

Thurston County FY 2020 Annual Action Plan



2018-2022 THURSTON COUNTY AND OLYMPIA REGIONAL CONSOLIDATED PLAN

Prioritizing HOME and Community Development Block Grant Resources

September 1, 2020 to August 31, 2021
Third Program Year of the 2018-2022 Consolidated Plan

July 2020

Annual Action Plan
2020

1

Executive Summary

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

1. Introduction

This is the third year Annual Action Plan for the 2018-2022 HUD Consolidated Plan, covering the period September 1, 2020, through August 31, 2021. The action plan specifies how the county intends to utilize CDBG and HOME funds in order to meet the goals and prioritized needs and objectives of the Consolidated Plan.

The Thurston County Health and Human Services Council (HHSC) is the designated authority for recommending HOME funds for projects that are in the participating jurisdictions of Olympia, Lacey, Tumwater, Bucoda, Rainier, Tenino, Yelm, and Thurston County. Thurston County is the lead Participating Jurisdiction and assumes responsibility for implementation and administration of the HOME Program. The federal Community Development Block Grant program is available to Thurston County including the unincorporated county along with Lacey, Tumwater, Bucoda, Rainier, Tenino, and Yelm. The City of Olympia operates its own separate CDBG entitlement program and is responsible for the development of its own annual plan.

HOME projects are funded countywide including in all cities and towns. CDBG projects are funded based on interlocal agreements that specify a rotation of funding cycles. In Year 1 Unincorporated Thurston County and Yelm, Rainier, Tenino and Bucoda, Year 2- City of Lacey and Year 3- City of Tumwater. This plan reports on Year 2 CDBG activities.

Per the Interlocal Agreement for use of the CDBG program funds, awards were made by the Lacey City Council for projects serving the Lacey area. Applications were received via a Request for Proposals that solicited projects that met needs identified in the community through the Consolidated Plan and locally identified priorities. The following projects were selected for funding in the 2020 year: Boys & Girls Club, City of Lacey, Thurston County Food Bank, Garden Raised Bounty (GRuB), Child Care Action Council, Homes First, and South Puget Sound Habitat for Humanity.

The Health and Human Services Council issued an RFP for HOME funding in February of 2020 and three proposals received funding from the Board of Commissioners including Low Income Housing Institute

Fleetwood Apartments renovation project, South Puget Sound Habitat for Humanity Deyoe Vista Phase VI homeownership project, and Homes First affordable rental housing as the CHDO project. These projects reflect a diverse mix of projects including rehabilitation, homeownership, and acquisition of new rental units, but all are focused on creating or maintaining affordable housing for low income residents of Thurston County.

A public hearing on the Draft Action Plan was held on July 14 @ 3:00pm at the Thurston County Courthouse Building 1, Room 280 and via Zoom video conference. This public hearing was in conjunction with a 30-day public comment period, June 11th through July 14th, soliciting input on the plan. Written comments were accepted through 5:00 p.m. on July 14, 2020. A copy of the Draft Action Plan was made available online at the Thurston County Public Health and Social Services (PHSS) Department web page and at the PHSS office. No written or oral comments were received.

The Plan is to be submitted to the U.S. Department of Housing & Urban Development by July 31, 2020. The 2020 program year will begin on September 1, 2020.

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 2020 Annual Action Plan identifies a number of activities that address affordable housing needs in the county through the creation of new homeownership units, acquisition and rehabilitation of new rental units, and the rehabilitation of existing rental housing for single adults who were previously homeless. The combination of projects will result in the preservation of critical affordable housing units for extremely low income persons and the creation of new affordable housing opportunities for low and moderate income households.

In addition, with CDBG funding, our plan identifies two public facility, two affordable housing, and three public service projects. Public facility projects will allow for expanded and enhanced space for social service agencies to serve low-income veterans and support the construction of Phase II of the Lacey Food Bank. The two housing projects will result in the acquisition of additional affordable rental units and the development of a new home repair program for low-income homeowners. In addition, three public service activities will support homeless students attending the Lacey Boys and Girls Club, reading programs for low-income children and their families, and community food programs.

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 for last year's (2019) CDBG program included two public service activities that provide meals to persons experiencing homelessness and support for low-income children to join the Yelm Boys and Girls Club, one public infrastructure project to repair failing water lines in the town of Bucoda, and three public facility projects to renovate two parks in the Rochester area and to rehabilitate a community building in Tenino. While the two public service projects have proceed on plan, the capital projects have been impacted by the COVID-19 pandemic that has slowed the pace of environmental reviews and procurement. However, all projects continue to move forward and will provide area benefits to residents of the south county areas where they are located.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

No written or oral comments were received from the public.

A Request for Proposals (RFP) for the HOME Program was announced by the Health and Human Services Council (HHSC) on February 21st and e-mailed to agencies, community housing providers and interested citizens and posted on the County website on February 21, 2020. Also on February 21, 2020 the City of Lacey announced its RFP for CDBG funds. This announcement was emailed to agencies, community housing providers, interested citizens and posted on the County and City of Lacey websites on February 21, 2020

RFP legal public notices were posted in the Olympian newspaper on February 21, 2020 announcing the availability of HOME and CDBG funds.

A bidder's conference/workshop for HOME applicants was held at Thurston County Public Health and Socials Services on February 26, 2020. Technical assistance was available to applicants throughout the RFP process.

The City of Lacey held an application workshop for interested CDBG applicants on March 2, 2020 at Lacey City Hall. County and city staff provided an overview of CDBG requirements, City of Lacey 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.

An advertisement was placed in The Olympian newspaper listing the proposed projects, the public hearing date and time and the 30 day public comment period.

The Board of County Commissioners held a public hearing on July 14th to solicit public comments on the proposed FY 2020 Annual Plan.

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.

No written or oral public comments were received.

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

No written or oral public comments were received.

7. Summary

No written or oral public comments were received.

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		
HOME Administrator	THURSTON COUNTY	Public Health and Social Services
HOPWA-C Administrator		

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 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 project recipients.

Consolidated Plan Public Contact Information

Questions or comments on the Consolidated Plan should be directed to

Tom Webster, Program Manager

via email at webstet@co.thurston.wa.us

via telephone at 360 867-2531

or mail at 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 Organization, 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 has 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 Lacey 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 Organization 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 to work with the community to identify needs, goals and objectives designed to reduce and end homelessness in the community. In addition to the needs and goals, the staff member updated the county 5-year Homeless Crisis Response Plan, 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 homeless coordinator is charged with working directly to enhance the performance of the community agencies that provide services to the homeless, continuous improvement of a coordinated entry program, 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 receive Emergency Solutions Grant (ESG). 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 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 come 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	Health and Human Services 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 Health and Human Services Council is a group of local elected officials that oversees the County's request for proposal funding process for HOME funding and makes recommendations to the Board of County Commissioners for grant funding.

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

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 System Plan is the guiding document for the investment of local funding in the areas of homeless housing and services which are all funded with local revenue.

Table 3 – Other local / regional / federal planning efforts

Narrative

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

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 has been developed with broad public participation including efforts in the City of Lacey around the CDBG project selection and through the Health and Human Services Council (HHSC), which focuses on county wide investment of affordable housing and homeless housing and human services.

Specifically, the HHSC-led process invited priority goal statements from the Housing Action Team of Thurston Thrives to provide the basis for the priorities published in the Pipeline and the RFP. These priorities were shared with the review teams who used that knowledge in the selection process of the winning proposals. This effort synthesized the community wide priorities into a clear plan of action for the 2020 year.

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	No written or oral public comments were received. There were no attendees at a public hearing that occurred 7/14/2020.	No written or oral public comments were received.	No written or oral public comments were received.	
2	Newspaper Ad	Non-targeted/broad community	No written or oral public comments were received.	No written or oral public comments were received.	No written or oral public comments were received.	

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	1,220,282	0	87,422	1,307,704	2,400,000	Prior year resources includes carry over of admin from previous years and recaptured funds from a completed project

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	833,841	32,820	0	866,661	1,600,000	

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

Matching funds will be provided through the use of local SHB 2060 revenues for all HOME required activities. The Affordable Housing Fund (2060) will be used as leverage and HOME program Match in one or two specific projects, depending on funding needs, identified in the housing pipeline for the 2020 program year. In addition, the local Homeless Housing Fund (2163), and State of Washington Consolidated Homeless Grant (CHG), and Housing and Essential Needs program revenues will provide funding to local non-profit agencies to address homeless housing and service needs throughout the county.

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

No property or land has been identified as of this time for use in furthering the goals of the 2020 plan activities.

Discussion

The majority of the funding for social service activities in the county 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 those in need 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: \$265,926 HOME: \$783,276	Rental units rehabilitated: 45 Household Housing Unit Homeowner Housing Added: 8 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Public Services	2018	2022	Non-Homeless Special Needs		Public Services	CDBG: \$80,573	Public service activities other than Low/Moderate Income Housing Benefit: 489 Persons Assisted
3	Public Facilities and Infrastructure	2018	2022	Non-Housing Community Development		Public Facilities and Infrastructure	CDBG: \$717,148	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11575 Persons Assisted

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	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects listed below have been selected for the 2020 program year by the Thurston County Board of County Commissioners. They address multiple community needs including affordable housing, public services and public facilities and infrastructure. The CDBG projects were identified and recommended for funding by the City of Lacey City Council.

#	Project Name
1	Low Income Housing Institute - Fleetwood Apartments Rehabilitation
2	South Puget Sound Habitat for Humanity- Deyoe Vista Phase VI
3	Homes First- Affordable Rental Housing
4	Boys & Girls Club- Lacey Homeless Youth Assistance
5	City of Lacey- Veterans Services Hub Expansion
6	Thurston County Food Bank- Lacey Food Bank, Phase 2
7	Garden Raised Bounty (GRuB)- Victory Farm
8	South Puget Sound Habitat for Humanity- Critical Home Repairs
9	Homes First- Affordable Lacey Rental Homes
10	Child Care Action Council- Early Learning Program
11	2020 HOME Program Administration
12	2020 CDBG Program Administration

Table 4 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Low Income Housing Institute - Fleetwood Apartments Rehabilitation
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$133,276
	Description	LIHI will rehabilitate a 43-unit rental property serving homeless/low income households with HOME, local, and state funding.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	A total of 43 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	Rehabilitation of multi-family housing units
2	Project Name	South Puget Sound Habitat for Humanity- Deyoe Vista Phase VI
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$400,000
	Description	Habitat for Humanity will construct 8 single-family affordable units for homeownership using HOME, state, and private funding.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Habitat for Humanity will develop 8 units of single-family affordable homeownership units serving households earning 50% or below area median income.
	Location Description	The housing units will be located in the city of Lacey.
	Planned Activities	New construction of single-family homeownership units.
3	Project Name	Homes First- Affordable Rental Housing
	Target Area	
	Goals Supported	Affordable Housing

	Needs Addressed	Affordable Housing
	Funding	HOME: \$250,000
	Description	Acquisition and rehabilitation of one single-family home for use as an affordable rental property using HOME, local, state and private funding.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	One household earning 50% or below area median income will be served.
	Location Description	Housing unit will be located in Thurston County.
	Planned Activities	Rehabilitation of single-family affordable rental housing unit
4	Project Name	Boys & Girls Club- Lacey Homeless Youth Assistance
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$45,573
	Description	The Lacey Boys & Girls Club will provide membership scholarships to homeless students in the North Thurston Public School District. Students will attend the Club after school and have access to academic assistance and resources, social recreation, physical activity and mentorship.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 80 homeless youth will be served through this public service activity.
	Location Description	The Boys & Girls Clubs is located in Lacey; services will be available to homeless youth within the North Thurston School District.
	Planned Activities	Public services
5	Project Name	City of Lacey- Veterans Services Hub Expansion
	Target Area	
	Goals Supported	Public Facilities and Infrastructure

	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$421,852
	Description	The Lacey Veterans Services Hub facility will be expanded by approximately 8,400 square-feet to add eight additional service provider offices, as well as supplemental meeting, collaboration, and client training spaces.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	The Veterans Services Hub will provide services to approximately 4,775 duplicated low-income veterans and their families.
	Location Description	The Veterans Services Hub is located in Lacey and serves veterans throughout Thurston County.
	Planned Activities	Public facility improvements
	Planned Activities	Public facility improvements
6	Project Name	Thurston County Food Bank- Lacey Food Bank, Phase 2
	Target Area	
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$295,296
	Description	The TCFB will establish a Food Bank in Lacey that will provide extended service hours, a shopping model to include a wide variety of perishable foods and wrap around services.
	Target Date	8/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	The Food Bank will provide food and related services to 6,800 households of which 51% or more are low or moderate income.
	Location Description	The project is located at 7027 Martin Way East in Lacey.
	Planned Activities	Public facility improvements
7	Project Name	Garden Raised Bounty (GRuB)- Victory Farm
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services

	Funding	CDBG: \$15,000
	Description	Victory Farm will grow vegetables for the Thurston County Food Bank while serving as an educational urban farm space for veteran led community workshops.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 150 veterans and low-income individuals will access the garden for educational opportunities resulting in the growth of roughly 1,000 pounds of fresh food that will be donated to the Thurston County Food Bank.
	Location Description	The project is located in the City of Lacey.
	Planned Activities	Public services
8	Project Name	South Puget Sound Habitat for Humanity- Critical Home Repairs
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$55,000
	Description	Health and safety related home repairs will be provided to low-and moderate income Lacey homeowners.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 low and moderate income homeowner households will benefit from this project.
	Location Description	The project will serve Lacey homeowners.
9	Planned Activities	Rehabilitation of single-family owner occupied housing units.
	Project Name	Homes First- Affordable Lacey Rental Homes
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$210,926
	Description	Acquisition and rehabilitation of a single-family home for use as affordable rental housing for a low and moderate income household.

	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	One household earning 50% or below area median income will be served.
	Location Description	Program is located in Lacey and will serve residents throughout Thurston County
	Planned Activities	Rehabilitation of single-family affordable rental housing unit.
10	Project Name	Child Care Action Council- Early Learning Program
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Description	The program offers literacy and child development resources and curriculum to low and moderate income children ages seven months to 16 years.
	Target Date	8/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 259 low income children will benefit from the proposed activity
	Location Description	Program is located in Lacey and serves children throughout Thurston County
	Planned Activities	Public services
11	Project Name	2020 HOME Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$83,384
	Description	Administration of the HOME program
	Target Date	8/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
12	Project Name	2020 CDBG Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$244,056
	Description	Administration of the CDBG program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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 provided through the Housing Action Team and Health and Human Services Council (HHSC) structures and 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 HHSC in consultation with the Housing Action Team and the housing pipeline development process which include affordable and homeless housing and services 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 2020 CDBG process for the City of Lacey selected three public service projects, two housing-related projects and two public facility projects. The selected CDBG public facilities projects are all being provided under the limited clientele low-mod national objective, as the projects will primarily serve low-mod income veterans and low-mod households through the Lacey branch of the Thurston County Food Bank. While located in Lacey, these public facilities will benefit all residents of Thurston County. The public service projects will also be located in Lacey, but will benefit a broader geographic scope, including homeless students in the North Thurston School District.

Discussion

Of the available HOME entitlement 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 Lacey, a second will rehabilitate affordable housing rental units in Olympia and the third project will acquire a single-family home to be used as rental housing, likely to be located in the urban core. The CDBG resources are committed to public facilities, affordable housing and the provision of essential

public services for low income and homeless persons in the community, primarily in the City of Lacey.

Affordable Housing

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

Introduction

The County invests multiple sources of funding to achieve the overall housing goals. Fund include federal, state and local revenues the majority of which are local funds providing rental assistance in the form of Rapid Rehousing and diversion assistance to homeless individuals and families. Using state and local resources, the County will provide assistance to approximately 600 homeless households during program year 2020 by providing rental assistance, typically in the form of rapid rehousing. Because the County does not receive ESG funding, or utilize its federal resources for these activities, the reported goal of 0 homeless households served or 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	0
Non-Homeless	63
Special-Needs	0
Total	63

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	8
Rehab of Existing Units	55
Acquisition of Existing Units	0
Total	63

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. Approximately 600 households will be served. With the COVID-19 pandemic, the County's

funding resources are in flux, with some state and federal resources expected to increase and others, such as document recording fee revenue likely to decrease. 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.

Low Income Housing Institute (LIHI), Homes First and South Puget Sound Habitat for Humanity will use HOME Entitlement, HOME CHDO funds and SHB 2060 revenue to preserve or develop affordable housing. LIHI will preserve existing affordable housing for households with incomes below 30% area median income (AMI), Homes First will acquire and rehabilitate a single family home to add to its portfolio of affordable rental housing(listed under acquisition of existing units) , and Habitat for Humanity will build 8 new homes for low and moderate income first time homeowners, to complete its 33 units owner-occupied community, Deyoe Vista.

CDBG funds will support Homes First to acquire and rehabilitate one single family home, in addition to the HOME-funded unit Homes First will acquire. CDBG funds will also support Habitat for Humanity rehabilitate 10 owner-occupied homes in Lacey to preserve our stock of affordable homeownership units.

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 received a Washington State Emergency Housing Grant (EHG) to provide support to agencies serving households experiencing homelessness during the pandemic. Support to these funds will also be supported by federal CARES act funding.

Due to the economic and funding uncertainties caused by the pandemic, the HHSC and Board of County Commissioners have not completed all of its funding allocations for the 2020 program year. The following list of projects funded with non-federal state and local revenues were selected by the HHSC and Board of County Commissioners for funding in 2019 through 2020, although 2020 funding levels are 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.

- Catholic Community Services SW: Drexel House Shelter
- Catholic Community Services SW: Drexel House – Permanent Supportive Housing
- Catholic Community Services SW: The Community Kitchen
- Community Action Council: Housing Stabilization Program
- Community Action Council of Lewis, Mason & Thurston Counties: CHG Rapid Rehousing
- Community Action Council of Lewis, Mason & Thurston Counties: Housing and Essential Needs
- Community Youth Services: Cold Weather Shelter
- Community Youth Services: Rosie's Drop in, Street Outreach and Young Adult Shelter
- Community Youth Services: Young Adult Housing Emergency Fund
- Community Youth Services: Haven House
- Community Youth Services: Program Support

- Family Support Center: Cold Weather Shelter

- Family Support Center: Housing Basic Needs
- Family Support Center of South Sound: Homeless Family Services
- Family Support Center of South Sound: Rapid Re-housing for Homeless Families
- Family Support Center of South Sound: Pear Blossom Place
- Family Support Center of South Sound: Coordinated Entry
- Hazardous Weather

- Interfaith Works: Interfaith Works Community Care Center
- Interfaith Works: Interfaith Works Nightly Shelter
- Point in Time Count
- Rebuilding Together: Critical Repairs Program
- Rochester Organization of Families: Rental Assistance
- Rochester Organization of Families: Emergency Needs
- Rochester Organization of Families: Housing Basic Needs
- Senior Services for South Sound: Senior Nutrition Program
- SafePlace: Residential Services- Operations
- Thurston County Food Bank: Food Bank Collaborative
- Thurston County Food Bank: Hygiene and Household
- Together: Basic Needs for Homeless Students and Families

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 on a daily basis. 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 considered to be "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 Thrives initiative has developed a framework covering the continuum of housing needs from homelessness housing and services, transitional housing, affordable subsidized housing through market rate initiatives to provide all housing programs and types of units in our community.

The Thurston Thrives Housing Action Team has, through its capital development area, created a workgroup to examine incentives for encouraging private sector developers to participate in the creation of affordable, low income housing. This group developed a tool named the Housing Affordability Model to look at all areas including permitting process, financing, zoning and other regulatory change to enhance the affordable housing inventory.

Thurston Thrives action teams have also incorporated the Sustainable Thurston County opportunities and goals and has provided a foundation for future growth for all income levels and economic status of our citizens. The Sustainable Thurston program has as its first goal to improve regulatory clarity and predictability to encourage urban infill and redevelopment. Developed by all jurisdictions in the county it encompasses neighborhood planning, density, financing, new technologies and practices and public private sector work teams tasked with maximizing collaboration and cooperation toward achieving countywide affordable goals.

The Countywide Comprehensive Plan Housing chapter was recently revised and approved in November 2019. The plan has been widely shared with our local development community and our local nonprofits who have provided valuable input.

The county will continue to identify regulatory and other barriers to affordable housing and work towards mitigating their effects in order to address the overall need in our community. The County is engaged with jurisdictions who are undertaking their own regulatory reviews, including an examination of tenant protection policies and accessory dwelling unit plans, as examples.

In addition, the local non-profit community strongly promoted a local housing sales tax increase that passed in the City of Olympia that is providing new additional revenue to develop permanent housing including supportive housing that is much needed in the community.

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 is expected to become a formal organization during the 2020 program year 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.

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.

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.

Thurston County, the City of Olympia and the Housing Authority of Thurston County entered into an agreement to develop a regional Affirmatively Furthering Fair Housing Plan (AFH) that was completed in December of 2017. This new plan, once accepted by HUD will provide new guidance and direction for all federal investments in the county through all of the recipients. The plan was completed and on the day of submission to HUD the federal government changed the rules and postponed all plan submissions for two years.

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 Health and Human Services Council (HHSC), representing the jurisdictions of Thurston County, 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 HHSC 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

The Thurston Thrives Housing Action Team and its sub teams, including Capital; 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.

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	87,422
5. The amount of income from float-funded activities	0
Total Program Income:	87,422

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 considered to be 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.

Attachments

Grantee SF-424's and Certification(s)



COUNTY COMMISSIONERS

John Hutchings
District One

Gary Edwards
District Two

Tye Menser
District Three

**PUBLIC HEALTH AND
SOCIAL SERVICES DEPARTMENT**

Schelli Slaughter,
Director

Dimiyana Abdelmalek, MD, MPH
Health Officer

July 21, 2020

Jack Peters, Director
HUD Office of Community Planning and Development
Seattle Federal Office Building
909 First Avenue, Suite 300
Seattle, WA 98104-1000

Subject: Thurston County 2020 Annual Plan Certifications and SF 424 for HOME and CDBG

Dear Mr. Peters,

Attached please find our required Certifications and documents for the 2020 Annual Action Plan submission by Thurston County. Included are:

- SF 424 for the HOME Program
- SF 424 for the Community Development Block Grant Program
- Consolidated Plan Certifications
- Specific CDBG Certifications
- Specific HOME Certifications

A PDF copy of this letter has been sent to Julie Bruce of your staff.

As always, we look forward to a strong partnership with HUD in addressing the needs of the low income in our community. Please let me know if we can provide more information.

If you should have any questions or concerns, please contact Tom Webster at 360-867-2531.

Sincerely,

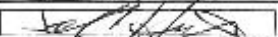
John Hutchings, Chair
Board of County Commissioners

C: Julie Bruce

412 Lilly Rd. N.E., Olympia, Washington 98506-5132
(360) 867-2500 FAX (360) 867-2600 TTY/TDD 711 or 1-800-833-6388
www.co.thurston.wa.us/health

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>		
* 3. Date Received:		4. Applicant Identifier:
<input type="text"/>		<input type="text"/>
5a. Federal Entity Identifier:		* 5b. Federal Award Identifier:
<input type="text"/>		<input type="text"/>
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
<input type="text"/>		<input type="text"/>
B. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="Thurston County"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 91-0001375		* c. Organizational DUNS: <input type="text" value="1269019140000"/>
d. Address:		
* Street1: <input type="text" value="412 Lilly Road NE"/>		
Street2: <input type="text"/>		
* City: <input type="text" value="Olympia"/>		
County: <input type="text" value="Thurston"/>		
* State: <input type="text" value="Washington"/>		
Province: <input type="text"/>		
* Country: <input type="text" value="USA: UNITED STATES"/>		
* Zip + Postal Code: <input type="text" value="98506-5132"/>		
e. Organizational Unit:		
Department Name: <input type="text" value="Public Health & Social Services"/>		Division Name: <input type="text" value="Housing & Homeless Prevention"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/>		* First Name: <input type="text" value="Thomas"/>
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Webster"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Program Manager"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="360-857-2521"/>		Fax Number: <input type="text"/>
* Email: <input type="text" value="webster@co.thurston.wa.us"/>		

Application for Federal Assistance SF-424	
9. Type of Applicant 1: Select Applicant Type:	
County Government	
Type of Applicant 2: Select Applicant Type:	
Type of Applicant 3: Select Applicant Type:	
* Other (specify):	
* 10. Name of Federal Agency:	
Housing & Urban Development	
11. Catalog of Federal Domestic Assistance Number:	
14-239	
CFDA Title:	
HOME Investment Partnerships Program	
* 12. Funding Opportunity Number:	
* Title:	
13. Competition Identification Number:	
Title:	
14. Areas Affected by Project (Cities, Counties, States, etc.):	
* 15. Descriptive Title of Applicant's Project:	
HOME Investment Partnerships Program funding will be used to increase the supply of affordable housing in all of our communities for residents who are below 80% of area median income.	
Attach supporting documents as specified in agency instructions.	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="third"/>	* b. Program/Project: <input type="text" value="third"/>
Attach an additional list of Program/Project Congressional Districts if needed. <input type="text"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="8/1/2020"/>	* b. End Date: <input type="text" value="8/31/2021"/>
18. Estimated Funding (\$):	
* a. Federal: 833841	
* b. Applicant:	
* c. State:	
* d. Local:	
* e. Other:	
* f. Program Income: 32818.92	
* g. TOTAL: 866660.92	
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.) Applicant Federal Debt Delinquency Explanation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="John"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Hutchings"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Chair of the Board of County Commissioners"/>	
* Telephone Number: <input type="text" value="360-786-5440"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="hutchy@co.thurston.wa.us"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="7/21/2020"/>

Application for Federal Assistance SF-424

*** Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): <input type="text"/> Other (Specify): <input type="text"/>		
* 3. Date Received:		* 4. Applicant Identifier:
<input type="text"/>		<input type="text"/>
5a. Federal Entity Identifier:		* 5b. Federal Award Identifier:
<input type="text"/>		<input type="text"/>
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
<input type="text"/>		<input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: Thurston County		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 91-6001375		* c. Organizational DUNS: 1268019140000
d. Address:		
* Street1: 412 Lilly Road NE		
Street2: <input type="text"/>		
* City: Olympia		
County: Thurston		
* State: Washington		
Province: <input type="text"/>		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 98506-5132		
e. Organizational Unit:		
Department Name: Public Health & Social Services		Division Name: Housing & Homeless Prevention
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr.		* First Name: Thomas
Middle Name: <input type="text"/>		
* Last Name: Webster		
Suffix: <input type="text"/>		
Title: Program Manager		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: 360-867-2531		Fax Number: <input type="text"/>
* Email: webster@co.thurston.wa.us		

Application for Federal Assistance SF-424	
9. Type of Applicant 1: Select Applicant Type: <input type="text" value="County Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="Housing & Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-218"/>	
CFDA Title: <input type="text" value="Community Development Block Grant"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="Community Development Block Grant will be used for public infrastructure, public facilities and public service activities serving low income residents of Thurston County."/>	
Attach supporting documents as specified in agency instructions.	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: third	* b. Program/Project: third
Attach an additional list of Program/Project Congressional Districts if needed. <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
17. Proposed Project:	
* a. Start Date: 9/1/2020	* b. End Date: 8/31/2021
18. Estimated Funding (\$):	
* a. Federal: 1220282	
* b. Applicant:	
* c. State:	
* d. Local:	
* e. Other: 87421.80	
* f. Program Income:	
* g. TOTAL: 1307703.80	
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. The application was made available to the State under the Executive Order 12372 Process for review on: <div style="border: 1px solid black; width: 100px; height: 20px;"></div>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.) Applicant Federal Debt Delinquency Explanation	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: Mr.	* First Name: John
Middle Name:	
* Last Name: Hutchings	
Suffix:	
* Title: Chair of the Board of County Commissioners	
* Telephone Number: 360-766-5440	Fax Number:
* Email: hutchj@co.lhurston.wa.us	
* Signature of Authorized Representative: 	* Date Signed: 7/21/2020

Application for Federal Assistance SF-424

*** Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-111, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

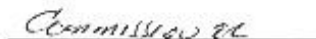
Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701a) and implementing regulations at 24 CFR Part 135.


Signature of Authorized Official

7/21/2020
Date


Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2018, 2019, 2020 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

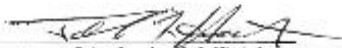
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official

7/21/2020
Date

COMMISSIONER
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature of Authorized Official

7/21/2020
Date

Commissioner
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

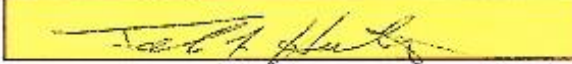
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental, or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(e) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Chair of the Board of County Commissioners
APPLICANT ORGANIZATION	DATE SUBMITTED
Thurston County	7-30-2020

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ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4340-0039
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4720-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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Prescribed by GMB Circular A-102

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15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Chair of the Board of County Commissioners
APPLICANT ORGANIZATION	DATE SUBMITTED
Thurston County	7-30-2020

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