



**THURSTON COUNTY**  
*OFFICE OF HOUSING AND HOMELESSNESS  
PREVENTION*

## **Draft HOME ARP Allocation Plan**

*February 2023*

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## **Executive Summary**

### **Background:**

Thurston County has received an allocation of \$3,053,476 from the American Rescue Plan (ARP) which was allocated under the federal HOME Investment Partnership Program (HOME) administered by the U. S. Department of Housing and Urban Development. HOME ARP funds are to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. Prior to receiving HOME ARP funds, Thurston County is required to submit a HOME ARP Allocation Plan.

### **Consultation:**

Thurston County sought input from a wide variety of local stakeholders to inform the needs and gaps in our local homeless crisis response system and around affordable housing needs. Thurston County utilized existing meeting structures as the primary mode of seeking input. In particular, the Thurston Thrives Housing Action Team (HAT), a group of community stakeholders and organizations that are committed to addressing affordable housing and homelessness, was consulted on two separate occasions.

#### **Participating Groups in Consultation Process**

- Housing Action Team
- Housing Authority of Thurston County
- Thurston Regional Planning Council
- Homeless Housing Hub
- Veterans Administration
- General public

Key comments from this consultation process included:

- With the expected loss of funding for homeless services, funding is needed to fill gaps in funding for homeless services.
- There is a severe lack of affordable housing in our community and all funding should go to create more units of affordable housing.
- There is a need for more shelter and housing options for those fleeing domestic violence.
- Low-Income Seniors are being priced out of housing and we need more housing options for seniors.
- With the ending of covid-related emergency rent assistance programs, there is a need for rental assistance.
- The funds should not be used to create/support projects that cannot be sustained. Do not build/acquire anything that requires operating funds, if those operating funds have not been identified.
- Need more affordable housing with accessibility features for vets with mobility challenges.

### **Needs Assessment and Gaps Analysis**

Based primarily on data from the Homeless Management Informational System (HMIS), Thurston County compared its current inventory of emergency shelter, transitional housing, and

permanent supportive housing beds to the current population of those experiencing homelessness and determined the following gaps in housing for those experiencing homelessness:

- Families: Gap of 512 beds and 170 housing units
- Adults only: Gap of 726 beds and 678 housing units

### **Size and Demographic Composition of Qualifying Populations**

Key statistics that highlight the size and demographics of those experiencing homelessness, at risk of homelessness, fleeing or attempting to flee, and other vulnerable populations in Thurston County include:

- American Indian and Alaska Natives, Black/African Americans, or Native Hawaiian and Pacific Islanders were more than twice as likely to be homeless compared to the overall Thurston County population.
- Of households enrolled in HMIS as of June 2022, 7% were veterans, 11% were fleeing domestic violence and 56% reported a disability.
- 14% of individuals enrolled in HMIS as of June 2022 were over the age of 55.
- According to the 2021 Thurston Regional Planning Council Housing Needs Assessment, there are 9,025 households in Thurston County living at or below 30% of Area Median Family Income.
- 82 individuals (HMIS, extracted December 2022), approximately 10% of the sheltered and unsheltered homeless population are fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.

### **Determining the Unmet Need**

Key statistics that highlight the unmet housing and services needs of those experiencing homelessness, at risk of homelessness, fleeing or attempting to flee, and other vulnerable populations in Thurston County include:

- By the year 2045, the county will need at least 1,238 more emergency housing/shelter beds for both unsheltered adults without dependents and families with dependents.
- Thurston County will need approximately 3,075 more permanent supportive housing units available to individuals and families living at 0-30% AMI by the year 2045.
- 27% of the senior population in Thurston County spent more than one third of their income on housing.
- On average between January of 2022 and December of 2022 there were 94 DV survivors turned away per month (SafePlace Olympia, 2023) from shelter.
- Thurston County is experiencing a 40-50% drop in document recording fees, which is a primary revenue sources for funding homeless services.

### **Proposed Use of HOME ARP Funding**

Thurston County proposes to allocate HOME ARP Funding as follows:

- 47.5% for Supportive Services, to be allocated over 3 years
- 47.5% for Development of Affordable Rental Housing
- 5% for Administration

Thurston County will identify specific supportive services and affordable housing development activities that it will support with HOME ARP funds by issuing a Request for Proposals (RFP). The RFP that the County will issue to allocate HOME ARP funds will indicate that all eligible service activities and affordable housing development projects will be considered. It is Thurston County's intent to fund a range of activities that ensure that all eligible populations have access to at least one funded activity.

## Consultation

### ***Describe the consultation process including methods used and dates of consultation:***

Thurston County sought input from a wide variety of local stakeholders to inform the needs and gaps in our local homeless crisis response system and around affordable housing needs. Thurston County utilized existing meeting structures as the primary mode of seeking input. In particular, the Thurston Thrives Housing Action Team (HAT) is a group of community stakeholders and organizations that are committed to addressing affordable housing and homelessness. The group meets monthly and is regularly attended by 30-50 participants, primarily representatives of local non-profit organizations. Types of groups represented at the HAT include, but are not limited to non-profit developers, shelter providers, outreach providers, domestic violence shelter providers, advocates, community residents, veteran groups, social service agencies including those focused on families, youth, and seniors, the Housing Authority, and elected officials. Thurston County engaged with HAT members on two separate occasions, first on December 14, 2022 when an overview of HOME ARP was provided and initial input was received. A second HOME ARP Community Meeting was held for HAT members and other community stakeholders on January 13, 2023 during which additional input was sought including input on possible activities and prioritization were discussed.

The Homeless Housing Hub (HHH) is a sub-team of the HAT and is a group of non-profit homeless services providers. This group meets monthly and County staff met with HHH members during its December 19, 2022 meeting to discuss specific gaps and needs as perceived by homeless services providers.

One-on-one meetings were held with other agencies during December 2022 and January 2023 to solicit specific input from types of agencies, including the Housing Authority of Thurston County, the Thurston Regional Planning Council, and the Veterans Administration.

In addition to asking about priority populations and activities as part of the consultation process, stakeholders were encouraged to share data their organizations collect to inform the needs and gaps analysis section. Among the organizations that provided information was South Sound Senior Center, North Thurston Public Schools, Northwest Justice Project on fair housing, and data from Washington State Department of Commerce on human trafficking.

### ***List the organizations consulted:***

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Housing Authority of Thurston County	Housing Authority	Virtual Meeting	Recommend funding fewer projects, rather than spreading the money across several projects. Use

			some funding to fill service gap, if needed, but most of money should go to creation of new units. Saw seniors as a priority population.
<b>Housing Action Team</b>	Community stakeholder	Virtual Meeting	Wide range of thoughts and ideas, including a focus on creating new units, supporting the existing homeless system, prioritizing those fleeing DV and identified a need for more DV shelter beds.
<b>Thurston Regional Planning Council</b>	Quasi-governmental	Virtual Meeting	Provided resources and insights to inform the needs and gaps analysis.
<b>Homeless Housing Hub</b>	Local Continuum of Care	Virtual Meeting	Don't support a project that can't be sustained, don't narrow prioritization to a single sub-population, preventing homelessness is less expensive and is less well funded, use the funds to support on-going initiatives such as Built for Zero or Anchor Communities Initiative, split between TBRA and services, 1/3 for Rapid Rehousing/Diversion and 2/3 for affordable housing, need to create spaces for seniors.
<b>Community Meeting</b>	Community organizations	Virtual Meeting	Attended by 15-20 representatives of local organizations. Lots of gaps in our homeless system. Expect funding gap for homeless services. Some participants supported a continuum of housing approach from shelter to transitional housing to PSH operated by multiple agencies. Others encouraged funds to be used for affordable housing.
<b>General public</b>	General public	Survey	As part of Consolidated Plan survey, which was posted on local jurisdiction's social media and web pages and distributed to email listservs, HOME ARP questions were included. 51 people responded. Persons experiencing homelessness and those at risk of homelessness were identified as

			the populations that should be prioritized, but all populations received at least 25% support. Development of affordable housing and supportive services were the two activities that received the greatest support.
<b>Veterans Administration</b>	Government Agency	Virtual Meeting	Anticipate receiving additional VASH vouchers. Biggest challenges are serving those without an honorable discharge, and lack of accessible affordable housing or housing units on first floor to serve vets with disabilities. Have shelter beds set aside for vets, but many don't feel safe in congregate settings.

***Summarize feedback received and results of upfront consultation with these entities:***

The input Thurston County received during the consultation process reflects a wide variety of needs throughout our community. Key comments include:

- With the expected loss of funding for homeless services due to decrease in document recording fees, funding is needed to fill anticipated gaps in currently funded homeless services.
- There is a severe lack of affordable housing in our community and all funding should go to create more units of affordable housing.
- There is a need for more shelter and housing options for those fleeing domestic violence.
- Low-income seniors are being priced out of housing and we need more housing options for seniors.
- With the ending of Covid-related emergency rent assistance programs, there is a need for rental assistance.
- The funds should not be used to create/support projects that cannot be sustained. Do not build/acquire anything that requires operating funds - if those operating funds have not been identified.
- Funds should be used in alignment with and to support system-wide initiatives to end youth and young adult homelessness and chronic adult homelessness, such as Built for Zero and Anchor Communities.
- Consider having a project that multiple agencies can collaborate to support, to create a continuum of housing from shelter to transitional housing to affordable housing.
- Need more affordable housing with accessibility features for vets with mobility challenges.



## Public Participation

*Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:*

- **Date(s) of public notice: 2/20/2023**
- **Public comment period: start date – 2/20/2023 end date – 3/21/2023**
- **Date(s) of public hearing: 3/21/2023**

*Describe the public participation process:*

Enter narrative response here.

*Describe efforts to broaden public participation:*

- Thurston County followed its established process for advertising public hearings, which includes presenting information to the Board of County Commissioners in a public meeting, posting legal notice in The Olympian newspaper, posting the Plan on the County's website, and making a hard copy of the Plan available from County offices.
- In addition to these steps, the Plan was presented to the Regional Housing Council, which is a public meeting and includes elected representatives from Thurston County, and the Cities of Olympia, Lacey, Tumwater and Yelm.
- Thurston County distributed the draft plan and information about the public hearing to its email lists of interested service providers and community stakeholders.
- Thurston County staff also presented the plan to the Housing Action Team and requested input from the group of local stakeholders and advocates.

*Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:*

To be entered after public hearing

*Summarize any comments or recommendations not accepted and state the reasons why:*

To be entered after public hearing

## Needs Assessment and Gaps Analysis

**Homeless Needs Inventory and Gap Analysis Table**

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units

Emergency Shelter	56	21	123	40	5								
Transitional Housing	58	20	31	18	0								
Permanent Supportive Housing	37	12	194	190	50								
Other Permanent Housing													
Sheltered Homeless						117	208	10	20				
Unsheltered Homeless						128	220	18	62				
<b>Current Gap</b>										512	170	726	678

**Suggested Data Sources:** 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

### Narrative

Data in the above Homeless Needs Inventory and Gap Analysis Table reflects Thurston County regional data from the Homeless Management Informational System (HMIS) extracted in December 2022, the 2022 Thurston County and City of Olympia Needs Assessment and Market Analysis for HUD Consolidated Plan, and consultation with various agencies throughout our community. We selected regional data that reflects the county's gaps in housing and shelters while also including numbers reflective of current projects underway, which include more than 120 permanent supportive housing units that will serve families and single adults, to address those gaps.

***Describe the size and demographic composition of qualifying populations within the PJ's boundaries:***

#### **1. Homeless as defined in 24 CFR 91.5**

- a) 783 individuals (HMIS, extracted December 2022)
- b) The Thurston Regional Planning Council reports that as of 2019, persons of color (those identifying as Hispanic, Latino, or a race other than white) were disproportionality represented.
  - a. American Indian and Alaska Natives, Black/African Americans, or Native Hawaiian and Pacific Islanders were more than twice as likely to be homeless compared to the overall Thurston County population.
- c) Of households enrolled in HMIS as of June 2022, 7% were veterans, 10% were fleeing domestic violence and 56% reported a disability.
  - a. Of those reporting a disability, 50% reported a chronic health disability, 44% a physical disability, 40% a mental health disability, 22% a substance use dependency and 25% a developmental disability.
- d) 14% of individuals enrolled in HMIS as of June 2022 were over the age of 55.

**2. *At Risk of Homelessness as defined in 24 CFR 91.5***

- a) According to the 2022 Thurston County and City of Olympia Needs Assessment and Market Analysis prepared for the 2023-2027 HUD Consolidated Plan, 13% of Thurston County households, and 17% of Olympia households, are severely cost burdened, paying more than 50% of their income toward housing. The households most impacted are low-income renters. Seventy-three percent (5,780) of rental households earning 30% or less of HUD Area Median Family Income (HAMI) are severely cost burdened. There are no races or ethnicities in Thurston County with a disproportionate severe housing cost burden.
- b) According to the 2021 Thurston Regional Planning Council Housing Needs Assessment, there are 9,025 households in Thurston County living at or below 30% of Area Median Family Income.
- c) In 2019, more than one quarter of the senior population in Thurston County, approximately 27%, spent more than one third of their income on housing (Ambrogio, TRPC). Rent has increased 32-35% in Thurston County since 2017 and home prices have increased 61% in the same time period (Thurston County and City of Olympia Needs Assessment, 2022) Seniors are largely living on fixed incomes, which have not increased at the same rate as housing costs, thereby increasing their risk of homelessness.

**3. *Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

- a) Eighty-two individuals (HMIS, extracted December 2022), approximately 10% of the sheltered and unsheltered homeless population, are fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD.

**4. *Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

- a) According to the Thurston Regional Planning Council's 2021 Housing Needs Assessment, the Housing Authority of Thurston County (HATC) assists 1,989 households with rental assistance vouchers. About 75% of voucher holders are either elderly or disabled, and more than 85% have an income of 30% or less of the area median family income.
- b) HATC currently has 2,070 Housing Choice Vouchers. (Public Housing Analysis, 2022)
  - a. 88% of those vouchers (1,815) are issued and leased as of December 2022.
- c) HATC has 475 project-based vouchers (Public Housing Analysis, 2022)
  - a. 105 VASH (Veteran's Affairs Supportive Housing) vouchers
  - b. 425 Non-Elderly Disabled (NED) vouchers
  - c. 68 Family Unification Program vouchers

- d. 140 Mainstream (Homeless, Non-Elderly Disabled) vouchers
- d) Veterans
  - a. Around 7% of the homeless population are veterans (HMIS, 2022)

***Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):***

- 1) Congregate and non-congregate shelter units:
  - a. Countywide, there are currently 245 emergency shelter beds available across 13 locations. Two of these are 24/7 low-barrier shelters for youth/young adults/families with minors' population and 4 are low-barrier shelter options for single adults.
  - b. Thurston County has continuous stay and higher barrier shelters, which have beds assigned to individuals who have been prioritized through Coordinated Entry vulnerability assessments.
  - c. During the cold weather months, November 1- April 30, two shelters are contracted through the county to provide extra bed nights to accommodate for unsheltered households to escape the weather.
- 2) Supportive Services
  - a. Thurston County has adopted a Treatment Sales Tax (TST) as a local funding stream to work alongside federal and state funding to meet health and substance use needs in Thurston County.
    - i. Programs funded with TST aim to reduce justice involvement, emergency room use, health care costs, and public assistance.
    - ii. In 2020, \$6.9 million was generated in tax revenue.
  - b. Thurston County uses both local and state funds to maintain a variety of supportive services that serve the qualifying populations. In 2022, \$11.9 million dollars were spent on supportive services.
- 3) Tenant-Based Rental Assistance
  - a. Currently, the Housing Authority of Thurston County (HATC) assists over 5,000 people in various housing voucher programs.
    - i. Housing Choice (HCV) Voucher Program is the largest voucher program, serving 2,070 households that earn 50% or less of the area median income.
    - ii. The HCV program's budget for 2022 was \$16,769,030. The per unit cost in July 2022 was \$801.66. This leaves an approximate gap of \$443.34 for a one-bedroom apartment and \$654.34 gap for a two-bedroom apartment.
    - iii. Within the HCV programs, 68 vouchers were issued as Emergency Housing Vouchers, 105 were issued as Veterans Affairs Supportive Housing (VASH) vouchers, 68 were issued as part of the Family Unification Program, and 140 were issued as mainstream vouchers to assist non-elderly persons with disabilities.
  - b. Thurston County receives federal and state dollars to provide rental assistance. The total amount distributed in 2022 was approximately \$49 million.

- 4) Affordable rental housing and permanent supportive rental housing
  - a. In 2022, Thurston County created a Home Fund from a sales and use tax of one-tenth of one percent. This tax applies throughout all of Thurston County, except in the cities of Olympia and Tenino, as each of those jurisdictions passed their own Home Fund sales tax legislation. The County and the City of Olympia have agreed to combine their Home Funds, creating a Local Home Fund, with all of Thurston's and 60% of Olympia's funds. The intent of these funds is to create affordable housing for those whose income is 60% of Area Median Income (AMI) or below. The anticipated collection of these funds is \$5.5 million per year.
  - b. Currently in Thurston County there are approximately 483 permanent supportive housing units available to serve all populations across 21 projects.
  - c. There are 2,889 low-income rental units spread throughout 27 locations in Thurston County, which are funded in part through Washington State Housing Finance Commission's federal housing tax credits.

***Describe the unmet housing and service needs of qualifying populations:***

***Homeless as defined in 24 CFR 91.5***

- a) There is a lack of emergency sheltering options in Thurston County. We estimate that by the year 2045, the county will need at least 1,238 more emergency housing/shelter beds for both unsheltered adults without dependents and families with dependents.
- b) This lack of emergency shelter includes the need for on-demand shelter nearest to an individual's or family's most recent permanent address. The majority of shelter operations are centralized within the City of Olympia, decreasing accessibility for members of other jurisdictions.
- c) Thurston County has a clear lack of available permanent supportive housing for those who need services in order to maintain their housing.
  - a. It is anticipated that Thurston County will need approximately 3,075 more permanent supportive housing units available to individuals and families living at 0-30% AMI by the year 2045, according to the Thurston Regional Planning Council.

***At Risk of Homelessness as defined in 24 CFR 91.5***

- a) There is a lack of affordable housing for households that make 30 percent or less of the area median family income and who are most likely to be cost burdened or severely cost burdened by their housing. There is a projected need of 17,346 more units that are affordable to <50% AMI over the next 25 years.
  - a. While some households may opt to spend more than 30% of their income on housing expenses, most – especially at lower income brackets – do so because there is not enough affordable housing available.

- b) The population of people 65 and older has been steadily increasing in Thurston County since 2010, at which time seniors represented 13% of the county's population. In 2020, seniors represented 18% of the population.
  - a. In 2019, more than one quarter of the senior population in Thurston County, approximately 27%, spent more than one third of their income on housing.
  - b. Rent prices continue to increase, impacting the senior population heavily as they are often subsisting on a fixed income. As the number of seniors living in Thurston County increases, we anticipate the gap in affordable senior housing will continue to widen.

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

- a) There is a severe shortage of Domestic Violence, Sexual Assault, and Human Trafficking shelter space. The existing shelter is only eligible for Domestic Violence survivors, and the demand is much higher than the capacity. On average between January of 2022 and December of 2022 there were 94 DV survivors turned away from shelter per month (SafePlace Olympia, 2023). As each survivor can stay in the shelter between 60 and 90 days; there is an estimated shortage of DV shelter capacity of over 2,000 beds annually in Thurston County.
- b) There is no existing shelter for Sexual Assault and Human Trafficking in Thurston County.
- c) Due to the shortage of affordable, low-barrier housing in Thurston County, survivors spend more time in shelters than necessary. More accessible, affordable housing could potentially divert survivors from the shelter system and/or reduce the amount of time they are in shelter. In turn, existing shelters would be able to serve more survivors.
- d) Several services available to this qualifying population have been reduced or discontinued due to a lack of funding. For example, a legal services assistance program at the only Domestic Violence Shelter in Thurston County was reduced by half, drastically decreasing the number of survivors it can assist. Funding to fill gaps in service dollars are needed to continue providing necessary services to this population.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

- a) Veterans
  - a. A representative of Veteran Affairs reported that they have been issued 110 VASH vouchers for veterans in Thurston County.
    - i. Majority of the vets the VASH vouchers are issued to are disabled or have unique housing needs (i.e., handicap accessible, first floor units, multi-bedroom units for families) that can be difficult to find in the current affordable housing stock.

- b. There are approximately 30 veterans on the Thurston County Coordinated Entry list that are awaiting shelter and housing options.
- c. There is a gap in veteran services available to those without an honorable discharge.
- d. Although there are veteran-specific shelter beds available, it is reported that many don't feel safe in congregate settings and therefore those beds are not utilized to their full capacity.

***Identify any gaps within the current shelter and housing inventory as well as the service delivery system:***

1) Shelter

- a. There is a lack of emergency sheltering options in Thurston County. We estimate that by the year 2045, the county will need at least 1,238 more emergency housing/shelter beds for both unsheltered adults without dependents and families with dependents. This lack of emergency shelter includes the need for on-demand shelter nearest to an individual's or family's most recent permanent address.
- b. While shelter should be available on demand to any household experiencing homelessness, it is viewed by many of our homeless system's stakeholders as a temporary solution and permanent housing is a high priority throughout the region.

2) Permanent Supportive Housing

- a. Thurston County has a clear lack of available permanent supportive housing for those who need services in order to maintain their housing. It is anticipated that Thurston County will need approximately 3,075 more permanent supportive housing units available to individuals and families living at 0-30% AMI by the year 2045, according to the Thurston Regional Planning Council.
- b. Currently there is projected over \$70 million for development of permanent supportive housing and an additional investment of at least \$250 million is needed. This does not include estimates for annual operations funding.

3) Affordable Housing

- a. There is a lack of affordable housing for households that make 30 percent or less of the area median family income and who are most likely to be cost burdened or severely cost burdened by their housing. There is a projected need of 17,346 more units that are affordable to <50% AMI over the next 25 years.
- b. There is a particular need for affordable housing for seniors. These needs are currently being addressed with projects from South Puget Sound Habitat for Humanity and the Housing Authority of Thurston County.

4) Service Delivery

- a. Through our consultation, we heard that there are significant gaps in services that are individualized to people's needs. For instance, even when housing is available for people exiting homelessness, barriers may still exist that prevent an individuals from remaining in housing.

- b. With the anticipated decrease in document recording fees, there is an expected funding gap in the coming years for services that provide necessary support to the county's homeless services system. We have identified this gap as a top priority to address in order to maintain and sustain these vital services.
- c. The most in demand services we identified in our consultations include mental health and substance use treatment services. We also identified the need for services that assist households fleeing domestic violence, veterans, and people living with disabilities
- d. In summary, unmet service needs are very diverse and need to be tailored to the population utilizing them.

***Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:***

Thurston County will not provide additional characteristics associated with instability and increased risk of homelessness.

***Identify priority needs for qualifying populations:***

The priority need for qualifying populations are affordable housing, permanent supportive housing, and supportive services.

In our consultation, we consistently heard the need for affordable housing options for all the qualifying populations, including supportive housing for the homeless. We also heard the need for increased shelter capacity and understand that shelters will continue to be overfilled if there is no available or appropriate housing for people to transition to. Therefore, housing with accompanying services is the highest priority.

As the balance of several funding sources may be much lower than in previous years, we have also indicated supportive services as a high priority. In order to maintain the services that currently exists and expand them, we must fill the gaps in funding.

***Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:***

Thurston County staff initiated the planning process with an inventory of relevant data, plans, and strategies. The data sources include the Thurston County Consolidated Plan, the Thurston Regional Planning Council Housing Needs Assessment and the Assessment of Fair Housing. We then collected additional qualitative and quantitative data through surveys, presentations, informal and formal discussions, and interviews with individuals and agencies who provide housing and services to qualified populations.



To identify gaps and priorities, staff compared data on needs with current and incoming resources that will be dedicated to those needs. We prioritized needs based on that data we received from outside organizations and our own internal data, while keeping in mind future sources of funding.

## **HOME-ARP Activities**

***Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:***

Thurston County will issue a Request for Proposal (RFP) to allocate funding for both homeless services and affordable housing development. Thurston County is creating two advisory boards to support and inform the Regional Housing Council (RHC), which is a body of elected officials from Thurston County and the cities of Olympia, Lacey, Tumwater and Yelm. The RHC makes funding recommendations to the Thurston County Board of County Commissioners for final approval. The two advisory boards are the Affordable Housing Advisory Board and the Homeless Services Advisory Board. Each board is comprised of residents of Thurston County with a range of expertise and experiences, including those with lived experience of homelessness or living in subsidized housing and by people who have identities over-represented in the homeless crisis response system. The Affordable Housing Advisory Board will review and rate applications submitted to develop affordable housing. The Homeless Services Advisory Board will review and rate applications submitted to provide supportive services.

The RFP will be overseen by Thurston County's Office of Housing and Homeless Prevention (OHHP). OHHP staff will ensure that selected projects meet HOME ARP eligibility criteria and are in alignment with this Plan.

Prior to issuing the RFP, working with the Advisory Board and the Regional Housing Council will establish the criteria by which applications will be reviewed.

***Describe whether the PJ will administer eligible activities directly:***

Thurston County will enter into subrecipient contracts with selected organizations to carry out approved eligible activities. Thurston County will conduct oversight and monitoring of subrecipients.

***If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:***

No portion of Thurston County’s HOME-ARP administrative funds were provided or will be provided to a subrecipient or contractor prior to the submission or acceptance of this HOME-ARP allocation plan.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

#### Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 1,450,402		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 1,450,401		
Non-Profit Operating	\$ 0	# %	5%
Non-Profit Capacity Building	\$ 0	# %	5%
Administration and Planning	\$ 152,673	5 %	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 3,053,476</b>		

***Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:***

Thurston County will identify specific supportive services and affordable housing development activities that it will support with HOME ARP funds by issuing a Request for Proposals (RFP). The RFP that the County will issue to allocate HOME ARP funds will indicate that all eligible service activities and affordable housing development projects will be considered. It is Thurston County’s intent to fund a range of activities that ensure that all eligible qualifying populations have access to at least one funded activity. Because of the wide range of needs and gaps identified, Thurston County does not want to pre-determine or limit the proposals received under its RFP.

Fifty percent of the funds, minus the administration and planning costs incurred by the County, will be directed to eligible services activities. Although Thurston County will not specify a preference or limitation on the use of these funds, it is expected that “homeless” and “fleeing or attempting to flee” will be the primary populations that are served by supportive services activities. If projects are selected that have limitations on who is eligible for the service, Thurston County will select at least one project that serves all eligible qualifying populations.

Fifty percent of the funds, minus the administration and planning costs incurred by the County, will be directed to development of affordable housing activities. Thurston County will require that at least one selected project must be accessible to the at-risk of homelessness population.

While specific projects may have preferences and/or limitations on what eligible qualifying population is served, through the combination of services and affordable housing projects that are supported with HOME ARP funds, Thurston County will ensure that all eligible populations are able to access at least one activity. If necessary, Thurston County will amend its HOME ARP allocation plan to account for any funded projects that have preferences or limitations.

In making this determination, Thurston County considered the following factors:

- Input from local agencies that are supported by the data captured in the needs assessment and gaps analysis reflect that there are multiple needs and gaps in our affordable housing and homeless response system.
- Due to an anticipated drop in state and local resources that come from document recording fees, there will be an across the board reduction in funding to support existing homeless services activities. HOME ARP funds offer a valuable resource that can help fill this system-wide funding gap.
- Thurston County did consider giving preference to the following eligible populations based on input from community members, but decided against selecting a specific eligible population for prioritization. Activities that support these populations will be considered as part of the open RFP process.
  - o Seniors. Housing and services were identified as a need. There are several senior housing projects that are projected to occur in the coming years, including Unity Commons Phase II rental housing, and Housing Authority of Thurston County Tumwater Inn that will focus on seniors. Therefore, it was determined that prioritizing seniors was not a higher need than other populations.
  - o Shelter for those fleeing domestic violence. It is recognized that expanding shelter capacity is a need in our community with a particular need to expand shelter capacity for those fleeing; however, without an ongoing source of operating funds identified, the County has concerns around expanding capacity that cannot be sustained. Funding allocated for services under the HOME ARP RFP that is planned may support services for this population.
  - o There are several affordable housing projects and service programs that serve veterans in Thurston County. As Joint Base Lewis-McChord is partially located in Thurston County, there is a strong presence of veterans in our community. Supporting veterans has long been a priority for our community and will continue to be a priority. Because of existing resources dedicated to support veterans, there is not a need to prioritize veterans over other eligible populations with HOME ARP funds.

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

The needs assessment and gap analysis reflect needs across our community that could be supported with HOME ARP funds.

In selecting the activities, Thurston County made the following considerations:

- The reduction in local document recording fees, which is tied to the broader housing market and rising interest rates, compelled the County to allocate 50% of the HOME ARP funding to services. These funds will be allocated over three years, resulting in just under \$500,000 of funding for services per year.
- Rental assistance through tenant-based rental assistance programs is a need in our community. Through the Department of Treasury's Emergency Rent Assistance Program and other state programs, Thurston County distributed over \$50 million in rent and utility assistance since the start of the COVID-19 pandemic. As those programs wind down, with funding from Washington State, a new long-term eviction prevention rent assistance program is beginning. While rent assistance continues to be a need for those at-risk of homelessness, the new state-funding program provides a path for helping to reduce the need for TBRA.
- There is a clear need to increase shelter capacity in Thurston County, including for those people fleeing domestic violence/sexual assault. Through the Washington Governor's Right-of-Way initiative, Thurston County will be expanding its shelter capacity over the next few years with the acquisition of a hotel and the creation of a tiny-home village. The hotel will be used as emergency housing for the next few years before being converted to permanent supportive housing. While those projects will result in increased capacity, the County decided not to utilize HOME ARP funds to acquire or develop additional non-congregate shelter capacity due to the uncertainty of having sufficient funding to sustain operations of new shelter beds.
- There is a severe shortage of affordable housing in Thurston County, as reflected in the needs assessment and gaps analysis. There is an argument to be made that all HOME ARP funds should go to develop more affordable housing units. However, with the reduction of funding for services and with a new local tax that will generate over \$4 million per year in additional revenue that will be primarily dedicated to development of affordable housing, the County has determined to balance the HOME ARP between the two greatest needs, affordable housing development and homeless services.

## **HOME-ARP Production Housing Goals**

***Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:***

Thurston County has a history of using its HOME Investment Partnership Program and other local funding to support a variety of affordable housing activities. In Thurston County, we

primarily support small and medium-sized local developers, while occasionally supporting larger state-wide developers. The number of housing units we support primarily depends on whether the project also seeks funds from the Washington State Housing Trust Fund (HTF) or Low Income Housing Tax Credits (LIHTC). These state funding sources allow for a higher degree of leverage that allows our local funds to support the creation of a higher number of units. For projects that do not receive HTF or LIHTC funds, local funds often represent the largest funding source in a project. Generally, Thurston County sees leverage rates of 2-8 times its local investment.

Furthermore, Thurston County developers offer a variety of approaches to affordable housing development, including acquisition and rehabilitation of existing single-family homes to be used as affordable rental housing, new construction of homeownership housing units, and development of multi-family rental units. The total price per unit for each of these types of units can vary, but typically ranges between \$300-500,000.

Therefore, depending on the specific projects that respond to the County's anticipated RFP to allocated the HOME ARP funds for capital projects, Thurston County expects to create between 8-40 units of affordable housing with HOME ARP funds. While all units within a HOME ARP funded project may not serve a HOME ARP qualifying population, the units identified as HOME ARP units in each property will be occupied by a household from a qualified population.

***Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:***

There are two primary planning documents that guide Thurston County's affordable housing production goals.

Thurston County has adopted its 5-Year Homeless Crisis Response Plan (HCRP) for 2019-2024. This plan established broad goals to:

- Create 300 permanent supportive housing (PSH) units
- Increase affordable housing inventory regionally
- Strengthen and extend multi-family tax exemptions to create 400 units
- Explore increased housing densities

In 2021, the Thurston Regional Housing Council adopted a Permanent Supportive Housing Strategic Framework that identified specific strategies that the RHC would support to create an additional 150-200 new units of permanent supportive housing beyond the goal established in the 5-Year HCRP. This Strategic Framework identifies HOME ARP as a possible source of funding to support this goal.

Affordable housing units created with HOME ARP funds will directly support the 5-year HCRP's goal of increasing the affordable housing inventory supply. Depending on the specific

projects that are funded with HOME ARP, Thurston County is hopeful that the projects can also support its goals to create more PSH and increase housing densities.

## **Preferences**

***Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:***

Thurston County does not intend to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

It is Thurston County's intent to fund a range of activities that ensure that all eligible populations have access to at least one funded activity. Because of the wide range of needs and gaps identified, Thurston County does not want to pre-determine or limit the proposals received under its RFP.

Thurston County will not specify a preference of one or more qualifying populations; however, we would consider funding proposals that prefer the following subpopulations:

- Seniors
- Veterans
- Fleeing or attempting to flee
- Homeless
- Youth
- Families

For the affordable housing priority, Thurston County will require that at least one selected project must be accessible to the at-risk of homelessness population.

***If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

Thurston County did not identify a preference or method of prioritization. However, if necessary, Thurston County will amend its HOME ARP allocation plan to account for any funded projects that have preferences or limitations.

## **Referral Methods**

***Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):***

HOME ARP Funded service delivery projects and affordable housing projects will utilize the Thurston County Homeless Crisis Response System (HCRS)'s Coordinated Entry (CE) program to prioritize qualifying populations through their Housing Equity Assessment Tool (HEAT), Jackie Campbell's Danger Assessment (DA) for those fleeing, or the Targeted Prevention Assessment Tool (TPAT) for those at-risk of homelessness. As of January 2023, in order to be eligible for HCRS CE, individuals and households must lack a fixed, regular, and adequate nighttime residence or be fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, in accordance with and as further defined by the U.S. Department of Housing and Urban Development (HUD) under 24 CFR Part 578.3 as category (1) and (4) of the definition of homeless.

These households meet the following conditions:

1. Households must be experiencing homelessness, in accordance with category (1) or category (4) of HUD's definition of homelessness under 24 CFR Part 5782.
2. Households must meet an income standard of less than 50% of the Area Median Income (AMI).

At-Risk Households are eligible as defined by HUD under 24 CFR Part 578.3 as category (2) including:

Individual or family who will imminently lose their primary nighttime residence, provided that:

- (i) Residence will be lost within 14 days of the date of application for homeless assistance;
- (ii) No subsequent residence has been identified; and
- (iii) The individual or family lacks the resources or support networks needed to obtain other permanent housing

Thurston County and its subrecipient(s) will enter into a written agreement with HCRS to use its Coordinated Entry (CE) program in coordination with other referral methods. The written agreement will delineate how the operator of a permanent supportive or affordable housing project or supportive service provider will prioritize households referred by CE and households that are members of other qualified populations differentiated by assessment tool (HEAT, DA or TPAT) dependent on housing status at intake. Members of any qualified population who are referred by other referral agencies will be placed at the bottom of the waitlist by the operator of the permanent supportive housing or supportive service provider in placement after those individuals and households who have been referred by HCRS CE. Households referred by other referral methods will be added in chronological order.

CE standard operating procedures also provide for:

- A process for households fleeing domestic violence and seeking services from non-victim specific providers
- A process to ensure safe and confidential access to the CE system
- A process to ensure immediate access to emergency services, such as domestic violence helplines and shelter
- Physical accessibility and reasonable accommodations

- Effective communication with individuals with disabilities
- Marketing to all households
- Marketing to household least likely to apply
- Referrals to subpopulation designed access point
- Access to emergency services
- Grievance and appeal procedures.

The general approach to prioritization within CE is to give precedence to those with the greatest vulnerability or barriers to housing:

- People most at-risk to imminent harm if they remain homeless
- People who have the greatest barriers to accessing housing
- People from marginalized identities that are over-represented in the HCRS

Channels for referrals to CE include broad coverage throughout Thurston County through agencies such as Olympia Mutual Aid Partners, Family Support Services of South Sound, Community Youth Services, PEER Olympia, Interfaith Works, Olympic Health and Recovery Center, Capitol Recover Center, Together!, Catholic Community Services, Partners in Prevention Education, City of Olympia Outreach Team, City of Lacey's Mobile Outreach Team and other referral sources in the community.

Permanent supportive and/or affordable housing projects funded with HOME-ARP may serve a particular subpopulation. For instance, a HOME-ARP supported housing project may consist of Senior housing that is exempt from liability for familial status discrimination because it is intended and operated for occupancy by persons 55



years of age and older, where at least 80% of the units will have at least one occupant who is age 55 years of age or older, and where the facility publishes and adheres to policies and procedures that demonstrate the intent to operate as “55 or older” housing including compliance with HUD’s regulatory requirements for age verification of residents. In this case, the written agreement between Thurston County and its subrecipient would identify a screening, diversion and referral process that includes members of all qualifying populations who are 55 years of age and over. Some units within a permanent supportive or affordable housing project may have a preference for households that include a member with physical disabilities if the unit provides features that accommodate their disability.

HOME ARP funded Supportive Services: Supportive services funded with HOME ARP funds may be paired with a specific permanent supportive housing project and offered to the members of qualifying populations who reside there or may be administered by one or more providers on a separate basis. Individuals and households seeking supportive services funded by HOME ARP funds and not offered in conjunction with housing may also be placed on the program-specific waitlist using the same preference, methods and HOME ARP program requirements described for HOME ARP funded housing units, depending on the subrecipient chosen to provide the services.

All HOME-ARP funded activities: The County and its subrecipient will comply with all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a) when applying the established preference for homeless individuals and households/families through its referral methods. HOME ARP funding agreements will require key subrecipient staff to complete fair housing training regarding most current protections and requirements within 90 days.

No limitations have been identified because the totality of HOME-ARP funds will serve all qualifying populations, and while one permanent supportive housing project may serve only seniors, other HOME-ARP projects will serve other qualifying populations and subpopulations.

***If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):***

Same as above – may not be screened with the same tool depending on their housing status at time of intake.

## **Limitations in a HOME-ARP rental housing or NCS project**

***Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:***

Thurston County does not intend to limit eligibility to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

It is Thurston County's intent to fund a range of activities that ensure that all eligible populations have access to at least one funded activity. Because of the wide range of needs and gaps identified, Thurston County does not want to pre-determine or limit the proposals received under its RFP.

***If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

Thurston County does not intend to limit eligibility. If an applicable project is selected during the RFP process that has a limitation, then the county is prepared to amend its HOME ARP allocation plan if required.

***If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):***

A limitation was not identified.

## **Conclusion**

In conclusion, Thurston County will use HOME ARP resources through 2030 to provide supportive services and the development of affordable rental housing. Thurston County will identify the specific activities that it will support with HOME ARP funds by issuing a Request for Proposals (RFP). The RFP that the County will issue to allocate HOME ARP funds will indicate that all eligible service activities and affordable housing development projects will be considered. It is Thurston County's intent to fund a range of activities that ensure that all eligible populations have access to at least one funded activity.

## **Appendix 1 – Consultation & Public Review Documents**

### **1A. Summary document distributed to community stakeholders during consultation process.**

#### **HOME ARPA Funds - Overview**

The American Rescue Plan (ARP) provided \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME). Thurston County's allocation is approximately \$3 million

#### **Eligible Populations**

HOME-ARP funds must be used to primarily benefit individuals or families from the following qualifying populations:

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11302\(a\)](#));
- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11360\(1\)](#));
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;
- In other populations where providing supportive services or assistance under section 212(a) of the Act ([42 U.S.C. 12742\(a\)](#)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability;
- Veterans and families that include a veteran family member that meet one of the preceding criteria.

#### **Eligible Activities**

HOME-ARP funds can be used for four eligible activities.

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, including services defined at [24 CFR 578.53\(e\)](#), homeless prevention services, and housing counseling.

- **Purchase and Development of Non-Congregate Shelter.** These structures can remain in use as non-congregate shelter or can be converted to: 1) emergency shelter under the Emergency Solutions Grant program; 2) permanent housing under the Continuum of Care; or 3) affordable housing under the HOME Program.

### **HOME ARP Plan**

In order to receive HOME ARP funds, Thurston County must develop and submit a HOME-ARP Allocation Plan by March 31, 2023. To complete the Plan, Thurston County must engage in consultation and public participation processes. The plan must describe how the County intends to distribute HOME-ARP funds, including how it will use these funds to address the needs of HOME-ARP qualifying populations.

- **Consultation:** The County must consult with agencies and service providers whose clientele include the HOME-ARP qualifying populations to identify unmet needs and gaps in housing or service delivery systems.
- **Public Participation:** The County must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan.
- **HOME-ARP Allocation Plan Requirements:**
  - **Needs Assessment and Gap Analysis:** The County must evaluate the size and demographic composition of its qualifying populations and assess their unmet needs. In addition, the County must identify any gaps within its current shelter and housing inventory as well as the service delivery system.
  - **HOME-ARP Activities:** The plan must:
    - Describe how the County will distribute HOME-ARP funds in accordance with its priority needs
    - Indicate the amount of HOME-ARP planned for each eligible activity type.
    - Demonstrate that planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.
    - Include a narrative about how the characteristics of its shelter and housing inventory, service delivery system, and the needs identified in the County's gap analysis provided a rationale for the plan to fund eligible activities.
  - **HOME-ARP Production Goals:** The plan must estimate the number of affordable rental housing units for qualifying populations that the County will produce and describe a specific affordable rental housing production goal and how it will address the County's priority needs.

- Preferences: The plan must identify whether the County intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

## Questions

- 1) In order to adequately meet the needs of the eligible populations, what are the biggest un/under-addressed housing needs in our system?
- 2) Of the eligible populations, is there one group that is experiencing the greatest need?
  - a. Should Thurston County give preference to one or more eligible population or sub-population in its HOME ARP Plan?
- 3) Of the eligible activities, what activities are most effective to meet the unmet need?
- 4) Should Thurston County allocate HOME ARP funds for one larger project/activity or to several projects/activities?

## 1B. Consolidated Plan Survey that includes questions regarding HOME ARP funding

### Thurston HUD Consolidated Plan survey

This survey will feed into the development of a five-year plan for the investments by Thurston County and its cities using HOME/CDBG funds. These federal funds are provided annually to local government and can serve a variety of housing and other needs for low- and moderate-income people in our communities. Answering this short survey will provide your sense of the most important priorities for our Thurston County region and contribute to our plan.

1. What are your broad priorities? Please rank the following groups of eligible activities in order of importance for low- and moderate-income people in our Thurston County region.

		<b>Creation of affordable housing</b> , including: multifamily housing, homebuyer assistance, rental assistance and repair/rehabilitation
		<b>Public facilities/infrastructure</b> , including: street and sidewalk improvements, water and sewer improvements, neighborhood facilities and special needs (e.g. shelters, group homes)
		<b>Economic development</b> , including: microenterprise assistance, including loans and grants, job training, building façade improvements
		<b>Public Services</b> , including: housing supportive services, education & childcare, employment services and job training, and senior services

2. **Affordable housing** is defined as a household that pays no more than 30% of its annual gross income for housing. We are in a time of an extreme shortage of housing supply and at least one-third of Thurston households are paying more than 30% of their income for their monthly rent or mortgage. Lower income renters are the most cost-burdened, with 73% paying more than 50% of their income for rent.

**When considering options for spending HOME and/or CDBG funds for affordable housing, please rate your priorities.**

	High	Moderate	Low	Not sure
New construction of affordable rental apartments/townhouses/single family homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Purchase of land to build affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Construction of new homeowner housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental assistance - such as cash payments/vouchers/utilities payments or help finding rentals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Down payment assistance and housing counselling for home ownership	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Repair/rehabilitation of existing affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide broadband and energy efficiency improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. **Public services** are low, or no cost services provided to low income families and individuals in need by local nonprofit organizations. There are a wide range of services that could be supported under our limited CDBG funds. Help us prioritize where these funds are most valuable.

**Please check your top three priorities for our Thurston communities.**

- |   |   |
|---|---|
| <input type="checkbox"/> Domestic violence services/ counseling | <input type="checkbox"/> Services for those with disabilities                                       |
| <input type="checkbox"/> Families and children's services       | <input type="checkbox"/> Housing counseling and services  |
| <input type="checkbox"/> Employment training/job placement      | <input type="checkbox"/> One-time rental assistance   |
| <input type="checkbox"/> Meal programs                          | <input type="checkbox"/> Senior services  |
| <input type="checkbox"/> Physical/behavioral health services    | <input type="checkbox"/> Legal/conflict resolution services (including landlord/tenants counseling) |

**4. Facilities and infrastructure. Please rate the level of need for using CDBG funds for these activities to serve low-income people in our Thurston communities.**

	High	Moderate	Low	Not sure	
Street and sidewalk improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water/sewer line installation (can lower affordable housing costs)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood facilities – such as recreational facilities, parks, child care centers, and community centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special needs (e.g. homeless shelters, group homes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband connectivity improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**5. Economic development - please rate the value of using CDBG funds for these activities.**

	High	Moderate	Low	Not sure	
Microenterprise assistance, including loans and grants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Façade improvements to businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business incubation center for new business start-ups	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Redevelopment of contaminated/abandoned properties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job training	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



6. **HOME ARP.** Thurston County has an opportunity to receive funding under the federal *American Rescue Plan Act* to address housing needs of specific populations. Please help prioritize the level of unmet housing needs for the following populations.

**Please check your top three populations below with unmet housing needs.**

- |   |  |
|---|--|
| <input type="checkbox"/> Persons experiencing homelessness  | <input type="checkbox"/> Veterans and families that include a veteran family member that meet one of the preceding criteria  |
| <input type="checkbox"/> Persons at-risk of homelessness  |  |
| <input type="checkbox"/> Persons fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking | <input type="checkbox"/> Other populations not listed where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability |
| <input type="checkbox"/> If last box checked, please specify other population   |  |
| <div style="border: 1px solid black; height: 20px; width: 250px; margin-top: 5px;"></div>   |  |

7. **HOME ARP Activities.** HOME ARP funds must be used for specific categories of housing activities. **Keeping in mind your top three populations with unmet housing needs that were identified in question 7 above, select from the list below the top three activities that will help meet the need.**

- |   |   |
|---|---|
| <input type="checkbox"/> Acquisition and development of non-congregate housing shelters | <input type="checkbox"/> Supportive services to assist getting and staying in housing |
| <input type="checkbox"/> Tenant based rental assistance                                 | <input type="checkbox"/> Non-Profit support contracts to operate affordable housing   |
| <input type="checkbox"/> Development of affordable rental housing                       |   |

## 1C. Meeting Attendance Rosters

*Meeting held virtually on December 14, 2022.*

Community Member Name	Organization
Alex Persse	Thurston County
Anna Schlect	Private resident
Christa Lenssen	City of Olympia
Carla Bell	
Carly Colgan	South Puget Sound Habitat for Humanity
Carolyn Cox	City of Lacey
Cody Anderson	Thurston County
Doug DeForest	Private resident
Danille Kettel	Community Youth Services
Darian Lightfoot	City of Olympia
Deb Larson	Love Abounds Here
Derek Harris	Community Youth Services
Diane Whiteraven	
Elisa Sparkman	Co-Chair, Thurston County
Gabe Ash	Catholic Community Services
Hailee Saxton	Quixote Village
Jacinda Steltjes	Thurston County
Jackie Coles-McCray	South Puget Sound Habitat for Humanity
Jerry Bustamante	Thurston County Land Trust
Jessica Olson	Thurston County
Jimmy Mateson	Earth Homes
Josefina Magana	Thurston Thrives
Katy Kuntson	Catholic Community Services
Keylee Marineau	Chair, Thurston County
Leah Tangeman	Thurston County
Luis M	
Matthew Solomon	SafePlace Olympia
Megan Toney	Away Home Washington
Natalie Skovran	Family Support Center of South Sound
Rachael Childs	Housing Authority of Thurston County
Rebecca Hutchinson	South Sound Senior Services
Ron Stewart	Homes First
Tammie Smith	Housing Authority of Thurston County
Todd Parker	Mason County
Tom Webster	Thurston County

*Meeting roster for HOME ARP Community Meeting held virtually on January 13, 2023.*

Community Member Name	Organization
Alex Persse	Thurston County
Ann Cook	City of Tumwater
Arielle Benson	Thurston County
Brad Medrud	City of Tumwater
Christa Lenssen	City of Olympia

Diane Barbee	SafePlace Olympia
Elisa Sparkman	Thurston County
Hailee Saxton	Quixote Village
Jacinda Steltjes	Thurston County
Jerry Bustamante	Thurston Land Trust
Joshua Janet	Low Income Housing Institute
Katy Kuntson	Catholic Community Services
Keylee Marineau	Thurston County
Leah Tangeman	Thurston County
Leslie Vanleishout	North Thurston Public Schools
Lisa Striedinger	Catholic Community Services
Megan Toney	Away Home Washington
Meg Martin	Interfaith Works
Olivia Hickerson	SideWalk
Rebecca Hutchinson	South Sound Senior Services
Ron Stewart	Homes First
Tom Webster	Thurston County
Shelly Willis	Family Education Support Services