Homelessness Project is utilized for youth and young adults, and Jackie Campbell's Danger Assessment is utilized for those fleeing domestic violence. Referrals received via the Thurston County's Coordinated Entry process are prioritized by those scored as most vulnerable. These households present as the hardest to serve and face challenges securing safe,

stable, and secure housing solutions.

Through the sub-population specific Coordinated Entry system, supportive services such as case management, diversion, and Rapid Re-Housing (RRH) assistance navigators are provided. The combination of these efforts offers homeless families, individuals, and youth progressive interventions catered to create a best-fit solution for every household experiencing homelessness. Progressive engagement interventions promote a “Participant Choice” housing solution model, which is most likely to reduce the average length of episodes of homelessness.

Individuals experiencing homelessness are prioritized and placed into housing projects within a system that is still working to increase the availability of affordable housing across our community. Many homeless service providers have RRH funds available and yet have been unable to place households into units because no affordable units are available. Targeted prevention and rental assistance, paired with customized assessment and prioritization may help Thurston County residents avoid homelessness, and enter housing more consistently.

**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.**

Thurston County is interested in leveraging existing and new fund sources to prevent and divert as many individuals from entering homelessness as possible. Additional state funding was released, and in the 2022 RFP, a targeted prevention program for families and survivors was fully funded. A state rental assistance program will be coming online in 2022, and Thurston County is committed to distributing those funds to those most in need, as efficiently and equitably as possible.

Ongoing, the county has a Coordinated Entry lead agency. The lead Coordinated Entry agency and all sub-contracted agencies are trained in progressive engagement and facilitate pre-screening and conversations around diversion and prevention. Prioritization of the Coordinated Entry referrals happens as quickly as system capacity allows for all community members seeking housing services, which includes funded diversion projects.

In the Homeless Crisis Response Plan, for upstream work in 2022, goals include:

- Regionalize Foundational Community Supports (FCS) programming, to align with the new Apple

#### Health and Home program

- Increase flexibility of RRH funding to support stability of participants
- Increase landlord outreach and tenant protections
- Identify and Implement peer-based programs for those with lived experience.

#### Discussion

The COVID-19 pandemic has continued to have an immediate impact on our homeless crisis response system, which is expected to last through 2022. This includes impacts to direct service provision, but also supply-chain, inflation, and challenges for building projects. These ripples are expected to impact projects for years to come. Our shelters moved to 24-hour operations, which has allowed for a much higher level of service and support to these individuals.

Thurston County has made an intentional effort to increase outreach capacity and geographic coverage, which has led to a higher level of coordination and support to those living unsheltered. As COVID funding dissipates, it will be the work of the community to find ways to continue these efforts, and to mitigate the ongoing and future harm of rising building costs and inflation.



## **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**

In 2021 The Thurston Regional Planning Council, working from a grant to the cities of Lacey, Olympia, and Tumwater, conducted a Housing Needs Assessment and developed a Regional Housing Action Plan. The regional Housing Action Plan informed local comprehensive plan policies and guide implementation strategies to help each city meet its housing needs and strategic objectives. In 2021, the cities of Olympia, Lacey and Tumwater adopted plans for their own jurisdictions to implement based on the Regional Housing Action Plan

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 January 2022, the Board of County Commissioners passed a 1/10 of 1 percent sales tax increase to generate revenue to support additional affordable housing and homeless services. This revenue, when combined with a similar existing fund in the City of Olympia, will generate approximately \$6.3 million annually that will be available to support affordable housing activities. These funds will be overseen by the Regional Housing Council (RHC), which was formed in 2020. The RHC is a collaboration of elected officials and staff from Thurston County, and the cities of Olympia, Lacey, Tumwater, and Yelm which seeks to leverage resources and partnerships through policies and projects that promote equitable access to safe and affordable housing.

DRAFT

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

### **Introduction**

The county, through non-profit agencies supported with state funding 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 encampments. These efforts have helped create new partnerships and have expanded the capacity of our non-profit service providers. However, many of these funding sources are nearing an end, which will negatively impact the amount of services available.

### **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 and Regional Housing Council, 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.

### **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, Tumwater, and Yelm all pledge 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, 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, childcare, and other emergency needs to support low-income households.

### **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 creates 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; 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.

The Regional Housing Council is currently examining its structure and how best to serve the region. This process includes conversations about how the RHC and Housing Action Team can better align toward similar goals and how the Housing Action Team can more closely inform decisions made at the Regional Housing Council level. It's anticipated that discussions will continue through calendar year 2022 and possibly into 2023.

### **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, healthier community.

DRAFT

## 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        |
| <b>Total Program Income:</b>   | <b>0</b> |

#### 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.<br>Program years 2020, 2021, and 2022 | 85% |

#### 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.

DRAFT