

Thurston County

HOME Consortium



Consolidated Annual Performance and Evaluation Report 2019

(September 1, 2019 to August 31, 2020)

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The purpose of the Consolidated Annual Performance and Evaluation Report (CAPER) is to provide a one-year assessment and report on how federal HOME (Home Investment Partnerships Program) and Community Development Block Grant (CDBG) funds were allocated and spent for the program year (September 1, 2019 through August 31, 2020), the second year of the 2018-2022 Consolidated Plan. This CAPER is designed to provide a meaningful overview of the urban county and Consortium's progress in addressing community development and affordable housing needs and improving the living environment of low-income residents. A copy of the 2018-2022 Thurston County Consolidated Plan is available on the Thurston County web site at www.co.thurston.wa.us or by calling (360) 490-2626. Comments on this report should be directed to Jacinda Steltjes, Office of Housing and Homeless Prevention via e-mail to Jacinda.steltjes@co.thurston.wa.us.

Program year 2019 Community Development Block Grant program provided funding for four capital projects and two public service projects in South Thurston County. The capital projects will repair leaking and unsafe water mains in Bucoda, repair a community facility in Tenino, improve public sports fields in Grand Mound, and improve a public park in Rochester. A subrecipient agreement has been executed for the water lines replacement. The remaining three projects are anticipated to be under contract by April 2021. The public service activities provided scholarships for homeless students to attend the Boys and Girls Club of Thurston County's Yelm club and support for the Community Kitchen, which provides hot meals to people experiencing homelessness. The Community Kitchen project was completed in program year 2019. The Boys and Girls Club of Yelm will spend down its approximately \$5,000 balance by January 2021. The project's beneficiaries to date are included in this report but the project will be reported as complete in the 2020 CAPER.

In program year 2019 the County completed four projects funded with CDBG dollars awarded in previous years. These projects were the conversion of thirteen units from septic to sewer connection in Tumwater by Union Gospel Mission, the rehabilitation of two single family rental homes by Homes First, and the first of two phases to create the Lacey Food Bank. Beneficiaries of these projects are included in this report. Under the HOME program, funds were awarded for the new construction of two permanent supportive housing projects, one with 65 units and another with approximately 50 units. One project is anticipated to begin construction in November 2020. The other project is anticipated to begin construction in late 2021. With HOME funds awarded in previous years, one single-family home was rehabilitated for affordable rental purposes by Homes First and two triplexes, offering six total units of affordable rental housing, were newly constructed by the Housing Authority of Thurston County. Overall, the County is making progress on the goals and targets identified in the Consolidated Plan and Annual Action Plan for 2019.

The program year 2019 Annual Action Plan was amended in September 2020 to add Coronavirus Aid, Relief and Economic Security (CARES) Act CDBG- CV funds in the amount of \$717,852. Funds will support food assistance activities, purchase or lease of real property used as a quarantine and isolation center, COVID-19 testing activities, and CDBG administrative costs. No CDBG-CV contracts were executed or funds expended in program year 2019.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	12		0	12	
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	150	0	0.00%	100	0	0.00%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	10	8	80.00%	0	5	

Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	8	3	37.50%			
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeless Person Overnight Shelter	Persons Assisted	0	12		0	12	
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Economic Development	Non-Housing Community Development	CDBG: \$ / HOME: \$	Businesses assisted	Businesses Assisted	20	1	5.00%			

Homeless Continuum of Care	Homeless	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	200	0	0.00%			
Homeless Continuum of Care	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	4100	0	0.00%			
Homeless Continuum of Care	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	1000	0	0.00%			
Homeless Continuum of Care	Homeless	CDBG: \$	Housing for Homeless added	Household Housing Unit	75	0	0.00%			
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	7431	74.31%	8100	0	0.00%
Public Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	700	3302	471.71%	37	38	102.70%
Public Services	Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Public Services	Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In its second year of the 2018- 2022 Consolidated Plan, Thurston County continued to allocate its CDBG and HOME funds in alignment with the objectives and priorities identified in the 2018-2022 Consolidated Plan. The COVID-19 pandemic added unexpected challenges to the work undertaken by Thurston County and is subrecipients. Social distancing protocols made it more difficult for nonprofit providers to safely serve their program participants and more challenging for housing developers to both secure private funding needed to begin construction and to convene work crews needed to build units. During the 2019 program year, Thurston County awarded funds for high priority activities that will add 100 to 115 new affordable rental housing units. However, a development period of two-plus years is common for such projects due to the complexity of new construction and the multiple funding sources typically required to build multi-family rental units. The County anticipates reporting these units as program year 2021 accomplishments. Another priority is investments in public facilities. Completion of public facility projects in program year 2019 was delayed due, in part, to complications in refining scopes of work and executing contracts during a program year in which many subrecipient staff and County staff are working remotely due to COVID-19. Programs to serve those experiencing homelessness continue to be a high priority and the County has made significant investments in these types of programs. The majority of homeless housing and services are provided through local and state funding including the SHB 2060 Affordable Housing Program, 2163 Homeless Housing Program and Consolidated Homeless Grant. Though responding to homelessness is a high priority and Thurston County has made significant progress on this front, accomplishments are not included in this report because they were not achieved using CDBG or HOME funds.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	102	16
Black or African American	10	4
Asian	5	0
American Indian or American Native	1	0
Native Hawaiian or Other Pacific Islander	0	0
Total	118	20
Hispanic	1	0
Not Hispanic	117	20

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The racial and ethnic composition of beneficiaries assisted under the CDBG and HOME program broadly reflects the racial and ethnic percentages of Thurston County's population. The County's population as a whole is largely white; this is especially true in the south county jurisdictions where program year 2019 CDBG funds were awarded based on interlocal agreements and Memorandums of Understanding to organize the County into three geographic areas. Area 1 includes the South Thurston County jurisdictions of City of Yelm, the Town of Rainier, the City of Tenino, the Town of Bucoda and all of the unincorporated area of the County. Area 2 includes the City of Lacey and Area 3 includes the City of Tumwater. Annually, each selected area will receive, on a rotating basis, the entire CDBG allocation for the program year.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,227,222	432,048
HOME	public - federal	781,383	8,921
Other	public - federal	717,852	0

Table 3 - Resources Made Available

Narrative

Thurston County administers funding on behalf of the HOME Consortium that reaches all cities and towns and all of unincorporated County areas. No specific target areas are identified for the HOME program expenditures as the need for affordable housing exists throughout Thurston County. The entire amount of HOME funding available in program-year 2019 was allocated to two multi-family projects serving low income households throughout the County. However, neither of those projects began construction in the program year and were therefore not eligible to expend funds in the 2019 program year. The expended HOME funds represent 10 percent of program income that was expended for administrative purposes.

Thurston County awards the Urban County CDBG funds using a method that divides the county into three geographic areas. Area 1 includes the City of Yelm, the Town of Rainier, the City of Tenino, the Town of Bucoda and all of the unincorporated area of the County. Area 2 includes the City of Lacey and Area 3 includes the City of Tumwater. Annually, each selected area will benefit from, on a rotating basis, the entire CDBG allocation for the program year.

The entire 2019 CDBG award was allocated to six (6) projects located in Area 1 and benefitting residents of Thurston County's south county cities and towns.

The majority of Homeless housing and services are provided through local and state funding including the SHB 2060 Affordable Housing Program, 2163 Homeless Housing Program and Consolidated Homeless Grant.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The County has not identified specific targeted areas for funding for either the CDBG or HOME Consortium activities.

HOME projects included funding for the construction of two permanent supportive housing projects

that will add 105 to 115 new units of single family rental units in Olympia.

Thurston County invested its CDBG funding in six (6) projects providing needed public facilities, public services and affordable housing for low income persons in South Thurston County.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

In recent years, the HOME Consortium has generated excess match funding far exceeding the federal requirement. Thurston County has generated a total of \$4,383,419.14 to be carried forward as additional match for future HOME program projects. Thurston County strongly encourages leveraging of other resources and the use of partnerships, as reflected in the scoring criteria of our Request for Proposals (RFP) process.

Thurston County primarily uses document recording fees, authorized under Substitute House Bill (SHB) 2060 as its source of matching funds. This funding source typically generates funds in excess of the HOME match liability amount. Thurston County often provides these funds in conjunction with its HOME funds to ensure the funds are used for an eligible purpose.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	4,271,710
2. Match contributed during current Federal fiscal year	388,648
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	4,660,358
4. Match liability for current Federal fiscal year	276,939
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	4,383,419

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1617 2060 HOMESF AFFORDRENT III	03/18/2019	5,026	0	0	0	0	0	5,026
1617 2060 HOMESF AFFORDRENT IV 1	03/05/2019	4,785	0	0	0	0	0	4,785
1718 2060 HC HATC GOLFCLUB 1	12/21/2018	101,610	0	0	0	0	0	101,610
1718 2060 HC HATC GOLFCLUB 2	08/21/2019	11,290	0	0	0	0	0	11,290
1819 2060 HAR HOMESF AFFORDRENT	08/23/2019	146,114	0	0	0	0	0	146,114
1819 2060 HC HABITAT DEYOE V 1	11/08/2018	5,255	0	0	0	0	0	5,255
1819 2060 HC HABITAT DEYOE V 2	12/04/2018	53,356	0	0	0	0	0	53,356

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1819 2060 HC HABITAT DEYOE V 3	12/31/2018	18,692	0	0	0	0	0	18,692
1819 2060 HC HABITAT DEYOE V 4	12/31/2018	12,843	0	0	0	0	0	12,843
1819 2060 HC HABITAT DEYOE V 5	03/05/2019	12,326	0	0	0	0	0	12,326
1819 2060 HC HABITAT DEYOE V 6	08/09/2019	17,176	0	0	0	0	0	17,176
Reconveyance Fee 1	09/10/2019	175	0	0	0	0	0	175

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
36,532	89,214	8,921	0	116,825

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	773,185	0	0	0	0	773,185
Number	4	0	0	0	0	4
Sub-Contracts						
Number	2	0	0	0	0	2
Dollar Amount	22,459	0	0	0	0	22,459
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	773,185	156,920	616,265			
Number	4	1	3			
Sub-Contracts						
Number	2	0	2			
Dollar Amount	22,459	0	22,459			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	582	0
Number of Non-Homeless households to be provided affordable housing units	172	11
Number of Special-Needs households to be provided affordable housing units	0	0
Total	754	11

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	582	0
Number of households supported through The Production of New Units	172	11
Number of households supported through Rehab of Existing Units	0	5
Number of households supported through Acquisition of Existing Units	0	0
Total	754	16

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

As previously mentioned, homeless households are served by local CHG and 2163 funds. The goal for the Number of Homeless households to be provided affordable housing units and the goal for number of households supported through Rental Assistance shown in Table 12 reflect the goals the County has set for the local funds mentioned above. These goals were included in the 2018-2022 Consolidated Plan and subsequent Annual Action Plans until recently when Thurston County was directed by HUD not to include these goals due to the fact that they are not goals achieved with CDBG or HOME program funds.

For this reason, the goals included in the Consolidated Plan are listed above but the outcomes are reported as zero.

Discuss how these outcomes will impact future annual action plans.

As Thurston County works to address its insufficient affordable housing stock, it is increasingly looking to fund projects that can produce a larger number of new housing units and to attract new developers to the area. However, limited developer capacity and funding require Thurston County to balance its support for large, new construction efforts with its support for smaller, local developers that reliably and efficiently construct homeownership units, or acquire and rehabilitate existing housing for use as affordable rental housing.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	1
Low-income	0	8
Moderate-income	0	0
Total	2	9

Table 13 – Number of Households Served

Narrative Information

As expected, the majority of federal funding provided housing opportunities to the low and extremely low income populations who are identified as most in need in our communities. In addition, the homeless housing initiatives funded with only local and state dedicated revenues targeted the extremely low income population of at risk and homeless individuals and families.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Thurston County Homeless Response System operates from a Housing First perspective in prioritizing individuals and families in sheltering and housing programs. A Housing First oriented system operates on the principle that all people are ready for housing. Housing First paired with the principles and practices of trauma informed care, low barrier policies, and cultural responsiveness ensure those with the highest needs are quickly placed in stable housing mitigating the harm caused by chronic homelessness and other factors. Thurston County manages a consistent, replicable, and equitable prioritization process all agencies in the system easily understand and participate in.

The Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) has been adopted by the Coordinated Entry System as one method to enhance prioritization. However, data began demonstrating that the prioritization process utilizing this consistent assessment tool led to implicit bias and racial disparities. In response, Thurston County initiated efforts to set up a workgroup specifically focused on researching other prioritization tools and how to improve the current one. Furthermore, the County responded to the disproportionality not only in access to services, but in service provision and outcomes rather than relying on standard business practices to address inequity. Currently, Thurston County staff lead the Racial Equity subcommittee within the Balance of State Continuum of Care Steering Committee. In this position, Thurston County collaborates with others in the state and stays on the leading edge of improving racial equity within the system.

The Thurston County Coordinated Entry System has become the catalyst for change within the local Homeless Crisis Response System. The Coordinated Entry System is based on a three-prong model with a dedicated agency working with each specific population: youth and young adults, families, and single adults. Most recently the agency providing coordinated entry for adults has changed bringing with it a more systemic approach to the Thurston County Homeless Response System rather than operating within siloed environments. This modification gave impetus for steady growth in the areas of: 1) data collection with improved reports out to the community, 2) consistency utilizing the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) as a tool for placing the most vulnerable of the homeless population into permanent housing, and 3) an increase in the outreach efforts to houseless persons.

Data improvement has been initiated with an emphasis on HMIS training for the entire system. Coordinated through Thurston County, Washington State Commerce HMIS staff began providing training specific to each type of service provided by an agency. The first training was for all shelter providers to be followed up with agreed upon standard operating procedures for data entry and exit. Rapid rehousing providers will be the next group to be trained until all providers are consistently and accurately using HMIS.

The most significant change to the Homeless Response System directly related to improving reaching

out to homeless persons (especially unsheltered persons) and assessing their individual needs is the implementation and coordination of multiple outreach providers. Over six agencies are currently involved with outreach in Thurston County as compared to two to three agencies in the past. In addition to the increased number of outreach staff, the Coordinated Entry System hired an outreach coordinator to funnel all of these efforts into providing the top service to the homeless population. Coordinating and increasing the outreach efforts enabled the system to provide more services in the rural county and improve the by name list that all the agencies use for placement into permanent housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The landscape of homelessness in Thurston County has dramatically changed the last two years. Beginning in the summer of 2018, several unmanaged tent encampments began setting up in the downtown area. What started as 75 tents in August ballooned to over 300 by early October. During this same time, a court decision in the United States Court of appeals for the 9th circuit – Martin vs. Boise - ruled it was unlawful to remove homeless individuals from publicly owned property without a safe place for them to go. Because the Thurston County shelter system is at full capacity most nights, the response to the increased unsanctioned camps has been to develop a mitigation tent site in addition to a tiny home village to house some of those individuals immediately. These interventions were still not enough to house all of the homeless people so sheltering in place has started. This practice includes providing emergency supplies to those living in the unsanctioned camps including those in the more rural areas of the county.

The COVID-19 pandemic has drastically increased the need for and provision of sheltering in place support. The number of shelter beds available in Thurston County decreased dramatically and suddenly beginning in March 2020 due to the need to protect public health by practicing social distancing in shelters. As a result of COVID-19 and other unforeseen circumstances, the number of shelter beds dropped from approximately 440 in January 2020 to 251 in August 2020. Additionally, a service provider which has historically offered emergency shelter in addition to cold and hazardous weather shelter beds made the decision in mid- 2020 to no longer provide beds. Thurston County is currently in the process of seeking the infrastructure needed to establish another cold and hazardous weather shelter. While this process is ongoing, shelter in place efforts have been significantly increased to deliver survival gear, hygiene supplies and shelf stable food to individuals living in encampments. A temporary shelter was also quickly constructed at a site that is scheduled to be transformed into permanent supportive housing beginning in 2021. Hygiene stations have been deployed in Olympia. State funds have supported the shelter in place, temporary shelter and hygiene efforts.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Thurston County utilizes multiple best practices to help people avoid becoming homeless. Two of the tools that have expanded over the past year include an expansion of diversion funding and weekly client vulnerability meetings. Historically, diversion funding has been a small piece of what has been used to support individuals with housing that was distributed to specific agencies. The current diversion funding has now been included with the Coordinated Entry System. Requirements include asking every person coming through coordinated entry specific diversion question to qualify before even getting into the system. All agencies and sub-populations can now access this funding pool. By changing diversion implementation, the county diverts more people from homelessness before it even happens.

Another successful tool utilized by multiple agencies is a weekly client vulnerability meeting. Multiple agencies commit to meeting once a week with the goal of collaborating with community partners; to review housing and shelter waitlist to house those who have been identified as most vulnerable validated with VI-SPDAT scores. Through the collective brain storming of multiple people from multiple agencies, these hardest to serve people eventually secure permanent housing with the help of this intensive case management approach.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The county has invested funding in multiple programs through local recording fee revenues that provide rapid rehousing, operating and maintenance funding, the provision of emergency shelter, transitional housing and permanent supportive housing. These programs provide the backbone of Thurston County's safety net of housing and services that is leveraged with the state funded Consolidated Homeless Grant. 2018 programs included the following:

Family Support Center of South Sound - Coordinated Entry, Homeless Family Services, Permanent Supportive Housing: Rapid Re-housing, Emergency Shelter

SafePlace – Domestic Violence shelter and services

Community Youth Services - High Risk Youth Services, Young Adult Housing, Emergency Shelter, Coordinated Entry

Interfaith Works - Emergency Shelter, Community Care Center

Catholic Community Services SW – Emergency Shelter, Permanent Supportive Housing, Community Kitchen

SideWalk - Rapid Rehousing, Diversion

Rochester Organization of Families - Rental Assistance, Emergency Needs, Kid's Place

Salvation Army – Emergency Shelter

Community Action Council – Housing and Essential Needs, WIC, Coordinated Entry

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of Thurston County does not own any Public Housing units.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority of Thurston County does not own any Public Housing units.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of Thurston County is considered a high performing agency by HUD.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The County proactively undertook many steps in program year 2019 to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing.

As required under the Growth Management Act law in the state of Washington, which requires multiple areas of land use regulations be revised on a regular schedule, an update to the Housing Chapter of the County's Comprehensive Plan was approved in November 2019. The Housing Chapter of the Comprehensive Plan provides a framework for promoting a diverse housing supply, protecting and improving the health and livability of Thurston County neighborhoods, and making adequate provisions for the current and projected housing needs of all economic segments of the community.

In 2019, the Washington State Department of Commerce awarded grants to the cities of Lacey, Olympia, and Tumwater to complete a regional Housing Action Plan. The three cities choose to collaborate with Thurston Regional Planning Council in this effort. The project includes four components: A regional housing needs assessment; a household income forecast to identify future housing needs; a survey of landlords and rental property owners to better understand housing costs, and; a Housing Action Plan – to be adopted by the cities – identifying a list of actions for the cities to implement to encourage development of a housing stock adequate and affordable for current and future residents

In October 2019, the County adopted its five-year Homeless Crisis Response Plan. The plan serves as a guide for how the County will prepare for and respond to homelessness within Thurston County and recognizes that affordable housing for individuals experiencing homelessness is the ultimate end goal.

In late 2019 and into 2020 Thurston County, along with several regional partners, began work to create a Regional Housing Council that will replace the existing Health & Human Services Council. The Regional Housing Council (RHC) was established with the primary purpose to leverage resources and partnerships through policies and projects that promote equitable access to safe and affordable housing in Thurston County. The RHC will consider issues specifically related to funding a regional response to homelessness and affordable housing and was envisioned as a way to better coordinate existing funding programs and resources to implement the five-year Homeless Crisis Response Plan and increase affordable housing options county wide.

In June 2020, the Housing Action Team (HAT) of Thurston Thrives launched an effort to examine ways in which housing policies across the County can more equitably serve black and indigenous people of color (BIPOC). Several work groups are actively engaging in conversations about what policy and procedural changes are needed that will positively impact affordable housing opportunities for BIPOC individuals who are, for example, elderly, LGBTQ, renters, and first-time homebuyers. The HAT is chaired by Thurston County's Homeless Prevention Coordinator.

Lastly, the City of Olympia undertook a "missing middle" process in 2017 and 2018 to examine possible changes to its local zoning codes that would encourage development of accessory dwelling units, duplex, triplexes and fourplexes. This process resulted in several zoning code changes that are

anticipated to result in new affordable housing. Olympia adopted an ordinance supporting the missing middle work and suggested zoning code changes in November 2018. However, the Washington State Growth Management Hearings Board (GMHB) issued an order of invalidity on the City's Missing Middle Housing Ordinance in summer 2019. The City of Olympia is currently requesting reconsideration of the GMHB decision.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The largest challenge facing the County is the lack of resources to address the needs identified in the community. Significant increases in the number of unsheltered persons experiencing homelessness has overwhelmed the homeless prevention and response system and available resources are insufficient to manage the increased need. This was true before COVID-19 emerged in the United States and Thurston County but has become even more prominent during the pandemic. Health and safety measures such as social distancing started in March 2020 and continued well past the program year end date of August 31, 2020. While these measures were taken to protect individuals experiencing homelessness as well as the housed community, they have decreased the County's number of available shelter beds by nearly 200 beds. In response, the County has directed local, state and federal funding toward projects that are anticipated to restore lost and add new shelter beds.

The HAT developed a "housing affordability model" that is designed to assist local governments identify different types and levels of incentives local jurisdictions can provide to local developers to encourage affordable housing. The County is optimistic that this tool and the Regional Housing Council's collective efforts to set region wide funding priorities designed to attract and incentivize developers will assist the County in creating new affordable housing units.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

All housing units acquired and rehabilitated (constructed prior to 1978) through the use of federal funding are required to comply with the the Lead Safe Housing Rule.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The County has provided non-federal funding to multiple nonprofit agencies to be used to address poverty and its impact in our community. Programs include rental assistance, rapid re-housing, diversion, coordinated entry, operating and maintenance funding and the provision of emergency shelter for those who have fallen through the safety net. With state funds the County has partnered with Community Action Council to operate an Eviction Prevention Rental Assistance program that pays rent arrears and helps families avoid eviction caused by or related to the COVID-19 pandemic. Through the HOME program, investments have been made in the acquisition and rehabilitation of affordable housing, and for the construction of new affordable homeownership units. These efforts provide local households with safe and affordable housing along with a strengthened group of resources to help those who are facing homelessness. Homeownership provides an opportunity for low income individuals to grow their net worth and achieve improved health and safety conditions.

Through the CDBG program, investments have been made in providing meals to homeless and vulnerable persons, expanding public facilities that provide services for at-risk families, and providing a safe environment for homeless students to learn and play during after-school hours.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The County continues to implement an initiative called Thurston Thrives that focuses on the health and wellbeing of the community at large through specific areas including Housing, Food, Environment, Education, Economy, Community Resilience, Community Design, Clinical and Emergency Care and Child and Youth Resiliency.

The initiative has brought together over 300 community members who have developed a strategic plan to address the issue and its relationship to our health. As a part of this program, a variety of County departments, nonprofit agencies, for profit businesses, education leaders, health providers and community members have joined together to create goals that bring us closer to a health and stable community. These efforts have crossed jurisdictional lines and are enhancing our ability to work in partnership to address community needs.

Additionally, elected officials, city managers and the county manager have come together to create the Regional Housing Council which is facilitating conversations around taking a regional approach to address homelessness and increase affordable housing in Thurston County.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The County has, as a part of the Thurston Thrives effort created the Housing Action Team (HAT) which includes multiple nonprofit agency representation, other local funders, private sector housing representatives and elected officials to work together to provide advice and recommendations to the Board of County Commissioners. As part of the HAT, there are multiple teams that address specific issues including, homelessness, rental/healthy housing, senior housing and development of affordable housing. The RHC will look to the HAT to help guide it in adopting funding priorities intended to better serve the County as a whole.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Thurston County, the City of Olympia and the Housing Authority of Thurston County completed an Assessment of Fair Housing (AFH) in 2017. Analysis has been conducted and a draft plan produced that was presented to the public and finalized during the 2017 program year. While the plan was completed and public hearings held, HUD delayed the implementation of the program and the report was never submitted to HUD.

However, the county and our partners continue to use this plan as our guiding document to enhance and expand our fair housing activities.

Fair Housing complaints are referred to:

- Fair Housing Center of Washington: 844-302-4674
- Washington State Human Rights Commission: 360-753-6770

The City of Olympia coordinates an annual Fair Housing Training each year for residential property managers in conjunction with a crime prevention training offered by local law enforcement

After review of the available data and discussion of what data was not available, stakeholders agreed to the following five (5) 2017 AFH Fair Housing Goals in priority order:

1. Increase Fair Housing Education.
 - 1a. Housing Provider Education
 - 1b. Housing Consumer Education.
 - 1c. Neighborhood Organization Education
 - 1d. Central Fair Housing Info Link
2. Better Enforcement of Fair Housing Laws
 - 2a. Enhanced Enforcement of State Law
 - 2b. Enhanced Enforcement of Local Laws
 - 2c. Track Data on Fair Housing
 - 2d. Rental Safety Program / Landlord licensing
3. Increase Affordable and Accessible Housing
 - 3a. Increase Affordable Housing Inventory
 - 3b. Increase Accessible Housing Inventory
 - 3c. Maximize transportation linked housing
4. Source of Income as a Protected Class
 - 4a. Countywide Laws to Protect Source of Income
 - 4b. Standardize Language
5. Incorporate Fair Housing Principles into Land Use Planning
 - 5a. Review Zoning Impacts on Fair Housing
 - 5b. Review Development Standards Impact on Fair Housing
 - 5c. Foster Affordable Housing Incentives

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The County monitoring plan calls for a thorough review of program and tenant files to ensure compliance with financial and programmatic operations. Following the annual funding application process the County conducts a grantee orientation for all new HOME and CDBG sub-recipients. At this orientation, the County reviews the Section 3, prevailing wage, procurement, and other federal requirements and encourages sub-recipients to reach out to minority and women-owned businesses when contracting will be needed. The County also provides support to sub-recipients during the procurement process and requires sub-recipients to market procurement opportunities through Washington State's Office of Minority and Women's Business Enterprises website.

The County utilizes a risk analysis methodology for all its HOME and CDBG subrecipients to determine the appropriate monitoring methodology. HUD checklists from the CPD Monitoring Handbook are used to conduct monitoring reviews. Upon completion of on-site monitoring reviews, exit interviews are conducted to provide technical assistance, discuss preliminary results, and address program concerns. Following each monitoring, results of the monitoring are provided via a written monitoring report and letter that specifies findings, concerns, recommendations and required corrective actions. Where corrective actions are required, follow-up documentation is obtained to verify that the corrective action was completed. The County continues to refine this analysis process to ensure that HUD funds are properly expended for eligible activities.

The County follows HUD requirements for on-site monitoring required under 24 CFR 92.504(d) and conducts on-site inspections within 12 months of project completion and at least once every three years on HOME assisted units. All eleven new HOME assisted units were inspected on site prior to the COVID-19 pandemic outbreak. As authorized by an April 10, 2020 HUD memorandum issued by John Gibbs, Acting Assisting Secretary of Community Planning Development, Thurston County suspended on site inspection of existing HOME assisted units beginning in March 2020 in an effort to protect County staff and tenants and limit the spread of COVID-19. The waiver suspends requirements on site inspections for a period of up to 120 days from the end of the waiver period, which concludes December 31, 2020. Thurston County will inspect HOME assisted units that were scheduled for inspection but did not receive one in program-year 2019 in accordance with the April 10 waiver and any potential future guidance from HUD.

On-site inspections as well as financial monitoring are regularly conducted for all CDBG funded projects. Public service projects are annually monitored beginning in June and construction projects are reviewed for compliance on an ongoing basis once a contract has been executed and the project begins. Due to the COVID-19 pandemic CDBG public services projects did not receive a monitoring this program-year.

Both service provider organizations, Catholic Community Services and Boys and Girls Club, have routinely received CDBG funds in recent years and both were funded in program year 2018. Both programs received a low risk rating in a risk assessment completed that same year. Boys and Girls Club was monitored in October 2019 and had no findings. Monitoring of CDBG funded public facility and public improvements projects did not occur in program-year 2019 because none of the subrecipients had started construction.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Thurston County set a public hearing to take comment on this program-year 2019 Consolidated Annual Performance Evaluation Report (CAPER) on November 3. A draft of the report will be published in The Olympian on November 13. Comments will be taken in writing from November 13 through December 1. A public hearing will be held on December 1, or as soon thereafter as the Board of County Commissioners meets.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes were made to the goals and objectives identified in the Consolidated Plan. The program-year 2019 Annual Action Plan was amended to include \$717,852 in CARES Act funded CDBG-CV funds and to identify projects that will use the funds to prevent, respond to or prepare for COVID-19. The priorities and projects identified were done so through a regional coalition of mayors, city managers and the county manager. While projects were identified, none have been awarded funds as of yet. The County anticipates it will amend its program-year 2019 Annual Action Plan once again to include additional CARES Act CDBG-CV funds and projects. It will include CDBG-CV accomplishments and beneficiaries in the program-year 2020 CAPER.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

All properties that were required to receive an on-site inspection during PY 2019 received an on-site HQS inspection. Two HOME projects, offering five total units, were required to receive an on-site inspection during the 2019 program year. Initial inspections were conducted for two single-family homes that were newly constructed by South Puget Sound Habitat for Humanity. These units passed on initial inspection. An additional three bedroom single-family home newly constructed by Foundation for the Challenged for shared living purposes was also inspected. The home was not yet inhabited and received an inconclusive rating due to some exposed wiring where a thermostat was being installed and a missing refrigerator. Upon subsequent inspection the property received a passing grade. All units passed a final HQS inspection. Inspected properties include:

South Puget Sound Habitat for Humanity

- 3724 Hoppe Lane SE, Olympia
- 4541 Mattson Lane SE, Olympia

Foundation for the Challenged

- 1304 Rogers St. NW, Olympia

County staff has attended trainings on conducting HQS inspections and will conduct HQS inspections until additional guidance from HUD on transitioning to UPCS is provided. The new model will be applied to all rental units developed with HOME funds once HUD releases final guidance.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

All funded agencies are required by contract to perform outreach to affirmatively market their properties to all populations. Turnover in our funded rental properties is infrequent as our supply of affordable units is not large. The county will continue to work with all agencies to increase outreach to

minority populations in our community when vacancies arise.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The County received \$89,214.33 in HOME program income during program-year 2019. These funds were generated as a result of the sale or refinance of properties that were provided homeowner rehabilitation loans and homebuyer assistance. The majority of these actions occurred in summer 2020 when COVID-19 drove home mortgage interest rates down, providing homeowners the opportunity to refinance their home to achieve further affordability. Of this amount, \$8,921.43 will be applied toward program administrative costs and the remaining \$80,292.90 will be included in the program-year 2021 Annual Action Plan.

In addition, \$57,048.61 program income was collected in program year 2018. Of this, \$40,591.80 was included in the 2019 Annual Action plan. A total of \$36,532.62 will be awarded to the first of two multiple family rental projects to enter into contract. The remaining \$4,059.18 is allocated for administration.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The county continues to pursue the initiatives identified in Thurston Thrives Housing Action Team efforts to enhance our affordable housing opportunities in all areas of the county.

The State of Washington, in 2019, passed legislation creating a new funding source for affordable housing. Thurston County intends to take advantage of this new legislation, known as a Substitute House Bill 1406, which will bring new resources for affordable housing and rental assistance to the County. Thurston County, through the Regional Housing Council, has begun working with local jurisdictions to develop a regional approach for utilizing these resources. Proceeds from the first year of collection is anticipated to be used to provide rental eviction prevention assistance. The County has seen an immense need for this service as a result of the COVID-19 pandemic and the resulting wide-spread job loss across Washington state.

Furthermore, the City of Olympia has imposed a sales tax of 0.1% to be used for affordable housing and homeless services. Thurston County does not impact decisions on how these funds are spent, but the City of Olympia and Thurston County coordinate its funding processes to reduce barriers and increase certainty for applicants.