

Thurston County 2023 HUD Annual Action Plan



May 19, 2023 Draft

2023 ANNUAL ACTION PLAN - 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 1: 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*
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

ACTIVITIES	Program Year Proj ID	CDBG	HOME	TOTAL
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.