

Thurston County/City of Olympia 2023-2027 Consolidated Plan & 2023 Action Plan



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Special thanks to the agencies and nonprofits which provided input in the drafting of this Consolidated Plan.

We would like to acknowledge and thank the indigenous Salish peoples, whose elders and ancestors have cared for the land and waterways of this county since time immemorial and who still inhabit the area today, specifically the Nisqually, Chehalis and Squaxin Island People, our Sovereign tribal partners. Truth and acknowledgment are critical to building mutual respect and connection across all barriers of heritage and difference. The purpose of this acknowledgement is to disrupt ongoing erasure of injustices done and to remember history as a steppingstone towards healing.

This is a public summary version of the Thurston County-Olympia Consolidated Plan. The full version of the Consolidated Plan submitted to HUD is available from Thurston County or the City of Olympia. This version covers the information submitted digitally to HUD through their Integrated Disbursement and Information System (IDIS) but is presented in a briefer and more user-friendly format than the IDIS version submitted to HUD.

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EXECUTIVE SUMMARY

Thurston County and the City of Olympia receive Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). Thurston County also receives HOME Investment Partnership (HOME) funding from HUD. A requirement for receipt of these funds is to prepare a Consolidated Plan covering a five-year period.

The goal of the Consolidated Plan is to identify how funds will be targeted in an effort to develop viable urban communities by providing decent housing, suitable living environments, and expanding economic opportunities, principally for low- and moderate-income persons. The Consolidated Plan includes four basic parts:

- 1) **Needs Assessment** – this part provides a clear picture of a jurisdiction’s needs related to affordable housing, special needs housing, community development, and homelessness. From this assessment, the highest priority needs identified by the community will form the basis for the Strategic Plan that outlines the programs and projects to be funded with CDBG and HOME funds.
- 2) **Market Analysis** – this part describes the significant characteristics of the housing market, including the supply, demand, condition and cost of housing. Included are:
 - Estimates for lead-based paint hazards;
 - Identified public and assisted housing;
 - Inventoried facilities, housing and services for homeless persons;
 - Described housing stock available to serve persons with disabilities and other low- to moderate-income special needs; and
 - Identified barriers to affordable housing.
- 3) **Strategic Plan** – this part identifies the priority needs for the County and the City and describes strategies they will undertake to serve the priority needs.
- 4) **Action Plan** – the County and the City must complete an Annual Action Plan (AAP) that summarizes the activities and projects that will take place during the year to address the priority needs and goals identified in the Strategic Plan. The Consolidated Plan includes the Year 1 AAP; the County and the City will subsequently adopt separate AAPs for Years 2-5.

Public and stakeholder engagement took place throughout the preparation of this Consolidated Plan. The following are highlights of the outreach efforts:

- One-on-one interviews with city and nonprofit leaders
- Focus group discussions (via Zoom) with city and nonprofit leaders
- Online community survey
- Early public hearing(s) on needs, development of proposed activities, fair housing and amendments to Public Participation Plan (hearing dates were March 28th for Olympia and April 18th for Thurston County)
- Projects were solicited through a Request for Proposals (RFP) process.
- Public hearing(s) on Consolidated Plan and 2023 Action Plan (hearing dates were June 20, 2023 for Olympia and Thurston County)

The priority needs identified in this Consolidated Plan are as follows:

- Housing, including:
 - Additional housing supply
 - Additional supply of permanent housing for those persons previously homeless
 - Existing housing stock preserved and improved
 - Making housing more resilient to climate change
- Services, including:

- Supportive services for people experiencing homelessness or mental health crisis
- Services to support children and families, including food insecurity and child care
- Services to improve economic opportunities for low- or moderate income persons
- Services to support access to homeownership
- Community and Economic Development, including:
 - Improvements to public facilities and infrastructure which support housing for low- or moderate-income households
 - Improvements to public facilities and infrastructure to support low- or moderate-income neighborhoods
 - Improvements to low-income neighborhoods to reduce the concentration of poverty
 - Assistance to small business community (microenterprise)
- Special Needs, including:
 - The housing and health needs of the senior population
 - The needs of those persons with a disability
 - Modifications in housing and infrastructure to provide accessibility

The following goals address the priority needs:

- 1) Increase Affordable Housing Supply
- 2) Preserve and Improve Existing Affordable Housing
- 3) Provide Services and Assistance to Improve Housing and Economic Outcomes
- 4) Provide Public Facilities and Infrastructure Improvements

FINANCIAL RESOURCES

The Consolidated Plan must estimate the resources that will be available to address the priority needs. The resources estimated in this Consolidated Plan are focused on the two formula grants received from the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds.

The strategies and allocation of CDBG and HOME resources takes into consideration other federal, state, and local resources that are reasonably expected to be available. Thurston County, the City of Olympia and other local jurisdictions have adopted and implemented other financial resources, such as sales tax for affordable housing and mental health/substance abuse. In addition, the Washington State Housing Trust Fund (HTF) helps finance affordable housing in the state, Thurston County and Olympia. These local and state resources help address many of the needs identified in this analysis.

The formula allocations for both the CDBG and HOME Investment Partnership programs are shown in the table below.

Table 1: CDBG and HOME Formula Allocations, 2005-2022 (Thurston County and City of Olympia)

| Year | CDBG - Thurston | CDBG - Olympia | HOME - Thurston | Total |
|------|--------------------|-------------------|--------------------|-----------|
| 2005 | | 446,440 | 906,274 | 1,352,714 |
| 2006 | | 401,523 | 856,113 | 1,257,636 |
| 2007 | | 400,681 | 849,666 | 1,250,347 |
| 2008 | | 386,725 | 824,454 | 1,211,179 |
| 2009 | | 391,385 | 916,069 | 1,307,454 |
| 2010 | | 423,283 | 913,678 | 1,336,961 |
| 2011 | | 353,426 | 804,572 | 1,157,998 |
| 2012 | | 325,612 | 580,879 | 906,491 |
| 2013 | 1,032,731 | 357,512 | 602,887 | 1,993,130 |
| 2014 | 1,045,637 | 342,375 | 600,713 | 1,988,725 |
| 2015 | 1,047,994 | 338,265 | 528,594 | 1,914,853 |
| 2016 | 1,084,657 | 340,892 | 556,903 | 1,982,452 |
| 2017 | 1,069,402 | 329,441 | 548,830 | 1,947,673 |
| 2018 | 1,218,836 | 370,737 | 797,306 | 2,386,879 |
| 2019 | 1,205,737 | 368,906 | 744,851 | 2,319,494 |
| 2020 | 1,220,282 | 403,529 | 833,841 | 2,457,652 |
| 2021 | 1,228,051 | 385,862 | 842,490 | 2,456,403 |
| 2022 | 1,191,468 | 368,187 | 942,605 | 2,502,260 |
| 2023 | 1,206,086 | 362,353 | 936,422 | 2,504,861 |

SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM_OFFICES/COMM_PLANNING/BUDGET](https://www.hud.gov/program_offices/comm_planning/budget)

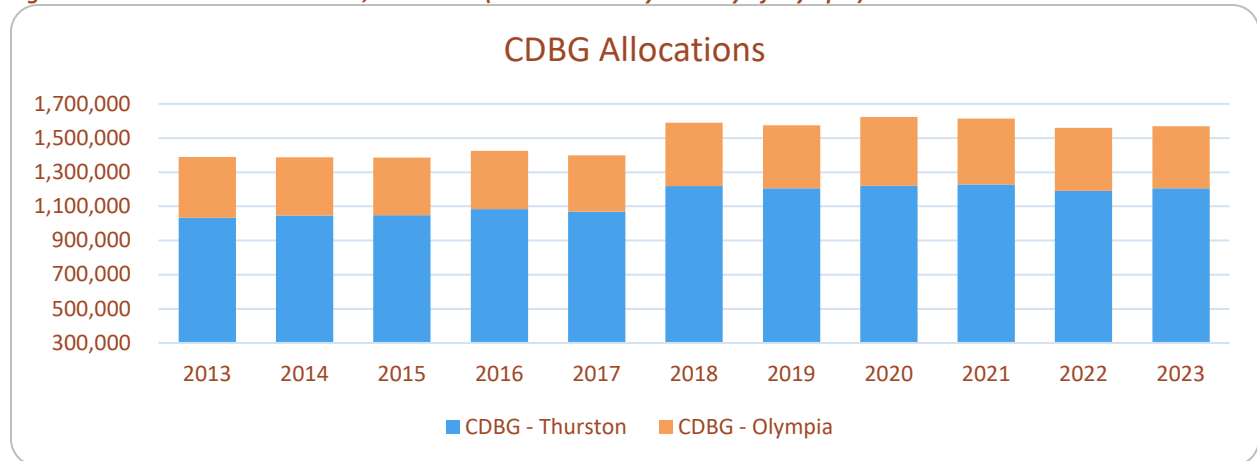
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Thurston County and the City of Olympia each receive formula grants from the U.S. Department of Housing and Urban Development (HUD) from the Community Development Block Grant (CDBG) program. Thurston County's funds are through an "Urban County Consortium" with the cities of Lacey, Tumwater, Tenino, Rainier, Yelm, and the town of Bucoda. Olympia is its own CDBG entitlement community and conducts its own process for awarding funds.

Thurston County executes Interlocal Agreements and Memorandum of Understandings with the cities of Lacey, Tumwater, Tenino, Rainier, Yelm and town of Bucoda every three years for distribution of CDBG funds. In the first year of the 3-year MOU term CDBG is utilized in the south Thurston County areas of Rainier, Tenino, Yelm, Bucoda and unincorporated Thurston County. In the second year, funds are utilized in the City of Lacey. In the last year funds are focused on the City of Tumwater. Lacey will be the recipient of the 2023 allocations in this rotation.

As can be seen in the chart below, CDBG allocations to Thurston County and Olympia declined slightly through 2022, with a slight increase in 2023, while inflation has increased 18%.

Figure 1: CDBG Formula Allocations, 2013-2023 (Thurston County and City of Olympia)

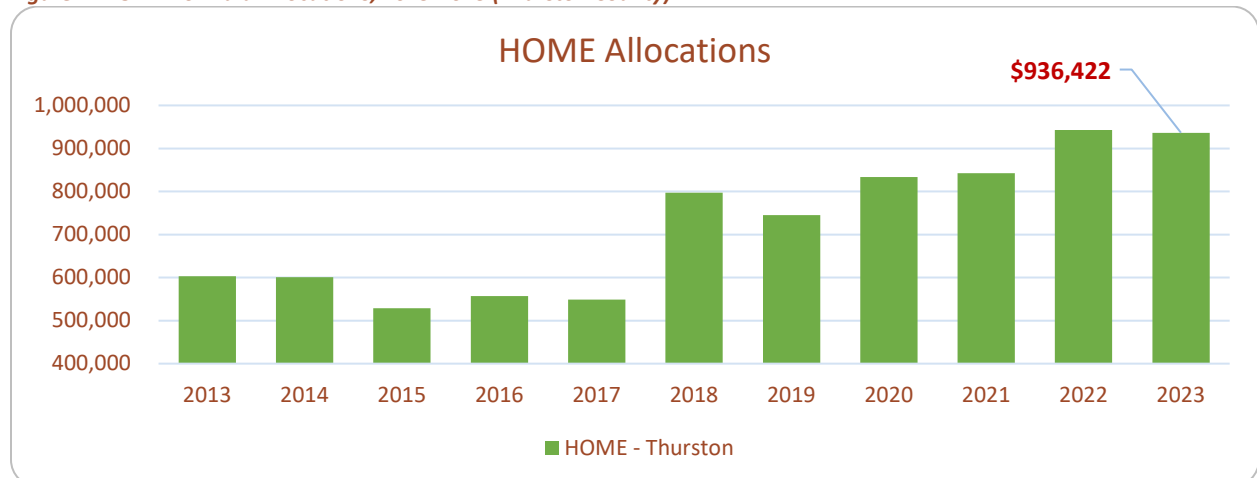


SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM_OFFICES/COMM_PLANNING/BUDGET](https://www.hud.gov/program_offices/comm_planning/budget)

HOME INVESTMENT PARTNERSHIP (HOME)

Thurston County receives a HUD formula grant from the HOME Investment Partnership Program, as well. These funds are used throughout Thurston County. HOME allocations increased in recent years, with a slight drop in 2023, as can be seen in the chart below.

Figure 2: HOME Formula Allocations, 2013-2023 (Thurston County)



SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM_OFFICES/COMM_PLANNING/BUDGET](https://www.hud.gov/program_offices/comm_planning/budget)

ANTICIPATED RESOURCES

CDBG and HOME formula allocations are based on complex formulas applied against an annual federal appropriation to the program. These allocations have become more variable in the past decade. In addition to the formula allocations, Thurston County and Olympia may also receive program income¹ that must be used consistent with CDBG and HOME requirements. Olympia reliably receives annual program income between \$50,000 and \$200,000 due to repayments from the CDBG loan program.

CDBG and HOME Resources

The following table identifies the resources anticipated from the CDBG and HOME formula allocations to Thurston County and the City of Olympia. The projections are based on the average of the previous five years of formula allocations.

Table 2: Anticipated CDBG and HOME Resources, 2023-2027 (Thurston County and City of Olympia)

| Anticipated Formula Allocations | 2023 | 2024 | 2025 | 2026 | 2027 | TOTAL |
|---------------------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| HOME (Thurston) | 936,422 | 860,042 | 860,042 | 860,042 | 860,042 | 4,376,589 |
| CDBG (Thurston) | 1,206,086 | 1,210,325 | 1,210,325 | 1,210,325 | 1,210,325 | 6,047,385 |
| CDBG (Olympia) | 362,353 | 377,767 | 377,767 | 377,767 | 377,767 | 1,873,423 |
| TOTALS | 2,504,861 | 2,448,134 | 2,448,134 | 2,448,134 | 2,448,134 | 12,297,397 |

Other Resources

Thurston County created a Home Fund in January 2022 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 intent of these funds is to create affordable housing for those whose income is 60% of Area Median Income (AMI) or below. Thurston County anticipates collecting approximately \$4.5 to 5.0 million per year for the Home Fund.

The Olympia Home Fund is a voter-approved sales and use tax and has generated around \$2.3 million per year since 2018. The sales tax collections for affordable housing for Thurston County and Olympia are now being awarded as a single source of funding starting in 2023.

Thurston County also uses document recording fees (SHB 2060) to help fund housing needs. These funds may be used to match HOME Investment Partnership funds.

¹ Program income is CDBG or HOME funds generated by an activity that repays funds, such as repayment of a housing rehabilitation loans. Program income must be used on eligible activities.

PART ONE: NEEDS ASSESSMENT AND MARKET ANALYSIS

COMMUNITY PROFILE

The following section provides a profile of Thurston County's population, households, age, sex, race and ethnicity, economic characteristics, travel time to work and education.

POPULATION AND GROWTH

Thurston County has seen significant population growth since the 1960s. Average annual population growth was 2.0% between 2000 and 2010, and 1.6% between 2010 and 2020 (<https://trpc.org/>).

Current and Historic Population Estimates

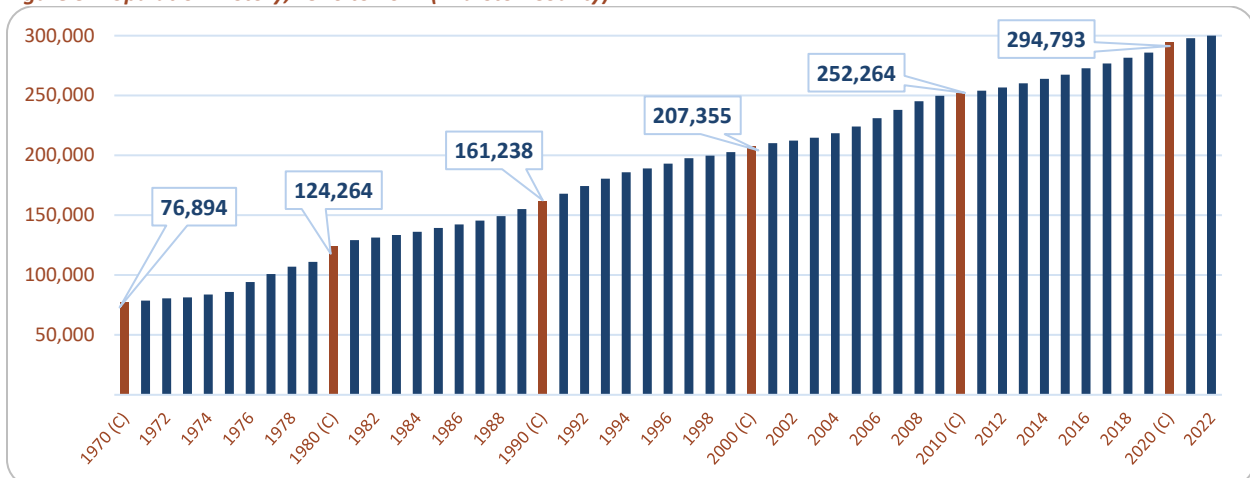
The Washington State Office of Financial Management (OFM) estimates Thurston County's and the incorporated cities population as of April 1st of each year.

Table 3: Estimated Population (Thurston County and Cities)

| Jurisdiction | 2020 Population Census | 2021 Population Estimate | 2022 Population Estimate |
|--------------------------------|------------------------|--------------------------|--------------------------|
| Thurston County | 294,793 | 297,800 | 300,500 |
| Unincorporated Thurston County | 144,856 | 145,255 | 143,760 |
| Incorporated Thurston County | 149,937 | 152,545 | 156,740 |
| Bucoda | 600 | 595 | 610 |
| Lacey | 53,526 | 54,850 | 58,180 |
| Olympia | 55,382 | 55,960 | 56,370 |
| Rainier | 2,369 | 2,440 | 2,510 |
| Tenino | 1,870 | 2,010 | 2,030 |
| Tumwater | 25,573 | 26,050 | 26,360 |
| Yelm | 10,617 | 10,640 | 10,680 |

SOURCE: OFFICE OF FINANCIAL MANAGEMENT POSTCENSAL ESTIMATES OF APRIL 1 POPULATION AND DECENNIAL CENSUS COUNT OF POPULATION FOR 2020

Figure 3: Population History, 1970 to 2022 (Thurston County)

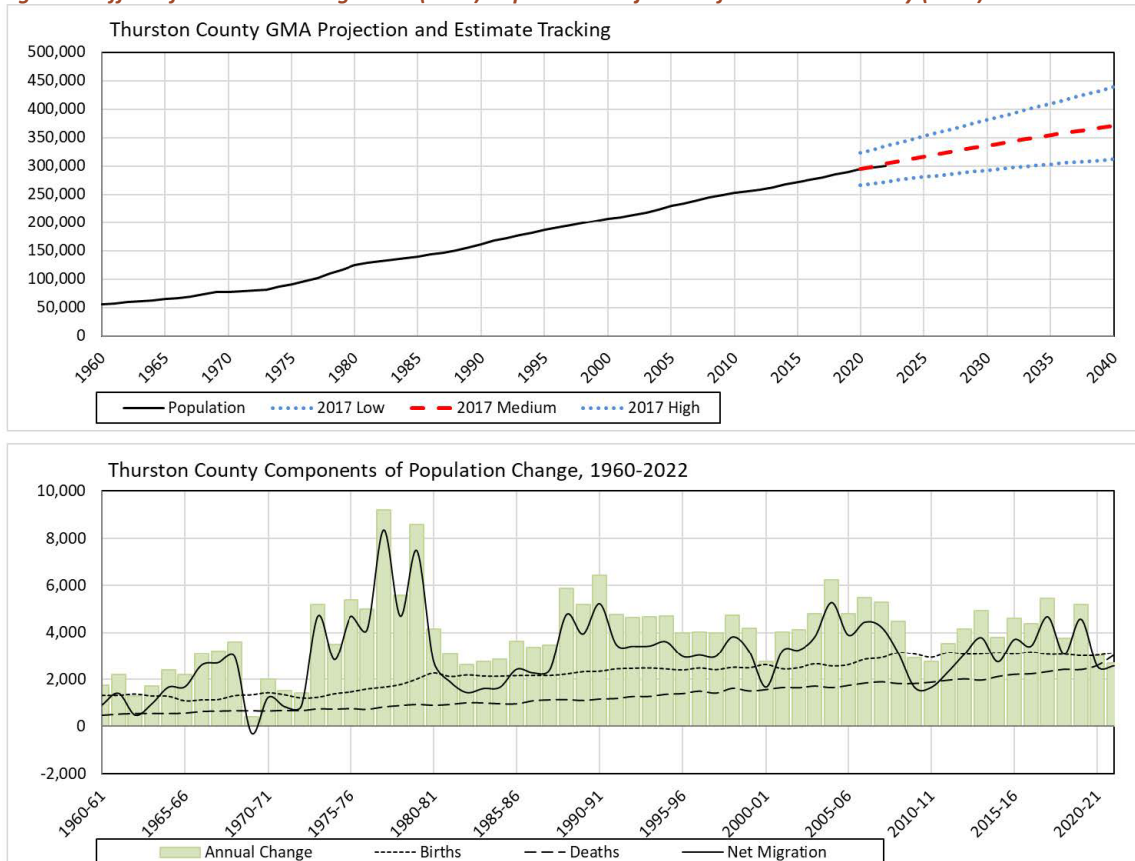


SOURCE: OFFICE OF FINANCIAL MANAGEMENT POSTCENSAL ESTIMATES OF APRIL 1 POPULATION AND DECENNIAL CENSUS COUNTS OF POPULATION FOR 1970, 1980, 1990, 2000, AND 2010

Future Population and Housing Forecasts

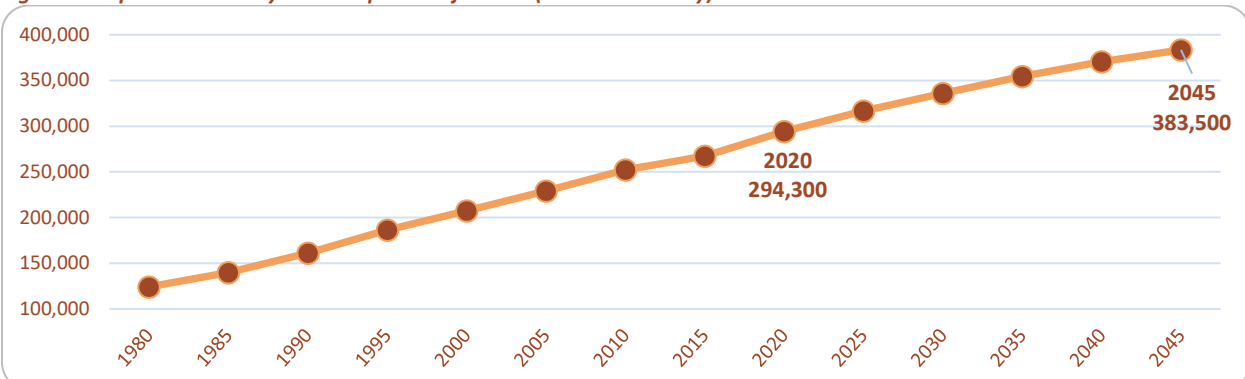
Thurston County and the cities within, in conjunction with the Thurston Regional Planning Council, create population forecasts and allocations to urban and rural areas as required by the Growth Management Act (GMA). Thurston County is projected to add nearly 83,000 more people by the year 2045, which will require 51,400 new housing units.

Figure 4: Office of Financial Management (OFM) Population Projections for Thurston County (2017)



SOURCE: OFFICE OF FINANCIAL MANAGEMENT (<https://ofm.wa.gov/washington-data-research/population-demographics/population-forecasts-and-projections/growth-management-act-county-projections>) Note: OFM is preparing an update in 2022.

Figure 5: Population History and Adopted Projections (Thurston County)



SOURCE: POPULATION FORECAST: 2010-2040: WASHINGTON OFFICE OF FINANCIAL MANAGEMENT (OFM) MEDIUM SERIES FORECAST FOR THURSTON COUNTY, 2017. 2045 - TRPC'S EXTRAPOLATION OF OFM'S FORECAST. <https://www.trpc.org/236/Population-Employment-Forecasting>

Thurston County and the cities within use the OFM projections shown above to develop specific projections and allocations within the County. The following table shows the population forecast and allocations to incorporated cities and urban growth areas (UGAs), two tribal reservations and the rural unincorporated area.

Table 4: Population Allocation and Forecast to Thurston County Cities, Urban Growth Areas (UGAs), Reservations and Rural

| | 2022 Population Estimate | 2045 Population Forecast | Change, 2022-2045 | Percent Change |
|--|--------------------------------|--------------------------------|----------------------|-------------------|
| Incorporated Cities <i>and</i> UGAs | | | | |
| Bucoda & UGA | 610 | 800 | 190 | 31% |
| Lacey & UGA | 92,950 | 113,440 | 20,490 | 22% |
| Olympia & UGA | 68,989 | 87,650 | 18,661 | 27% |
| Tumwater & UGA | 29,739 | 46,070 | 16,331 | 55% |
| Yelm & UGA | 12,219 | 27,570 | 15,351 | 126% |
| Rainier & UGA | 2,633 | 3,325 | 692 | 26% |
| Tenino & UGA | 2,044 | 2,835 | 791 | 39% |
| Grand Mound UGA | 1,256 | 2,745 | 1,489 | 119% |
| Chehalis Reservation | 50 | 65 | 15 | 30% |
| Nisqually Reservation | 610 | 930 | 320 | 52% |
| Rural Unincorporated | 89,400 | 98,090 | 8,690 | 10% |
| Total | 300,500 | 383,500 | 83,000 | 28% |

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, SMALL AREA POPULATION ESTIMATES AND POPULATION AND EMPLOYMENT FORECAST (2018 UPDATE).

The following table shows the housing estimates and forecast for Thurston County cities, urban growth areas, reservations and rural areas. Under the Growth Management Act (GMA), Thurston County and the cities within must plan for and accommodate housing affordable to all economic segments.

Table 5: Housing Estimates and Forecast to Thurston County Cities, Urban Growth Areas (UGAs), Reservations and Rural

| | 2022 Housing Estimate | 2045 Housing Forecast | Change, 2022-2045 | Percent Change |
|--|--------------------------|--------------------------|----------------------|-------------------|
| Incorporated Cities <i>and</i> UGAs | | | | |
| Bucoda & UGA | 255 | 375 | 120 | 47% |
| Lacey & UGA | 37,090 | 50,730 | 13,640 | 37% |
| Olympia & UGA | 31,280 | 45,030 | 13,750 | 44% |
| Tumwater & UGA | 13,100 | 21,460 | 8,360 | 64% |
| Yelm & UGA | 4,080 | 11,620 | 7,540 | 185% |
| Rainier & UGA | 970 | 1,435 | 465 | 48% |
| Tenino & UGA | 815 | 1,310 | 495 | 61% |
| Grand Mound UGA | 470 | 735 | 265 | 56% |
| Chehalis Reservation | 20 | 20 | 0 | 0% |
| Nisqually Reservation | 255 | 330 | 75 | 29% |
| Rural Unincorporated | 36,070 | 42,680 | 6,610 | 18% |
| Total | 124,400 | 175,800 | 51,400 | 41% |

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, SMALL AREA POPULATION ESTIMATES AND POPULATION AND EMPLOYMENT FORECAST (2018 UPDATE).

HOUSEHOLDS AND FAMILIES

The household type has not seen significant changes since 2010 for Thurston County.

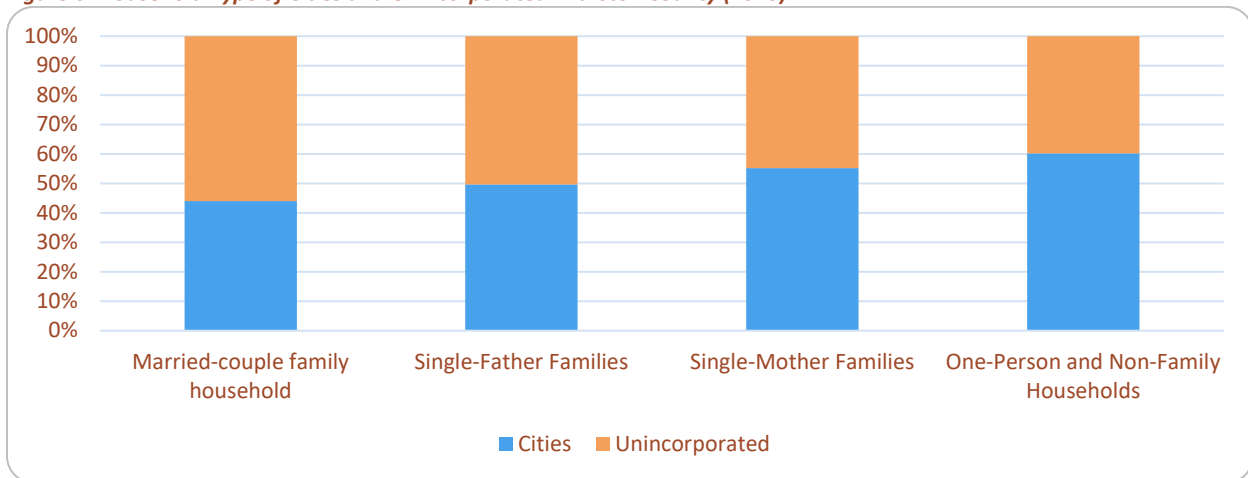
Table 6: Households by Family Type (Thurston County)

| Household Type | 2010 | 2010 (%) | 2020 | 2020 (%) |
|--------------------------------------|----------------|----------|----------------|----------|
| Married-couple family household | 50,237 | 50% | 57,824 | 51% |
| Single-Father Families | 4,500 | 4% | 4,676 | 4% |
| Single-Mother Families | 11,424 | 11% | 11,446 | 10% |
| One-Person and Non-Family Households | 34,489 | 34% | 38,377 | 34% |
| TOTAL HOUSEHOLDS | 100,650 | | 112,323 | |

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 2-04 (FROM 2016-2020 ACS 5-YEAR ESTIMATES, TABLE S1101)

There is a significant difference in household type, particularly one-person and non-family households, between incorporated cities and unincorporated Thurston County as shown in the chart below.

Figure 6: Household Type of Cities and Unincorporated Thurston County (2020)



SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 2-04 (FROM 2016-2020 ACS 5-YEAR ESTIMATES, TABLE S1101)

AGE AND SEX OF THE POPULATION

The median age for Thurston County residents is 39.1. There are slightly more women (51.1%) than men (48.9%).

As can be seen in the table below, there are two age cohorts (25-29 and 50-54) that show net decline in population since 2010, while several others have significant growth. Minimal increases in the 15-29 age cohort and the 45-59 cohorts might reflect changes in family size or the attraction of families with children to Thurston County.

The significant increase in the 65-69 age cohort (up 63% or 6,955) and 70-74 cohort (up 102% or 7,435) reflects the aging of the “boomer” generation. Housing needs and services can drastically change as these boomers age.

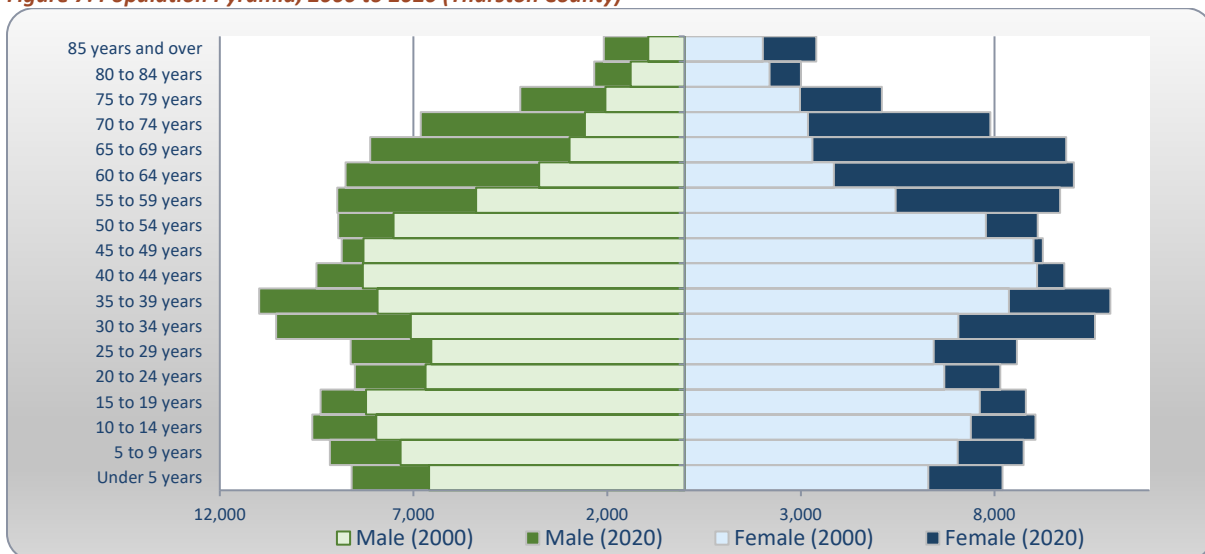
Table 7: Age and Sex of the Population, 2010 to 2020 (Thurston County)

| Age Group | 2010 | | 2015 | | 2020 | | Change (F+M), 2010-2020 |
|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------------------|
| | Female | Male | Female | Male | Female | Male | |
| 0-4 | 7,459 | 7,922 | 7,490 | 7,957 | 8,209 | 8,601 | 1,429 |
| 5-9 | 7,592 | 8,037 | 7,909 | 8,455 | 8,752 | 9,161 | 2,284 |
| 10-14 | 7,972 | 8,587 | 8,063 | 8,638 | 9,060 | 9,617 | 2,118 |
| 15-19 | 8,335 | 8,881 | 8,122 | 8,808 | 8,806 | 9,396 | 986 |
| 20-24 | 8,224 | 8,101 | 8,921 | 8,788 | 8,146 | 8,511 | 332 |
| 25-29 | 8,804 | 8,602 | 8,419 | 8,201 | 8,577 | 8,618 | -211 |
| 30-34 | 8,407 | 8,202 | 8,881 | 8,638 | 10,592 | 10,547 | 4,530 |
| 35-39 | 8,290 | 7,986 | 8,685 | 8,370 | 10,993 | 10,986 | 5,703 |
| 40-44 | 8,416 | 8,315 | 8,633 | 8,430 | 9,804 | 9,502 | 2,575 |
| 45-49 | 9,323 | 8,785 | 8,765 | 8,583 | 9,248 | 8,849 | -11 |
| 50-54 | 9,989 | 8,946 | 9,672 | 9,039 | 9,114 | 8,946 | -875 |
| 55-59 | 9,913 | 8,572 | 10,162 | 9,099 | 9,691 | 8,965 | 171 |
| 60-64 | 8,306 | 7,534 | 9,791 | 8,432 | 10,053 | 8,756 | 2,969 |
| 65-69 | 5,799 | 5,213 | 8,265 | 7,185 | 9,853 | 8,114 | 6,955 |
| 70-74 | 3,867 | 3,405 | 5,585 | 4,876 | 7,892 | 6,815 | 7,435 |
| 75-79 | 2,995 | 2,562 | 3,633 | 3,105 | 5,090 | 4,246 | 3,779 |
| 80-84 | 2,590 | 1,786 | 2,578 | 2,066 | 3,000 | 2,338 | 962 |
| 85+ | 3,031 | 1,516 | 3,323 | 1,843 | 3,396 | 2,088 | 937 |
| Subtotal | 129,312 | 122,952 | 136,898 | 130,512 | 150,276 | 144,056 | |
| TOTAL | 252,264 | | 267,410 | | 294,332 | | 42,068 |

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 2 (FROM U.S. CENSUS BUREAU) LIGHT GRAY REPRESENTS BABY BOOMERS; DARK GRAY REPRESENTS MILLENNIALS

The population pyramid below shows the aging of the population in Thurston County since 2000.

Figure 7: Population Pyramid, 2000 to 2020 (Thurston County)



SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 2 (FROM U.S. CENSUS BUREAU)

RACE/ETHNICITY

The following sections look at race and ethnicity in Thurston County.

Race

Thurston County is becoming more diverse, as shown in the table below.

Table 8: Race & Ethnicity, 2000-2020 (Thurston County)

| Race | Census | | | Percent of Total Pop | | |
|--|----------------|----------------|----------------|----------------------|------|------|
| | 2000 | 2010 | 2020 | 2000 | 2010 | 2020 |
| One race (not Hispanic or Latino) | 191,392 | 223,554 | 242,400 | 92% | 89% | 82% |
| White | 172,797 | 199,019 | 207,985 | 83% | 79% | 71% |
| Black or African American | 4,654 | 6,420 | 8,893 | 2% | 3% | 3% |
| American Indian and Alaska Native | 2,867 | 3,009 | 3,621 | 1% | 1% | 1% |
| Asian | 9,291 | 12,820 | 16,878 | 4% | 5% | 6% |
| Native Hawaiian and Other Pacific Islander | 1,176 | 1,869 | 3,241 | 1% | 1% | 1% |
| Other | 607 | 417 | 1,782 | 0% | 0% | 1% |
| Two or more races (not Hispanic or Latino) | 6,896 | 10,923 | 23,369 | 3% | 4% | 8% |
| Hispanic or Latino | 9,067 | 17,787 | 29,024 | 4% | 7% | 10% |
| TOTAL | 207,355 | 252,264 | 294,793 | | | |

SOURCE: U.S. CENSUS BUREAU, DECENNIAL CENSUS (P2 FOR 2020 AND 2020; DP1 FOR 2000)

Hispanic or Latino (of any race)

The Hispanic or Latino population has been steadily increasing since 2000.

Table 9: Hispanic or Latino (of any race), 2000 to 2020 (Thurston County)

| Ethnicity | Census 2000 | ACS 5-year estimates | | Percent of Total Pop | | |
|---|----------------|-------------------------|---------|----------------------|------|------|
| | | 2010 | 2020 | 2000 | 2010 | 2020 |
| Hispanic or Latino (of any race) | 9,067 | 16,159 | 26,375 | 4% | 7% | 9% |
| Mexican | 5,699 | 10,640 | 16,861 | 3% | 4% | 6% |
| Puerto Rican | 906 | 1,737 | 2,666 | 1% | 1% | 1% |
| Cuban | | 390 | 320 | 0% | 0% | 0% |
| Other Hispanic or Latino | 2,304 | 3,392 | 6,528 | 1% | 1% | 2% |
| Not Hispanic or Latino | 198,288 | 227,404 | 258,323 | 95% | 93% | 91% |

SOURCE: U.S. CENSUS BUREAU (5-YEAR ESTIMATES (DP05) FOR 2010 AND 2020 AND DECENNIAL CENSUS FOR 2000 (DP1))

ECONOMIC CHARACTERISTICS

The median household income for Thurston County is \$75,867 and the median family income is \$91,125.² Nearly 10% of the population is at or below the poverty line.

² The Census defines “household income” as the sum of the income of all people 15 years and older living in the household. A household includes related family members and all the unrelated people, if any. “Family income” is defined as the sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together. “Householder” is the person, or one of the people, in whose name the home is owned, being bought, or rented.

Income

HUD publishes income limits for HUD-funded programs for the Olympia-Tumwater Metropolitan Statistical Area (MSA), which is the same geographic area as Thurston County. The 2022 income limits are shown below.

Table 10: 2022 HUD Income Limits (Olympia-Tumwater MSA)

| Income Limit Category | Persons in Family | | | | | | | |
|-----------------------------------|-------------------|--------|--------|---------|---------|---------|---------|---------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Extremely Low (30%) Income Limits | 21,200 | 24,200 | 27,250 | 30,250 | 32,700 | 37,190 | 41,910 | 46,630 |
| Very Low (50%) Income Limits | 35,350 | 40,400 | 45,450 | 50,450 | 54,500 | 58,550 | 62,600 | 66,600 |
| Low (80%) Income Limits | 56,500 | 64,600 | 72,650 | 80,700 | 87,200 | 93,650 | 100,100 | 106,550 |
| Median (100%) Income | 70,700 | 80,800 | 90,900 | 100,900 | 109,000 | 117,100 | 125,200 | 133,200 |

SOURCE: FY 2022 INCOME LIMITS DOCUMENTATION SYSTEM (<https://www.huduser.gov/portal/datasets/il/il2022/2022summary.odn>)

Note: Median Income is shown for reference only and was obtained from the Novogradac Rent & Income Limit Calculator (<https://ric.novoco.com/tenant/rentincome/calculator/z1.jsp>).

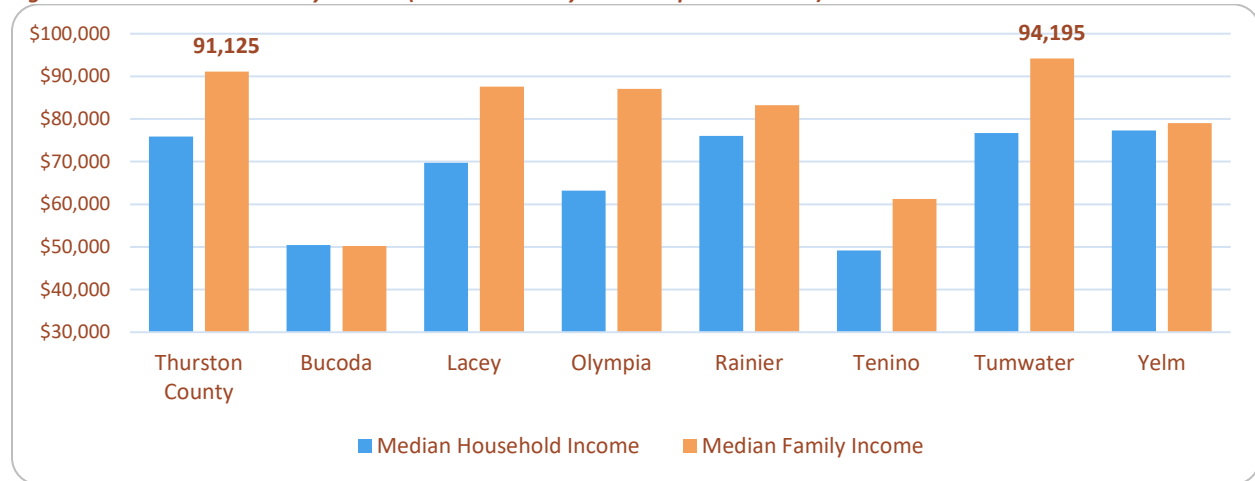
Table 11: Household and Family Income (Thurston County)

| INCOME AND BENEFITS (IN 2020 INFLATION-ADJUSTED DOLLARS) | Estimate | Percent |
|---|----------------|---------|
| Total households | 112,323 | |
| Less than \$10,000 | 5,015 | 4.5% |
| \$10,000 to \$14,999 | 2,920 | 2.6% |
| \$15,000 to \$24,999 | 7,545 | 6.7% |
| \$25,000 to \$34,999 | 7,355 | 6.5% |
| \$35,000 to \$49,999 | 12,957 | 11.5% |
| \$50,000 to \$74,999 | 19,724 | 17.6% |
| \$75,000 to \$99,999 | 18,006 | 16.0% |
| \$100,000 to \$149,999 | 22,894 | 20.4% |
| \$150,000 to \$199,999 | 8,780 | 7.8% |
| \$200,000 or more | 7,127 | 6.3% |
| <i>Median household income (dollars)</i> | <i>75,867</i> | |
| <i>Mean household income (dollars)</i> | <i>90,625</i> | |
| Families | 73,946 | |
| Less than \$10,000 | 1,900 | 2.6% |
| \$10,000 to \$14,999 | 1,150 | 1.6% |
| \$15,000 to \$24,999 | 3,210 | 4.3% |
| \$25,000 to \$34,999 | 3,333 | 4.5% |
| \$35,000 to \$49,999 | 6,939 | 9.4% |
| \$50,000 to \$74,999 | 12,381 | 16.7% |
| \$75,000 to \$99,999 | 13,044 | 17.6% |
| \$100,000 to \$149,999 | 18,553 | 25.1% |
| \$150,000 to \$199,999 | 7,619 | 10.3% |
| \$200,000 or more | 5,817 | 7.9% |
| <i>Median family income (dollars)</i> | <i>91,125</i> | |
| <i>Mean family income (dollars)</i> | <i>103,937</i> | |

SOURCE: ACS 2016-2020 (DP03)

Household and family income varies by city. In the chart below, the highest median income for households and families is in Tumwater.

Figure 8: Household and Family Income (Thurston County and Incorporated Cities)



SOURCE: ACS 2016-2020 (DP03)

Poverty

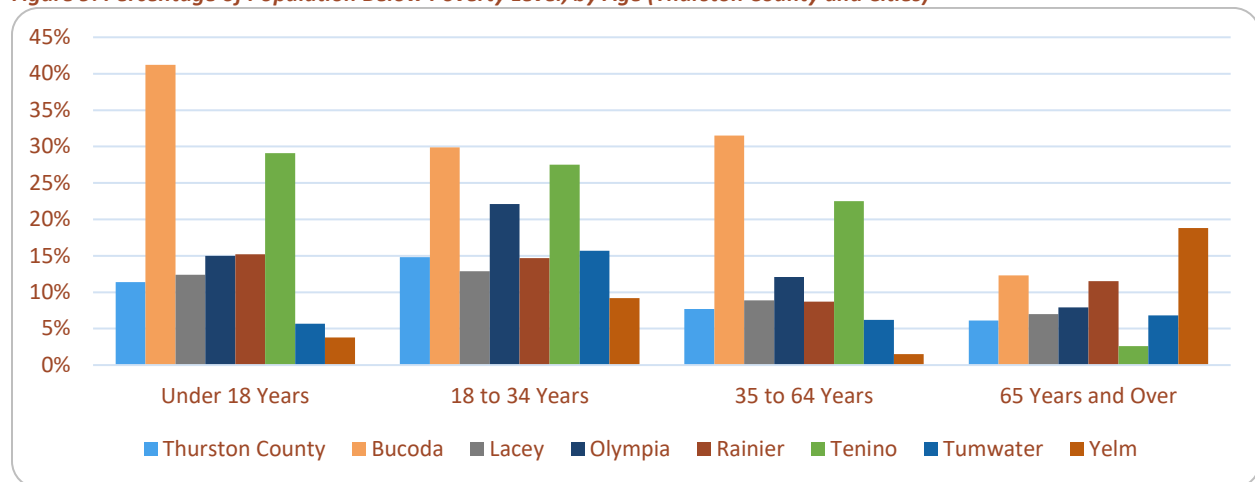
9.8% of Thurston County's population is determined to be below the poverty level. The population 34 years and younger have a higher percentage of their population below the poverty level. The smaller cities of Bucoda and Tenino have much higher rates of people below the poverty level.

Table 12: People Below Poverty Level, by Age (Thurston County and Cities)

| Label | Thurston County | Bucoda | Lacey | Olympia | Rainier | Tenino | Tumwater | Yelm |
|----------------------------------|-----------------|------------|---------------|---------------|--------------|--------------|---------------|--------------|
| Under 18 Years | 6,847 | 56 | 1,311 | 1,384 | 89 | 127 | 291 | 113 |
| 18 to 34 Years | 9,359 | 41 | 1,711 | 3,160 | 68 | 130 | 974 | 241 |
| 35 to 64 Years | 8,457 | 74 | 1,508 | 2,208 | 92 | 136 | 583 | 45 |
| 65 Years and Over | 2,965 | 10 | 633 | 737 | 43 | 6 | 183 | 128 |
| Total below poverty level | 27,628 | 181 | 5,163 | 7,489 | 292 | 399 | 2,031 | 527 |
| Total population | 281,083 | 589 | 49,892 | 51,076 | 2,476 | 1,744 | 23,338 | 9,262 |

SOURCE: ACS 2016-2020 (S1701)

Figure 9: Percentage of Population Below Poverty Level, by Age (Thurston County and Cities)



SOURCE: ACS 2016-2020 (S1701)

Poverty is more prevalent in some races and ethnicities in Thurston County.

Table 13: People Below Poverty Level, by Race/Ethnicity (Thurston County)

| | Total | Below poverty level | Percent |
|--|---------|---------------------|---------|
| White alone | 223,987 | 20,332 | 9.1% |
| Black or African American alone | 8,152 | 1,262 | 15.5% |
| American Indian and Alaska Native alone | 3,262 | 480 | 14.7% |
| Asian alone | 16,244 | 1,983 | 12.2% |
| Native Hawaiian and Other Pacific Islander alone | 2,526 | 395 | 15.6% |
| Some other race alone | 5,344 | 959 | 17.9% |
| Two or more races | 21,568 | 2,217 | 10.3% |
| Hispanic or Latino origin (of any race) | 26,154 | 3,649 | 14.0% |

SOURCE: ACS 2016-2020 (S1701)

TRANSPORTATION TO WORK

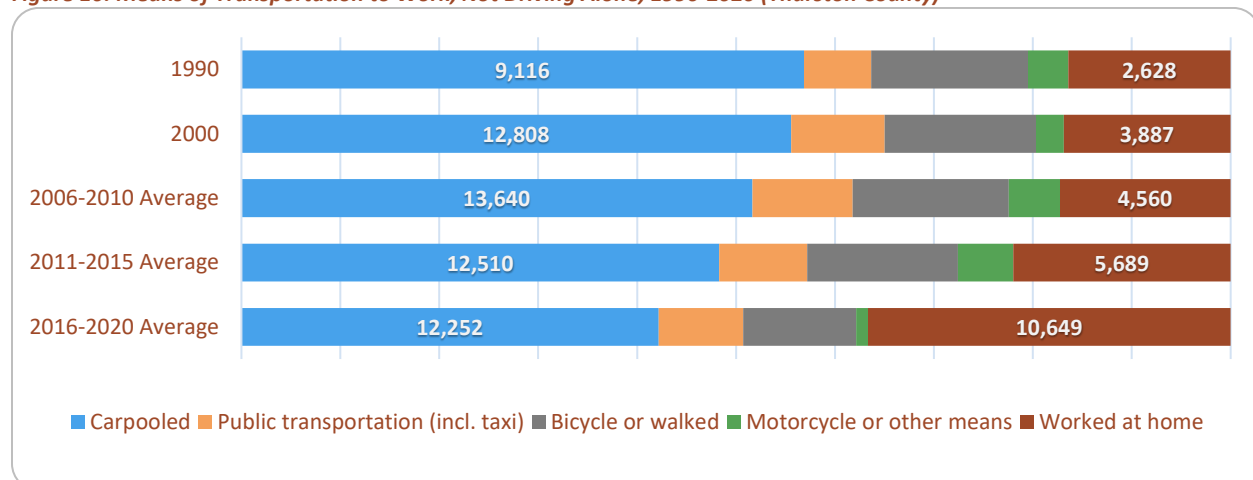
The following section is from the Thurston Regional Planning Council based on the American Community Survey (ACS). See <https://trpc.org/417/Commute-Modes-and-Times>.

Mode Split

For the 2016-2020 time period, most Thurston County residents drove alone to work (78%), followed by carpooling (9%). Only 3% walked or biked and 2% rode the bus.³ The proportion of people who worked from home increased substantially from 5% in 2011-2015 up to 8% in 2016-2020.

³ In 2020, Intercity Transit began a zero-fare demonstration project expected to last five years. The Transit Authority may decide to end the zero-fare if needed or if successful, decide to remove fares permanently.

Figure 10: Means of Transportation to Work, Not Driving Alone, 1990-2020 (Thurston County)



SOURCE: THURSTON REGIONAL PLANNING COUNCIL, COMMUTE MODES AND TIMES, TABLE 4-02 (FROM U.S. CENSUS BUREAU AND ACS, B08301.B08302, DP03)

Travel Time

Travel time to work for the region's residents increased over the last 25-30 years. In 1990, 46% of residents experienced 20 minute or longer commutes. By 2016-2020, this share increased to 57%.

The bulk of the increase in commute lengths has occurred in trips that last over 30 minutes. Commutes longer than 30 minutes increased from 23% of the trips in 1990 to 36% of the total trips for 2016-2020.

Time Leaving for Work

In 1990, approximately 62% of workers began their commute between 5 am and 8 am; this dropped to 58% of workers for 2016-2020.

EDUCATION

There are eight school districts in Thurston County: Griffin, North Thurston, Olympia, Rainier, Rochester, Tenino, Tumwater and Yelm.

Educational Attainment

94% of Thurston County residents 25 and older have a high school diploma or GED, or higher. 36% have a bachelor's degree or higher. These numbers track similar to Washington State as can be seen in the chart below.

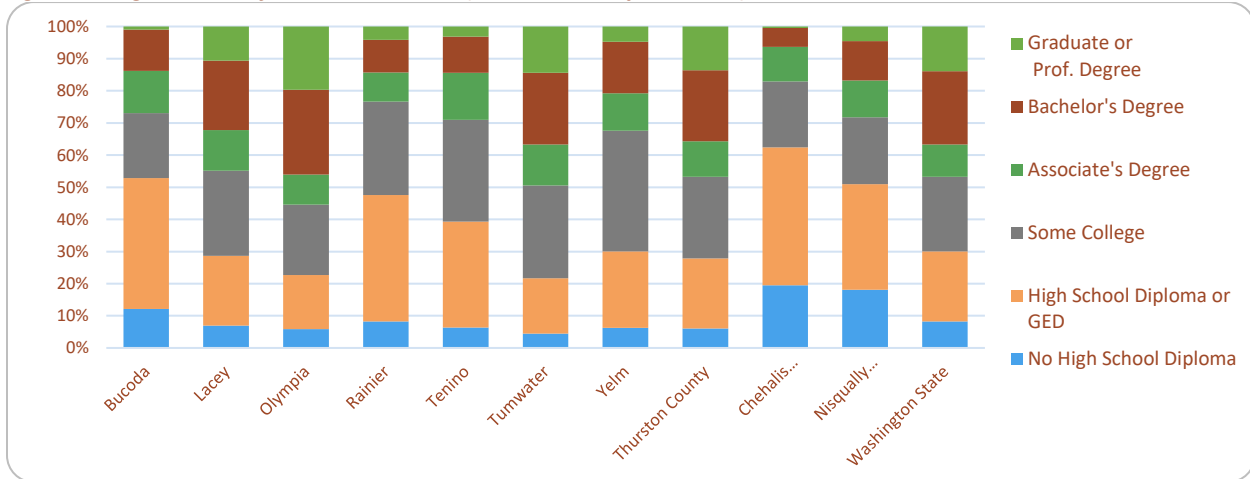
Table 14: Highest Level of Education (Thurston County and Cities)

| | Population Age 25 and Older | No High School Diploma | High School Diploma or GED | Some College | Associate's Degree | Bachelor's Degree | Graduate or Prof. Degree |
|----------|-----------------------------------|------------------------------|-------------------------------------|-----------------|-----------------------|----------------------|-----------------------------------|
| Bucoda | 420 | 51 | 171 | 85 | 55 | 54 | 4 |
| Lacey | 35,002 | 2,421 | 7,608 | 9,255 | 4,432 | 7,567 | 3,719 |
| Olympia | 38,039 | 2,222 | 6,403 | 8,353 | 3,545 | 10,043 | 7,473 |
| Rainier | 1,824 | 151 | 717 | 530 | 165 | 186 | 75 |
| Tenino | 1,107 | 70 | 365 | 351 | 162 | 124 | 35 |
| Tumwater | 16,418 | 729 | 2,830 | 4,742 | 2,084 | 3,674 | 2,359 |

| | | | | | | | |
|-------------------------|------------------|----------------|------------------|------------------|----------------|------------------|----------------|
| Yelm | 5,355 | 336 | 1,275 | 2,007 | 627 | 857 | 253 |
| Thurston County | 200,837 | 12,267 | 43,782 | 50,905 | 22,098 | 44,566 | 27,219 |
| Chehalis Reservation | 410 | 80 | 176 | 84 | 44 | 24 | 2 |
| Nisqually Reservation | 375 | 68 | 123 | 78 | 43 | 46 | 17 |
| Washington State | 5,199,771 | 431,403 | 1,133,689 | 1,201,507 | 525,934 | 1,183,949 | 723,289 |

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 7-05 (FROM ACS, 2016-2020, TABLE B15003)

Figure 11: Highest Level of Education, Percent (Thurston County and Cities)



SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 7-05 (FROM ACS, 2016-2020, TABLE B15003)

School District Report Cards

The Office of Superintendent of Public Instruction for Washington State provides information about K-12 schools in the state. This information provides people with information about how students performed on state tests, enrollment and attendance, graduation rates and race and ethnicity. Information is provided at the district and school level. Find information at the following link for complete report cards:

<https://washingtonstatereportcard.ospi.k12.wa.us/>

Table 15: School District Report Cards, 2021-22

| District | Students Enrolled | Met ELA Standards | Met Math Standards | Met Science Standards | Graduated in 4 Years | High Math Growth | High ELA Growth | Students Regularly Attend | Per-Pupil Expenditure |
|------------------|-------------------|-------------------|--------------------|-----------------------|----------------------|------------------|-----------------|---------------------------|-----------------------|
| Griffin | 624 | 51.6% | 42.7% | 57.4% | | 32.5% | 27.0% | 93.3% | \$ 14,990 |
| North Thurston | 15,154 | 50.3% | 33.5% | 45.2% | 88.0% | 32.3% | 31.8% | 88.6% | \$ 14,016 |
| Olympia | 9,777 | 59.2% | 47.3% | 52.1% | 92.0% | 38.3% | 39.5% | 81.1% | \$ 13,781 |
| Rainier | 925 | 46.1% | 37.2% | 45.0% | 90.0% | 37.3% | 32.0% | 86.6% | \$ 12,769 |
| Rochester | 2,101 | 44.5% | 34.1% | 36.1% | 85.0% | 31.3% | 31.9% | 81.8% | \$ 14,235 |
| Tenino | 1,272 | 47.0% | 28.6% | 54.3% | 85.0% | 41.7% | 37.4% | 92.6% | \$ 13,229 |
| Tumwater | 6,515 | 55.9% | 42.2% | 44.9% | 92.0% | 34.7% | 31.4% | 91.5% | \$ 13,314 |
| Yelm | 5,442 | 48.5% | 35.5% | 42.5% | 83.0% | 36.3% | 34.8% | 82.2% | \$ 13,342 |
| Washington State | 1,091,404 | 50.7% | 37.7% | 42.7% | 83.0% | 33.7% | 33.6% | 80.1% | \$ 17,082 |

SOURCE: OSPI, <https://washingtonstatereportcard.ospi.k12.wa.us/>

Table 16: Graduation and Dropout Rates, Thurston High Schools, 2021

| | | Final Cohort Size | Graduate | Continuing | Dropout | Graduation Rate |
|-------------------------|------------------------------------|-------------------|---------------|--------------|--------------|-----------------|
| District | Traditional Schools | | | | | |
| North Thurston | North Thurston High School | 342 | 294 | 26 | 22 | 86.0% |
| North Thurston | River Ridge High School | 336 | 291 | 24 | 21 | 86.6% |
| North Thurston | Timberline High School | 367 | 332 | 18 | 17 | 90.5% |
| Olympia | Capital High School | 311 | 293 | 7 | 11 | 94.2% |
| Olympia | Olympia High School | 434 | 397 | 26 | 11 | 91.5% |
| Rainier | Rainier Senior High School | 39 | 35 | 1 | 3 | 89.7% |
| Rochester | Rochester High School | 144 | 123 | 3 | 18 | 85.4% |
| Tenino | Tenino High School | 72 | 61 | 4 | 7 | 84.7% |
| Tumwater | A. G. West Black Hills High School | 194 | 177 | 5 | 12 | 91.2% |
| Tumwater | Tumwater High School | 286 | 275 | 4 | 7 | 96.2% |
| Yelm | Yelm High School 12 | 359 | 316 | 18 | 25 | 88.0% |
| District | Non-Traditional Schools | | | | | |
| North Thurston | Envision Career Academy | >10 | -- | -- | -- | -- |
| Olympia | Avanti High School | 41 | 34 | 6 | 1 | 82.9% |
| Olympia | Olympia Regional Learning Academy | 20 | 16 | 3 | 1 | 80.0% |
| Rochester | H.e.a.r.t. High School | 19 | 16 | 1 | 2 | 84.2% |
| Tumwater | Cascadia High School | 36 | 22 | 6 | 8 | 61.1% |
| Tumwater | New Market High School | 48 | 29 | 1 | 18 | 60.4% |
| Yelm | Yelm Extension School | 55 | 29 | 14 | 12 | 52.7% |
| Thurston County | | 3,412 | 2,752 | 173 | 487 | 80.7% |
| Washington State | | 84,828 | 70,009 | 6,745 | 8,074 | 82.5% |

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 7-02 (FROM OSPI, <https://www.k12.wa.us/data-reporting/data-portal/>)

HOUSING ASSESSMENT

In January 2021, the Thurston Regional Planning Council (TRPC) completed a Housing Needs Assessment. The full Housing Needs Assessment can be found at the following link:

<http://www.trpc.org/DocumentCenter/View/8067/Housing-Needs-Assessment>. Information regarding housing affordability can also be found on TRPC's website at <https://trpc.org/1002/Housing-Affordability>.

On February 24, 2021, Thurston County and the cities of Olympia, Lacey, Tumwater, and Yelm signed an interlocal agreement to form the [Regional Housing Council](#) (RHC). The primary purpose of the RHC is to leverage resources and partnerships through policies and projects promoting equitable access to safe and affordable housing in Thurston County.

This Housing Assessment reviews housing stock, housing tenure and household size, public and assisted housing inventory, housing problems, housing costs, cost burden and disproportionate housing needs.

HOUSING STOCK

This section looks at how many units are in a housing structure and how many bedrooms are in a unit. Thurston County's housing stock varies by jurisdiction. Olympia's housing stock is more likely to have more than 1-unit and less bedrooms, than other cities or the county.

Units in Structure

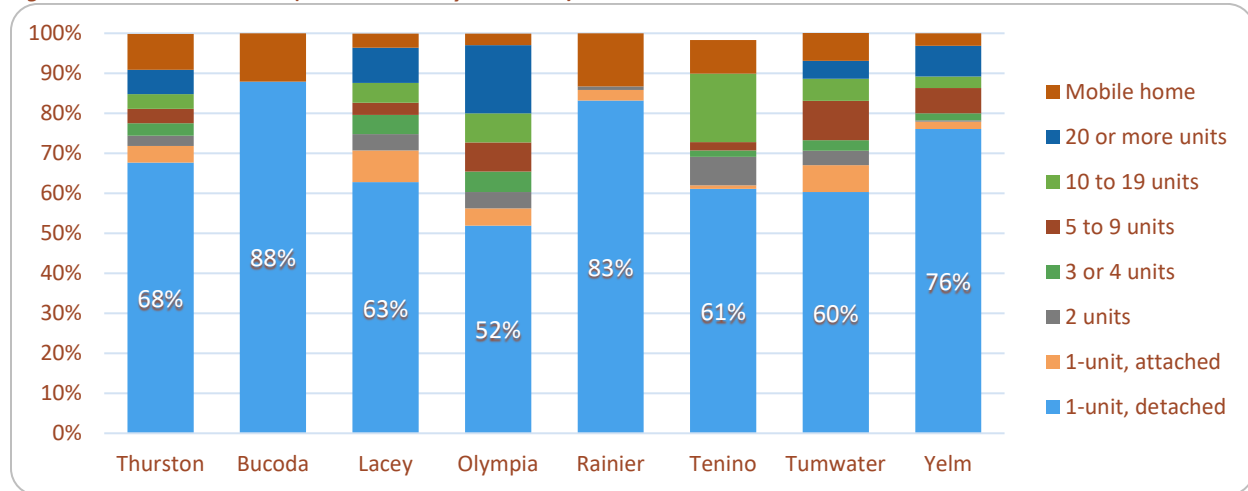
More than two-thirds of housing in Thurston County are detached single-family units (1-unit, detached). The percentage of detached single-family units drops significantly in Olympia (52%), with a significant increase in the number of multifamily structures with 10 or more units (24% vs. 10%).

Table 17: Units in Structure (Thurston County and Cities)

| Units in Structure | Thurston County | Bucoda | Lacey | Olympia | Rainier | Tenino | Tumwater | Yelm |
|---------------------|-----------------|--------|--------|---------|---------|--------|----------|-------|
| 1-unit, detached | 79,854 | 247 | 20,933 | 24,265 | 917 | 761 | 9,604 | 3,089 |
| 1-unit, attached | 4,886 | 217 | 13,138 | 12,599 | 763 | 465 | 5,793 | 2,352 |
| 2 units | 3,101 | 0 | 1,658 | 1,036 | 24 | 7 | 639 | 56 |
| 3 or 4 units | 3,677 | 0 | 855 | 1,001 | 8 | 54 | 348 | 8 |
| 5 to 9 units | 4,266 | 0 | 1,000 | 1,242 | 0 | 12 | 257 | 56 |
| 10 to 19 units | 4,349 | 0 | 637 | 1,772 | 0 | 16 | 940 | 195 |
| 20 or more units | 7,179 | 0 | 1,041 | 1,770 | 0 | 130 | 524 | 90 |
| Mobile home | 10,475 | 0 | 1,840 | 4,127 | 0 | 0 | 432 | 237 |
| Boat, RV, van, etc. | 248 | 30 | 726 | 713 | 122 | 64 | 671 | 95 |

SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

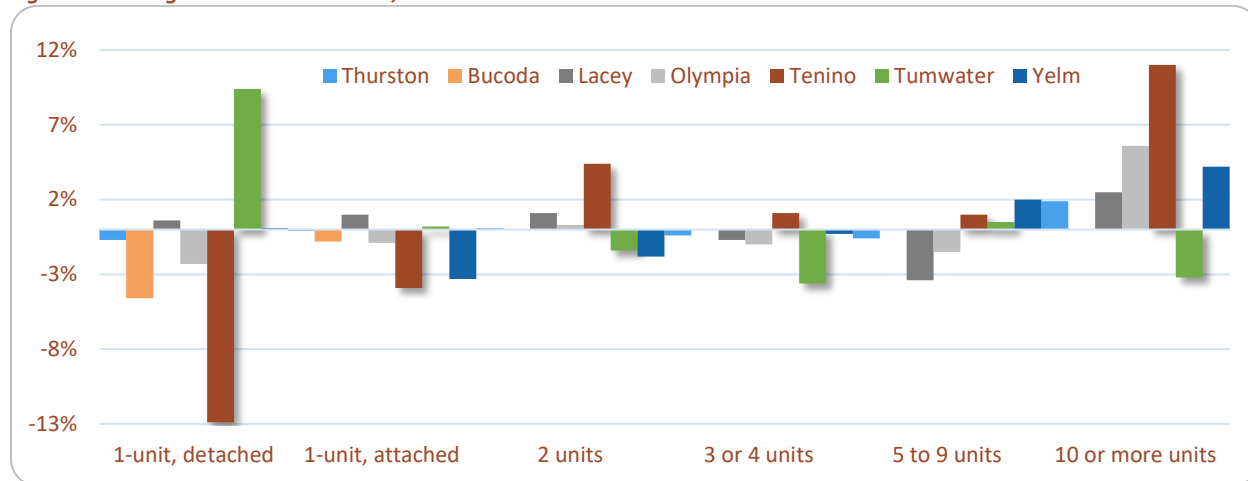
Figure 12: Units in Structure (Thurston County and Cities)



SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

Since 2015, Olympia, Tenino and Tumwater saw the biggest change in the units in structure. The share of 1-unit structures of the overall housing stock decreased 2.3% in Olympia and 12.9% in Tenino. Conversely, Tumwater's share of 1-unit, detached structures increased 9.4% in this same time period, but this is primarily due to a large annexation in 2016. Olympia's housing stock of 10 or more units increased its share 5.6%, and for Tenino, it increased its share 11%.

Figure 13: Change in Units in Structure, 2015 - 2020

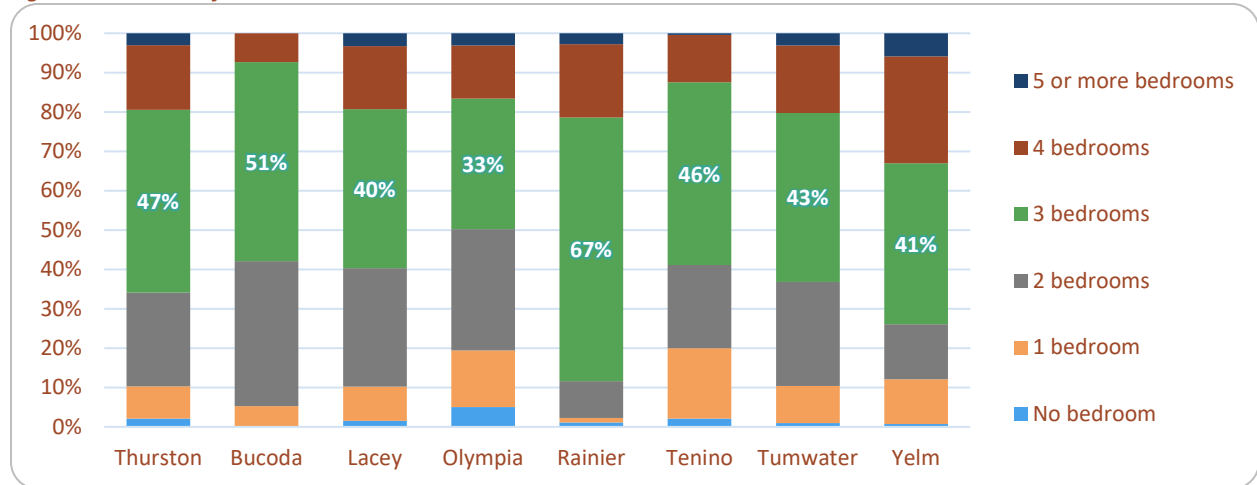


SOURCE: U.S. CENSUS BUREAU, 2016-2020 AND 2011-2015 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

Number of Bedrooms

A majority of housing stock is comprised of 2- or 3-bedroom units in Thurston County. Olympia has 19.4% of its housing stock comprised of studio and 1-bedroom units.

Figure 14: Number of Bedrooms in Unit



SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

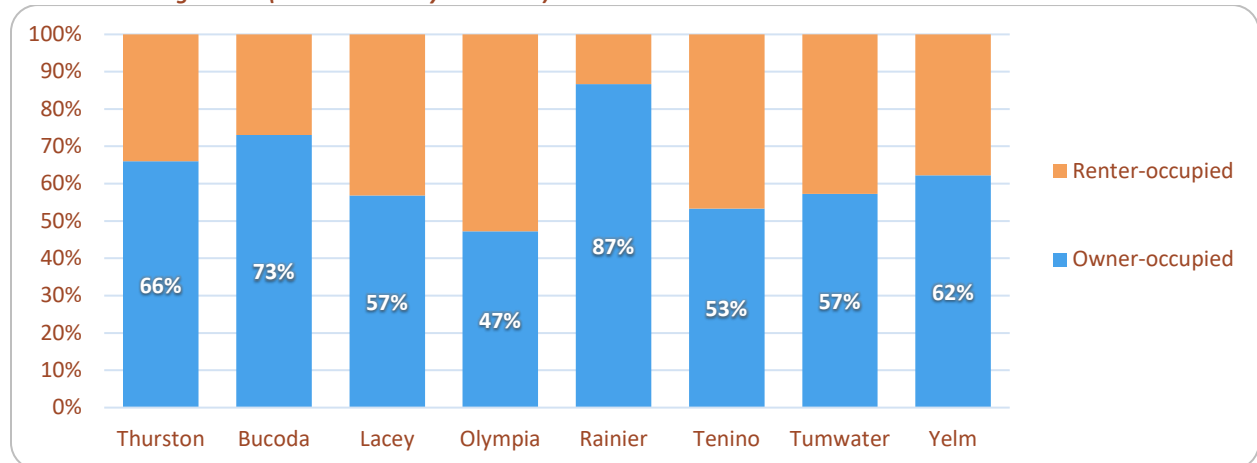
HOUSING TENURE AND HOUSEHOLD SIZE

The following section looks at housing tenure (renter or owner-occupied) and household size. Like the housing stock, there are differences between the cities and county.

Housing Tenure

Most of the occupied housing units in Thurston County are owner-occupied (66%). Olympia is the only jurisdiction where most housing units are renter-occupied.

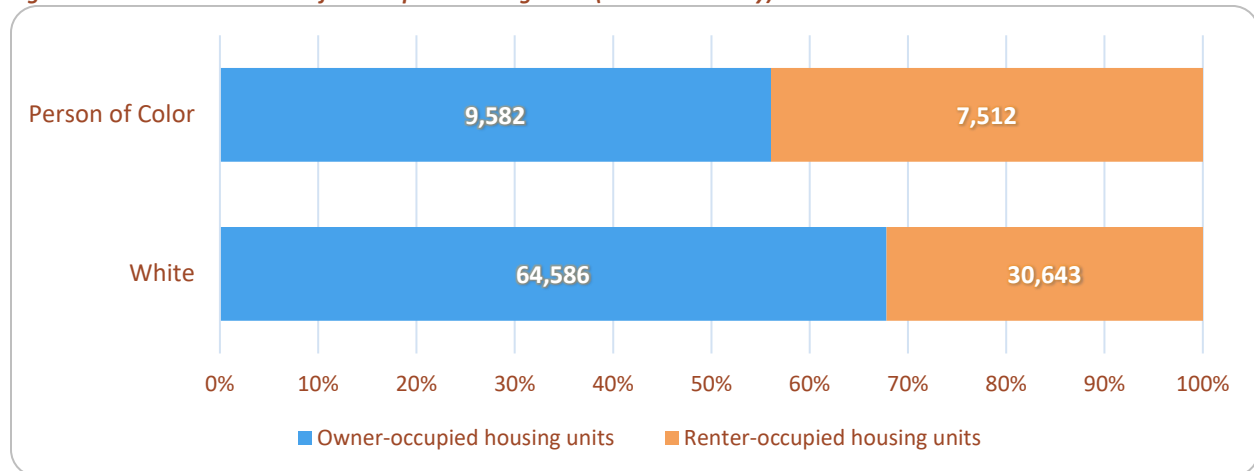
Table 18: Housing Tenure (Thurston County and Cities)



SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

People of color are less likely to own a house in Thurston County as shown in the chart below.

Figure 15: Race Characteristics for Occupied Housing Units (Thurston County)



SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (S2502)

Household Size

Household size varies by jurisdiction and by tenure as seen in the table below.

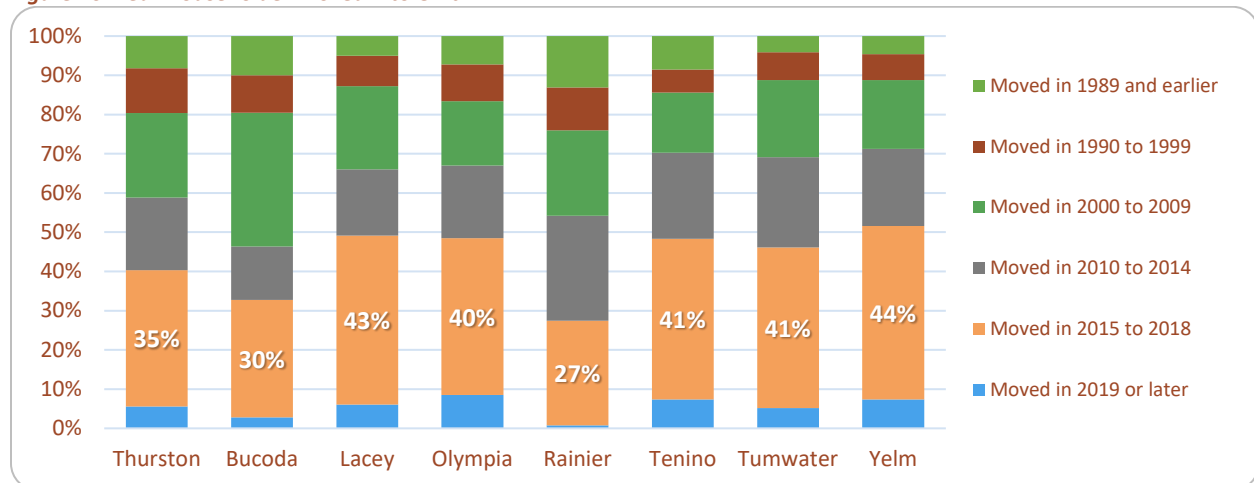
Table 19: Household Size by Tenure (Thurston County and Cities)

| Housing Tenure, Occupied Housing Units | Thurston | Bucoda | Lacey | Olympia | Rainier | Tenino | Tumwater | Yelm |
|--|----------|--------|-------|---------|---------|--------|----------|------|
| Average household size of owner-occupied unit | 2.58 | 2.73 | 2.55 | 2.40 | 2.96 | 2.62 | 2.67 | 3.26 |
| Average household size of renter-occupied unit | 2.35 | 3.30 | 2.36 | 2.04 | 3.16 | 2.25 | 2.28 | 3.08 |

SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

A significant portion of housing units occupied in Thurston County and the cities were moved into in the 2015 to 2018 period as shown in the chart below.

Figure 16: Year Householder Moved into Unit



SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

PUBLIC AND ASSISTED HOUSING INVENTORY

Federal, state and local funds are used to assist in the development and preservation of housing for low-income households. Federal and state funding sources include U.S. Dept. of Housing and Urban Development (HUD), Washington State Housing Finance Commission (WSHFC), and Washington State Housing Trust Fund (HTF).

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 intent of these funds is to create affordable housing for those whose income is 60% of Area Median Income (AMI) or below. Thurston County anticipates collecting approximately \$4.5 to \$5.0 million per year for the Home Fund.

The Olympia Home Fund is a voter-approved sales and use tax and has generated around \$2.3 million per year since 2018. The sales tax collections for affordable housing for Thurston County and Olympia are now being awarded as a single source of funding starting in 2023.

Many affordable housing and shelter projects get funding assistance from multiple sources. The following inventory is based on available information.

HUD Multifamily Housing Program

The following properties receive HUD funding assistance through one of HUD's multifamily or Section 8 contracts.

Table 20: HUD Multifamily Property Search (Thurston County)

| Property Name | Address | City | Assisted Units | Total Units |
|--|---------------------------------|----------|----------------|-------------|
| Carpenter Crest Apartments | 201 Carpenter Road SE | Lacey | | 104 |
| College Glen Apartments | 4870 55th Lane SE | Lacey | | 164 |
| Magnolia Villa | 1410 MAGNOLIA ST SE | Lacey | 21 | 21 |
| South Sound Villa Apartments | 4101 LACEY BLVD | Lacey | 70 | 70 |
| Southfield - Roo Lan Health and Rehab | 1505 Carpenter Rd SE | Lacey | | 0 |
| Toscana Apartment Homes | 6979 Birdseye Ave NE | Lacey | | 165 |
| Toscana Apartment Homes, Phase II | 6979 Birdseye Ave NE | Lacey | | 228 |
| Woodland by Bonaventure | 4532 Intelco Loop SE | Lacey | | 150 |
| Ashwood Downs Apartments | 1900 Ashwood Downs Ln SE | Olympia | | 96 |
| Billy Frank Jr Place | 318 State Ave NE | Olympia | 10 | 33 |
| Capitol House | 420 SHERMAN ST SW | Olympia | | 113 |
| Ensign-Olympia Transition Care & Rehab | 430 Lilly Rd NE | Olympia | | 60 |
| Evergreen Village | 505 Division St NW | Olympia | 180 | 180 |
| Olympian Apts | 519 WASHINGTON ST SE | Olympia | 50 | 50 |
| Parkview Apartments | 4600 Briggs Drive SE | Olympia | | 72 |
| Providence St Francis House | 3415 12th Ave NE | Olympia | 59 | 60 |
| Summers Manor | 5730 Normandy Dr | Olympia | | 40 |
| Village Cooperative of South Sound | Henderson Blvd SE & Yelm Hwy SE | Olympia | | 0 |
| Hearthstone Apartments (Phase 2) | 215 Pinehurst Drive SW | Tumwater | | 104 |
| Stella Luxury Apartment Homes | 7747 Littlerock | Tumwater | | 0 |
| Tumwater Apartments | 5701 6TH AVE SW | Tumwater | 50 | 50 |

| Property Name | Address | City | Assisted Units | Total Units |
|---|-----------------------|------|----------------|-------------|
| Easthaven Villa Assisted Living and Memory Care | 311 Cullens Street NW | Yelm | | 0 |
| Orchard Apartments | 500 McKenzie Ave SW | Yelm | 32 | 32 |

SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM_OFFICES/HOUSING/MFH/HSGRENT/MFHPROPERTYSEARCH](https://www.hud.gov/program_offices/housing/mfh/hsgrent/mfhpropertysearch)

Washington State Housing Finance Commission

The Washington State Housing Finance Commission (WSHFC) provides housing funds through several sources, including competitive federal housing tax credits, bonds, and other financing. The following projects are included in WSHFC's Low-Income Housing Tax Credit (LIHTC) inventory.

Table 21: Low-Income Tax Credit Projects (Thurston County)

| Project Name | Program Type | Sponsor | City | Total Low-Income Units | Total Units |
|-------------------------------|----------------|---|---------|------------------------|-------------|
| College Glen Apartments | 4% Tax Credits | Shelter Resources, Inc. | Lacey | 161 | 164 |
| Copper Wood Apartments | 4% Tax Credits | Inland Group | Lacey | 225 | 228 |
| Magnolia Villa | 9% Tax Credits | Mercy Housing Northwest | Lacey | 20 | 21 |
| Reserve at Lacey | 4% Tax Credits | AVS Holdings, LLC | Lacey | 239 | 241 |
| Summer Ridge | 4% Tax Credits | Shelter Resources, Inc. | Lacey | 115 | 116 |
| Ashwood Downs | 4% Tax Credits | Allied Real Estate Partners, LLC | Olympia | 95 | 96 |
| Boardwalk Apartments | 4% Tax Credits | Senior Housing Assistance Group | Olympia | 280 | 284 |
| Carriage Place Apartments | 9% Tax Credits | Balfour Company | Olympia | 49 | 51 |
| Copper Trail | 4% Tax Credits | Inland Group | Olympia | 258 | 260 |
| Courtside Apartments | 4% Tax Credits | American Capital Development, Inc. | Olympia | 209 | 211 |
| Crowne Pointe Apartments | 4% Tax Credits | J. David Page Stephen W. Page Development | Olympia | 158 | 160 |
| Devoe II | 9% Tax Credits | Catholic Community Services of Western Washington | Olympia | 50 | 50 |
| Drexel House | 9% Tax Credits | Catholic Community Services of Western Washington | Olympia | 25 | 26 |
| Evergreen Villages Apartments | 4% Tax Credits | Bayside Communities | Olympia | 178 | 180 |
| Evergreen Vista I | 4% Tax Credits | Mercy Housing Northwest | Olympia | 102 | 104 |
| Evergreen Vista II | 9% Tax Credits | Mercy Housing Northwest | Olympia | 50 | 51 |
| Fern Ridge | 9% Tax Credits | Balfour Company | Olympia | 49 | 49 |

| Project Name | Program Type | Sponsor | City | Total Low-Income Units | Total Units |
|--------------------------------|----------------|--|---------|------------------------|--------------|
| Fleetwood Apartments | 9% Tax Credits | Mercy Housing Northwest | Olympia | 42 | 43 |
| FSCSS Family Housing Phase I | 9% Tax Credits | Family Support Center of South Sound (FSCSS) | Olympia | 62 | 62 |
| Martin Way | 9% Tax Credits | Low Income Housing Institute (LIHI) | Olympia | 64 | 65 |
| Martin Way Phase 2 | 9% Tax Credits | Low Income Housing Institute (LIHI) | Olympia | 63 | 64 |
| Olympia Commons | 9% Tax Credits | Low Income Housing Institute (LIHI) | Olympia | 42 | 43 |
| Olympia Vista Apartments | 4% Tax Credits | American Capital Development, Inc. | Olympia | 141 | 141 |
| Stuart Place | 9% Tax Credits | Balfour Company | Olympia | 36 | 36 |
| CAC 515 Preservation Portfolio | 4% Tax Credits | Community Action Council of Lewis, Mason & Thurston Counties | Yelm | 106 | 109 |
| Prairie Run Apartments | 9% Tax Credits | Community Action Council of Lewis, Mason & Thurston Counties | Yelm | 31 | 32 |
| Salmon Run Apartments | 9% Tax Credits | Community Action Council of Lewis, Mason & Thurston Counties | Yelm | 39 | 40 |
| | | | | 2,889 | 2,927 |

SOURCE: WASHINGTON STATE HOUSING FINANCE COMMISSION (SEPTEMBER 2022)

The following projects are actively monitored by the Washington State Housing Finance Commission for affordable housing units. These projects were financed, in part, with tax-exempt or taxable bonds.

Table 22: Wash State Housing Finance Commission, Bond-Financed Projects (Thurston County)

| Project Name | Program Type | Sponsor | City | Market Units | LIH Units |
|----------------------|--------------------|--------------------------------------|----------|--------------|-----------|
| Homes First | Non Profit Housing | Homes First | Lacey | 0 | 11 |
| Woodland Retirement | 80/20 Bonds | MWSH Lacey LLC | Lacey | 105 | 30 |
| Affinity at Olympia | 80/20 Bonds | Inland Group | Olympia | 136 | 34 |
| WW - Sequoia Landing | Non Profit Housing | Housing Authority of Thurston County | Tumwater | 19 | 21 |
| Rosemont Retirement | 80/20 Bonds | CHP Yelm-Rosemont WA Owner | Yelm | 60 | 18 |

SOURCE: WASHINGTON STATE HOUSING FINANCE COMMISSION (SEPTEMBER 2022)

Washington State Housing Trust Fund

The Washington State Legislature makes biennial appropriations in the capital budget to the Housing Trust Fund (HTF). The Housing Trust Fund provides capital financing in the form of loans or grants to affordable housing

projects. Many projects funded by the Housing Finance Commission are also funded by the Housing Trust Fund. The following projects are included in the HTF inventory.⁴

Table 23: Washington State Housing Trust Fund Projects (Thurston County)

| Project Name | Project Type | Applicant/Recipient | City | Total Funded Units | Total Funded Low- |
|--|----------------|---|---|--------------------|-------------------|
| CAC USDA-RD Preservation Portfolio | Multi-Family | Cac of Lewis Mason Thurston Ctys | Belfair, Shelton, Yelm | 109 | 106 |
| Cobble Knoll Phase 2 | Multi-Family | Mercy Properties Washington II | Centralia, Tenino, Winlock | 77 | 92 |
| FFC Homes X | Multi-Family | Foundation For the Challenged dba Options for Supported Housing | Centralia, Longview, Olympia, Puyallup | 23 | 23 |
| FFC Community Homes VIII | Multi-Family | Foundation For the Challenged dba Options for Supported Housing | Everett, Kelso, Longview, Olympia, Tacoma | 20 | 20 |
| FFC Homes VII | Multi-Family | Foundation For the Challenged dba Options for Supported Housing | Kirkland, Olympia, Shoreline, Tumwater | 17 | 17 |
| 2 detached auxiliary dwelling units (DADUs) | Multi-Family | Homes First | Lacey | 2 | 2 |
| Developmental Disabilities | Multi-Family | Homes First | Lacey | 4 | 4 |
| Deyoe Vista V | Home Ownership | South Puget Sound Habitat for Humanity | Lacey | 8 | 8 |
| Forest Grove Apartments (former - Summer Ridge Apts) | Multi-Family | Community Action Council of Lewis, Mason, and Thurston Counties | Lacey | 116 | 115 |
| Lacey Affordable Housing | Multi-Family | Homes First | Lacey | 6 | 6 |
| Lacey Affordable Housing Project II | Multi-Family | Homes First | Lacey | 10 | 10 |
| Magnolia Villa | Multi-Family | Low Income Housing Institute (LIHI) | Lacey | 21 | 20 |
| Oxford Housing Program (Lacey) | Multi-Family | City of Lacey | Lacey | | 4 |
| RISE-Transitional Housing Program | Multi-Family | Community Youth Services | Lacey | 5 | 4 |
| Youth Shelter-Scattered Sites (Sawyer & Peregrine) | Multi-Family | Community Youth Services | Lacey, Olympia | 6 | 6 |
| FFC Homes XI | Multi-Family | Foundation For the Challenged dba Options for Supported Housing | Longview, Olympia, Puyallup | 15 | 15 |
| Inter-Tribal Mortgage Program | Home Ownership | Shoalwater Bay Indian Tribe | Multi | 40 | 40 |
| Lot Cost Reduction/Down Payment Assistance | Home Ownership | Northwest Housing Development | Multi | 26 | 26 |
| Ridge, Woodlane Cascade, Everg | Home Ownership | Northwest Housing Development | Multi | 17 | 17 |

⁴ Three of the projects in this list – Drexel House, The Gardens and Tumwater Cove Apartments, were funded with federal HOME Investment Partnership funds and not state funds from the Housing Trust Fund.

| Project Name | Project Type | Applicant/Recipient | City | Total Funded Units | Total Funded Low- |
|---|----------------|--|---------|--------------------|-------------------|
| Arbor Manor (The Mom's House) | Multi-Family | Low Income Housing Institute (LIHI) | Olympia | 5 | 5 |
| B & B Apts | Multi-Family | Behavioral Health Resources Residential Properties | Olympia | 15 | 15 |
| Billy Frank Jr Place (Former - Olympia Commons) | Multi-Family | Low Income Housing Institute (LIHI) | Olympia | 43 | 42 |
| Candlewood Manor Conversion | Multi-Family | Candlewood Community Housing of Thurston County | Olympia | 103 | 103 |
| Deyoe Vista V | Home Ownership | South Puget Sound Habitat for Humanity | Olympia | 10 | 10 |
| Deyoe Vista V | Home Ownership | South Puget Sound Habitat for Humanity | Olympia | 8 | 8 |
| Drexel House | Multi-Family | Catholic Community Services of Western Washington | Olympia | 25 | 24 |
| Drexel House | Multi-Family | Catholic Community Services of Western Washington | Olympia | 10 | 10 |
| Drexel House II (formerly Devoe II Housing) | Multi-Family | Catholic Community Services of Western Washington | Olympia | 50 | 50 |
| Evergreen Vista Apartments | Multi-Family | Mercy Housing Northwest | Olympia | 2 | 2 |
| Evergreen Vista II | Multi-Family | Mercy Housing Northwest | Olympia | 51 | 50 |
| Fleetwood Apartments | Multi-Family | Low Income Housing Institute (LIHI) | Olympia | 42 | 43 |
| FSCSS Family Housing Phase I | Multi-Family | Family Support Center of South Sound | Olympia | 62 | 62 |
| Habitat Cottages | Home Ownership | South Puget Sound Habitat for Humanity | Olympia | 15 | 15 |
| Hidden Village Preservation Project | Multi-Family | Hidden Village Owners Association | Olympia | 13 | 12 |
| Horizons West | Multi-Family | Housing Authority of Thurston County | Olympia | 24 | 24 |
| Neighborhood Revitalization | Multi-Family | Homes First | Olympia | 6 | 6 |
| Nisqually Tribal Housing | Multi-Family | Nisqually Indian Tribe | Olympia | 6 | 6 |
| Olympia Crest Phase II | Multi-Family | Housing Authority of Thurston County | Olympia | 24 | 24 |
| Olympia/Lacey DD Homes Project III | Multi-Family | Homes First | Olympia | 8 | 8 |
| Oxford House | Multi-Family | Homes First | Olympia | 6 | 6 |
| Pear Blossom Place | Multi-Family | Family Support Center of South Sound | Olympia | 40 | 19 |
| Pear Street Transitional Housing | Multi-Family | Community Youth Services | Olympia | 9 | 8 |
| Quixote Village | Multi-Family | Panza | Olympia | 30 | 30 |

| Project Name | Project Type | Applicant/Recipient | City | Total Funded Units | Total Funded Low- |
|--|----------------|---|----------|--------------------|-------------------|
| Safeplace Confidential Battered Women's Shelter | Multi-Family | SafePlace | Olympia | 28 | 28 |
| The My Family | Multi-Family | My Family Inc | Olympia | 3 | 3 |
| Touchstone & Haven House | Multi-Family | Community Youth Services | Olympia | 25 | 25 |
| Unity Commons (was Martin Way) | Multi-Family | Low Income Housing Institute (LIHI) | Olympia | 64 | 64 |
| Unity Commons (was Martin Way) | Multi-Family | Low Income Housing Institute (LIHI) | Olympia | 65 | 65 |
| Welcome Home Down Payment Assistance Revolving Loan Fund Program | Home Ownership | Housing Authority of Thurston County | Olympia | 12 | 12 |
| Tenino Firs Quarry Road Estate | Home Ownership | Northwest Housing Development | Tenino | 8 | 8 |
| 73rd Ave | Home Ownership | South Puget Sound Habitat for Humanity | Tumwater | 14 | 14 |
| Lake Park Apartments | Multi-Family | Housing Authority of Thurston County | Tumwater | 8 | 7 |
| McKena Lane Project | Multi-Family | Housing Authority of Thurston County | Tumwater | 5 | 5 |
| Shepherd's Grove | Home Ownership | South Puget Sound Habitat for Humanity | Tumwater | 3 | 3 |
| The Gardens | Multi-Family | Behavioral Health Resources | Tumwater | 34 | 34 |
| Tumwater Cove Apartments (Former-Tumwater Apartments) | Multi-Family | Behavioral Health Resources | Tumwater | 8 | 8 |
| Krislen Apartments | Multi-Family | Yelm Community Services | Yelm | 24 | 24 |
| Longmire Phase 1 | Home Ownership | South Puget Sound Habitat for Humanity | Yelm | 8 | 8 |
| Prairie Run Apartments | Multi-Family | Community Action Council of Lewis, Mason, and Thurston Counties | Yelm | 32 | 32 |
| Yelm Community Services Homeless Shelter | Multi-Family | Yelm Community Services | Yelm | 6 | 6 |
| | | | | 1,476 | 1,463 |

SOURCE: WASHINGTON STATE DEPARTMENT OF COMMERCE, HOUSING TRUST FUND (SEPTEMBER 2022)

Housing Authority of Thurston County

The Housing Authority of Thurston County was formed after HUD shifted away from public housing and toward vouchers. The Housing Authority provides rental assistance, housing stability, housing in authority-owned properties and supports housing developed by other non-profits with operating costs from project-based and special need vouchers.

Of the eighteen (18) properties owned and managed by the Housing Authority, five obtained financing from the Washington State Housing Trust Fund and one obtained bond-financing assistance through the Washington State

Housing Finance Commission. Most of the properties are funded with a combination of state and local resources, bank financing, and independent tax-exempt bonds.

Housing Authority property rents are substantially below market rates. All Housing Authority rents are set to be affordable with tenant-based vouchers. The following is an inventory of the Housing Authority-owned properties in Thurston County.

Table 24: Housing Authority of Thurston County Affordable Housing Inventory

| Project Name | City | Number of Units | Targeted population |
|-------------------------------|----------|-----------------|---|
| 14th Ave Triplexes | Lacey | 3 | RCW 35.82 at or below 80% of AMI |
| Golf Club Triplexes | Lacey | 3 | RCW 35.82 at or below 80% of AMI |
| Hall Street Apartments | Lacey | 12 | At or below 80% of AMI |
| Shadow Wood | Lacey | 22 | RCW 35.82 at or below 80% of AMI |
| Steamer House | Lacey | 1 | At or below 50% of AMI |
| Surrey Lane | Lacey | 96 | RCW 35.82 at or below 80% of AMI |
| Triplexes at Golf Club & 14th | Lacey | 6 | 2 units set at 50% of AMI or below, 4 units set at 80% of AMI or below |
| Creekwood | Olympia | 20 | RCW 35.82 at or below 80% of AMI |
| Horizons West | Olympia | 24 | At or below 50% of AMI |
| Olympia Crest | Olympia | 140 | RCW 35.82 at or below 80% of AMI |
| Olympia Crest II | Olympia | 24 | 12 units at or below 50% of AMI, 12 units at or below 80% of AMI. Set aside units for homeless families with children and for households with a veteran member |
| Allen Orchard | Tumwater | 24 | 12 units at or below 60% of AMI, 5 units set aside for homeless families with children within Tumwater School District |
| Falls Pointe | Tumwater | 108 | RCW 35.82 at or below 80% of AMI |
| Lake Park | Tumwater | 8 | Homeless families with children at or below 50% of AMI, rents set at HUD Low HOME rents |
| McKenna Lane | Tumwater | 6 | At or below 50% of AMI, rents set at HUD Low HOME rents, set aside units for families with a hh member with a developmental disability and for families pursuing higher education |
| Sequoia | Tumwater | 40 | 8 units set aside for homeless families and veterans. 13 units are affordable to households at or below 80% of AMI. 19 units are unrestricted work-force housing. |
| Spring Court | Tumwater | 8 | RCW 35.82 at or below 80% of AMI |
| Trails End | Tumwater | 8 | At or below 50% of AMI, rents set at HUD Low HOME rents |
| TOTAL | | 553 | |

SOURCE: HOUSING AUTHORITY OF THURSTON COUNTY (SEPTEMBER 2022)

Housing Vouchers

The Housing Authority of Thurston County supports approximately 5,000 people in various housing voucher programs. The largest voucher program is the Housing Choice Voucher (formerly Section 8). Other voucher programs include Veterans Administration Supportive Housing (VASH) and various special need voucher programs.

Table 25: Housing Vouchers – 2022 (Housing Authority of Thurston County)

| Total vouchers | Project based | Emergency Housing | Special Purpose Voucher | | | |
|----------------|---------------|-------------------|-------------------------|----------------------------|----------------------------|---|
| | | | VASH | Family Unification Program | Non-elderly Disabled (NED) | Mainstream (Homeless, Non-elderly Disabled) |
| 2,070 | 475 | 68 | 105 | 68 | 425 | 140 |

SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM_OFFICES/PUBLIC_INDIAN_HOUSING/PROGRAMS/HCV/DASHBOARD](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard) AND HOUSING AUTHORITY OF THURSTON COUNTY

Housing Choice Vouchers

The Housing Choice Voucher (HCF) Program is the federal government's major program for providing housing assistance to families. The voucher program assists very low-income families, the elderly, and the disabled to afford decent, safe and sanitary housing in the private market. Participants find their own housing that meets the requirements of the program and not be limited to units located in subsidized housing projects. The family that is issued a housing voucher must find suitable housing and the owner of the housing must agree to rent under the program. Rental units must meet minimum standards of health and safety. The housing subsidy is paid to the landlord directly by the Housing Authority. To qualify for the program, you must earn 50% or less of the area median income.

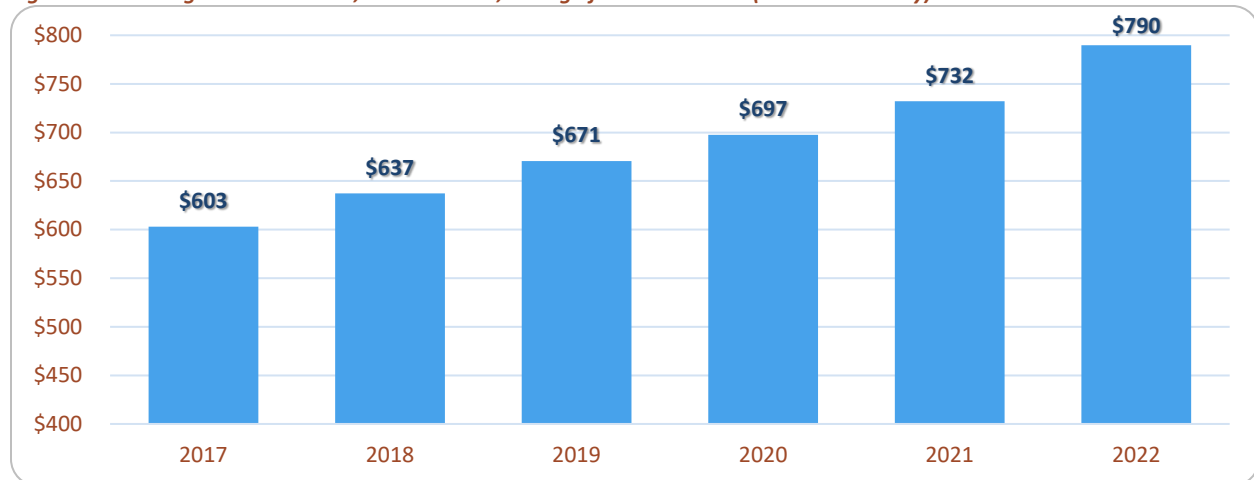
Table 26: Housing Choice Vouchers (Housing Authority of Thurston County)

| Housing Choice Vouchers | |
|---|--------|
| Total Units under Annual Contributions Contract (ACC) | 2,070 |
| Current Reported Leasing | 1,824 |
| 2022 YTD Spending of Budget | 102.6% |
| 2022 YTD Unit Leasing Percentage | 88.1% |

SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM_OFFICES/PUBLIC_INDIAN_HOUSING/PROGRAMS/HCV/DASHBOARD](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard)

The Housing Authority of Thurston County has budget authority for the Housing Choice Voucher program of \$16,769,030 in 2022. This budget is used to provide the housing voucher to the family. The increase in rental housing costs affects this program as it is budget-based and not unit-based. Housing Choice Voucher per unit cost in July 2022 was \$801.66, a 35.62% increase in the past five years.

Figure 17: Housing Choice Voucher, Per-Unit Cost, Change from 2017-2022 (Thurston County)



SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM_OFFICES/PUBLIC_INDIAN_HOUSING/PROGRAMS/HCV/DASHBOARD](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard)

Special Purpose Voucher Programs

HUD provides special purpose voucher programs which are implemented by the Housing Authority of Thurston County. For more information about Housing Choice Programs and Initiatives, please visit https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/programs_and_initiatives

Emergency Housing Vouchers. The Emergency Housing Voucher (EHV) program is available through the American Rescue Plan Act (ARPA). Through EHV, HUD provided housing choice vouchers to the Housing Authority of Thurston County in order to assist individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

Mainstream Vouchers. Mainstream vouchers assist non-elderly persons with disabilities. Aside from serving a special population, Mainstream vouchers are administered using the same rules as other housing choice vouchers.

Non-Elderly Disabled Vouchers. These vouchers enable non-elderly persons or families with disabilities to access affordable housing on the private market.

Veterans Affairs Supportive Housing. The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HUD's Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the [Department of Veterans Affairs \(VA\)](#). VA provides these services for participating Veterans at VA medical centers (VAMCs), community-based outreach clinics (CBOCs), through VA contractors, or through other VA designated entities.

Family Unification Program. The Family Unification Program (FUP) is a program under which Housing Choice Vouchers (HCVs) are provided to two different populations:

1. Families for whom the lack of adequate housing is a primary factor in:
 - a. The imminent placement of the family's child or children in out-of-home care, or
 - b. The delay in the discharge of the child or children to the family from out-of-home care. There is no time limitation on FUP family vouchers.
2. For a period not to exceed 36 months, otherwise eligible youths who have attained at least 18 years and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, in accordance

with a transition plan described in section 475(5)(H) of the Social Security Act, and is homeless or is at risk of becoming homeless at age 16 or older.

Project-Based Vouchers

The Housing Authority supports affordable housing that is owned by non-profit agencies that provide supportive services to residents. This support comes through “Project-Based Vouchers.” The Housing Authority is supporting development and maintenance of up to 475 units. The following is an inventory of existing affordable housing with Project-Based Vouchers.

Table 27: Project-Based Vouchers, by Project (Thurston County)

| Project Name | Population Served | Owner | City | Number of Units |
|--------------------|---|-----------------------------------|--------------------------|-----------------|
| B & B | Disabled-With Supportive Services | Behavioral Health Resources | Olympia | 15 |
| Billy Frank | Homeless Singles and Families-With Supportive Services | Low Income Housing Institute | Olympia | 22 |
| Drexel | Single Homeless-With Supportive Services | Catholic Community Services SWW | Olympia | 25 |
| Drexel II | Veterans Single Homeless-With Supportive Services | Catholic Community Services SWW | Olympia | 50 |
| Evergreen Vista I | Families Who Qualify For 2- And 3-Bedroom Units | Mercy Housing | Olympia | 26 |
| Evergreen Vista II | Families With Children, Households with Disabled Family Member, Victims of Domestic Violence-With Supportive Services | Mercy Housing | Olympia | 50 |
| Fleetwood | Single Homeless-With Supportive Services | Low Income Housing Institute | Olympia | 43 |
| Pear Blossom | Homeless Families with Children-With Supportive Services | Family Support Center South Sound | Olympia | 7 |
| Pear Street | Youth Aging Out of Foster Care-With Supportive Services | Community Youth Services | Olympia | 6 |
| Quixote Village | Single Homeless-With Supportive Services | Panza | Olympia | 25 |
| Unity Commons | Homeless Singles/Couples-With Supportive Services | Low Income Housing Institute | Olympia | 61 |
| Homes First | Low Income | Homes First | Olympia, Lacey, Tumwater | 23 |
| Tumwater Cove | Disabled-With Supportive Services | Behavioral Health Resources | Tumwater | 8 |
| Tumwater Gardens | Homeless Disabled-With Supportive Services | Behavioral Health Resources | Tumwater | 34 |
| TOTAL | | | | 395 |

SOURCE: HOUSING AUTHORITY OF THURSTON COUNTY

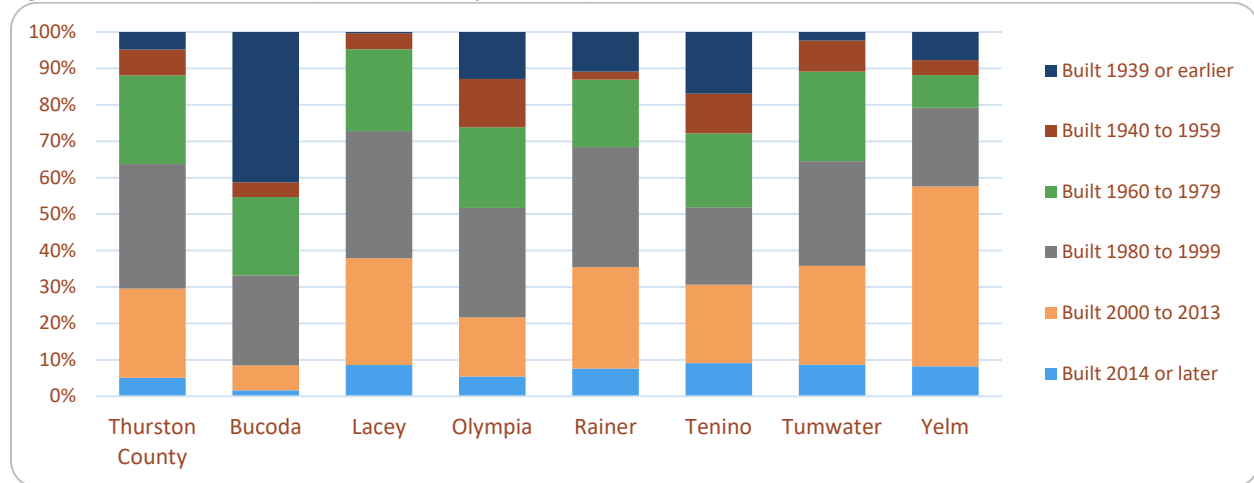
HOUSING PROBLEMS

The following section looks at the age of housing, housing that has been identified as being substandard or overcrowded based on HUD standards, and housing with a greater likelihood of having lead-based paint.

Age of Housing

36% of Thurston County's housing stock was built before 1980. For Olympia and Tenino, the percentage of older housing units built before 1980 jumps to 48%. The town of Bucoda has the highest percentage of older housing stock.

Figure 18: Year Structure Built (Thurston County and Cities)

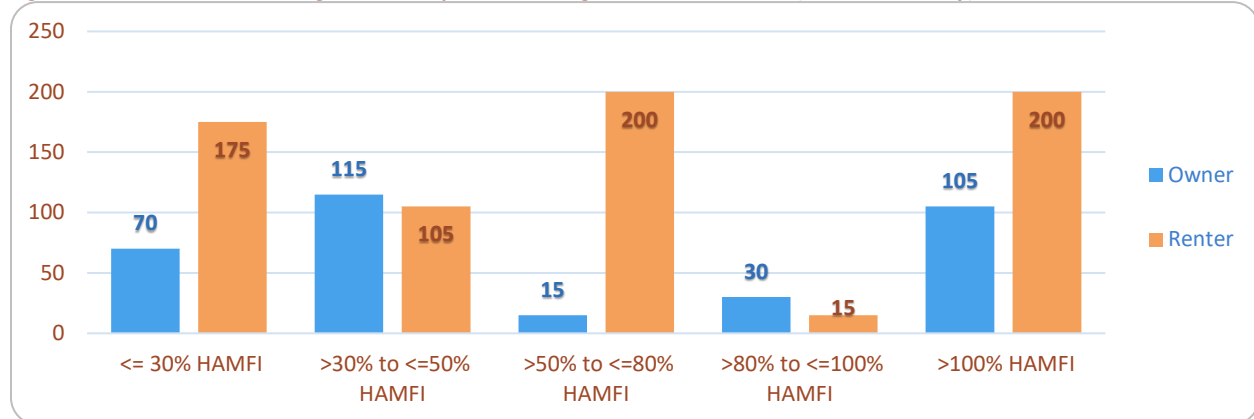


SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

Substandard Housing

The number of housing units which lack complete plumbing or kitchen facilities are shown below by income and tenure.

Figure 19: Substandard Housing, Lacks Complete Plumbing or Kitchen Facilities (Thurston County)



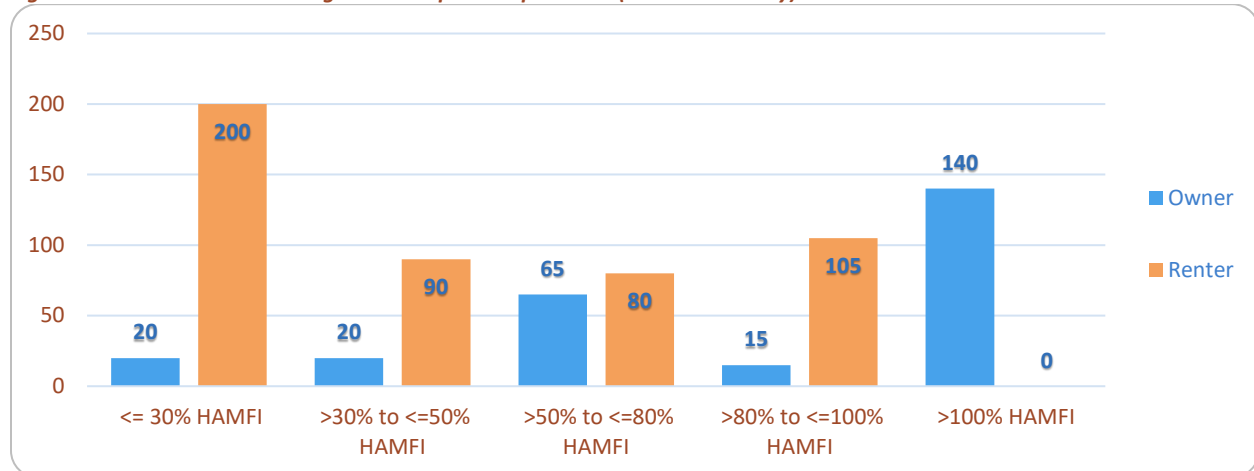
SOURCE: 2015-2019 CHAS DATA (TABLE 3)⁵

⁵ "CHAS" data (Comprehensive Housing Affordability Strategy) is custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau received by HUD. The most recent data released is for the 2016-2019 period. Go to <https://www.huduser.gov/portal/datasets/cp.html>. "HAMFI" means HUD Area Median Family Income.

Overcrowded Housing

Having more than one person per room in a residence is considered overcrowding. Households with greater than 1.5 persons per room is considered by HUD as a severe housing problem.

Figure 20: Overcrowded Housing with >1.5 persons per room (Thurston County)



SOURCE: 2015-2019 CHAS DATA (TABLE 3)

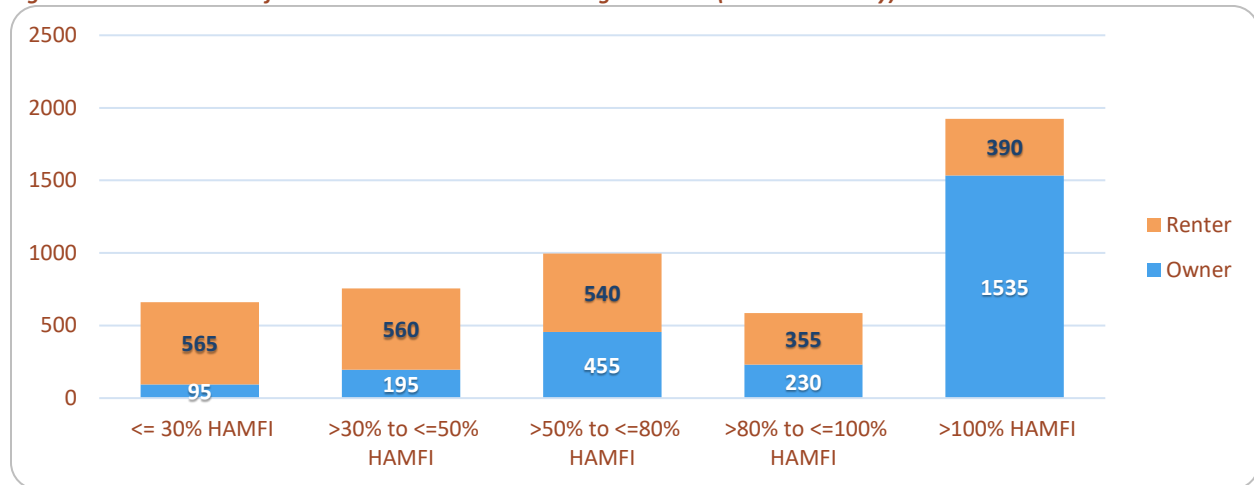
Lead-Based Paint

Housing units built before 1978 may have paint that contains lead, which can pose a serious health hazard, particularly to children. In federally assisted housing, community development, and loan guarantee programs, HUD is authorized to require lead-based paint hazard control measures. Title X required that each federally assisted project less than \$25,000 per unit must reduce lead-based paint hazards through interim control or, if chosen, abatement. Federally assisted rehabilitation projects more than \$25,000 per unit must abate lead-based paint hazards; limited exceptions apply.

Approximately 36% of Thurston County's housing stock and 48% of Olympia's, was built before 1980,⁶ indicating a substantial number of homes with potential lead-based paint hazards. The following chart estimates the number of households with children 6 or younger living in structures that might have lead-based paint hazards.

⁶ Data on age of structure is limited to "before 1980", whereas lead-based paint was prohibited earlier in 1978. See <https://www.hud.gov/sites/documents/LBPH-06.PDF> regarding HUD's lead-based paint requirements in housing renovation.

Figure 21: Homes Built Before 1980 with Children 6 or Younger Present (Thurston County)



SOURCE: 2015-2019 CHAS DATA (TABLE 13)

HOUSING COSTS

The following section looks at home price (sales) and rental costs. The cost of housing has seen significant increases in the past five years.

Home Prices

In 2017, the median home price in Thurston County was \$285,800; in 2021, the median home price increased to \$460,500, an increase of 61%. The sharpest increases happened in 2020 and 2021.

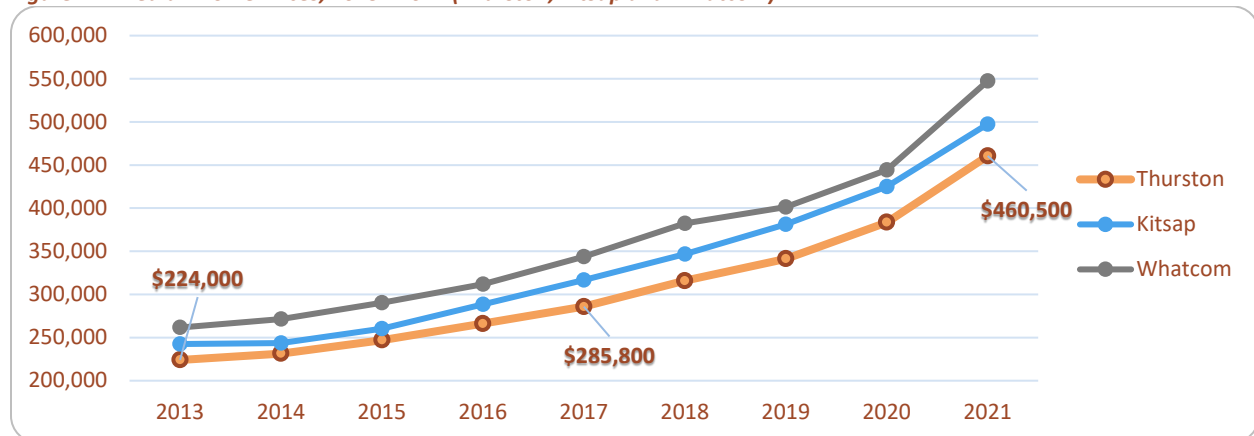
Table 28: Median Home Prices, 2013 - 2021 (Thurston County)

| | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Thurston | 224,000 | 231,400 | 247,000 | 266,100 | 285,800 | 315,800 | 341,200 | 383,600 | 460,500 |
| % increase | | 3.3% | 6.7% | 7.7% | 7.4% | 10.5% | 8.0% | 12.4% | 20.0% |

SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON

The increase in home prices follows similar trends of comparable sized counties in Western Washington.

Figure 22: Median Home Prices, 2013 - 2021 (Thurston, Kitsap and Whatcom)



SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON

Rent

Rents have increased 32-35% in Thurston County since 2017. The vacancy rate for Thurston County in Fall 2021 was 3.7%.

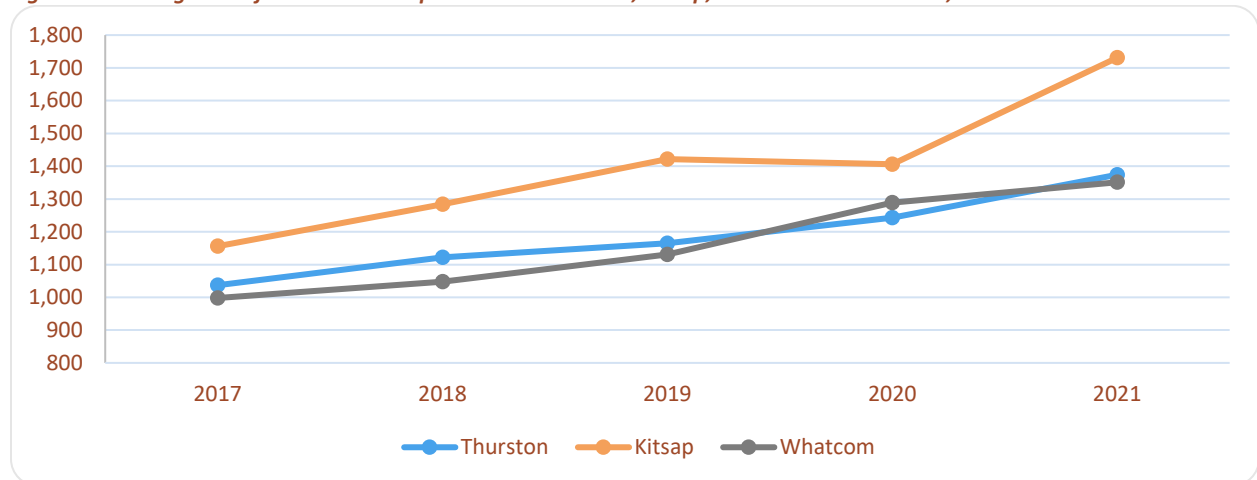
Table 29: Average Rent - Apartments (Thurston County)

| | 2017 | 2018 | 2019 | 2020 | 2021 | Change since 2017 |
|-----------|----------|----------|----------|----------|----------|-------------------|
| 1-bedroom | \$ 962 | \$ 1,055 | \$ 1,096 | \$ 1,162 | \$ 1,296 | 35% |
| 2-bedroom | \$ 1,037 | \$ 1,122 | \$ 1,165 | \$ 1,243 | \$ 1,374 | 32% |

SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON, WASHINGTON STATE APARTMENT MARKET REPORT (FALL)

Kitsap County experienced a higher rise in average rent between 2020 and 2021 than in Thurston County, while Whatcom County rents track closely with Thurston County.

Figure 23: Average Rent for 2-Bedroom Apartment in Thurston, Kitsap, and Whatcom counties, 2017 - 2021



SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON, WASHINGTON STATE APARTMENT MARKET REPORT (FALL)

HOUSING COST BURDEN

Housing cost burden is defined as paying more than 30% of household income for housing (rent or mortgage, plus utilities). Severe housing cost-burden is defined as paying more than 50% of household income for housing.

Approximately 31% of Thurston County households, and 36% of Olympia households, pay more than 30% of their income for housing. 13% of Thurston County households, and 17% of Olympia households, are severely cost burdened, paying more than 50% of their income towards housing.

The households most impacted are low-income renters. 73% of rental households earning 30% or less of HUD Area Median Family Income (HAMFI) are severely cost burdened. When a low-income household is severely cost-burdened, it means that the household has less income for other essential needs, like transportation, health care, food and education; it is also an indicator of being at risk of homelessness.

Table 30: Housing Cost Burden by Tenure (Thurston County)

| Housing Cost Burden | Owner | Renter | Total | Percent |
|---------------------------|---------------|---------------|----------------|---------|
| Cost Burden <=30% | 55,765 | 19,000 | 74,765 | 68.0% |
| Cost Burden >30% to <=50% | 9,920 | 9,700 | 19,620 | 17.8% |
| Cost Burden >50% | 5,735 | 8,720 | 14,455 | 13.1% |
| Cost Burden not available | 485 | 650 | 1,135 | 1.0% |
| Total | 71,910 | 38,075 | 109,985 | |

SOURCE: 2015-2019 CHAS SUMMARY DATA

Table 31: Housing Cost Burden by Tenure (Olympia)

| Housing Cost Burden | Owner | Renter | Total | Percent |
|---------------------------|---------------|---------------|---------------|---------|
| Cost Burden <=30% | 8,445 | 5,545 | 13,990 | 62.5% |
| Cost Burden >30% to <=50% | 1,275 | 2,965 | 4,240 | 18.9% |
| Cost Burden >50% | 730 | 3,155 | 3,885 | 17.3% |
| Cost Burden not available | 80 | 205 | 285 | 1.3% |
| Total | 10,530 | 11,870 | 22,400 | |

SOURCE: 2015-2019 CHAS SUMMARY DATA

Table 32: Housing Cost Burden for Renters by Income (Thurston County)

| Income by Cost Burden | Cost burden > 30% | Cost burden > 50% | Total | Cost burden > 30% | Cost burden > 50% |
|---------------------------------------|----------------------|----------------------|---------------|-------------------------|-------------------------|
| Household Income <= 30% HAMFI | 6,545 | 5,780 | 7,950 | 82.3% | 72.7% |
| Household Income >30% to <=50% HAMFI | 6,165 | 2,270 | 7,190 | 85.7% | 31.6% |
| Household Income >50% to <=80% HAMFI | 4,735 | 565 | 9,325 | 50.8% | 6.1% |
| Household Income >80% to <=100% HAMFI | 645 | 50 | 4,695 | 13.7% | 1.1% |
| Household Income >100% HAMFI | 330 | 55 | 8,910 | 3.7% | 0.6% |
| Total | 18,420 | 8,720 | 38,075 | | |

SOURCE: 2015-2019 CHAS SUMMARY DATA ("HAMFI" means HUD Area Median Family Income)

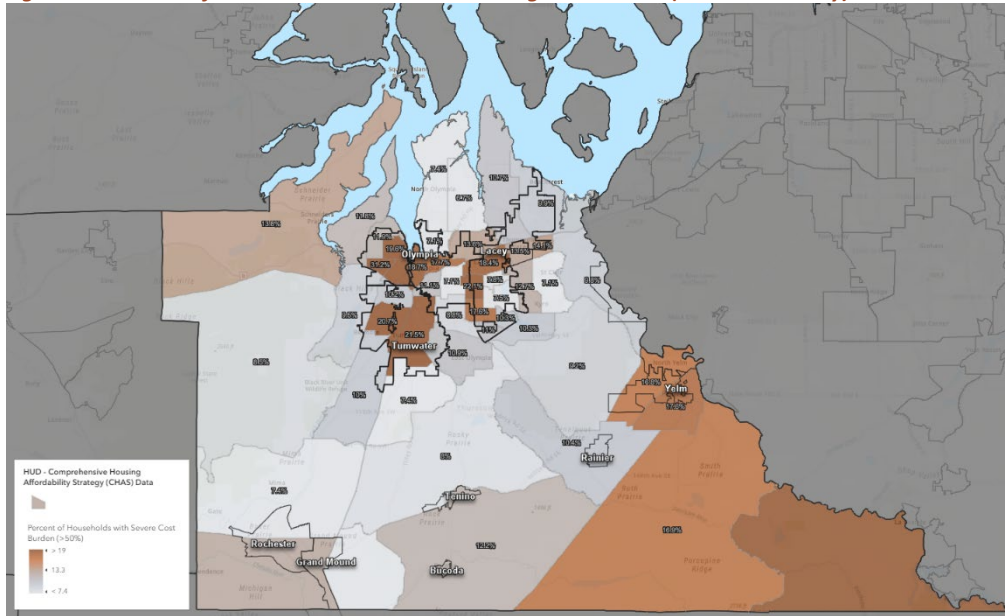
Table 33: Housing Cost Burden for Owners (Thurston County)

| Income by Cost Burden (Owners only) | Cost burden > 30% | Cost burden > 50% | Total | Cost burden > 30% | Cost burden > 50% |
|---------------------------------------|----------------------|----------------------|---------------|-------------------------|-------------------------|
| Household Income <= 30% HAMFI | 4,205 | 3,175 | 5,860 | 71.8% | 54.2% |
| Household Income >30% to <=50% HAMFI | 3,080 | 1,515 | 5,045 | 61.1% | 30.0% |
| Household Income >50% to <=80% HAMFI | 4,245 | 715 | 11,045 | 38.4% | 6.5% |
| Household Income >80% to <=100% HAMFI | 1795 | 165 | 8,645 | 20.8% | 1.9% |
| Household Income >100% HAMFI | 2330 | 165 | 41,315 | 5.6% | 0.4% |
| Total | 15,655 | 5,735 | 71,910 | | |

SOURCE: 2015-2019 CHAS SUMMARY DATA ("HAMFI" means HUD Area Median Family Income)

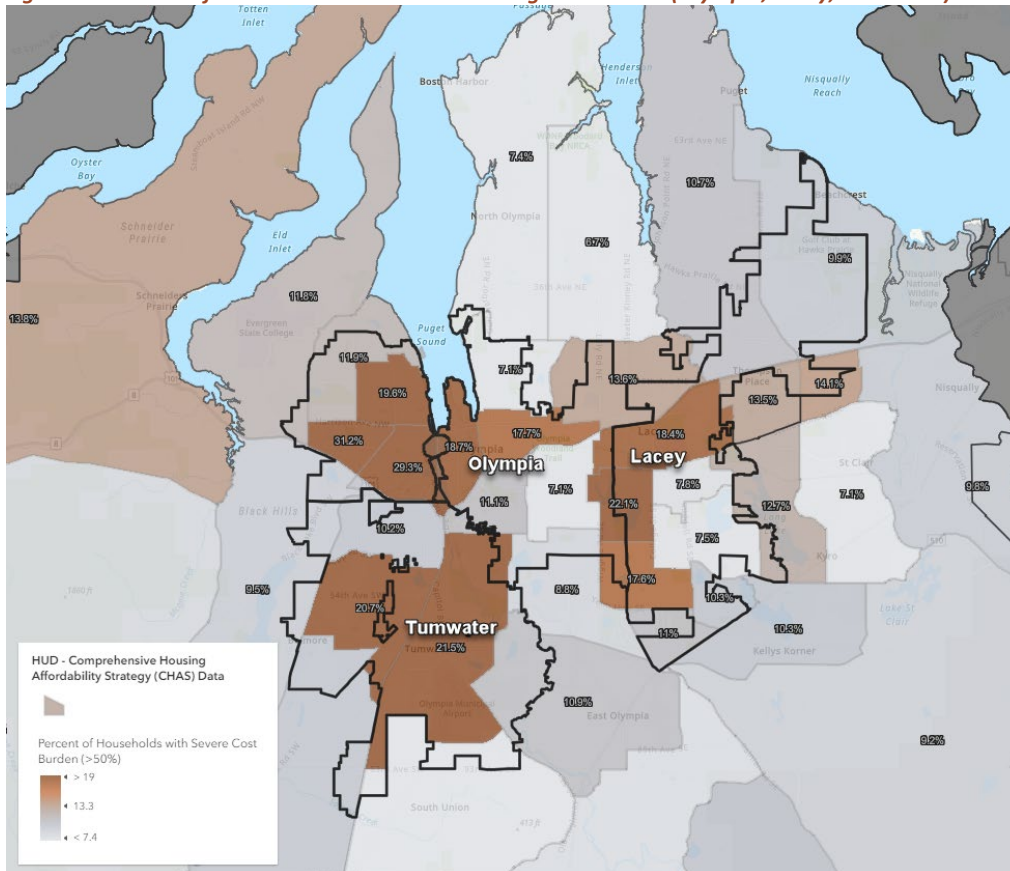
The following figures identify the percentage of households with severe housing cost burdens.

Figure 24: Percent of Households with Severe Housing Cost Burden (Thurston County)



SOURCE: 2015-2019 CHAS. MAP COURTESY OF CITY OF OLYMPIA.

Figure 25: Percent of Households with Severe Housing Cost Burden (Olympia, Lacey, Tumwater)



SOURCE: 2015-2019 CHAS. MAP COURTESY OF CITY OF OLYMPIA.

Income and Housing Cost

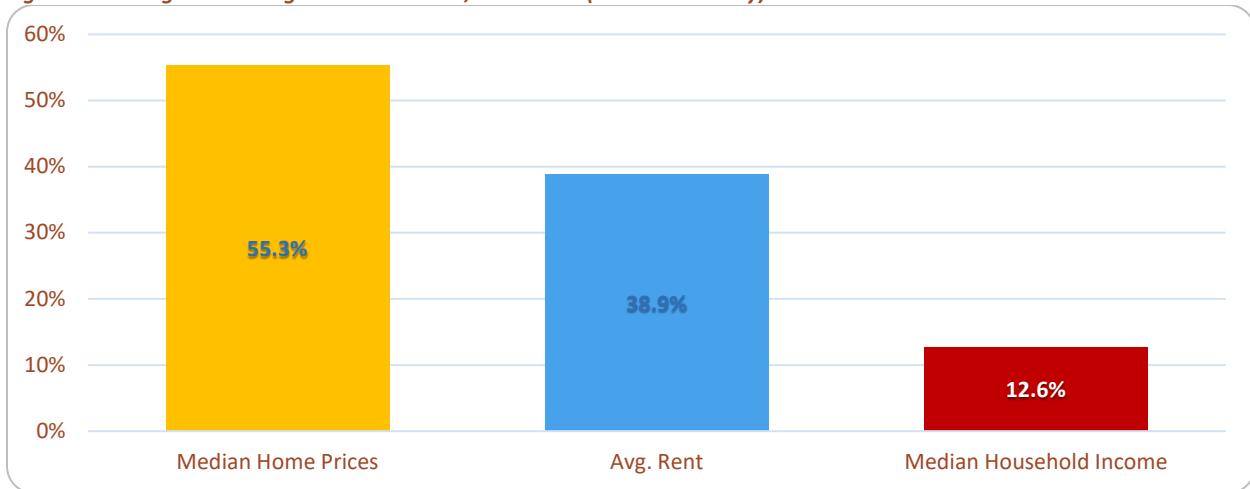
Incomes are not keeping pace with housing costs, making housing affordability more and more challenging.

Table 34: Change in Housing Costs vs. Income, 2015-2020 (Thurston County)

| | 2015 | 2020 | Change |
|-------------------------|---------|---------|--------|
| Median Home Prices | 247,000 | 383,600 | 55.3% |
| Avg. Rent | 895 | 1,243 | 38.9% |
| Median Household Income | 67,349 | 75,867 | 12.6% |

SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON AND U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (CP03)

Figure 26: Change in Housing Costs vs. Income, 2015-2020 (Thurston County)



SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON AND U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (CP03)

DISPROPORTIONATE HOUSING NEED

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10% or more) than the total households at that income level. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

A review of Census data indicates that there are disproportionately higher housing problems for Pacific Islander (30% HAMFI or below), and Hispanic (any race) and Black or African-American (>30% to <=50% HAMFI).

Disproportionate Severe Housing Problem

The four severe housing problems that HUD uses are:

- incomplete kitchen facilities;
- incomplete plumbing facilities;
- more than 1 person per room; and
- cost burden greater than 50%.

The following table identifies the members of a racial or ethnic group at a given income level that experience one or more of the severe housing problems at a rate of 10% or more than the income level as a whole (marked with an **X**). The number of households with severe housing problems are shown in parenthesis.

Table 35: Disproportionate Severe Housing Problems (Thurston County)

| RACE OR ETHNICITY | INCOME LEVEL | | | | |
|--|-------------------|--------------------------|--------------------------|---------------------------|----------------|
| | ≤ 30% HAMFI | >30% to ≤50% HAMFI | >50% to ≤80% HAMFI | >80% to ≤100% HAMFI | >100% HAMFI |
| White alone, non-Hispanic | (7,070) | (2,960) | (1,575) | (435) | (755) |
| Hispanic, any race | (945) | X (500) | (75) | (30) | (50) |
| Asian alone, non-Hispanic | (365) | (255) | (95) | (20) | (0) |
| Black or African-American alone, non-Hispanic | (180) | X (220) | (50) | (0) | (35) |
| American Indian or Alaska Native alone, non-Hispanic | (195) | (80) | (20) | (0) | (40) |
| Pacific Islander alone, non-Hispanic | X (100) | (8) | (0) | (0) | (20) |

SOURCE: 2015-2019 CHAS DATA (TABLE 2)

Disproportionate Severe Housing Cost Burden

A severe housing cost burden is where a household pays more than 50% of their income on housing. A disproportionate impact exists when the members of a racial or ethnic group experience severe housing cost burden at a greater rate (10% or more) than all households in that tenure. There are not any races or ethnicities in Thurston County with a disproportionate severe housing cost burden. The table below shows the number of households, by race or ethnicity, with a severe housing cost burden.

Table 36: Severe Housing Cost Burden by Race or Ethnicity (Thurston County)

| RACE OR ETHNICITY | Owner Occupied | Renter Occupied |
|--|-------------------|--------------------|
| White alone, non-Hispanic | 4,685 | 6,445 |
| Hispanic, any race | 345 | 925 |
| Asian alone, non-Hispanic | 400 | 265 |
| Black or African-American alone, non-Hispanic | 65 | 380 |
| other (including multiple races, non-Hispanic) | 100 | 465 |
| American Indian or Alaska Native alone, non-Hispanic | 120 | 165 |
| Pacific Islander alone, non-Hispanic | 15 | 70 |

SOURCE: 2015-2019 CHAS DATA (TABLE 9)

HOMELESSNESS

On June 14, 2018, the Thurston County Board of Health (BoH) declared homelessness a public health crisis. In 2019, Thurston County adopted the [Thurston County Homeless Crisis Response Plan](#) (HCRP), a community-based framework for a strategic, focused approach to ending homelessness. The plan is intended to result in positive and innovative systemic changes in the way Thurston County addresses homelessness.

HOW MANY PEOPLE ARE HOMELESS?

Washington State counts the number of homeless individuals and families each year. The various counts include those people identified in the homeless management information system (HMIS); homeless students; and point-in-time count in January of most years.

Homeless Management Information System

All homeless service providers receiving public funding enter information about people they serve each day by their programs.

Homeless Students

All local educational agencies are required to count the number of homeless students throughout the school year. Students counted as homeless may be sleeping outdoors, in cars or other places not meant for human habitation, in temporary facilities, in hotels or motels, or who share housing of other persons (e.g., “couch surfing”).

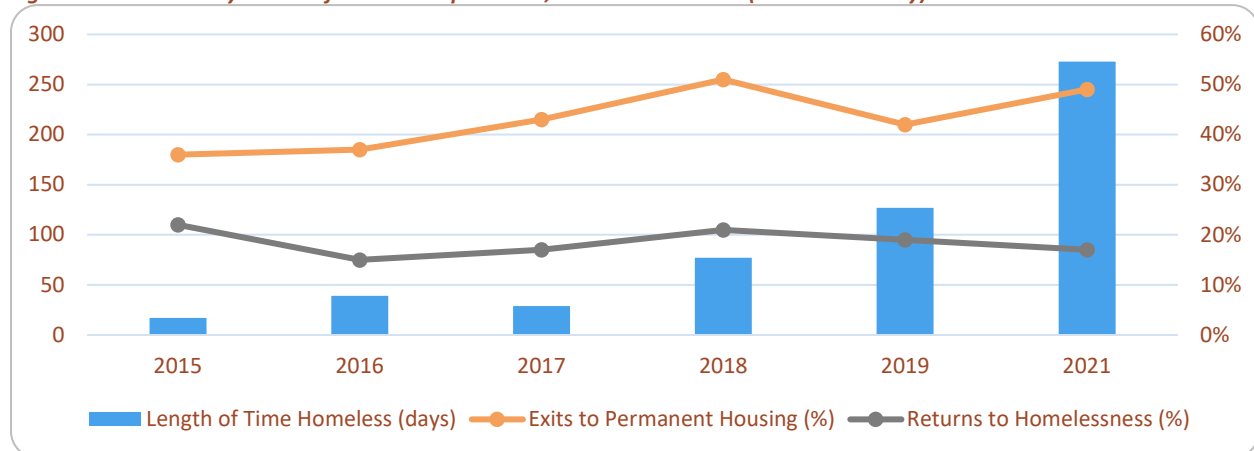
Point in Time (PIT) Count

Volunteers and homeless service providers collect this information on a single day in the last week of January. This count includes people living outside, living in places not meant for human habitation, and people who are housed in a temporary facility like emergency shelter or transitional housing.

Homeless Management Information System (HMIS) and Homeless System Performance

The Washington State Department of Commerce manages a [Homeless System Performance](#) dashboard and publishes an annual report on each county and the state, including year-to-year comparisons, to provide performance outcome results on exits to permanent housing, returns to homelessness, length of time homeless, and cost per exit to permanent housing.

Figure 27: Homeless System Performance Report Card, Selected Measures (Thurston County)



SOURCE: WASHINGTON STATE HOMELESS SYSTEM PERFORMANCE, THURSTON COUNTY REPORT CARD

The length of time being homeless showed a big increase in 2021 during the COVID-19 pandemic. The following targets and outcomes measure housing performance for Thurston County's Consolidated Homeless Grant (CHG).

Table 37: Consolidated Homeless Grant Performance Tracker, 2019-2022 (Thurston County)

| Performance Measure | Target | 2019 | 2020 | 2021 | 2022 |
|---|--------|------|------|------|------|
| <u>System Prioritization</u> – CHG Grantees are required to increase the percent unsheltered homeless households and households fleeing violence entered by 5 percentage points each year or meet the statewide performance target. | 60% | 48% | 61% | 43% | 49% |
| <u>Emergency Shelters</u> – Calculate the percent of people entered who exited to permanent housing. | 50% | 37% | 30% | 41% | 41% |
| <u>Drop-In Shelters</u> - Calculate the percent of people entered who exited to positive outcomes from drop-in shelter. | 50% | 20% | 18% | 64% | 53% |
| <u>Transitional Housing</u> – Calculate the percent of people entered who exited to permanent housing. . | 80% | 90% | 85% | 93% | 77% |
| <u>Rapid Re-Housing</u> - Calculate the percent of people entered who exited to permanent housing. | 80% | 85% | 69% | 68% | 77% |
| <u>Permanent Supportive Housing</u> – Calculate the percent of people entered who exited to or retained permanent housing. | 95% | 98% | 98% | 99% | 98% |

SOURCE: WASHINGTON STATE HOMELESS SYSTEM PERFORMANCE, THURSTON COUNTY REPORT CARD

Students who are Homeless

The Washington Office of Superintendent of Public Instruction provides data on school districts and schools, including those students that are homeless. For students, being homeless includes those that are doubled-up (living with other households), which can interfere with learning opportunities.

Table 38: Students Homeless by School District, 2021-22 School Year

| District | Enrollment (% of Total) | Enrollment Count |
|------------------|-------------------------|------------------|
| Griffin | 1.3% | x |
| North Thurston | 3.6% | 539 |
| Olympia | 1.7% | 171 |
| Rainier | 0.0% | 0 |
| Rochester | 4.0% | 84 |
| Tenino | 2.4% | 30 |
| Tumwater | 2.3% | 148 |
| Yelm | 3.1% | 168 |
| Washington State | 2.7% | |

SOURCE: WASHINGTON STATE OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION (<https://www.k12.wa.us/student-success/access-opportunity-education/homeless-education/homeless-student-data-grant-recipients>)

Point in Time Counts

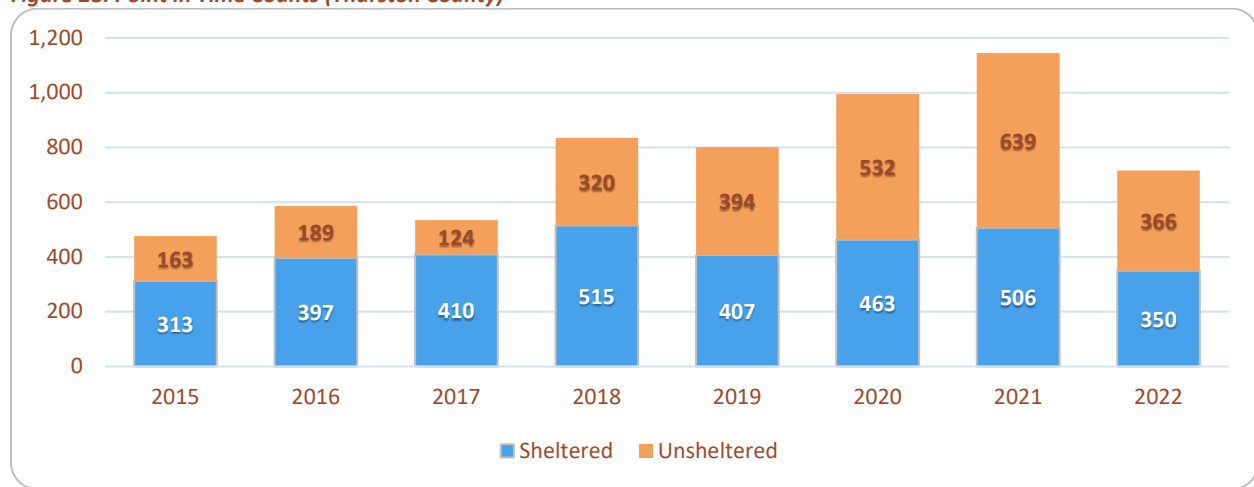
The Point in Time (PIT) count, required by HUD and Washington State, is an attempt to get an annual count of all persons staying in temporary housing programs (sheltered count) and places not meant for human habitation (unsheltered count). The following information is from Thurston County's 2021 Annual Report.

- In 2021 there was an increase in total count of 150 people from the previous year: 100 living unsheltered, 40 sheltered, and 10 in Transitional Housing. In 2020, total PIT count was 995, in 2021, 1145 (for 2021 the final count is waiting on confirmation from the Department of Commerce).
- The highest concentration of those living unsheltered are in Olympia, Lacey, Tumwater, and Yelm.
- The majority of those counted in the 2021 PIT identified originating from Thurston or neighboring counties, which speaks to the regional issues at play in the cycle of homelessness.

In 2020, due to the COVID-19 pandemic, HUD waived their requirement to do a full unsheltered PIT count. Thurston County was able to do a baseline count of the existing encampments, and the urban cores of Lacey, Tumwater, and Olympia.

The 2021 and 2022 PIT counts are a story of the COVID pandemic. In 2021, the count was based on observation and no surveys were conducted. In 2022, Thurston County engaged in an abbreviated survey, but many people were missing from this total number, as they did not consent to being surveyed. These counts do not capture those doubled-up (staying with friends and family) nor those who were in a jail or hospital who don't have a permanent address.

Figure 28: Point in Time Counts (Thurston County)



SOURCE: WASHINGTON STATE DEPARTMENT OF COMMERCE, HOMELESS SYSTEM PERFORMANCE AND THURSTON COUNTY

HOUSING AND SHELTER FOR PERSONS HOMELESS

The Consolidated Plan must include an inventory of facilities, housing, and services that meet the needs of homeless persons within the jurisdiction, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. Information in this section has been compiled from various sources.

Table 39: Thurston County Shelter Capacity

| Shelter Program Name & Host Agency | Population Served | Location of Shelter | Year-round Capacity # |
|---|---|--------------------------------------|-----------------------|
| Catholic Community Services – Drexel House | Single adult men | 604 Devoe St, Olympia | 16 |
| Community Youth Services – Rosie’s | Transition Age Youth, All genders, ages: 18 – 24 | 520 Pear St SE, Olympia | 18 |
| Family Support Center – Pear Blossom Place | Families with children, all genders, all ages. | 837 7 th Ave SE, Olympia | 36 |
| Family Support Center Main Campus Shelter | Families with children, all genders, all ages. | 3545 7 th Ave SW, Olympia | 10 |
| Interfaith Works – Unity Commons | Single, childless adults, all genders, 18 & over. | 2828 Martin Way NE, Olympia | 52 |
| St Michael’s Church | Single adult male-identified people, 18 & over. | 1208 11 Ave SE, Olympia | 0 |
| Olympia Union Gospel | Single, childless adults, all genders. 18 & over, occasional families | 413 Franklin NE, Olympia | 46 |
| Safeplace DV Shelter | Domestic violence survivors | C/O 521 Legion Way SE, Olympia | 23 & Infants |
| Salvation Army – Center of Hope | Single, childless Veterans, Males 55 & over, vulnerable women | 808 5 th Ave SE, Olympia | 32 |
| Micro shelters -Plum Street Village -Quince Street Village -Hope Village -New Hope | Single, childless adults, all genders, 18 & over. | Multiple locations in Olympia | 142 |
| TOTALS | | | 207 |

SOURCE: THURSTON COUNTY

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: Family Support Center through hotel vouchers for families, and Community Youth Services through adding additional beds for youth and young adults. Other temporary cold weather shelter beds are added during the cold weather season at St. Michael’s Parish for homeless men. When the Thurston County Public Health Director declares a Hazardous Weather Event for extended extreme weather, it is anticipated that Interfaith Works will be able to add an additional 50 emergency beds at their new facility, Sergio’s Place at 3444 Martin Way.

Table 40: Homeless Facilities and Services (Thurston County)

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 46 | 10 | 90 | 7 | 62 |
| Households with Only Adults | 187 | 78 | 20 | 109 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 138 | 63 |
| Veterans | 0 | 0 | 11 | 50 | 0 |
| Unaccompanied Youth | 6 | 5 | 43 | 0 | 0 |

SOURCE: THURSTON COUNTY

The following table is an inventory of units funded by the Washington State Housing Trust Fund and/or the Washington State Housing Finance Commission which include units set aside for persons who were homeless upon entry. Due to funding from both sources on some projects, there are duplicates within this table.

Table 41: Housing Projects with Units Set Aside for Homeless (Thurston County)

| Funding Source | Project Name | Sponsor | City | Total Units | Homeless Set-Aside |
|----------------|--|---|----------------|-------------|--------------------|
| HTF | Oxford Housing Program (Lacey) | City of Lacey | Lacey | | 4 |
| HTF | Youth Shelter-Scattered Sites (Sawyer & Peregrine) | Community Youth Services | Lacey, Olympia | 6 | 6 |
| HTF | Arbor Manor (The Mom's House) | Low Income Housing Institute (LIHI) | Olympia | 5 | 5 |
| 9% Tax Credits | Devoe II | Catholic Community Services of Western Washington | Olympia | 50 | 50 |
| HTF | Drexel House | Catholic Community Services of Western Washington | Olympia | 25 | 25 |
| HTF | Drexel House | Catholic Community Services of Western Washington | Olympia | 10 | 10 |
| 9% Tax Credits | Drexel House | Catholic Community Services of Western Washington | Olympia | 25 | 5 |
| HTF | Drexel House II (formerly Devoe II Housing) | Catholic Community Services of Western Washington | Olympia | 50 | 25 |
| HTF | Evergreen Vista II | Mercy Housing Northwest | Olympia | 51 | 10 |
| 9% Tax Credits | Evergreen Vista II | Mercy Housing Northwest | Olympia | 50 | 10 |
| HTF | Fleetwood Apartments | Low Income Housing Institute (LIHI) | Olympia | 42 | 42 |
| HTF | FSCSS Family Housing Phase I | Family Support Center of South Sound | Olympia | 62 | 62 |
| 9% Tax Credits | Martin Way | Low Income Housing Institute (LIHI) | Olympia | 64 | 32 |

| Funding Source | Project Name | Sponsor | City | Total Units | Homeless Set-Aside |
|----------------|---|--------------------------------------|----------|-------------|--------------------|
| 9% Tax Credits | Martin Way Phase 2 | Low Income Housing Institute (LIHI) | Olympia | 63 | 32 |
| 9% Tax Credits | Olympia Commons | Low Income Housing Institute (LIHI) | Olympia | 42 | 32 |
| HTF | Oxford House | Homes First | Olympia | 6 | 6 |
| HTF | Pear Blossom Place | Family Support Center of South Sound | Olympia | 40 | 6 |
| HTF | Quixote Village | PANZA | Olympia | 30 | 30 |
| HTF | Safeplace Confidential Battered Women's Shelter | SafePlace | Olympia | 28 | 28 |
| HTF | Touchstone & Haven House | Community Youth Services | Olympia | 25 | 25 |
| HTF | Unity Commons (was Martin Way) | Low Income Housing Institute (LIHI) | Olympia | 65 | 61 |
| HTF | Unity Commons (was Martin Way) | Low Income Housing Institute (LIHI) | Olympia | 64 | 45 |
| HTF | Lake Park Apartments | Housing Authority of Thurston County | Tumwater | 8 | 7 |
| HTF | McKena Lane Project | Housing Authority of Thurston County | Tumwater | 5 | 2 |
| HTF | Yelm Community Services Homeless Shelter | Yelm Community Services | Yelm | 6 | 6 |
| TOTALS | | | | 822 | 566 |

WASHINGTON STATE HOUSING FINANCE COMMISSION, WASHINGTON STATE DEPARTMENT OF COMMERCE, HOUSING TRUST FUND (SEPTEMBER 2022) AND HOUSING AUTHORITY OF THURSTON COUNTY⁷ (FEBRUARY 2023)

The following sections are from the Thurston County [Homeless Crisis Response Plan 2019-2024](#). The Thurston County Homeless Crisis Response System (HCRS) includes 1) emergency mitigation projects; 2) homelessness prevention; 3) diversion; 4) emergency shelter; 5) permanent supportive housing; and 6) affordable housing.

Emergency Shelter

In the Thurston County HCRS, there are emergency shelters for adults without children, youth and young adults, domestic violence survivors and families, and additional increased capacity during the cold weather season.

In Thurston County, there are two 24/7 low-barrier shelters for the youth/young adults/families with minors' populations, and 4 low-barrier shelter options for single adults.

In addition to emergency sheltering, the Thurston County HCRS has continuous stay and higher barrier shelters. Continuous stay shelters have beds assigned to folks who have been prioritized through coordinated entry vulnerability assessments. Higher barrier sheltering has increased eligibility requirements and an interview before enrollment.

In 2019 there are an estimated 357 shelter beds available. Of those beds, 95 are emergency beds (night-by-night low barrier shelters) 145 are shelter beds assigned to those individuals or families who have been prioritized

⁷ Project-based vouchers have requirements for set-aside units for those homeless on entry for Devoe II, Drexel House and Unity Commons beyond the funder requirements.

through the coordinated entry system and 115 are tents in the encampment managed by the City of Olympia. All these beds are full on any given night and all these sheltering options are housed within a 1-mile radius of downtown Olympia.

Permanent Supportive Housing

Operating an effective and efficient HCRS from a Housing First perspective requires a significant increase in permanent supportive housing (PSH) units and attached supportive services to ensure housing placement stability. Currently in Thurston County, there are approximately 179 PSH units, all of which are occupied.

Thurston County's [Regional Housing Council](#), created with the primary purpose to leverage resources and partnerships, has developed a [strategy framework](#) to fund 150-200 units of Permanent Supportive Housing by 2024.

SPECIAL NEEDS FACILITIES AND SERVICES

The Consolidated Plan must describe, to the extent information is available, the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

MENTAL HEALTH AND SUBSTANCE ABUSE

State financing and administrative approaches promote integrated and coordinated service delivery in physical and behavioral health settings. This approach was mandated by Washington State to be integrated by 2020.

Thurston Mason Behavioral Health Administrative Service Organization ([TMBH-ASO](#)) is governed by a Board of Directors consisting of County Commissioners from both Thurston and Mason. TMBH-ASO contracts with Washington State Health Care Authority (HCA), Molina Health, Amerigroup, United Health, and Coordinated Care (for foster care only) to provide care to individuals in the two-county region who are experiencing a crisis due to a behavioral health disorder.

Thurston County has adopted a Treatment Sales Tax ([TST](#)) as a local funding stream to work alongside federal and state funding, such as Medicaid, to meet health and substance use needs in Thurston County. Programs funded with TST aim to reduce justice involvement, emergency room use, health care costs, and public assistance. In 2020, this tax generated \$6.9 million in revenue. Funds are spent on a variety of services including treatment courts such as Drug Court, services at the Thurston County Correctional Facility, community programs, and programs serving youth and families.

Behavioral Health Agencies

There are numerous agencies licensed by the Department of Health to provide behavioral health services in Thurston County. For information on behavioral health agencies, please go to <https://doh.wa.gov/licenses-permits-and-certificates/facilities-z/behavioral-health-agencies-bha>. A directory of Behavioral Health Agencies directory can be found at this link: <https://doh.wa.gov/sites/default/files/2022-02/606019-BHADirectory.pdf?uid=633cc12158481>. You may also search by facility type, name, city, county or license number on the Department of Health Facility Search website: <https://fortress.wa.gov/doh/facilitysearch/>.

Residential Treatment Facilities

The following residential treatment facilities are licensed in Thurston County.

Table 42: Residential Treatment Facilities (Thurston County)

| Name | City |
|---|---------|
| Royal Life Center | Lacey |
| Royal Life Centers LLC | Lacey |
| The Haven Detox Center LLC | Lacey |
| Harvest House | Olympia |
| RI International - CRC | Olympia |
| Supreme Living LLC | Olympia |
| Telecare Olympia Next Steps | Olympia |
| Telecare Thurston Mason Crisis Stabilization and Treatment Unit (STU) | Olympia |
| Telecare Thurston Mason E and T | Olympia |
| Thurston County Evaluations and Treatment Center | Olympia |

| Name | City |
|---|----------|
| Thurston County Triage and Crisis Stabilization | Olympia |
| Telecare Thurston Mason Crisis Triage | Tumwater |

SOURCE: [HTTPS://FORTRESS.WA.GOV/DOH/FACILITYSEARCH/](https://fortress.wa.gov/doh/facilitysearch/)

Mental Health In-Patient Service

The following agencies are licensed to provide in-patient mental health services in Thurston County.

Table 43: Mental Health In-Patient Service (Thurston County)

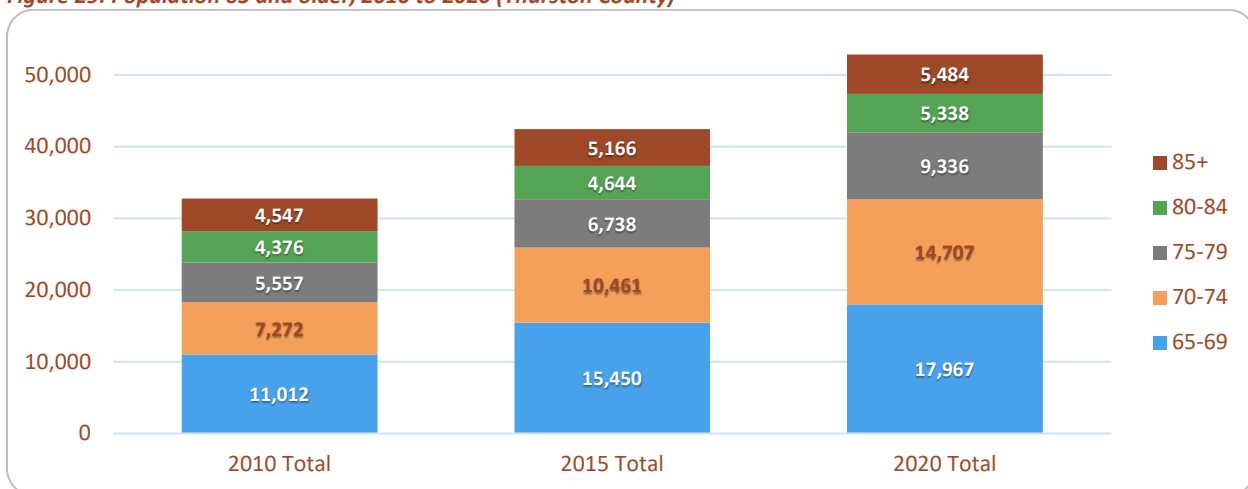
| Name | City |
|---|----------|
| South Sound Behavioral Hospital | Lacey |
| Bethel Hills Integrated Healthcare | Olympia |
| Supreme Living LLC | Olympia |
| Telecare - Thurston Mason E and T | Olympia |
| Telecare Olympia Next Steps | Olympia |
| Telecare - Thurston Mason Crisis Triage | Tumwater |

SOURCE: [HTTPS://FORTRESS.WA.GOV/DOH/FACILITYSEARCH/](https://fortress.wa.gov/doh/facilitysearch/)

SENIOR POPULATION

The population of people 65 and older has been steadily increasing in Thurston County since 2010. In 2010, this cohort represented 13% of the county's population; in 2020, it represented 18% of the population. In 2020, there were an estimated 20,000 more people living in Thurston County that are 65 and older than there were in 2010. This increase emphasizes the need for housing and services to meet the needs of this age group.

Figure 29: Population 65 and older, 2010 to 2020 (Thurston County)



SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 2 (FROM U.S. CENSUS BUREAU)

Area Agency on Aging

The Older Americans Act was signed into law in 1965. In 1973, the Act was amended and established "Area Agencies on Aging". The Lewis Mason Thurston Area Agency on Aging (LMTAAA) was founded in 1976 and serves older adults, adults with disabilities and family caregivers within the three counties. For more information and resources, please visit <https://www.lmtaaa.org/>.

The LMTAAA 2020-2023 Area Plan includes four issue area themes:

- ✓ Healthy aging
- ✓ Expanding and strengthening services and supports that prevent or delay entry into Medicaid funded long term services and supports
- ✓ Person-centered home and community-based services
- ✓ Planning with Native American tribes and tribal organizations

The majority of LMTAAA's revenue is used on mandated federal and state funded services. The limited discretionary dollars funded by LMTAAA under the current plan are:

- ✓ Adult day care
- ✓ Case management for non-Medicaid consumers
- ✓ Information & assistance
- ✓ Transportation
- ✓ Volunteer support

LONG-TERM RESIDENTIAL CARE OPTIONS

Different types of homes or facilities are provided where a person can live and get care services in a residential setting. Some of the long-term residential care options include state licensed nursing homes, adult family homes, and assisted living facilities; other options include retirement communities/independent living facilities, and continuing care retirement community.

Nursing Homes

Nursing homes provide 24-hour supervised nursing care, personal care, therapy, nutrition management, organized activities, social services, room, board and laundry.

Table 44: Nursing Homes (Thurston County)

| Nursing Home | Address | City |
|--|---------------------------|---------|
| A Beacon of Care Adult Family Home LLC | 5013 45th Ave Se | Lacey |
| Panorama City Convalescent & Rehab Center | 1600 Sleater Kinney Rd SE | Lacey |
| ProMedica Skilled Nursing and Rehabilitation (Lacey) | 4524 Intelco Loop SE | Lacey |
| Roo Lan Health & Rehab | 1505 SE Carpenter Road | Lacey |
| Olympia Transitional Care and Rehabilitation | 430 Lilly Rd NE | Olympia |
| Providence Mother Joseph Care Center | 3333 Ensign Road NE | Olympia |
| Puget Sound Healthcare Center | 4001 Capital Mall Dr SW | Olympia |
| Regency Olympia Rehabilitation and Nursing Center | 1811 22nd Ave SE | Olympia |

SOURCE: <https://fortress.wa.gov/dshs/adsaapps/lookup/NHPubLookup.aspx>

Assisted Living Facilities

Assisted Living Facilities are in a community setting where staff assumes responsibility for the safety and well-being of the adult.

Table 45: Assisted Living Facilities (Thurston County)

| Facility | Location | City |
|---------------------------|----------------------|-------|
| Bonaventure of Lacey | 4528 Intelco Loop SE | Lacey |
| Memory Care at The Lodges | 1530 Carpenter Rd SE | Lacey |
| Panorama City | 1751 Circle Ln SE | Lacey |

| Facility | Location | City |
|---|----------------------|----------|
| The Cottages at Lacey | 8570 Martin Way E | Lacey |
| Woodland Retirement & Assisted Living Community | 4532 Intelco Loop SE | Lacey |
| Artesian Place | 828 McPhee Rd SW | Olympia |
| Brookdale Olympia East | 616 LILLY RD NE | Olympia |
| Brookdale Olympia West | 420 YAUGER WAY SW | Olympia |
| Fieldstone Cooper Point | 810 Fieldstone Dr SW | Olympia |
| Fieldstone Memory Care of Olympia | 710 Fieldstone Dr SW | Olympia |
| Garden Courte Alzheimer Community | 626 Lilly Rd NE | Olympia |
| Sequoia Village | 825 Lilly Rd NE | Olympia |
| Hampton Special Care - Tumwater | 1400 Trosper Rd SW | Tumwater |
| Olympics West Retirement Inn | 929 Trosper Rd SW | Tumwater |
| Easthaven Villa | 311 Cullens St NW | Yelm |
| Prestige Senior Living Rosemont | 215 Killion Rd NW | Yelm |

SOURCE: <https://fortress.wa.gov/dshs/adsaapps/lookup/BHPubLookup.aspx>

Adult Family Homes

Adult Family Homes are in neighborhoods where staff assumes responsibility for the safety and well-being of the adult. There are 169 Adult Family Homes in Thurston County, including 65 in Lacey, 88 in Olympia, 1 in Rochester, 14 in Tumwater, and 1 in Yelm. See: <https://fortress.wa.gov/dshs/adsaapps/lookup/AFHPubLookup.aspx>.

SPECIAL NEEDS/NON-HOMELESS PERMANENT SUPPORTIVE HOUSING

The following places provide permanent supportive housing for non-homeless persons.

Table 46: Special Needs/Non-Homeless Permanent Supportive Housing (Thurston County)

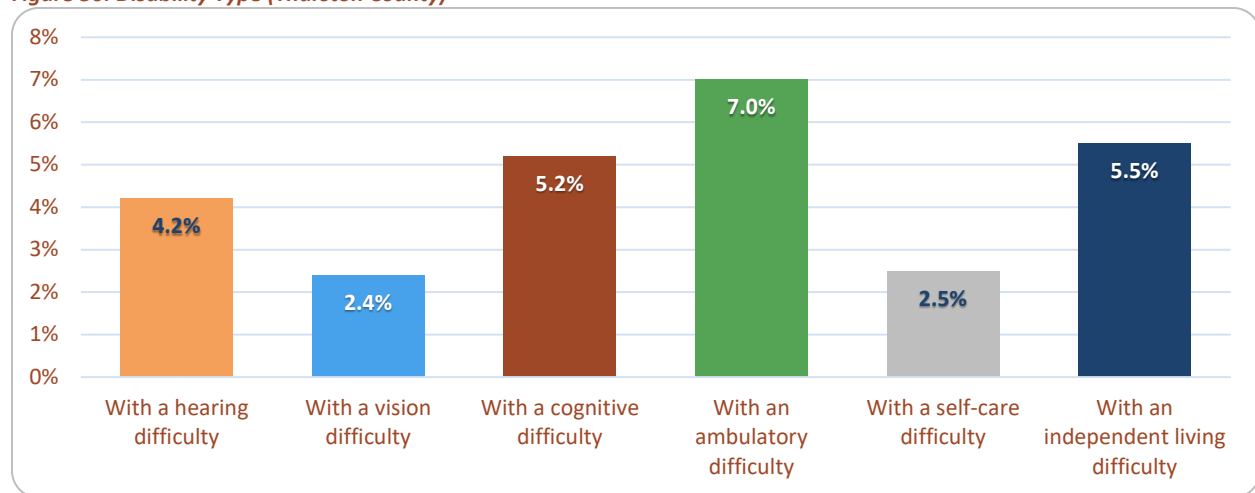
| Development Name | Type | Restriction/ Capacity | Total LMI Units |
|-------------------------------|----------|-----------------------|-----------------|
| Homes First | HOME/PBV | Dev. Disabled | 4 |
| Homes First & Kokua | PBV | Dev. Disabled | 12 |
| Homes First & Place One | PBV | Dev. Disabled | 13 |
| Homes First & Comm. Resources | PBV | Dev. Disabled | 4 |
| Tumwater Cove | PBV | CMI | 8 |
| Mansfield apartments | HATC | CMI | 7 |
| BHR - B&B | PBV | CMI | 15 |
| Yelm Community Services | PBV | | 4 |
| TOTAL | | | 67 |

SOURCE: THURSTON COUNTY

DISABLED PERSONS AND HOUSEHOLDS

Nearly 14% of Thurston County's noninstitutionalized population has a disability. The most prevalent difficulties are ambulatory (7.0%), independent living (5.5%), and cognitive (5.2%).

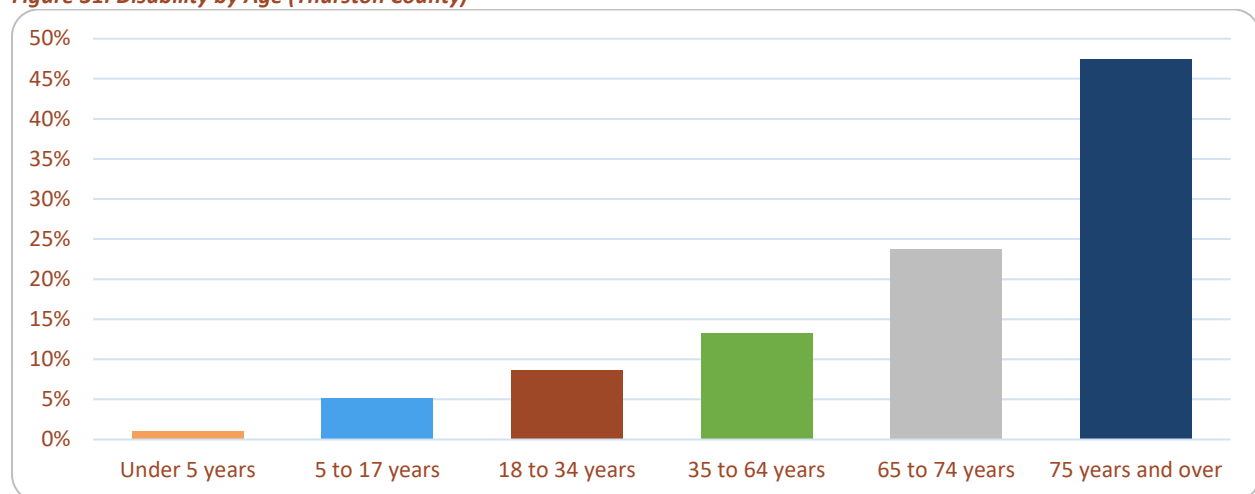
Figure 30: Disability Type (Thurston County)



SOURCE: AMERICAN COMMUNITY SURVEY, 2016-2020 (S1810)

47% of the population 75 years and over have a disability, and 24% of those 65 to 74 years have a disability. The most frequent disability for the elderly population is ambulatory and hearing difficulty.

Figure 31: Disability by Age (Thurston County)



SOURCE: AMERICAN COMMUNITY SURVEY, 2016-2020 (S1810)

COMMUNITY DEVELOPMENT

Local government, special purpose districts, nonprofits, tribal governments, and the community have been working together to improve the community. The following section identifies some of the principal local government and agency plans for the community, recent community development projects funded with CDBG funds, and environmental justice issues facing low-income persons.

REGIONAL AND COMMUNITY PLANNING

The Thurston Regional Planning Council ([TRPC](https://trpc.org)) is a public agency governed by elected and appointed officials from jurisdictions and organizations in Thurston County. TRPC carries out regionally focused plans and studies on topics such as transportation, growth management, and environmental quality. Some of the recent plans and projects of TRPC, found at <https://trpc.org/101/Plans-Projects>, address:

Environment

- [Climate Change](#)
- [Disaster Recovery Planning](#)
- [Flood Hazards](#)
- [Hazards Mitigation Plan](#)
- [Low-Impact Development Practices - Examples](#)
- [WRIA 13 Salmon Habitat Recovery Lead Entity](#)

Community Interests

- [Housing Affordability](#)
- [Rural Transit](#)
- [Sustainable Thurston](#)
- [SW Thurston County Trail Feasibility Study](#)
- [Thurston Commutes \(CTR\)](#)
- [The Profile](#)

Growth Management

- [Buildable Lands Program](#)
- [Countywide Planning Policies](#)
- [Thurston County Boundary Review Board](#)
- [Amending Urban Growth Area Boundaries](#)

Transportation Core Program

- [Coordinated Human Services Transportation Plan](#)
- [Federal Funding Call for Projects](#)
- [ITS Architecture](#)
- [Regional Trails Plan Update](#)
- [Regional Transportation Improvement Program](#)
- [Regional Transportation Plan - What Moves You](#)
- [State of Our Transportation System](#)
- [Thurston Here to There](#)
- [Transportation Priorities Survey](#)
- [Unified Planning Work Program](#)

Land Use & Transportation

- [Grand Mound Transportation Study](#)
- [Martin Way Corridor Study](#)

The following maps and data from TRPC are available at <https://trpc.org/31/Maps-Data>.

Thurston County Bicycle Map

Maps & GIS

South County Community Maps

- [Bucoda](#)
- [Rainier](#)
- [Tenino](#)
- [Yelm](#)

Monitoring Reports

- [Buildable Lands](#)
- [Climate Action Dashboard](#)
- [State of Our Transportation System](#)
- [Sustainable Thurston Report Card](#)

Travel Demand Modeling

- [South Sound Travel Study](#)

The Profile: Thurston County Statistics & Data

Land Use

Population & Demographics

Housing

Transportation

Employment

Economics

Education

Environment

Water

Racial Equity

Data Programs

- [Population, Housing, and Employment Data](#)
- [Cost of Living](#)

Thurston County

Thurston County is the sixth most populated county in Washington State. Counties are tasked with carrying out the laws and rules that the Washington State Legislature makes. Thurston County is governed by a three-member Board of Commissioners.⁸ Elected officers in Thurston County also include Assessor, Auditor, Coroner-Medical Examiner, County Clerk, District Court, Prosecuting Attorney, Sheriff, Superior Court and Treasurer.

Thurston County is the lead entity for HOME funding for the county and the cities. For Community Development Block Grant (CDBG) funds, Thurston County is an Urban County consortium with the cities of Lacey, Tumwater, Tenino, Rainier, Yelm and the town of Bucoda. Olympia is its own CDBG entitlement community.

There are several plans and documents which guide housing, community and economic development in Thurston County. Here are some of the documents applicable to the Consolidated Plan update:

- [HUD Consolidated Plan 2018-2022](#)
- [HUD Program Year 2022 Annual Action Plan](#)
- [Affirmatively Furthering Fair Housing Report](#)
- [Citizen Participation Plan for Assessment of Fair Housing and Consolidated Plan](#)
- [Homeless Crisis Response Plan 2019-2024](#)
- [Thurston County Strategic Plan](#)
- [Comprehensive Plan](#)
- [County-wide Planning Policies](#)
- [Capital Improvement Plan](#)
- [Parks, Open Space, and Trails Plan](#)

Cities and Towns

There are six cities in Thurston County and one town. In 2022, Lacey's population (58,180) was estimated to surpass Olympia's (56,370) as the most populated city in Thurston County. Tenino is the smallest city with an estimated 2,030 residents.

Olympia receives Community Development Block Grant (CDBG) funds as an Entitlement City; Lacey is eligible to become a CDBG entitlement city and could choose to join the program during the period of this 2023-2027 Consolidated Plan.

Each city or town has land use and other community development plans that govern their respective jurisdiction.

- [City of Lacey](#)
- [City of Olympia](#)
- [City of Rainier](#)
- [City of Tenino](#)
- [City of Tumwater](#)
- [City of Yelm](#)
- [Town of Bucoda](#)

⁸ A ballot measure this fall will ask voters if they wish to expand the Board of Commissioners from three to five.

Other Agencies and Special Purpose Districts

Other agencies and special purpose districts play an important role in community and economic development in Thurston County. The following are some most relevant to the Consolidated Plan update.

- [Thurston Economic Development Council](#)
- [Housing Authority of Thurston County](#)
- [Intercity Transit](#)
- [Olympic Region Clean Air Agency](#)
- [Port of Olympia](#)
- [Thurston PUD](#)
- [LOTT Clean Water Alliance](#)

COMMUNITY FACILITIES AND INFRASTRUCTURE

Community Development Block Grant (CDBG) funds can be used to help pay for public facilities and infrastructure, if they primarily benefit low- and moderate-income households. Projects can meet the benefit requirements by serving an area where it has been determined there are more than 50% of persons in a block group(s) that are low- or moderate-income. See the maps in the Environmental Justice section where these neighborhoods are located.

The following public facilities and infrastructure projects were funded in the 2022 Annual Action Plans.

Table 47: 2022 CDBG-Funded Public Facilities and Infrastructure Projects (Thurston County and City of Olympia)

| Project | CDBG |
|---|---------------------|
| City of Tenino- Quarry Pool Renovation Phase 2 | \$ 450,000 |
| City of Yelm- Off Leash Dog Park | \$ 525,000 |
| Boys and Girls Club - Tenino Teen Center Roof | \$ 13,742 |
| Community Youth Services Behavioral Health Youth Facility (Olympia) | \$ 120,000 |
| TOTALS | \$ 1,108,742 |

SOURCE: 2022 THURSTON COUNTY AND CITY OF OLYMPIA ANNUAL ACTION PLANS

ENVIRONMENTAL JUSTICE

Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

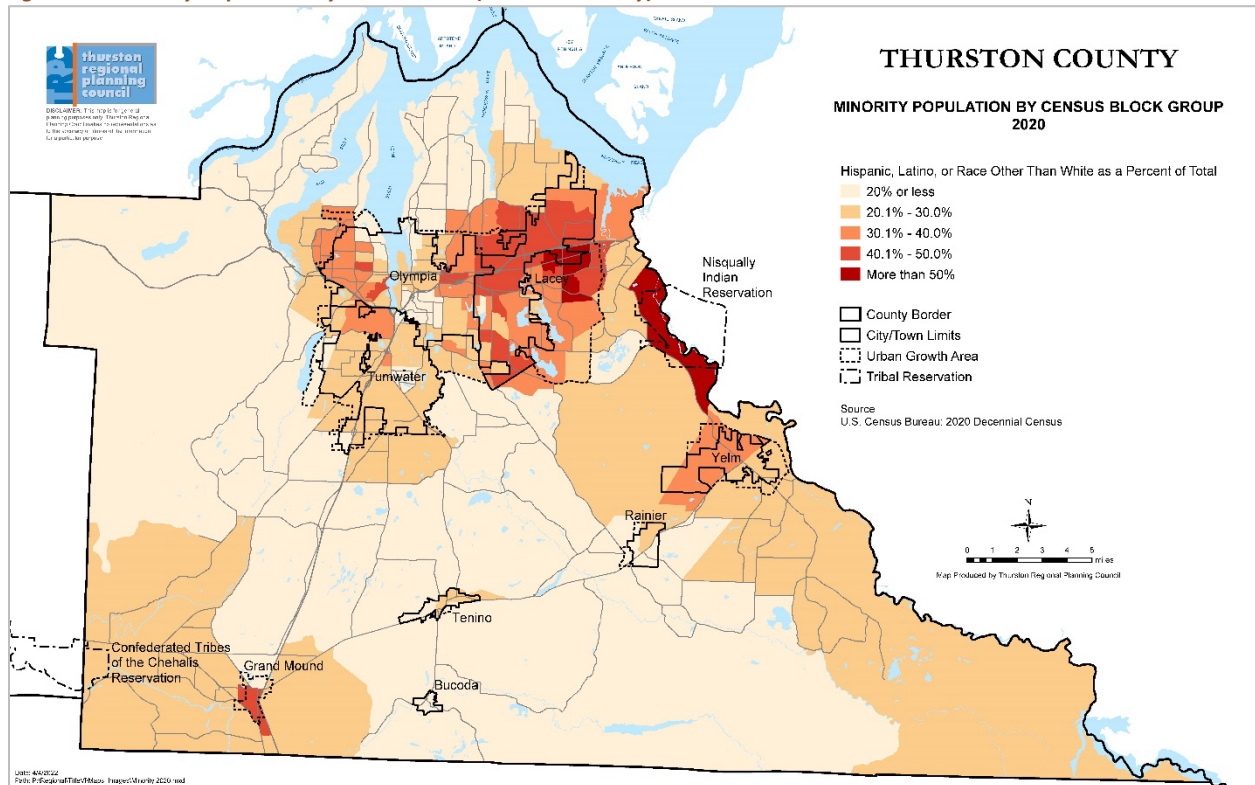
Environmental justice is an issue that must also be addressed with the use of federal funds, such as Community Development Block Grant (CDBG) and HOME funds. The question for environmental review is: Will the project have a disproportionate impact on low-income or minority populations? When answering that question, the issues to be explored include:

- Historic uses of the site, past land uses and patterns (such as lending discrimination and exclusionary zoning)
- Demographic profile of the people using the project and/or living and working in the vicinity of the project.
- Specific adverse impacts with adjacent uses, such as toxic sites, dumps, incinerators, hazardous materials.
- How adverse impacts and potentially harmful adjacent land uses might impact the people using and/or surround the project.
- Whether market-rate development exists in the area, and if not, would this project succeed as a market-rate project at the proposed site.

For example, if a project for a low-barrier project serving persons that were chronically homeless at entry were proposed, an environmental justice analysis would look at where it was being proposed. Is it being proposed in an area that is characterized by low-income populations, or adjacent to land uses that are potentially harmful? If so, then would a market-rate project succeed at that location?

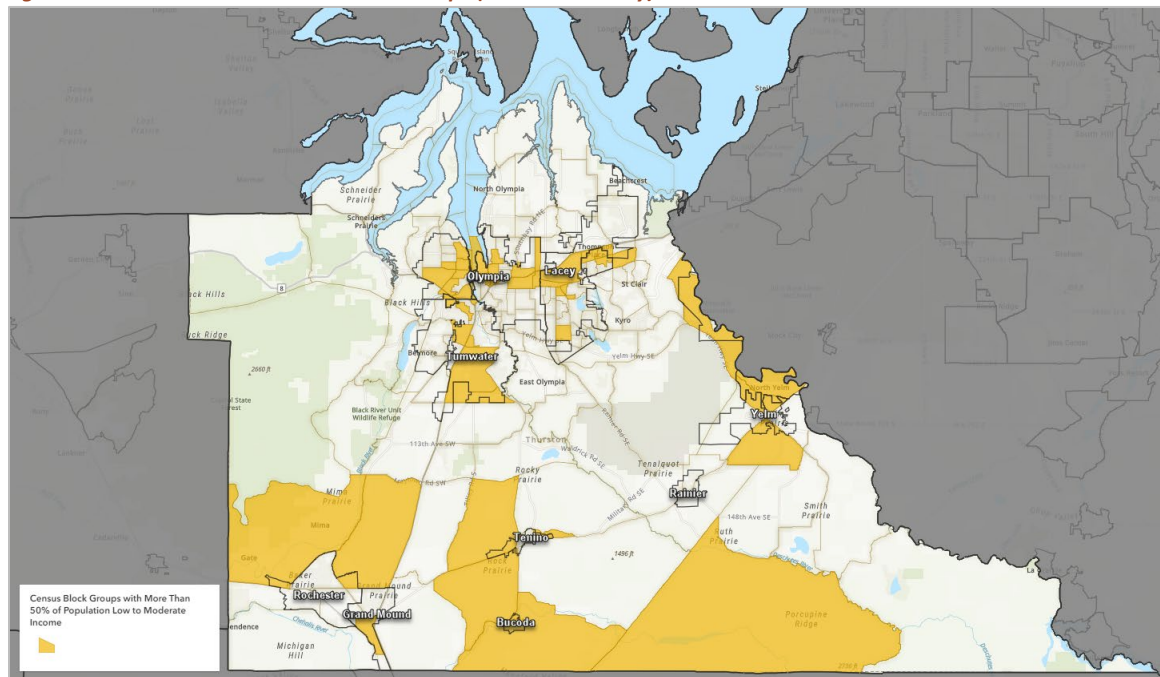
Reviewing data and maps provided by sources such as HUD's [CPD maps](#), or [EPA's Environmental Justice Screening and Mapping Tool](#), you can see that parts of the community have higher concentrations of racial and ethnic minorities, lower-incomes, and environmental risks.

Figure 32: Minority Population by Census Tract (Thurston County)



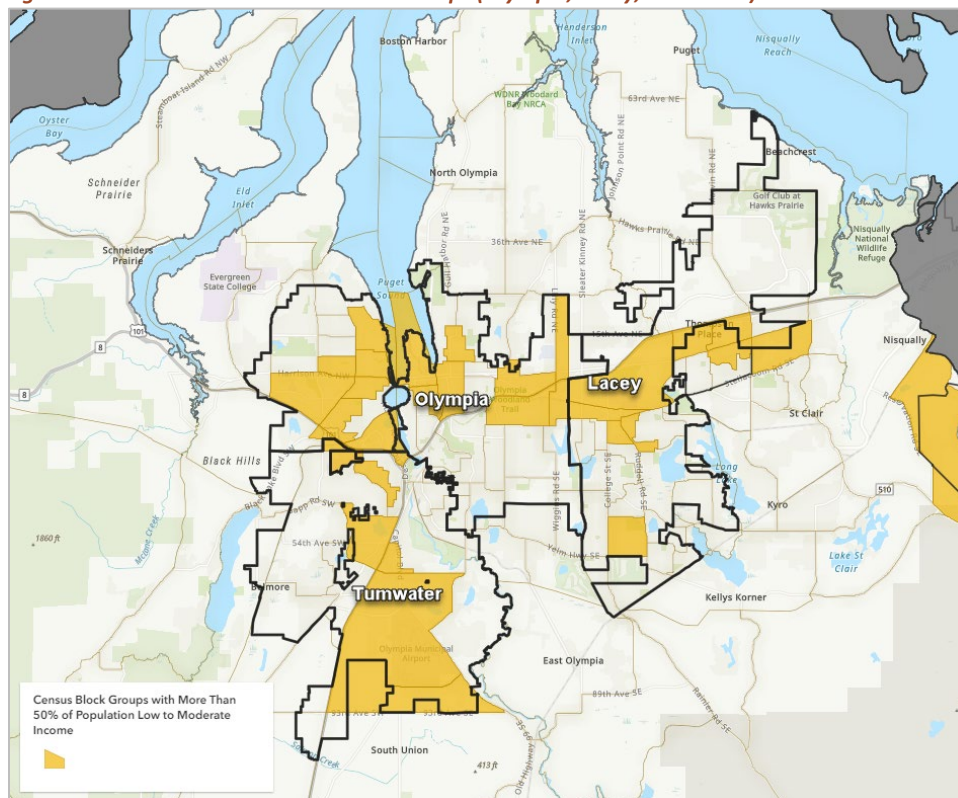
SOURCE: THURSTON REGIONAL PLANNING COUNCIL

Figure 34: Low-Moderate Income Block Groups (Thurston County)



SOURCE: <https://hudgis-hud.opendata.arcgis.com/> AND CITY OF OLYMPIA (Red are block groups where more than 50% of the people are low-or moderate-income)

Figure 35: Low-Moderate Income Block Groups (Olympia, Lacey, Tumwater)



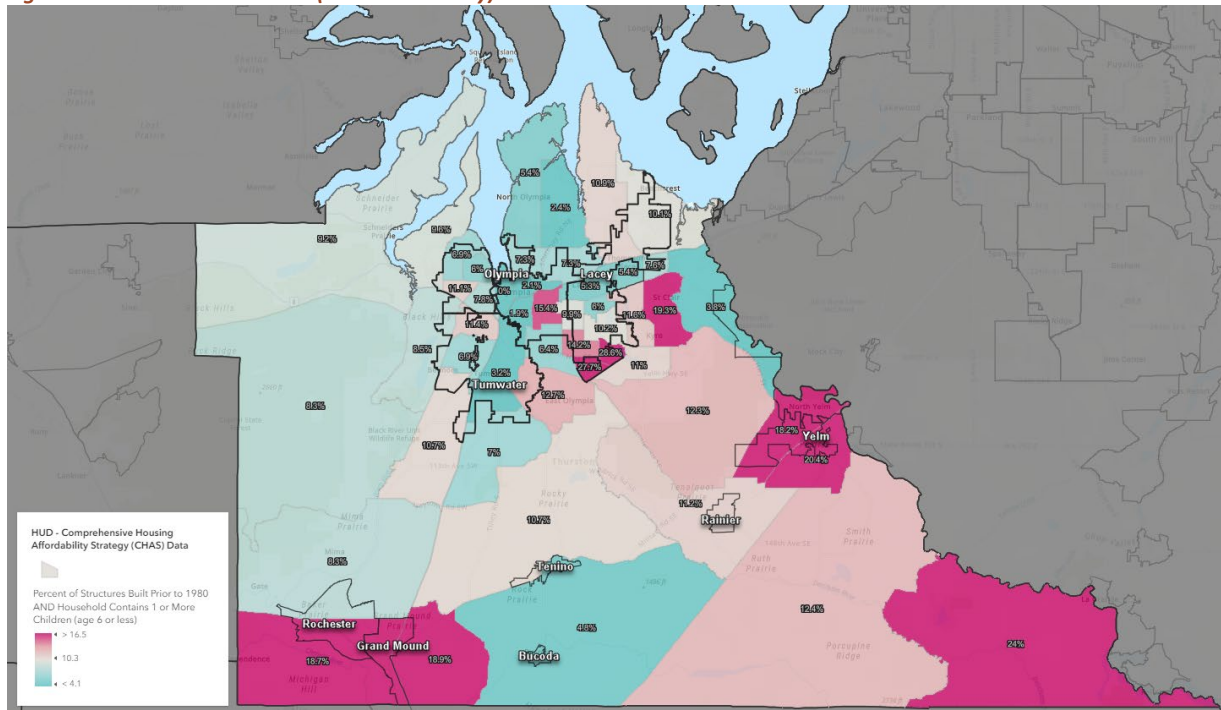
SOURCE: <https://hudgis-hud.opendata.arcgis.com/> AND CITY OF OLYMPIA (Red are block groups where more than 50% of the people are low-or moderate-income)

Lead-Based Paint Risks

The lead paint indicator map below is based on the percent of housing units built pre-1980. Data is retrieved from the American Community Survey.⁹

Housing units built before 1978 may have paint that contains lead, which can pose a serious health hazard, particularly to children. Lead paint controls or abatement is now required for any project that uses federal funds that triggers the Lead Safe Housing Rule.

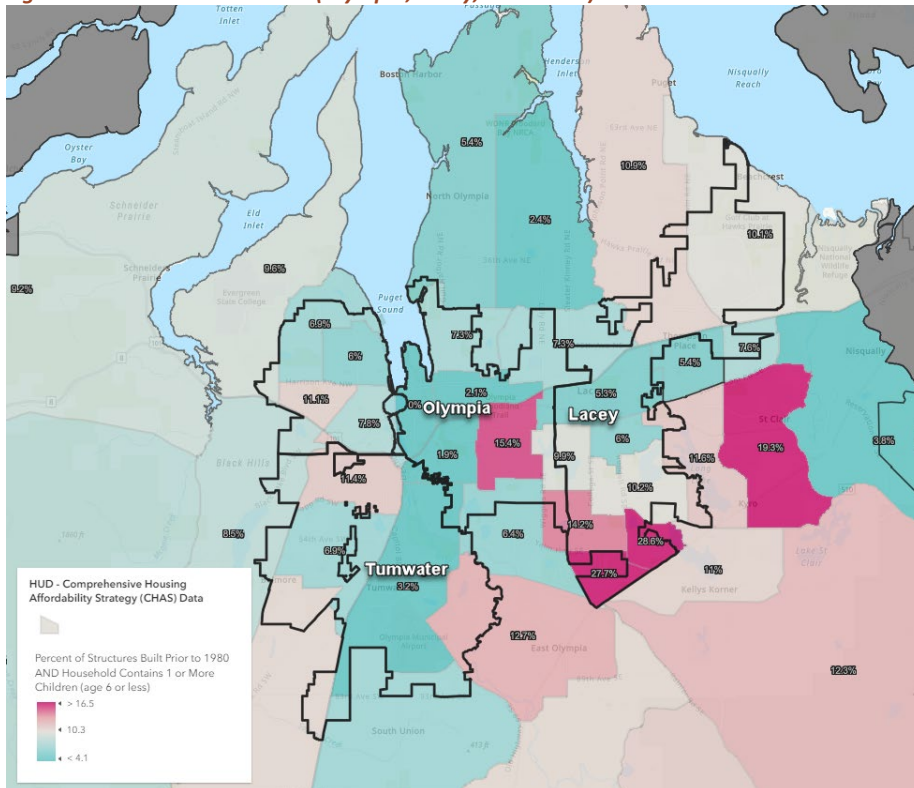
Figure 36: Lead Paint Indicator (Thurston County)



SOURCE: CHAS AND CITY OF OLYMPIA (Data shows structures built prior to 1980 and household contains 1 or more children age 6 or less). Map courtesy of City of Olympia.

⁹ Data on age of structure is limited to “before 1980”, whereas lead-based paint was prohibited earlier in 1978. See <https://www.hud.gov/sites/documents/LBPH-06.PDF> regarding HUD’s lead-based paint requirements in housing renovation.

Figure 37: Lead Paint Indicator (Olympia, Lacey, Tumwater)



SOURCE: CHAS AND CITY OF OLYMPIA (Data shows structures built prior to 1980 and household contains 1 or more children age 6 or less). Map courtesy of City of Olympia

Broadband Needs

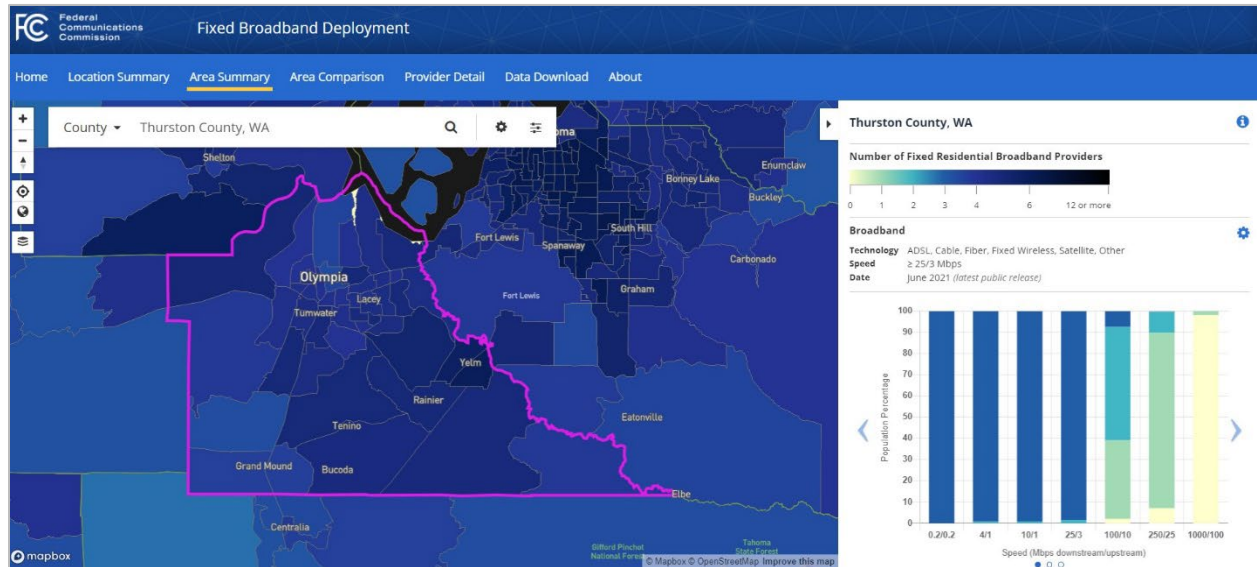
The COVID-19 pandemic highlighted a known divide in access to broadband and its importance for equitable access to information, education, and social connections. Thurston County and Olympia generally have good access to broadband as shown in the following maps. However, access does not necessarily mean it is affordable to low-income households.

The Bipartisan Infrastructure Law created the Affordable Connectivity Program (ACP), which provides eligible households \$30 per month off their internet bills (\$75 if on Tribal lands). ACP-eligible households can also receive a one-time discount of up to \$100 to purchase a laptop, desktop computer, or tablet. Leading internet providers have committed to offering ACP-eligible households a high-speed internet plan for no more than \$30 per month. For more information, go to www.getinternet.gov or <https://www.fcc.gov/affordable-connectivity-program>.

HUD has taken action to expand access to broadband for low-income households. Benefits that HUD-assisted families might receive is not determined to be income that could affect rents or eligibility for HUD assistance. HOME funds may be used to help with access to broadband in eligible projects as follows:

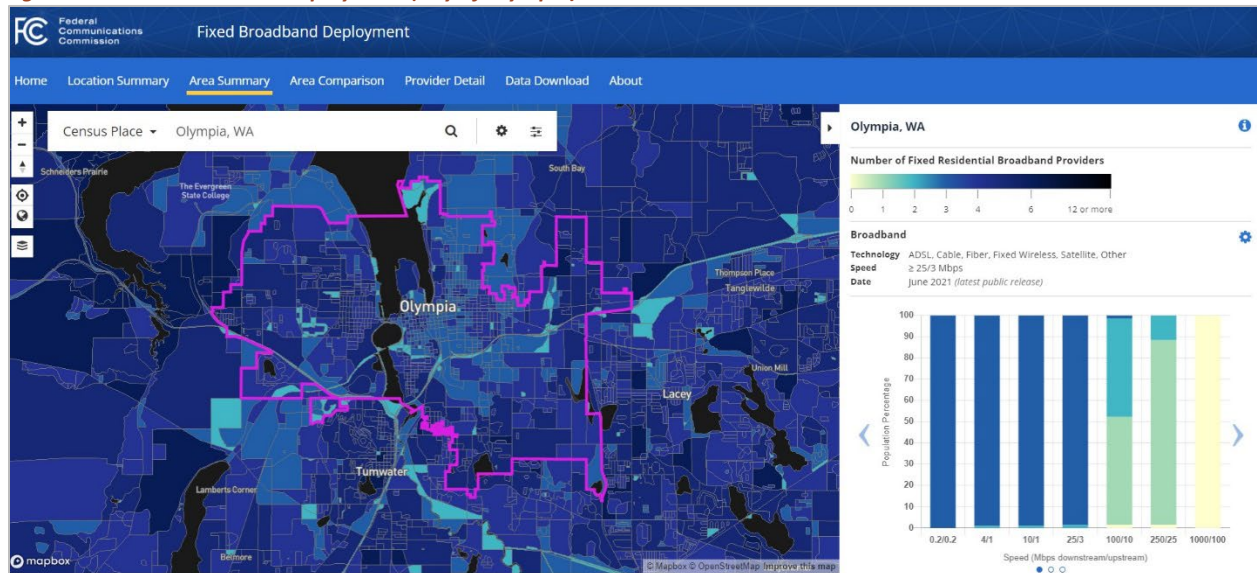
- actual costs of wiring for broadband
- costs for community facilities, such as a computer room, within the same building as the housing
- costs to make utility connections, including connections from the property line to the adjacent street, for broadband

Figure 38: Fixed Broadband Deployment (Thurston County)



SOURCE: [HTTPS://BROADBAND477MAP.FCC.GOV/](https://broadband477map.fcc.gov/)

Figure 39: Fixed Broadband Deployment (City of Olympia)



SOURCE: [HTTPS://BROADBAND477MAP.FCC.GOV/](https://broadband477map.fcc.gov/)

ECONOMIC ASSESSMENT

This Economic Assessment looks at the economic conditions in Thurston County, including employment, wages, business size, and taxable sales.

EMPLOYMENT

The U.S. Bureau of Labor Statistics (BLS) and the Washington State Employment Security Department (ESD) shows continued growth in the total employment in Thurston County. Unemployment in 2020, during the beginning of the COVID-19 pandemic, jumped significantly but has since returned to numbers slightly under previous rates.

Table 48: Resident Labor Force and Employment, 2017-2022, Not Seasonally Adjusted (Thurston County)

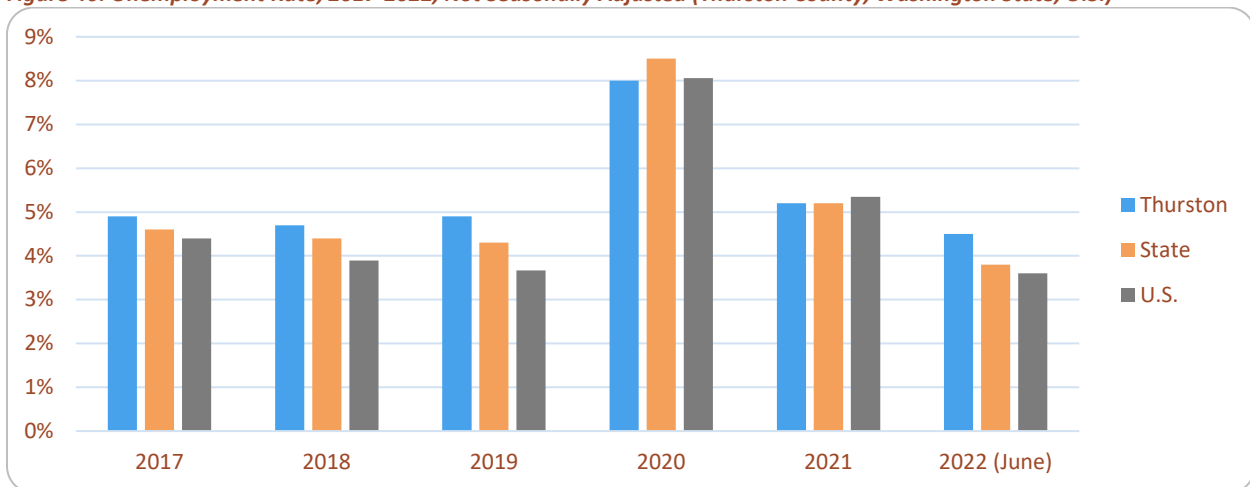
| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 (June) |
|----------------------|---------|---------|---------|---------|---------|----------------|
| Civilian Labor Force | 134,916 | 138,851 | 144,136 | 147,482 | 145,161 | 145,875 |
| Total Employment | 128,322 | 132,256 | 137,010 | 135,613 | 137,617 | 139,357 |
| Total Unemployment | 6,594 | 6,595 | 7,126 | 11,869 | 7,544 | 6,518 |
| Unemployment Rate | 4.9% | 4.7% | 4.9% | 8.0% | 5.2% | 4.5% |

SOURCE: EMPLOYMENT SECURITY DEPARTMENT/LMEA; U.S. BUREAU OF LABOR STATISTICS, LOCAL AREA UNEMPLOYMENT STATISTICS

Unemployment Rates

Unemployment rates in Thurston County are similar to Washington State, as can be seen in the graph below.

Figure 40: Unemployment Rate, 2017-2022, Not Seasonally Adjusted (Thurston County, Washington State, U.S.)



SOURCE: EMPLOYMENT SECURITY DEPARTMENT/LMEA; U.S. BUREAU OF LABOR STATISTICS, LOCAL AREA UNEMPLOYMENT STATISTICS

Employment by Industry

The largest employment sectors in Thurston County are government (33%), followed by health care and social assistance (13%) and retail trade (11%).

Table 49: Average Annual Covered Employment by NAICS Categories, 2015-2021 (Thurston County)

| Industry | 2015 | | 2021 | | Change (2015-2021) | |
|--|----------------|---------|----------------|---------|-----------------------|----------|
| | Number | Percent | Number | Percent | Number | Percent |
| Government | 36,092 | 34.0% | 39,158 | 33.5% | 3,066 | -0.5% |
| Health care and social assistance | 13,338 | 12.6% | 15,669 | 13.4% | 2,331 | 0.8% |
| Retail trade | 12,138 | 11.4% | 12,634 | 10.8% | 496 | -0.6% |
| Accommodation and food services | 8,312 | 7.8% | 8,130 | 6.9% | -182 | -0.9% |
| Construction | 4,329 | 4.1% | 6,406 | 5.5% | 2,077 | 1.4% |
| Administrative and waste services | 5,652 | 5.3% | 5,855 | 5.0% | 203 | -0.3% |
| Professional and technical services | 3,862 | 3.6% | 5,493 | 4.7% | 1,631 | 1.1% |
| Other services, except public administration | 3,507 | 3.3% | 3,638 | 3.1% | 131 | -0.2% |
| Wholesale trade | 3,095 | 2.9% | 3,455 | 3.0% | 360 | 0.0% |
| Manufacturing | 3,304 | 3.1% | 3,093 | 2.6% | -211 | -0.5% |
| Finance and insurance | 2,503 | 2.4% | 2,586 | 2.2% | 83 | -0.1% |
| Transportation and warehousing | 2,197 | 2.1% | 2,229 | 1.9% | 32 | -0.2% |
| Educational services | 1,755 | 1.7% | 1,963 | 1.7% | 208 | 0.0% |
| Agriculture, forestry, fishing and hunting | 1,701 | 1.6% | 1,691 | 1.4% | -10 | -0.2% |
| Information | 931 | 0.9% | 1,532 | 1.3% | 601 | 0.4% |
| Arts, entertainment, and recreation | 1,208 | 1.1% | 1,194 | 1.0% | -14 | -0.1% |
| Real estate and rental and leasing | 1,259 | 1.2% | 1,109 | 0.9% | -150 | -0.2% |
| Management of companies and enterprises | 750 | 0.7% | 999 | 0.9% | 249 | 0.1% |
| Not elsewhere classified | 0 | 0.0% | 103 | 0.1% | 103 | 0.1% |
| Utilities | 172 | 0.2% | 101 | 0.1% | -71 | -0.1% |
| Mining | 35 | 0.0% | 4 | 0.0% | -31 | 0.0% |
| TOTAL | 106,140 | | 117,042 | | 10,902 | 0 |

SOURCE: WASHINGTON EMPLOYMENT SECURITY DEPARTMENT, U.S. BUREAU OF LABOR STATISTICS

<https://esdorchardstorage.blob.core.windows.net/esdwa/Default/ESDWAGOV/labor-market-info/Libraries/Regional-reports/County-Data-Tables/Thurston%20County%20data%20tables.xlsx>

Wages by Industry

The highest paying industry sectors include Utilities and Information.

Table 50: Average Annual Wage by Industry, 2021 (Thurston County)

| All Sectors | Annual Average Wage |
|-----------------------------------|---------------------|
| All Industries | \$62,155 |
| Utilities | \$109,719 |
| Information | \$103,509 |
| Finance & insurance | \$92,670 |
| Mgmt. of companies & enterprises | \$90,717 |
| Professional & technical services | \$86,901 |
| Wholesale trade | \$85,444 |
| Government | \$73,132 |
| Construction | \$69,938 |
| Health care & social assistance | \$60,201 |

| All Sectors | Annual Average Wage |
|-----------------------------------|---------------------|
| Manufacturing | \$59,901 |
| Other services, ex. public admin. | \$54,477 |
| Transportation & warehousing | \$52,808 |
| Administrative & waste services | \$49,284 |
| Real estate & rental & leasing | \$48,610 |
| Ag., forestry, fishing & hunting | \$45,161 |
| Mining | \$42,641 |
| Retail trade | \$40,242 |
| Educational services | \$36,420 |
| Accommodation & food services | \$25,446 |
| Arts, entertainment, & recreation | \$24,150 |

SOURCE: WASHINGTON EMPLOYMENT SECURITY DEPARTMENT, THURSTON COUNTY DATA TABLES

BUSINESS SIZE AND TAXABLE SALES

Small businesses, with less than 10 employees, account for 67% of the business establishments in Thurston County. However, the total number of employees for business with 10+ employees accounts for 85% of the employment.

Establishment Size and Employment

The following table identifies the number of establishments based on size of the establishment and how many employees.

Table 51: Employment by Number of Establishments and Employment Size, March 2021 (Thurston County)

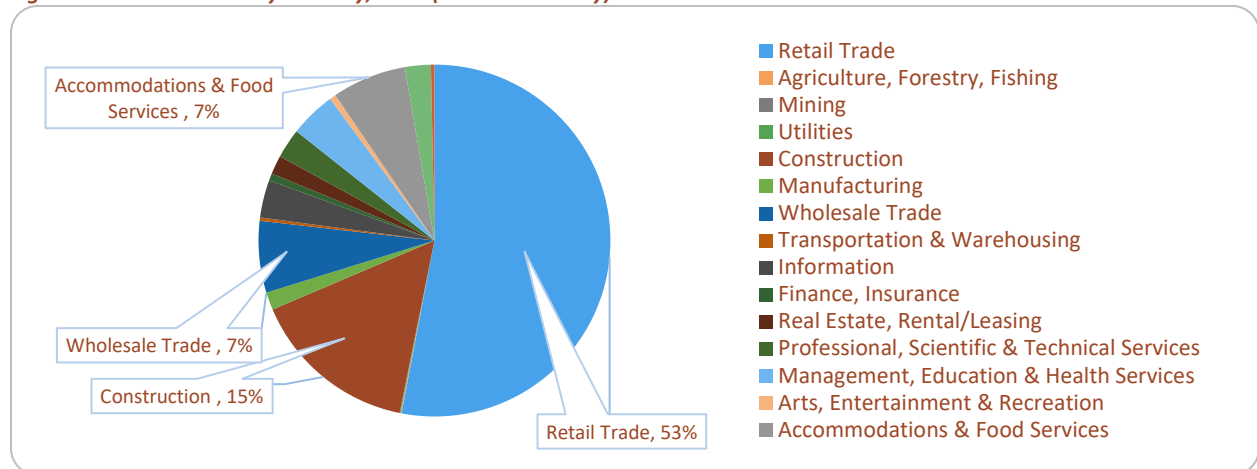
| Size of Establishment | # of Establishments | # of Employees | % of Total Establishments | % of Total Employees |
|-----------------------|---------------------|----------------|---------------------------|----------------------|
| Size 1-4 | 6,140 | 8,520 | 67% | 7% |
| Size 5-9 | 1,245 | 8,216 | 14% | 7% |
| Size 10-19 | 830 | 11,342 | 9% | 10% |
| Size 20-49 | 609 | 18,323 | 7% | 16% |
| Size 50-99 | 181 | 12,191 | 2% | 11% |
| Size 100-249 | 95 | 14,364 | 1% | 13% |
| Size 250-499 | 29 | 10,123 | 0% | 9% |
| Size 500-999 | 17 | 12,145 | 0% | 11% |
| Size 1,000 | 11 | 18,995 | 0% | 17% |
| Total | 9,157 | 114,219 | | |

SOURCE: EMPLOYMENT SECURITY DEPARTMENT (<https://www.esd.wa.gov/labormarketinfo/establishment-size>)

Taxable Sales

In 2020, retail trade in Thurston County accounted for 53% of the taxable sales by industry. Construction was second, accounting for 15% of taxable sales.

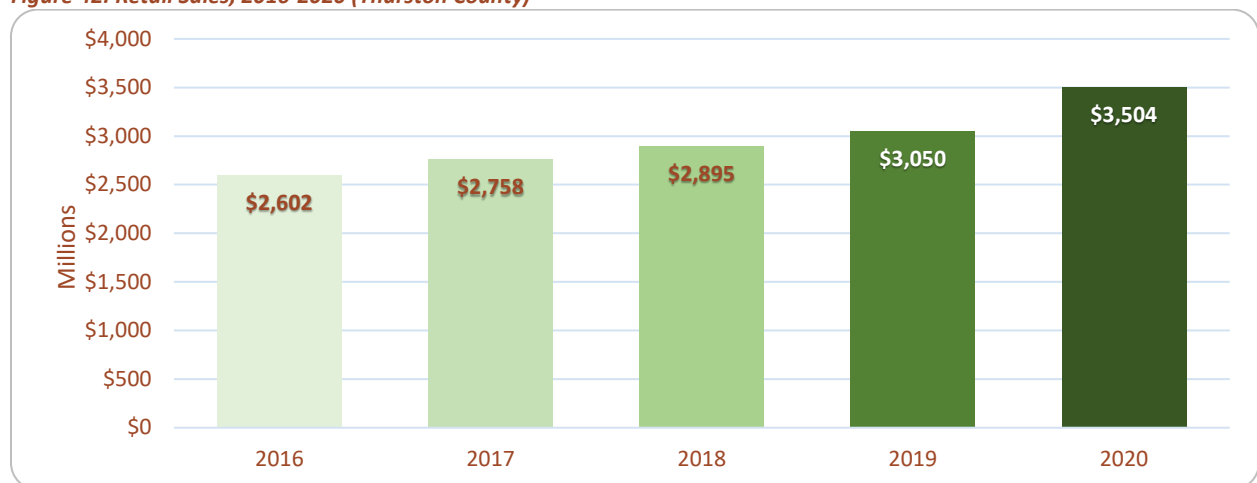
Figure 41: Taxable Sales by Industry, 2020 (Thurston County)



SOURCE: WASHINGTON EMPLOYMENT SECURITY DEPARTMENT, THURSTON COUNTY DATA TABLES

Sales tax from retail sales has been steadily increasing since 2016.

Figure 42: Retail Sales, 2016-2020 (Thurston County)



SOURCE: WASHINGTON EMPLOYMENT SECURITY DEPARTMENT, THURSTON COUNTY DATA TABLES

PART TWO: STRATEGIC PLAN (2023-2027)

The Consolidated Plan must identify the priority needs for the planning period (2023-2027) and the strategies that will be undertaken to serve the priority needs.

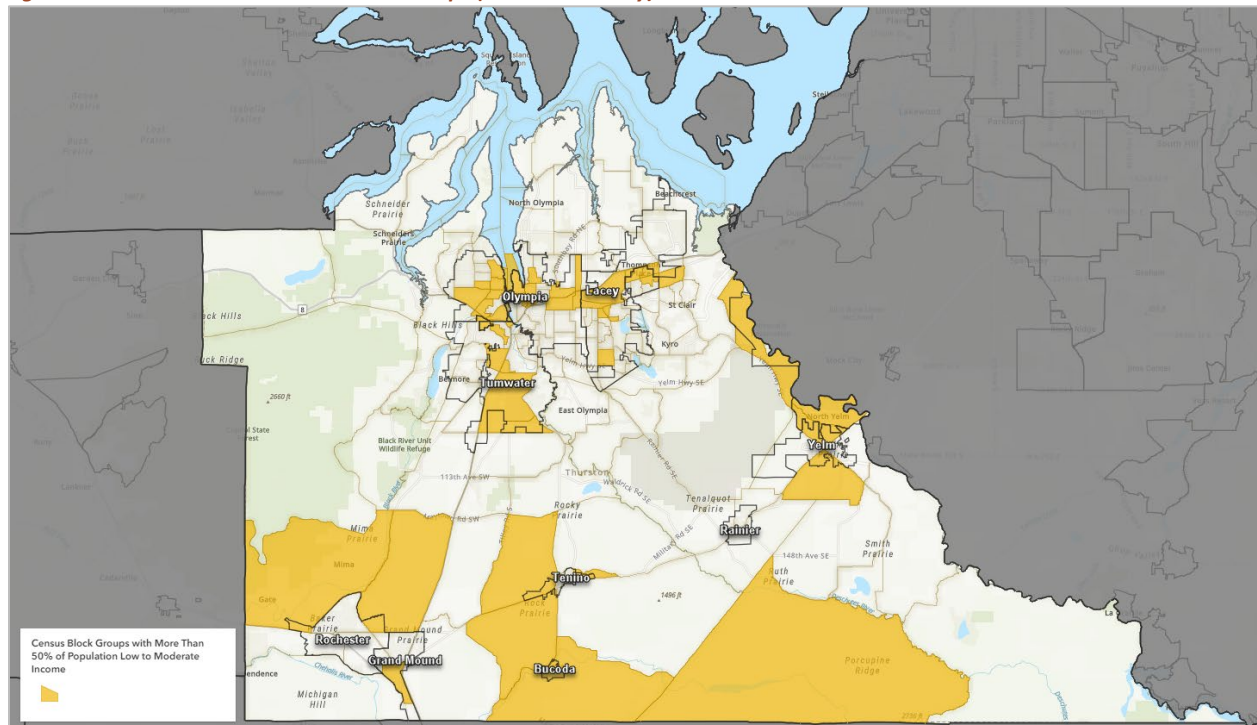
GEOGRAPHIC PRIORITIES

HUD encourages locally designated areas to be targeted where revitalization efforts are to be carried out through multiple activities in a concentrated and coordinated manner.

For this planning period, Thurston County and the City of Olympia are not including any geographic priorities within the respective areas. The needs that are prioritized in this Strategic Plan are jurisdiction-wide, such as increasing the supply of affordable housing. There will continue to be needs for improvements to public facilities and infrastructure in some low- or moderate-income neighborhoods; improvements such as water lines, parks, sidewalks and streetlights, or for preservation and rehabilitation of existing housing stock. These investments can be made without the need to designate geographic priorities.

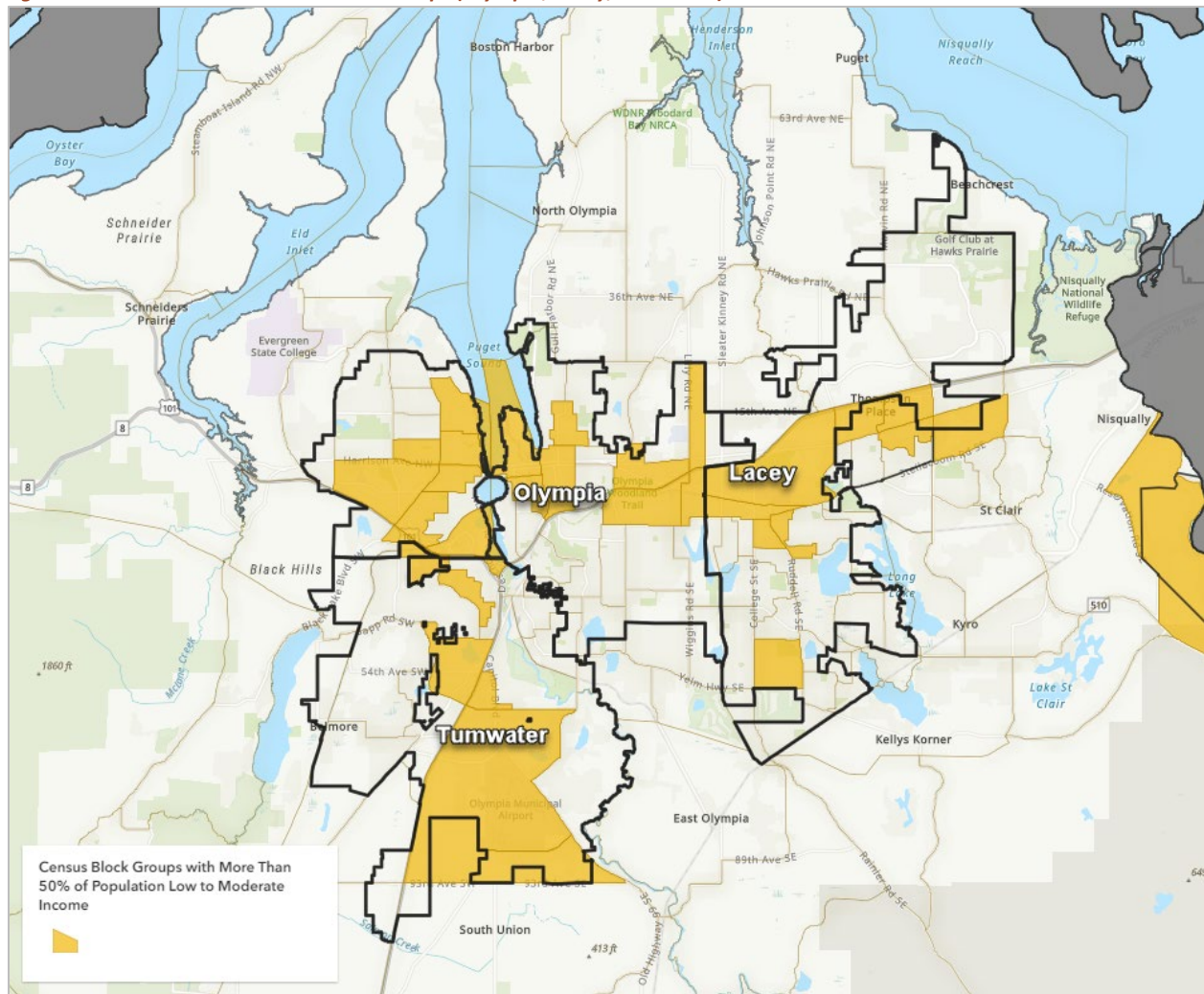
Thurston County and Olympia will continue to use HUD's low- and moderate-income block groups to focus neighborhood or public infrastructure/facility improvements without having to allocate specific investments geographically. A local income survey can be conducted to identify if further block groups would be eligible for public infrastructure/facilities improvements; Olympia is in the process of conducting one survey now.

Figure 43: Low-Moderate Income Block Groups (Thurston County)



SOURCE: <https://hudgis-hud.opendata.arcgis.com/> AND CITY OF OLYMPIA (Red are block groups where more than 50% of the people are low-or moderate-income)

Figure 44: Low-Moderate Income Block Groups (Olympia, Lacey, Tumwater)



SOURCE: <https://hudgis-hud.opendata.arcgis.com/> AND CITY OF OLYMPIA (Red are block groups where more than 50% of the people are low-or moderate-income)

PRIORITY NEEDS

The level of need is greater than the limited resources available to meet the need. Accordingly, the first step is to identify the priority needs for these HUD funds. In Part One: Needs Assessment and Market Analysis, many needs within Thurston County and Olympia were identified. The following sections provide highlights.

HOUSING NEEDS

In January 2021, the Thurston Regional Planning Council (TRPC) completed a Housing Needs Assessment. The full Housing Needs Assessment can be found at the following link: <http://www.trpc.org/DocumentCenter/View/8067/Housing-Needs-Assessment>. Information regarding housing affordability can also be found on TRPC's website at <https://trpc.org/1002/Housing-Affordability>.

36% of Thurston County's housing stock was built before 1980. For Olympia and Tenino, the percentage of older housing units built before 1980 jumps to 48%. The town of Bucoda has the highest percentage of older housing stocks.

In 2017, the median home price in Thurston County was \$285,800; in 2021, the median home price increased to \$460,500, an increase of 61%. The sharpest increases happened in 2020 and 2021. Rents have increased 32-35% in Thurston County since 2017. The vacancy rate for Thurston County in Fall 2021 was 3.7%.

Approximately 31% of Thurston County households, and 36% of Olympia households, pay more than 30% of their income for housing. 13% of Thurston County households, and 17% of Olympia households, are severely cost burdened, paying more than 50% of their income towards housing.

The households with the greatest needs are low-income renters. 73% of rental households earning 30% or less of HUD Area Median Family Income (HAMFI) are severely cost burdened. When a low-income household is severely cost burdened, it means that the household has less income for other essential needs, like transportation, health care, food and education; it is also an indicator of being at risk of homelessness.

Housing units built before 1978 may have paint that contains lead, which can pose a serious health hazard, particularly to children. Lead paint controls or abatement is now required for any project that uses federal funds that triggers the Lead Safe Housing Rule.

HOMELESS NEEDS

On June 14, 2018, the Thurston County Board of Health (BoH) declared homelessness a public health crisis. In 2019, Thurston County adopted the [Thurston County Homeless Crisis Response Plan](#) (HCRP), a community-based framework for a strategic, focused approach to ending homelessness. The plan is intended to result in positive and innovative systemic changes in the way Thurston County addresses homelessness.

The 2022 Thurston County Homeless Housing Summary had the following observations:

- More families entered the Rapid Re-housing program in 2022 than in 2021. Some factors include the end of the eviction moratoriums, which were in place for much of 2021. The moratoriums decreased the County's already small percentage of available rentals, due to the decrease in households moving. Once the moratoriums were lifted, evictions caused an increase in available units. The increase in available units paired with the increase of Rapid Re-housing funding available in 2022 with the passage of House Bill 1277 contributed to the increase in families entering the Rapid Re-housing program.
- For those agencies participating in HMIS data entry, data quality has been increasing overall. This increase in data quality is partially due to Thurston County's participation in two initiatives on ending homelessness: Built for Zero which focuses on adults deemed to be chronically homeless, and the Anchor Community Initiative which focuses on youth and young adults.
- Thurston County saw an increase in the number of individuals reporting disabilities at program entrance for an increase of 20% over what was reported for 2021. In 2022, 60% of individuals entering the homeless crisis response system reported living with a disability.
- Households and individuals entering the system are accessing more than one program on average.
- The length of stay within a project has continued to decrease from 2020 and is down or stable across all project types.
- Exits to Permanent Housing (PH) or Permanent Supportive Housing (PSH) have remained stable across the system, which is likely due to the current participation of the various PH/PSH providers in entering data to the HMIS database.

SPECIAL NEEDS

Thurston County has adopted a Treatment Sales Tax ([TST](#)) as a local funding stream to work alongside federal and state funding, such as Medicaid, to meet health and substance use needs in Thurston County. Programs funded with TST aim to reduce justice involvement, emergency room use, health care costs, and public assistance. In 2020, this tax generated \$6.9 million in revenue. Funds are spent on a variety of services including treatment courts such as Drug Court, services at the Thurston County Correctional Facility, community programs, and programs serving youth and families.

The population of people 65 and older has been steadily increasing in Thurston County since 2010. In 2010, this cohort represented 13% of the county's population; in 2020, it represented 18% of the population. In 2020, there were an estimated 20,000 more people living in Thurston County that are 65 and older than there were in 2010. This increase emphasizes the need for housing and services to meet the needs of this age group.

Nearly 14% of Thurston County's noninstitutionalized population has a disability. The most prevalent difficulties are ambulatory (7.0%), independent living (5.5%), and cognitive (5.2%). 47% of the population 75 years and over have a disability, and 24% of those 65 to 74 years have a disability. The most frequent disability for the elderly population is ambulatory and hearing difficulty.

COMMUNITY DEVELOPMENT NEEDS

Community Development Block Grant (CDBG) funds can be used to help pay for public facilities and infrastructure if they primarily benefit low- or moderate-income households. Projects can meet the benefit requirements by serving an area where it has been determined there are more than 50% of persons in a block group(s) that are low- or moderate-income.

Some areas and cities in Thurston County have identified community facility and infrastructure needs to assist low- or moderate-income neighborhoods. Needs include improvements to public water systems (e.g. asbestos-containing material in pipes), community centers, shelters, local parks, streets and sidewalks.

Nearly 10% of the population is at or below the poverty line. The population 34 years and younger have a higher percentage of their population below the poverty level. The smaller cities of Bucoda and Tenino have much higher rates of people below the poverty level.

Reviewing data and maps provided by sources such as HUD's [CPD maps](#), or [EPA's Environmental Justice Screening and Mapping Tool](#), you can see that parts of the community have higher concentrations of racial and ethnic minorities, lower-incomes, and environmental risks.

Small businesses, with less than 10 employees, account for 67% of the business establishments in Thurston County. However, the total number of employees for business with 10+ employees accounts for 85% of the employment.

GOALS

The goals of the 2023-2027 Consolidated Plan address the priority needs identified in the Needs Assessment and this Strategic Plan.

Goal 1: Increase Affordable Housing Supply

Increasing the affordable housing supply is identified as the top need for Thurston County and the City of Olympia. The need for housing is across the entire spectrum of housing, from housing the homeless to housing affordable to families earning median income.

The priorities for increasing the supply of affordable housing are based on the greatest need:

- Additional supply of permanent housing for those persons previously homeless
- Rental housing affordable to extremely low- to moderate-income households (<30% AMI to 80% AMI)
- Home ownership for moderate-income and workforce households

Strategies to increase the supply of affordable housing include:

- Provide funding to those agencies which will increase the supply of housing for those that are homeless
- Provide funding to those agencies which will increase the supply of rental housing for those earning 80% AMI or less but prioritize increasing the supply of rental housing for those earning 60% AMI or less
- Provide funding to provide financial assistance to low- or moderate-income homebuyers
- Support ways to improve the production of affordable housing units through development incentives, financial incentives and permit streamlining

Goal 2: Preserve and Improve Existing Affordable Housing

There is a broad need to preserve and improve existing affordable housing. Rental assistance and access to affordable housing is identified as a high priority. Preserving and improving housing due to the age of the housing stock, the impact of climate change on housing (e.g. heating and cooling), the cost of energy, and the special needs of a population that is aging, are all part of this goal.

The priorities for preserving and improving existing affordable housing include:

- Rental assistance to ensure households are not cost-burdened
- Ensuring that housing is safe from structural defects, electrical hazards, roofing, water or sewer problems, or lead-based paint hazards
- Ensuring that housing is efficient by addressing weatherization, solar opportunities, mechanical equipment and household appliances
- Ensuring that housing is accessible to those with disabilities
- Making housing more resilient to climate change

Strategies to preserve and improve existing affordable housing include:

- Provide rental assistance to obtain decent, safe, sanitary and affordable housing
- Provide funding to those agencies that rehabilitate existing housing stock for low- or moderate-income households
- Provide funding to provide accessible housing to those with disabilities
- Provide funding to help make homes more energy efficient
- Provide funding to address lead-based paint hazards

Goal 3: Provide Services and Assistance to Improve Housing and Economic Outcomes

Providing supportive services, including drug and alcohol treatment and mental health services, to those exiting homelessness has shown to increase the success rate of not returning to homelessness. On the other end of the service needs is providing assistance to improve the economic conditions of the household through education, job training, small business assistance, and other supportive services.

The priorities for providing services and assistance to improve housing and economic outcomes include:

- Supportive services for people experiencing homelessness or a mental health crisis
- Addressing gaps in services provided in the community which improve the economic condition of low-income households
- Improving the economic outcomes of low- or moderate-income persons, including the small business community (e.g. microenterprise)

Strategies to improve housing and economic outcomes include:

- Provide funding to those agencies that provide supportive housing services
- Provide funding to improve economic conditions of low-income persons through education, job training, small business (e.g. microenterprise) assistance, access to broadband and other supportive services
- Provide funding to support low-income youth and families, and provide access to healthy food
- Ensure consideration is given to avoiding the concentration of poverty when providing funding assistance

Goal 4: Provide Public Facilities and Infrastructure Improvements

This goal is supportive of the other three goals. Increasing the supply of affordable housing, preserving existing housing supply and providing services to improve outcomes can be dependent on ensuring that adequate public facilities and infrastructure are provided. In addition, low- or moderate-income neighborhoods within Thurston County and Olympia have facility and infrastructure gaps or problems, such as safe drinking water, local parks and community centers.

The priorities for providing public facilities and infrastructure improvements include:

- Improvements to public facilities and infrastructure which support housing for low- or moderate-income households
- Improvements to public facilities and infrastructure to support low- or moderate-income neighborhoods
- Improvements to low-income neighborhoods to reduce the concentration of poverty
- Improvements to low- or moderate-income neighborhoods to address public health and safety problems
- Improvements to public facilities and infrastructure to increase or improve access to services for low- or moderate-income households

Strategies to provide public facilities and infrastructure improvements include:

- Provide funding for public facilities and improvements, such as sidewalks, streetlights, water and sewer, and parks, and which are needed for new housing construction for priority populations
- Provide funding to address public health and safety problems in low- or moderate-income neighborhoods
- Provide funding for low- or moderate-income neighborhood improvements to parks, other recreational amenities, or community facilities

BARRIERS TO AFFORDABLE HOUSING

HUD requires the Consolidated Plan to identify strategies for removing or ameliorating negative effects of public policies that serve as barriers to affordable housing. Public policies could include tax policy, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on

investment. HUD has established a [regulatory barrier clearinghouse](#) that provides examples of how communities can identify and remove barriers to affordable housing. The barriers to affordable housing may include:

- Development code limits on housing types and density
- Off-street parking requirements
- Impact fees and other development charges

The strategies to address barriers to affordable housing include:

- Thurston County and the City of Olympia will continue to explore code options to allow additional housing choices with fewer barriers
- Identify priority areas for housing development, ensuring that affordable housing development does not concentrate people with low incomes
- Expand housing types to offer more opportunities for young, aging and single populations to meet housing needs
- Provide incentives to developers to include affordable housing for low- and moderate-income owners and renters
- Provide financial assistance for development and impact fees which creates affordable housing for low-or moderate-income households

HOMELESSNESS STRATEGY

In Washington State, the Legislature has set forth a framework for homeless housing and assistance in [Chapter 43.185C RCW](#). Under this framework, county government is the local government that is designated to develop a five-year homeless housing plan unless the legislative authority of a city elects to accept the responsibility within its jurisdiction. Thurston County is the lead to develop the Homeless Housing Plan.

On June 14, 2018, the Thurston County Board of Health (BoH) declared homelessness a public health crisis. In 2019, Thurston County adopted the [Thurston County Homeless Crisis Response Plan](#) (HCRP), a community-based framework for a strategic, focused approach to ending homelessness. The plan is intended to result in positive and innovative systemic changes in the way Thurston County addresses homelessness.

The HCRP provides strategies for the following five primary objectives provided by Washington State Department of Commerce:

1. Identify and engage
 - Data and data quality
 - Outreach and engagement
2. Prioritize those with highest needs
 - Housing First
 - Coordinated entry and outreach
 - Dynamic prioritization
 - Increased outreach
 - Prioritization for youth and young adults
3. Operate an effective and efficient homeless crisis response system
 - Community engagement
 - Funding
 - Crisis Response System
 - Workforce development

- Housing conditions
- 4. Project the impact
- 5. Address racial disparity

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

FAIR HOUSING

The Fair Housing Act prohibits among other things, discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions because of race, color, religion, sex, familial status, national origin, or disability. The U.S. Department of Housing and Urban Development (HUD) requires recipients of HUD funds to regularly certify compliance with the Fair Housing Act's Affirmatively Furthering Fair Housing (AFFH) requirement.

A joint Assessment of Fair Housing was completed by the Housing Authority of Thurston County, Thurston County and City of Olympia. Community engagement to gather input on fair housing challenges included an online survey and interviews with local stakeholders. Draft goals and priorities were shared with a local ad hoc group of community organizations and government staff working on affordable housing and homelessness (the Housing Action Team), as well as the Regional Housing Council (members include elected officials and staff from local jurisdictions). Public hearings were held by Thurston County, Olympia, and the Housing Authority of Thurston County in March and April of 2023 to solicit feedback from the public on the draft Assessment of Fair Housing.

CONTRIBUTORS TO FAIR HOUSING ISSUES

Thurston County has a fairly low level of segregation (as noted by the Dissimilarity Index) and no HUD-designated Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). Key issues for Thurston County are housing cost burden and lack of affordable housing. Members of protected classes are primarily limited in their housing choice by housing costs. Persons with disabilities are further limited by lack of accessible units. Through review of data, community survey results, and consultation with community organizations, the following factors were selected as key contributors to fair housing issues in Thurston County.

- Lack of affordable, accessible housing in range of unit sizes
- Private discrimination
- Source of income discrimination
- Displacement (or risk of displacement) of residents due to economic pressures
- Land Use and Zoning Laws (or legacies of these policies)
- Screening policies and criteria

COMMUNITY PRIORITIES

Over 600 Thurston County residents participated in the online survey in Fall 2022. Respondents prioritized the top five strategies to increase equity and address housing disparities for members of protected classes in Thurston County, and are included below in order of priority:

- 1) More affordable housing and/or financial assistance for housing for low-income households
- 2) Increasing access to homeownership
- 3) Housing in a variety of types and sizes to meet various family sizes and needs
- 4) Reducing barriers to accessing housing (such as criminal and credit history)

Additional priorities included:

- Better enforcement of fair housing laws and source of income protections (disability-related income, Section 8 voucher, etc)
- Education about responsibilities under fair housing laws for landlords, realtors and other housing providers, and for members of protected classes

GOALS TO ADDRESS FAIR HOUSING ISSUES

Goal 1: Increase affordable housing; provide financial assistance for housing for low-income individuals and families

Strategies and Deliverables

- 1) Support expansion of affordable housing inventory by funding for development or acquisition of housing units affordable to low-income households (below 80% AMI):
- 300 units over 5-year period (by end of 2027)
- 2) Increase affordable housing stock with development incentives by creating a resource page or developer toolkit to inform developers of affordable housing incentives:
- by end of 2025
- 3) Provide distribution of rental assistance to low-income households by locating and distributing additional funding for rental assistance to low-income households (particularly those at risk of eviction) and/or develop incentives for property owners to keep rents lower:
- by end of 2026
- 4) Explore options for tenant relocation assistance by reviewing options and recommending any relocation assistance programs for adoption:
- by end of 2026

Goal 2: Increase access to homeownership

City of Olympia will contract with a consultant in 2023 to complete a study to review options and best practices for low to moderate income households to access homeownership, through policy action, identification of funding sources, cooperative options, and support of local organizations working to increase access to homeownership. This information can support the strategies below.

Strategies and Deliverables

- 1) Help low to moderate income households access homeownership by locating and providing funding for homeownership activities (such as credit counseling or down payment assistance):
- by end of 2024
- 2) Explore non-traditional ownership models (limited equity co-ops, land trusts, etc) by reviewing options for nontraditional and affordable homeownership:
- share study findings by early 2024
- 3) Strengthen partnerships with homeownership partners and share information with public when funding opportunities or programs become available (WA State Housing Finance Commission, programs by financial institutions, nonprofits, etc). Create and/or share web-based information with public regarding homeownership support (focus on community groups who have had less access to homeownership)

opportunities):

- 2-4 times each year

Goal 3: Increase housing in a variety of types and sizes to meet various family sizes and needs

Strategies and Deliverables

- 1) Support expansion of accessible housing inventory by reducing parking requirements to incentivize affordable housing near transit:
- by mid-2024
- 2) Support expansion of ADU and other housing types by exploring feasibility of offering impact fee waivers or other incentives (reduced connection fees, etc) for ADUs that meet affordability standards, create accessible units for persons with disabilities, partner with a local nonprofit provider and/or meet other metrics:
- by end of 2024
- 3) Provide support for accessibility modifications in existing housing by:
 - creating pre-approved ADU plans that include enhanced accessibility design and construction features to increase units accessible to persons with disabilities
- updated ADU plan or list of enhancements by end of 2024
 - ensuring an adequate mix of bedroom sizes and/or increased accessibility needs are reflected in residential development by adding requirements into affordable housing RFPs:
- 1-5 housing units per housing project to support enhanced accessibility for residents with disabilities and/or families with children
 - providing referrals and funding to support accessibility modifications in existing units:
- 20-25 housing units improved each year
 - striving to provide matching funds for developers seeking Housing Trust Fund DD Set Aside funding:
- 1-3 projects by 2027

Goal 4: Reduce barriers to accessing housing (examples: criminal and credit history)

Strategies and Deliverables

- 1) Educate tenants and housing providers by providing training about how fair housing laws relate to screening process such as reasonable accommodations, source of income discrimination laws and disparate impact of overly restrictive criminal history policies:
- by early 2024. (A training on this topic was offered on May 9, 2023 by the Fair Housing Center of Washington).
- 2) Explore ways to partner with and incentivize rental property owners to accept higher barrier tenants by reviewing models for a countywide program to reduce barriers to entry:
- by end of 2024. (Conversations are ongoing with Housing Connector and local jurisdictions could consider incentives as they develop and implement new rental housing registry programs).
- 3) Explore policy solutions to reduce barriers to accessing housing by reviewing additional policy options from other jurisdictions (such as criminal history screening restrictions or credit history screening restrictions):
- by end of 2024

Goal 5: Increase Fair Housing and Source of Income Discrimination education, outreach, and enforcement

Strategies and Deliverables

- 1) Housing provider education by creating or updating web-based and print publications:
- by mid-2024

- 2) Housing consumer education by offering fair housing-related trainings or presentations to landlords, tenants and/or housing advocates (could include trainings outlined in other goals):
- 1 - 3 per year
- 3) Strengthen enforcement of state and federal laws by lobbying the State Legislature to strengthen and adequately staff the Human Rights Commission and exploring cost to contract with a third-party organization(s) to enforce statewide source of income discrimination protections and provide training for Thurston County tenants:
- by mid-2024

Goal 6: Improve environmental health in housing units

Strategies and Deliverables

- 1) Improve health conditions in housing units and provide energy efficiency upgrades by providing funding for rental property owners and low-income homeowners for energy efficiency upgrades that improve air quality/circulation, weatherize units, improve heating and cooling:
- 20-25 units improved each year
- 2) Provide education to tenants and landlords regarding environmental hazards like mold and lead paint by providing training to landlords and tenants regarding mold treatment and prevention:
- 1-3 trainings per year
- 3) Review and update codes to address mold prevention by reviewing best practices and codes adopted in other jurisdictions to address mold prevention and maintenance:
- by mid-2024

PART THREE: 2023 ANNUAL ACTION PLANS

THURSTON COUNTY

The 2023 Action Plan is the first year of the 2023-2027 Consolidated Plan. The Action Plan addresses the programs, projects, and activities that will be undertaken in the 2023 Action Plan year with the resources anticipated to be available. Funding sources include the Community Development Block Grant (CDBG) and HOME Investment Partnership Programs.

CONTINGENCIES

In the event that HUD appropriations are greater or less than anticipated, or project activities come in less than the funding allocated, or additional program income is received that has not been allocated, the following activities are proposed as contingencies:

- 1) Housing Rehabilitation – Repair and energy efficiency improvements for single- and multi-family homes in Lacey. Examples include: reroofing, siding replacement, HVAC replacement, solar installations, electric conversions, envelope improvements, accessibility improvements.
- 2) Public Services – Public service activities intended to benefit low/moderate income persons within the City of Lacey.
- 3) Housing Acquisition – To acquire housing intended to benefit low/moderate income persons within the City of Lacey.

ANTICIPATED RESOURCES

HUD'S 2023 allocation to Thurston County, along with prior year resources and program income, is as follows:

| RESOURCES ANTICIPATED | Program Year | CDBG | HOME | TOTAL |
|--------------------------------|--------------|---------------------|---------------------|---------------------|
| Grant Allocation | 2023 | 1,206,086 | 936,422 | 2,142,508 |
| Prior Year Unspent Grant Funds | 2016-2022 | 2,044,433 | 1,564,096 | 3,608,529 |
| Program Income | 2023 | | 82,440 | 82,440 |
| TOTAL RESOURCES | | \$ 3,250,519 | \$ 2,582,958 | \$ 5,833,477 |

2023 ACTION PLAN SUMMARY

Funding sources for Thurston County include the Community Development Block Grant (CDBG) and HOME Investment Partnership Programs.

CDBG Funds

Thurston County executes Interlocal Agreements and Memorandum of Understandings with the cities of Lacey, Tumwater, Tenino, Rainier, Yelm and town of Bucoda every three years for distribution of CDBG funds. In the first year of the 3-year MOU term CDBG is utilized in the south Thurston County areas of Rainier, Tenino, Yelm, Bucoda and unincorporated Thurston County. In the second year, funds are utilized in the City of Lacey. In the last year funds are focused on the City of Tumwater.

In 2023, Lacey is the intended recipient of the 2023 CDBG allocations. A Request for Proposals was issued February 24, 2023. Applications were due March 31, 2023. Lacey reviewed the applications and recommended the following projects or activities be included in the 2023 Action Plan:

| Project/Activity | Description | Goals Supported | CDBG Allocation |
|--|---|--|------------------------|
| Foundation for the Challenged - Homes XIII | Provide housing to those with intellectual and development disabilities (IDD). | Housing Supply | 150,000.00 |
| Homes First | Acquire existing housing to create low-income rental housing in Lacey | Housing Supply | 338,421.50 |
| LIHI | Improvements and repairs to Magnolia Villa, a 21-unit development for families earning 50% AMI or below | Preserve and Improve Existing Affordable Housing | 338,421.50 |
| Rebuilding Together | Provide critical home repairs to homes of Lacey residents earning 50% AMI or less | Preserve and Improve Existing Affordable Housing | 30,000.00 |
| Habitat for Humanity | Provide critical home repairs to homes of Lacey residents earning 80% AMI or less | Preserve and Improve Existing Affordable Housing | 55,000.00 |
| Boys & Girls Club | 53 scholarships for eligible LMI youth experiencing homelessness | Improve Housing and Economic Outcomes | 50,000.00 |
| Catholic Community Services | Support for staff and supplies for Community Kitchen program feeding homeless and disable people | Improve Housing and Economic Outcomes | 11,355.00 |
| Community Action Council | Monarch Center Child forensic interviews to support abused and neglected children and their families | Improve Housing and Economic Outcomes | 60,000.00 |
| Senior Services | Home Share Program support to help match low-income seniors to secure, affordable housing | Improve Housing and Economic Outcomes | 21,000.00 |
| Thurston County | Planning and Administration | | \$ 241,217.00 |
| TOTALS: | | | \$ 1,295,415.00 |

HOME Funds

Thurston County issued a Request for Proposals for housing and homeless services on February 24, 2023. The request for housing proposals was for distribution of HOME allocations. After review of the applications, the following projects or activities are included in the 2023 Action Plan:

| Project/Activity | Description | Goals Supported | HOME Allocation |
|---|--|-----------------|---------------------|
| Habitat for Humanity – Yelm Longmire, Phase 1 | Site development and construction of 4 duplex townhomes for a total of 8 units | Housing Supply | 500,000 |
| Homes First – Rental Home Acquisition | Acquisition of a single-family home to rehabilitate to use for affordable rental housing | Housing Supply | 425,220* |
| Thurston County | Planning and Administration | | 93,642 |
| TOTALS: | | | \$ 1,018,862 |

* Additional local (2060) funds will be awarded to make a total project award of \$450,000. This is a Community Housing Development Organization (CHDO) project.

2023 Action Plan Allocations (Thurston County)

The following table summarizes the activities and funding for 2023. In addition, projects that are funded and still underway are also shown in this table.

Table 52: 2023 Action Plan Summary (Thurston County)

| RESOURCES ANTICIPATED | Program Year | CDBG | HOME | TOTAL |
|--------------------------------|--------------|---------------------|---------------------|---------------------|
| 2023 Grant Allocation | 2023 | 1,206,086 | 936,422 | 2,142,508 |
| Prior Year Unspent Grant Funds | 2016-2022 | 2,044,433 | 1,564,096 | 3,608,529 |
| Program Income | | | 82,440 | 82,440 |
| TOTAL RESOURCES | | \$ 3,250,519 | \$ 2,582,958 | \$ 5,833,477 |

| ACTIVITIES | Program Year Proj ID | CDBG | HOME | TOTAL |
|--|-------------------------------|------------|-----------|------------|
| Non-Service Projects | | | | |
| 2023 Projects: | | | | |
| Habitat for Humanity - Yelm Longmire, Phase I | 2023-2 | | 500,000 | 500,000 |
| Foundation for the Challenged - FFC Homes XIII | 2023-6 | 150,000.00 | | 150,000.00 |
| Homes First - Rental Home Acquisition | 2023-7 | 338,421.50 | | 338,421.50 |
| LIHI - Magnolia Villa Capital Support | 2023-8 | 338,421.50 | | 338,421.50 |
| Rebuilding Together - Critical Home Repair | 2023-9 | 30,000.00 | | 30,000.00 |
| Habitat for Humanity - Critical Home Repair | 2023-11 | 55,000.00 | | 55,000.00 |
| Prior Year Projects (Unspent): | | | | |
| City of Tenino - Quarry Pool Renovation Phase 2 | 2022-5 | 350,000 | | 350,000 |
| City of Yelm - Off Leash Dog Park | 2022-6 | 450,000 | | 450,000 |
| Tenino Teen Center Roof - Boys & Girls Club | 2022-7 | 10,000 | | 10,000 |
| LIHI 2828 Martin Way Phase 2 | 2020-1, 2021-1, 2022-11 | | 1,132,968 | 1,132,968 |
| Habitat for Humanity - Talicn Tumwater, Phase 1 PY22 | 2022-12 | | 300,000 | 300,000 |
| Homes First - Rental Homes for Tumwater | 2021-4 | 200,000 | | 200,000 |
| Critical Home Repair - Habitat for Humanity | 2021-7 | 80,000 | | 80,000 |
| Townhomes homebuyers assistance | 2021-8 | 579,178 | | 579,178 |
| Homes First - Lacey ADUs | 2020-3 | | 75,000 | 75,000 |
| Homes First - Rental Homes for Lacey | 2020-9 | 110,926 | | 110,926 |
| Family Support Center - The Landing | 2019-2 | | 56,127 | 56,127 |
| Monarch Facility Renovations | 2017-8 | 150,000 | | 150,000 |
| Tenino Quarry Renovation | 2016-5 | 25,000 | | 25,000 |
| CHDO Set Aside | | | | |
| Homes First - Rental Home Acquisition | 2023-1 | | 425,220 | 425,220* |

| ACTIVITIES | Program Year Proj ID | CDBG | HOME | TOTAL |
|---------------------------------------|----------------------------|---------------------|---------------------|---------------------|
| Public Service Projects | | | | |
| Boys & Girls Club - LMI scholarships | 2023-3 | 50,000 | | 50,000 |
| CCS SW - Community Kitchen | 2023-4 | 11,355 | | 11,355 |
| CAC - Monarch Center Child Interviews | 2023-5 | 60,000 | | 60,000 |
| Senior Services - Home Share Program | 2023-6 | 21,000 | | 21,000 |
| Planning & Administration | | | | |
| Administration | 2023 | 241,217 | 93,642 | 334,859 |
| TOTAL EXPENDITURES | | \$ 3,250,519 | \$ 2,582,958 | \$ 5,833,477 |
| Balance (Resources - Expenditures) | | (0) | (0) | (0) |

Additional local (2060) funds will be awarded to make a total project award of \$450,000.

CITY OF OLYMPIA

The 2023 Action Plan is the first year of the 2023-2027 Consolidated Plan. The Action Plan addresses the programs, projects, and activities that will be undertaken in the 2023 Action Plan year with the resources anticipated to be available. Funding sources are the Community Development Block Grant (CDBG) Program.

CONTINGENCIES

In the event that HUD appropriations are greater or less than anticipated, or project activities come in less than the funding allocated, or additional program income is received that has not been allocated, the following activities are proposed as contingencies:

- 1) Housing Rehabilitation – Critical Home Repair and energy efficiency improvements for single- and multi-family homes in Olympia. Examples include reroofing, HVAC replacements, solar installations, gas-to-electric conversions, envelope improvements, accessibility improvements.
- 2) Public Services – Public service activities intended to benefit low/moderate income persons within the City of Olympia.

ANTICIPATED RESOURCES

HUD'S 2023 allocation to Olympia, along with prior year resources and program income, is as follows:

| RESOURCES ANTICIPATED | Program Year | Amount |
|--------------------------------|--------------|------------------|
| Grant Allocation | 2023 | 362,353 |
| Prior Year Unspent Grant Funds | 2016-2022 | 128,000 |
| Program Income Anticipated | 2023 | 3,933 |
| Program Income Unallocated | 2022 | 46,067 |
| Revolving Loan Fund | 2022 | 100,000 |
| TOTAL RESOURCES | | \$640,353 |

2023 ACTION PLAN SUMMARY

The following projects and activities are included in the 2023 Action Plan:

| Project/Activity | Description | Goals Supported | CDBG Allocation |
|-----------------------|-----------------------------|--|------------------|
| Rebuilding Together | Critical Home Repair | Preserve & Improve Existing Affordable Housing | \$ 75,000 |
| Habitat for Humanity | Critical Home Repair | Preserve & Improve Existing Affordable Housing | \$ 77,500 |
| Enterprise for Equity | Microenterprise Assistance | Improve Housing and Economic Outcomes | \$ 77,500 |
| Homes First | Electrification | Preserve & Improve Existing Affordable Housing | \$ 50,000 |
| City of Olympia | Downtown Ambassadors | Improve Housing and Economic Outcomes | \$ 60,000 |
| City of Olympia | Planning and Administration | | \$ 72,353 |
| TOTALS: | | | \$412,353 |

The following table summarizes the activities and funding for 2023. In addition, projects that are funded and still underway are also shown in this table.

Table 53: 2023 Action Plan Summary (Olympia)

| RESOURCES ANTICIPATED | Program Year | TOTAL |
|---------------------------------------|--------------|----------------|
| 2023 Grant Allocation | 2023 | 362,353 |
| Prior Year Unspent Grant Funds | 2016-2022 | 128,000 |
| 2023 Program Income Anticipated | 2023 | 3,933 |
| Prior Year Program Income Unallocated | | 46,067 |
| Revolving Loan Fund | 2022 | 100,000 |
| TOTAL RESOURCES | | 640,353 |

| ACTIVITIES | Program Year Proj ID | TOTAL |
|---|-------------------------|----------------|
| Non-Service Projects | | |
| 2023 Projects: | | |
| Rebuilding Together - Critical Home Repair | | 75,000 |
| SPS Habitat - Critical Home Repair | | 77,500 |
| Enterprise for Equity - Microenterprise Assist | | 77,500 |
| Homes First - Electrification | 2022-8 | 50,000 |
| Prior Year Projects (Unspent): | | |
| Habitat for Humanity CHR Administration | 2022-1 | 25,000 |
| Rebuilding Together Thurston County | 2021-2 | 10,000 |
| Revolving Loan Fund - rental rehab | 2021-8 | 100,000 |
| First Christian Church - Interfaith Works Shelter | 2019-2 | 18,000 |
| Homes First - Electrification | 2022-8 | 75,000 |
| Public Service Projects | | |
| City of Olympia - Downtown Ambassadors | | 60,000 |
| Planning & Administration | | |
| Planning and Administrative Costs (PAC) | | 72,353 |
| TOTAL EXPENDITURES | | 640,353 |
| Balance (Resources - Expenditures) | | - |

APPENDICES

APPENDIX A: PUBLIC PARTICIPATION PLAN

APPENDIX B: ANTI-DISPLACEMENT AND ANTI-RELOCATION POLICY

APPENDIX C: MONITORING PLAN

APPENDIX D: SUMMARY OF PUBLIC PARTICIPATION
