



# 2018-2022 THURSTON COUNTY AND OLYMPIA REGIONAL CONSOLIDATED PLAN

Prioritizing HOME and Community Development Block Grant Resources

July 2018

## Executive Summary

### ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The Consolidated Plan is a planning document required by the U.S. Department of Housing and Urban Development (HUD) to be submitted every three to five years by all jurisdictions that receive Community Development Block Grant (CDBG) program and HOME funds. The Consolidated Plan identifies housing, homeless and community development needs, and determines strategic priorities for the use of CDBG and HOME funds over the ensuing plan period.

The City of Olympia Community Planning and Development Department (CPD) and the Thurston County Housing and Community Renewal Program are the lead entities responsible for overseeing the development and administration of the *2018-2022 Regional Consolidated Plan*. Thurston County and Olympia are submitting a combined regional plan for CDBG and HOME funding. Thurston County became eligible as an “Urban County” to receive a CDBG entitlement since October 2012 when HUD has determined that the population numbers qualified Thurston County plus the cities of Lacey, Tumwater, Rainier, Yelm, Tenino and the Town of Bucoda as an Urban County, eligible to receive directly CDBG Entitlement Funds. The City of Olympia has a CDBG entitlement, separate from the County. Thurston County also receives HOME funding, which is included automatically for the Urban County region. The Urban County has entered into an interlocal agreement with the City of Olympia as a HOME Consortium, to allow HOME funds to be utilized countywide in all jurisdictions. Thurston County is considered the Participating Jurisdiction under HOME Program rules. HUD requires the needs assessment data for regional Consolidated Plans to be presented for the entire county, not segregated by jurisdiction.

This plan is the result of a nine-month planning process that examined the needs and resources of unincorporated Thurston County and the cities of Olympia, Lacey, Tumwater, Yelm, Tenino, Rainier, and the Town of Bucoda. During the process, we consulted with our community partners, other stakeholders and members of the public. The planning process brought together citizens, social service organizations, businesses, faith communities, and elected officials to review the region’s current and future housing and community development needs and develop updated priorities.

#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Thurston County *2018-2022 Regional Consolidated Plan* identifies the development of viable communities by the provision of decent housing, a suitable living environment and the expansion of economic opportunity. Through the housing needs analysis, input from the citizen survey, and other

consultation with community partners, Thurston County and the City of Olympia have developed a proposed strategic plan with six priorities for the use of CDBG and HOME funds.

The six strategic goals provide a framework for the annual Action Plans, which identify specific activities to be funded each year. The goals are:

- **Affordable**<sup>[AS1]</sup> **Housing:** Maintain, enhance, and expand the supply of rental, homeownership, and special needs Affordable Housing for-low income populations;
- **Economic Development:** Identify and create opportunities for Economic Development programs that principally benefit low-income people;
- **Public Facilities and Infrastructure:** Identify priority projects that serve low-income populations throughout the county;
- **Social Services:** Provide essential social services, termed Public Services for low-income and special needs populations;
- **Homeless Continuum of Care:** Create a comprehensive Homeless Continuum-of-Care system that is responsive to the needs in our community (County-only strategy for non-federal HOME funds); and
- **Land Acquisition:** The Acquisition of land to support the development of new affordable housing, public facilities, infrastructure, or other CDBG-eligible activities to meet the needs of low-income residents – HIGH PRIORITY FOR HOUSING RELATED PROJECTS.

Strategic goals are broad in nature and are specifically designed to address all needs identified in the Consolidated Plan. Each year these strategies will be used as the framework from which to identify the specific activities to be pursued and shall be presented in an annual Action Plan.

### **3. Evaluation of past performance**

The goals and priorities selected for the 2018-2022 Consolidated Plan are informed by the activities and performance of projects selected by Thurston County and the City of Olympia during the 2013-2017 program years. Strong-performing activities that were funded illustrate the types of activities Thurston County and the City of Olympia intended to fund. Examples of these activities include:

- **Public infrastructure projects**, such as construction and repair of sidewalks, water lines, and recreational facilities.
- **Affordable housing projects**, including acquisition and rehabilitation of multi-family rental properties, homeowner repair programs, and new construction of single-family homes.
- **Public services activities**, including support for homeless services, youth scholarships, and services for low-income veterans.
- **Economic development activities**, such as micro-enterprise and small business training and support.

- **Public facility projects** such as community centers that support homeless services, food distribution, as well as public infrastructure projects that provide ADA sidewalks, sewer extensions and water lines, as examples.

Homeless Continuum of Care services were funded through non-federal sources to provide rapid rehousing, emergency shelter beds, diversion, transitional housing, and permanent supportive housing through a developing coordinated entry system.

#### **4. Summary of citizen participation process and consultation process**

We encouraged participation from citizens, agencies, advocacy groups, nonprofit organizations, faith communities, businesses and other stakeholders concerned with housing, homelessness and community development in Thurston County throughout the planning process. Highlights of the process include:

- Conducting a survey of stakeholders and citizens to gauge perceptions of challenges, needs and priorities for the use of CDBG and HOME funds. The survey was open from November 20, 2017 through January 1, 2018;
- Holding public hearings in April and June 2018; and

Conducting a 30-day public comment period from May 23 to June 23, 2018 for Olympia, and June 1 through 30, 2018 for Thurston County.

#### **5. Summary of public comments**

No public comments received.

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

N/A

#### **7. Summary**

The 2018-2022 Consolidated Plan was developed to be consistent with and support the HUD goals identified in Title 1 of the Housing and Community Development Act of 1974, as amended. All program activities and strategies discussed in the 2018-2022 Consolidated Plan are designed to further these goals and address the most critical affordable housing, homeless and community development needs in Thurston County. Recipients of CDBG, HOME and other federal funding must adopt one or more federal performance objectives and outcome categories. To meet one of the national objectives for CDBG funding, an activity must:

- **Low/Moderate Income:** Benefit low- or moderate-income persons;
- **Slum/Blight:** Prevent or elimination of slums or blight; or

- **Urgent Need:** Meet a particularly urgent community development need.

Outcome categories improve:

- **Availability or accessibility** of housing units or services;
- **Affordability** not just for housing but also of other services; and
- **Sustainability** by promoting viable communities.

The CDBG program provides funding to state and local governments for projects and activities that principally benefit low- to moderate-income people. This HUD program helps local governments develop viable urban communities by providing adequate supplies of affordable housing, a healthy living environment, and economic opportunities.

CDBG funds are some of the most flexible resources available to local governments. Communities can use CDBG funds for a wide range of activities such as rehabilitating single-family homes and apartment buildings, building community centers and public facilities, constructing water and sewer lines, supporting economic development, and providing vital social services. The fundamental philosophy of CDBG is the belief that local elected officials are best positioned to identify and prioritize local needs and to effectively allocate funding to address those needs.

HOME provides formula grants to build, buy, and/or rehabilitate affordable rental or owner-occupied housing, or provide direct rental assistance to low-income people. Communities can use HOME funds for new construction, rental assistance, and homeowner assistance.

Together, the City and the County have produced a single consolidated plan covers all of Thurston County for the CDBG and HOME programs:

- CDBG needs and funding for unincorporated Thurston County and the cities of Tenino, Yelm, Rainier, Lacey, and Tumwater and the Town of Bucoda.
- City of Olympia CDBG needs and funding.
- HOME needs and funding for all of Thurston County.

The required elements of the Consolidated Plan include:

- **Needs Assessment** An assessment of housing, homeless, and community development needs;
- **Housing Analysis** An analysis of the region's housing market;
- **Strategy Overview** A discussion of the region's strategies, priority needs, and objectives for CDBG funded activities; and
- **Annual Action Plans** for the first year of the Five-Year Plan period that describe the method for distributing funds to carry out activities in support of the strategic plan during the first year. This Consolidated Plan includes two Action Plans, one describing how the Urban County region will use CDBG funds, and one describing how Olympia will use the funds during the first year.

The Consolidated Plan will be presented to HUD on July 15, 2018. The 2018 program year will begin on September 1, 2018.

## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	THURSTON COUNTY	
CDBG Administrator	THURSTON COUNTY	Public Health and Social Services
HOPWA Administrator		
HOME Administrator	THURSTON COUNTY	Public Health and Social Services
HOPWA-C Administrator		

Table 1 – Responsible Agencies

#### Narrative

The city of Olympia Community Planning and Development Department (CPD) and the Thurston County Housing and Community Renewal Program are the lead entities responsible for overseeing the development and administration of the 2018-2022 Regional Consolidated Plan. CPD's mission is to protect and enhance quality of life, sustainability, and safety through our plans, regulations, and programs. The mission of the Thurston County housing and community renewal program is to create and preserve decent affordable housing; end homelessness; and provide capital investments which improve the viability, livability, and economic stability of Thurston County communities, particularly low- and moderate-income communities.

Thurston County and Olympia are again submitting a combined regional plan for CDBG and HOME funding. HUD determined in October of 2012 that Thurston County plus the cities of Lacey, Tumwater, Rainier, Yelm, Tenino and the Town of Bucoda are designated an Urban County – i.e., eligible to receive directly from CDBG Entitlement Funds. HOME funding is included automatically for Urban County region. The Urban County has entered into an interlocal agreement with the city of Olympia as a HOME Consortium, to allow HOME funds to be used countywide in all jurisdictions. Thurston County is considered the Participating Jurisdiction under HOME program rules.

#### Consolidated Plan Public Contact Information

For questions about the CDBG and HOME programs or the Consolidated Plan, please contact:

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

As part of the Consolidated Plan development process, federal regulations (24 CFR 91.200(b), 91.215(i)) include the requirement that a jurisdiction consult extensively with community service providers, other jurisdictions, and other entities with a potential interest in or knowledge of that jurisdiction's housing and non-housing community development issues. The following governmental and nonprofit organizations were consulted on priority housing, homeless and community development needs in Thurston County. Consultation activities included the survey; reviews of published studies, reports and plans; follow-up conversations to gather additional data and/or requests to review relevant portions of the draft 2018-2022 Regional Consolidated Plan during the public comment period.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

Thurston County and the City of Olympia consulted with the following agencies/organizations in preparing the Consolidated Plan:

**Governments:** Washington State agencies, federal agencies, Pierce County, and the cities of Lacey, Tumwater, Yelm, Bucoda, Rainier, and Tenino.

**Assisted Housing Providers:** Panza, Family Support Center, Housing Authority of Thurston County, Community Action Council, South Puget Sound Habitat for Humanity, Low Income Housing Institute.

**Health Service Organizations:** Behavioral Health Resources, Capital Recovery Center, Pierce County AIDS Foundation.

**Social Service Organizations:** Community Youth Services, Together!, Interfaith Works, Olympia Union Gospel Mission, Out of the Woods, SafePlace Olympia, Salvation Army, Senior Services for South Sound, Thurston County Food Bank, Washington State Coalition Against Domestic Violence, Yelm Community Services.

**Economic Development Organizations:** Thurston County Economic Development Council, Olympia Downtown Alliance.

Both the City of Olympia and Thurston County have created Homeless Coordinator positions, to develop and implement strategic homeless plans. The City's Homeless Coordinator is working closely with the City Council and other stakeholders to develop a Homeless Plan. Thurston County is working to fill this position, which has been vacant for one year, as the county seeks to shift the Homeless Coordinator from a contractor to county employee. The respective goals of these two Coordinators will reflect the

unique challenges to each jurisdiction as well as to maximize cooperation between the county and the City. The shared regional goals will be to strengthen the network of housing, shelter and social service providers; maximize access to fiscal and other resources; mitigate negative impacts to neighborhoods and business districts; and, foremost to meet the needs of homeless individuals and those at risk of homelessness.

Lastly, Thurston County and the City of Olympia encourage and accept funding applications from housing, health care, economic development, mental health, and social service providers through annual Action Plan processes. Funded activities must address one or more regional strategic goals.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Significant aspects of the Consolidated Plan development process included consultation with the Washington State Department of Commerce (the agency which manages the Balance of State Continuum of Care), City and County staff, as well as agencies and organizations that serve the region's residents. A widely-distributed survey identified priority needs and the level of need for various community development, housing, homeless, and economic development needs. Thurston County's Homeless Coordinator contributed to the research and writing of the Homeless Needs Assessment sections. The development of the Consolidated Plan also included active citizen and agency participation, as described later in the Citizen Participation section.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

Thurston County participates in the Balance of State Continuum of Care, managed by the Washington State Department of Commerce (Commerce). This program includes all non-entitlement communities throughout the state (those that are not direct recipients of Continuum of Care funding from HUD). Thurston County agencies receiving approximately \$800,000 annually for a variety of services through the Balance of State CoC programs. Thurston County does not receive Emergency Shelter Grant (ESG) funds and instead receives an equivalent allocation in Consolidated Homeless Grant (CHG) funds. Each non-entitlement community occasionally receives an allocation from Commerce and other state funding to address homelessness within their communities. ESG is funded by the HUD Homeless Emergency Assistance and Rapid Transitions to Housing Act of 2009 (known as the HEARTH Act).

Thurston County's relationship to the Balance of State Continuum of Care is divided by program area. ESG, CHG, and other sources are contracted to Thurston County and is subcontracted to local providers for delivery to qualified households. HEARTH Act-governed activities (McKinney-Vento programs) are directly contracted to local providers through HUD. HEARTH Act-required planning is conducted through

a local representative elected by the community of providers and informs the Balance of State Continuum of Care Planning. In Thurston County the community of providers is the Housing Task Force.

The purpose of the ESG program is to provide homelessness prevention assistance to households that would otherwise become homeless, and to provide assistance to rapidly re-house persons who are experiencing homelessness. The funds provide for a variety of assistance, including short-term or medium-term Rental Assistance, Housing Search and Placement, and Housing Stability Case Management.

After receiving the funds, decisions about priorities and which Thurston County projects to support each year are made through community-based planning efforts that involve social service providers. All programs receiving Continuum of Care (C of C) funds are required to use the Homeless Management Information System (HMIS). This data-collection system is managed by Commerce staff, and all protocols and data standards are prescribed by the agency, based on HUD-mandated federal regulations.

Once Thurston County's Homeless Coordinator position is filled, the Coordinator will serve as the C of C Coordinator. This allows the Homeless Coordinator to take steps to synchronize countywide homeless prevention and assistance planning. The City's Homeless Coordinator will also participate in the C of C.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Housing Action Team
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing Services - Victims Health Agency Other government - County Planning organization Business Leaders Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The HAT was provided copies of the Consolidated Plan and comments were sought. The HAT members developed the 5 year Homeless Housing Plan which was used extensively in the development of this plan.

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

All known entities were contacted.

## Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	State of Washington Department of Commerce	Homeless housing and services goals overlap.
Thurston County Comprehensive Plan	Thurston County Community Planning and Development	Housing guidelines/regulations for unincorporated county areas were considered in the development of the plan.

**Table 3 – Other local / regional / federal planning efforts**

### **Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The county works directly with the state of Washington Department of Commerce in multiple areas including homeless program and planning and land use regulatory compliance. In addition, the county has multiple forums with local government members through the work of the Thurston Regional Planning Council (TRPC) around issues including transportation and affordable housing development.

### **Narrative**

The City of Olympia Community Planning and Development Department (Olympia CPD) and the Thurston County Housing and Community Renewal Program are the lead entities responsible for overseeing the development and administration of the *2018 -2022 Regional Consolidated Plan*. Olympia CPD's mission is to protect and enhance our community's quality of life, sustainability and public safety through comprehensive plans, development regulations and service programs. The mission of the County's Housing and Community Renewal Program is to create and preserve decent affordable housing; end homelessness; and provide capital investments which improve the viability, livability, and economic stability of Thurston County communities, particularly low- and moderate-income communities. The work is accomplished in partnership with the county's housing and social service providers and in cooperation with cities.

Thurston County and Olympia are submitting a combined regional plan for CDBG and HOME funding. HUD has determined that as of October 2012, Thurston County plus the cities of Lacey, Tumwater, Rainier, Yelm, Tenino and the Town of Bucoda will be designated an Urban County, eligible to receive directly from CDBG Entitlement Funds. HOME funding will also be included "automatically" for the Urban County region. The Urban County has entered into an interlocal agreement with the City of Olympia as a HOME Consortium, to allow HOME funds to be utilized countywide in all jurisdictions. Thurston County is considered the Participating Jurisdiction under HOME Program rules. HUD requires the needs assessment data for regional Consolidated Plans to be presented for the entire county, not

segregated by jurisdiction. Olympia-specific data is presented in Appendix E and may be of particular interest to Olympia stakeholders.

This plan is the result of a nine-month planning process during which we examined the needs and resources of unincorporated Thurston County and the cities of Olympia, Lacey, Tumwater, Yelm, Tenino, Rainier, and the Town of Bucoda. During the process, we consulted with our community partners and members of the public. The planning process brought together citizens, social service organizations, businesses, faith communities, and elected officials to review the region's current and future housing and community development needs and develop updated priorities.

## **PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The Consolidated Plan was shared with the Thurston County Housing Action Team, Homeless Housing Hub, through a public notice and 30 day public comment period. A survey of general population was conducted through Survey Monkey soliciting responses on priorities and recommended investments over the life of the plan and for the 2018 program year. The community input was used in the development of the priorities for the 2018 year and for the overall strategic goals in the Consolidated Plan.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	all populations	The Housing Action Tem and the Homeless Housing HUB is attended by the majority of non-profit agencies and citizens interested in providing housing and assistance to low income and homeless population in the county.	The plan received broad support and particularly the inclusion of the Homeless Housing Plan as an appendix to the document.	All comments were included in the plan.	
2	Public Meeting	all populations	The county provided a 30 day public comment period and a public hearing at the Board of County Commissioners to receive public comment.	No comments were received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	all populations	A public hearing was held at the Board of County Commissioners meeting at the close of the 30 day public comment period. Also the City of Tumwater held a public meeting/; hearing from all applicants for the CDBG program.	No comments were made at the public hearing.	N/A	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

**Housing Needs:** Housing needs were determined by analyzing housing problems by income level, tenure, and households with special needs. The Consolidated Plan uses the Comprehensive Housing Affordability Strategy (CHAS) data developed by the Census Bureau for HUD. CHAS data is based on the 2010-2014 American Community Survey (ACS) Census and analyzes households with one or more housing problems (those experiencing overcrowding, or lacking adequate kitchen or plumbing facilities), and those experiencing cost burden (paying more than 30 percent of household income for housing costs) and extreme cost burden (spending more than 50 percent of household income for housing costs). The number and types of households needing assistance include those in the racial and ethnic groups identifying as African American, American Indian/Alaska Native, Asian, Hispanic, and Pacific Islander.

**Population Increase:** Thurston County had a significant population increase from 2010-2016 of 9.3 percent (US Census Bureau). For comparison, statewide population growth was 8.4 percent during that same period. Populations of surrounding counties increased by only two percent (Lewis and Mason County). This rate of growth is expected to continue. The state Office of Financial Management forecasts that the county population will increase by almost 40 percent — an additional 104,388 people — by the year 2040. More than three-quarters of the population increase in Thurston County during the last decade can be attributed to the migration of people into the county.

**Income:** In 2016, Thurston County's median household income was \$63,286, according to estimates by the Washington State Office of Financial Management. Thurston County was estimated to have the fifth highest median household income of all counties in Washington in 2016 behind King, Snohomish, Clark, and Kitsap Counties. However, Thurston County's median household income remains lower than that of Washington State as a whole, and its unemployment rate remains higher.

**Homelessness:** Final results of the 2018 Thurston County Homeless Census showed 835 people experiencing homelessness, a radical 56% increase over 2017's count of 534 people, the Thurston County Homeless Census of 2018 shows an increase of 55 percent (301 people) since 2017 and a 26 percent increase (171 people) since the 664 people revealed in the 2013 point-in-time (PIT) Homeless Census, which was the first year of the prior Consolidated Plan. The 2018 Homeless Census showed the largest portion reported being unsheltered – 320 of the 835. Once these numbers are certified, this would be the second highest count since 2006 when the state began to require an annual census of homeless citizens.

## **NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)**

### **Summary of Housing Needs**

Housing needs can be determined by analyzing housing problems by income level, tenure, and households with special needs. The Consolidated Plan uses the demographic data supplied by HUD's Community Planning and Development Department (CPD). CPD data is based on the 2009-2013 ACS and analyzes households with housing problems such as those experiencing cost burden (paying more than 30 percent of income on housing costs) and extreme cost burden (paying more than 50 percent of income on housing costs). Priorities were established for housing needs based on this needs assessment.

Another factor affecting affordability is the type of unit available. Multifamily units and mobile homes are typically more affordable than detached single-family homes to people with low income. There are 19 low-income-housing apartment complexes in Olympia offering 1910 affordable apartments. There are 1773 other low-income apartments that do not have rental assistance but are considered affordable housing for low-income families.

Percentage of Renter Households: Data from the 2017 Thurston County Assessment of Fair Housing shows that renter households are increasing around Olympia, Lacey, and Tumwater. While the Thurston County average is 35 percent renter households, there are 45 percent renter households in Tumwater, 47 percent in Lacey and 52 percent in Olympia. Additionally, according to the 2015 ACS, over 52 percent of housing units are occupied by renters with the same percentage of renters being cost-burdened.

Rental Rates for the rental market often outpace the rate of inflation. The median rent in Thurston County is \$1,089, and the median home value is \$242,900. Since 2010, the average rent has increased in Thurston County. According to the Thurston Regional Planning Commission (TRPC) data, average rent increased from \$900 to approximately \$1,050 (16.7%) in two years. The current cost of rent is close to average rents in Pierce County, which has historically had higher rents than Thurston County.

The vacancy rate for apartments in Thurston County was 2.7 percent in 2017, which is lower than King, Kitsap, and Pierce Counties. Thurston County has continuously had one of the lowest apartment vacancy rates compared to adjacent metropolitan counties. Though apartment vacancy rates vary by year, there has been an overall decline since 2010. From 2000-2009, the vacancy rates for one- and two-bedroom apartments were 2.2 and 2.4 percent respectively. By comparison, from 2010 on (approximately 2017), vacancy rates for one- and two-bedroom apartments fell to 0.3 and 0.6 percent respectively.

According to ACS 2012-16 data, the poverty rate for Thurston County is 12 percent, and 5.7 percent of the population has income below 50 percent of the poverty level. Cities, towns, and designated places with the highest poverty rate are Bucoda (44 percent), Ground Mound (32 percent), North Yelm (19 percent), and Tenino (18 percent). Two tribal reservations located in the county are experiencing high poverty rates. The Chehalis Tribal Reservation reports a 30 percent poverty rate and the Nisqually Tribal Reservation reports 23 percent.

As referenced in the Draft 2017 Assessment of Fair Housing Report, Thurston County has no HUD defined Racially/Ethnically Concentrated Areas of Poverty. However, AFH research shows there are concentrated areas of poverty and growing concentrations of racial and ethnic diversity as well as higher than average levels of poverty among single mothers, female-headed households, people of color, and people with disabilities.

Olympia, Lacey, and Tumwater have larger populations than their neighboring communities. They also have more rental housing units that are affordable and available for residents earning up to 80 percent AMI. However, these cities have fewer rental housing units that are both affordable and available for residents who earn up to 30 percent AMI.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	0	256,080	
Households	0	100,801	
Median Income	\$0.00	\$0.00	

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

Demographics NA-10

**Data Source Comments:**

## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10,480	8,510	14,375	9,255	58,165
Small Family Households	3,190	2,549	5,485	3,525	30,045
Large Family Households	509	569	1,082	864	3,827
Household contains at least one person 62-74 years of age	1,689	1,799	2,836	1,953	12,424
Household contains at least one person age 75 or older	1,337	1,682	2,105	1,333	3,988
Households with one or more children 6 years old or younger	1,740	1,369	2,996	1,503	6,185

**Table 6 - Total Households Table**

**Data** 2009-2013 CHAS

**Source:**

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	194	185	185	170	734	39	123	0	85	247
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	60	180	0	255	0	0	15	14	29
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	190	285	160	75	710	74	95	248	75	492
Housing cost burden greater than 50% of income (and none of the above problems)	3,898	2,124	870	15	6,907	2,789	1,284	1,580	608	6,261

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	414	1,760	3,574	899	6,647	328	837	2,032	1,740	4,937
Zero/negative Income (and none of the above problems)	713	0	0	0	713	383	0	0	0	383

**Table 7 – Housing Problems Table**

Data 2009-2013 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	4,277	2,659	1,395	265	8,596	2,899	1,498	1,854	778	7,029
Having none of four housing problems	1,294	2,209	6,009	3,194	12,706	915	2,149	5,134	5,035	13,233
Household has negative income, but none of the other housing problems	713	0	0	0	713	383	0	0	0	383

**Table 8 – Housing Problems 2**

Data 2009-2013 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,559	1,754	2,160	5,473	1,101	517	1,562	3,180
Large Related	285	369	275	929	148	163	293	604
Elderly	774	943	733	2,450	1,271	1,080	1,205	3,556
Other	1,932	1,234	1,484	4,650	683	499	608	1,790
Total need by income	4,550	4,300	4,652	13,502	3,203	2,259	3,668	9,130

**Table 9 – Cost Burden > 30%**

Data 2009-2013 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,399	829	380	2,608	1,054	309	744	2,107
Large Related	250	275	35	560	144	104	120	368
Elderly	639	629	210	1,478	1,067	621	507	2,195
Other	1,798	670	245	2,713	603	322	253	1,178
Total need by income	4,086	2,403	870	7,359	2,868	1,356	1,624	5,848

**Table 10 – Cost Burden > 50%**

Data 2009-2013 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	185	345	240	50	820	74	124	180	70	448
Multiple, unrelated family households	20	0	0	25	45	0	0	83	18	101

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	0	110	0	110	0	0	0	0	0
Total need by income	205	345	350	75	975	74	124	263	88	549

**Table 11 – Crowding Information - 1/2**

Data Source: 2009-2013 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Twenty-five percent of respondents to the 2018 Point in Time count (128 individuals) reported that being a domestic violence victim was a causal factor in their homelessness. SafePlace, the only advocacy agency and shelter for victims of domestic violence in Olympia and Thurston County, sheltered a total of 296 individuals in 186 households in 2017. SafePlace reports that due to low housing inventory they have increased their permitted stay duration from sixty days to ninety days. Their data indicates that many more – 2082 individuals, or almost seven times as many who applied for shelter – were turned away because the shelter was full.

**What are the most common housing problems?**

**Cost-burdened Households:** There are a growing number of households in Thurston County that are not directly facing homelessness but have unstable housing that leaves them at risk for homelessness. According to the Washington State Housing Needs Assessment, in 2015 there were approximately 23,000 households (13,000 renters and 10,000 homeowners) in Thurston County classified as cost-burdened or severely cost-burdened. This is more than one fifth of the total community.

**Inadequate Heat/Utilities:** Information provided by the Community Action Council of Lewis, Mason, and Thurston Counties (CACLMT) supports the above data about cost-burdened households. In a survey conducted in the fall of 2017, in which 74 percent of the population responding lives in Thurston County, respondents indicated that the biggest housing problems were adequate heat/utilities (28 percent) and adequate finances (25 percent). Consistent with these responses, the same survey illustrated that heat and utility assistance ranked highest at 43 percent, followed by food programs at 17 percent, and affordable housing at 14 percent.

**Are any populations/household types more affected than others by these problems?**

**Veterans:** National data indicate that Washington's veteran population experiences a higher unemployment rate compared to the national average. According to the 2017 PIT Homeless Census there were 44 veterans that reported being homeless on the night of the survey in January.

**Poverty and Children:** The poverty rate is higher than average for children in the county under age 18, of whom 8,985 are poor. Of these, 4,147 are in extreme poverty, meaning that they live in families with incomes less than 50 percent of the federal poverty rate. According to Child Care Aware of Washington (2017), 15 percent of children under 18 in Thurston County are living in poverty (CACLMT). One quarter of families with children are headed by single mothers, and more than half of female-headed families with children under five years old are in poverty.

The 2017 PIT Homeless Census shows there were 73 households with at least one child experiencing homelessness. Of the 253 persons in those households, almost 60 percent were persons under 18. Breaking it down by ethnicity and race, about 75 percent were identified as non-Hispanic/non-Latino and 62 percent were White. Data from the Office of the Superintendent of Public Instruction indicate a 47 percent rise in the number of homeless students from 2013 to 2015.

Households with children are at risk for homelessness when the household is already cost-burdened. The median cost of child care centers and family child care is higher in Thurston County compared to its neighboring counties. According to Child Care Aware, the median cost of childcare for infant to school age children ranges from \$455-\$900 per month, and the cost of family child care ranges from \$430-\$700 per month.

**Family Poverty Indicators Free and Reduced Lunch Rates:** The National School Lunch Program provides free and reduced-price meals to low income students in public schools. Although statewide and county enrollment in the program has been slowly decreasing since 2012, enrollment levels remain above 45 percent in several Thurston County school districts.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the**

**needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

**Poverty and Homelessness:** Economic factors can lead to Thurston County residents living in poverty having an increased risk of homelessness. Poverty affects access to care and a community's ability to engage in healthy behaviors. Residents living in poverty can experience barriers to accessing health services, healthy food, and other necessities that contribute to housing and health. They also cannot adequately save money to prepare for emergencies such as job loss or health care, and these types of unanticipated financial stressors can lead to eviction and loss of housing.

**Poverty Rates:** According to ACS data, 8.1 percent of Thurston County's population are families and people whose income falls below the poverty level within the past 12 months. Of those families, 38.3 percent are families with only a female householder with children under five years old. The same data set shows 34.2 percent are families with female householders with children under 18 years old.

These individuals and families may need financial assistance for housing, food, and other basic needs. Families with young children, and especially families headed by single mothers, may also need assistance with child care costs. Additionally, many of these individuals and families may benefit from increased access to education and job training that could raise their future income prospects.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

**At-Risk Veterans:** can include any resident of Thurston County who has "served in the active military, naval, or air service and who was discharged or released under conditions other than dishonorable", according to Title 38 of the Code of Federal Regulations Data on veterans receiving unemployment benefits was provided by ACS and census data. The annual PIT Homeless Census records the number of veterans reporting homelessness.

**At-Risk Children:** can include any resident of Thurston County under the age of 18. The ACS provides estimates of income and poverty level among residents, broken down by age and family type. Another useful source of information that can be used to generate estimates of poverty among children is the number of children enrolled in the National School Lunch Program, which provides free and reduced-price meals to low income students in public schools. Additionally, the annual PIT Homeless Census records the number of households with at least one child experiencing homelessness. The Office of the Superintendent of Public Instruction also keeps track of the number of homeless students enrolled in public schools each year.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

**Causes of Homelessness:** People become homeless for a variety of different reasons: unemployment, low wages, physical disabilities, mental-health challenges, drug and alcohol use, family rejection, and release from treatment centers and jails with no living arrangements. These causes are often overlapping, and many individuals cycle in and out of homelessness. During the 2018 PIT Homeless Count, the top five reasons people gave for being homeless were as follows:

1. Job Loss
2. Eviction or loss of housing
3. Family rejection/kicked out
4. Domestic Violence
5. Mental illness

It is important to note these reasons were only provided by 63 percent of the total homeless population. Unsheltered people interviewed for this count had the right to decline to answer any questions.

Rising housing costs have led to instability and increased risk of homelessness, and can be linked to many of the causes of homelessness listed above. Households are considered cost burdened or severely cost burdened if they pay more than 30 percent or 50 percent of their income for housing costs, respectively. When households are forced to spend most of their income on housing, they are unable to save money for education and job training, or for emergencies such as job loss, health care, or treatment for mental illness, and can subsequently face eviction or loss of housing.

## **Discussion**

From 2013-2017, Thurston County invested approximately \$24 million in projects and programs that reduce homelessness. These programs supported affordable housing and redevelopment efforts. From 2013-2017, Thurston county spent an average of 30 percent on capital projects and 41 percent on Rapid Rehousing projects.

**Thurston County Homeless Coordinator:** In 2012, the County hired an "Affordable and Homeless Housing Coordinator" who was delegated the responsibility of working with all community members, non-profit agencies and elected and appointed officials to identify needs, goals and objectives designed to reduce and end homelessness in the community. In addition to assessing needs and goals, the consultant worked with the local non-profit community on a draft update of the county's five-year plan to end homelessness and serves other functions around the homelessness and affordable housing interventions implemented by the county. The county intends to establish this role as a permanent staff position.

**Tumwater Homeless Consultant:** Given the high concentration of homeless services and people in the urban hub, the City of Tumwater has hired a Homeless Consultant to assist in the development of

municipal policy. On May 17, 2018, Tumwater City Council hosted a Homeless Summit to engage citizens, service providers and other stakeholders on the issue of homelessness.

**Olympia Homeless Coordinator:** The City of Olympia has hired a Homeless Response Coordinator who will be charged with developing and implementing an Olympia Homeless Response Plan. It is anticipated that the County's Coordinator will work closely with the Olympia Coordinator and the Tumwater consultant to develop a balanced approach that addresses the disparate impacts of homelessness and the resulting different policy approaches across the region.

**Thurston Thrives:** Aside from the work focused on ending homelessness, the County is in the process of implementing an initiative called Thurston Thrives that focuses on eight areas of overall community health including Housing, Community Design, Education and Resilience, Economy, Food, Clinical and Emergency Care, Environment, Public Safety, and Justice. This extensive planning effort involves over 300 members of the community around issues that have been identified as crucial to overall stability. Input from various groups has been incorporated into the consolidated plan and this annual plan.

## NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

According to HUD's definition, disproportionately greater housing needs exist within a particular income category when one or more racial or ethnic groups experience housing problems (such as cost burden, poor housing conditions, and overcrowding) at a rate 10 percentage points higher than households in the income category as a whole.

This section shows the extent of housing problems in Thurston County overall and for six racial or ethnic groups: White, Black/African American, Asian, American Indian/Alaska Native, Pacific Islander and Hispanic. Disproportionally greater needs exist for at least one minority racial or ethnic group in all income categories.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,921	1,472	1,096
White	6,203	1,074	821
Black / African American	239	20	0
Asian	278	195	14
American Indian, Alaska Native	88	83	43
Pacific Islander	0	0	0
Hispanic	700	70	165

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,742	1,763	0
White	5,592	1,584	0
Black / African American	155	10	0
Asian	360	85	0
American Indian, Alaska Native	29	12	0
Pacific Islander	55	0	0
Hispanic	309	49	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,832	5,547	0
White	7,277	4,438	0
Black / African American	175	110	0
Asian	470	194	0
American Indian, Alaska Native	112	133	0
Pacific Islander	50	35	0
Hispanic	480	438	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,693	5,588	0
White	3,313	4,477	0
Black / African American	120	170	0
Asian	95	345	0
American Indian, Alaska Native	34	100	0
Pacific Islander	0	44	0
Hispanic	74	263	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Discussion

At **income levels between 0 and 30 percent of Area Median Income (AMI)**, almost 76 percent of all residents reported having one or more of the four housing problems. Black/African American residents have a higher percentage of housing problems compared to the White population - 92.3 percent and 76.6 percent, respectively.

At **income levels between 30 and 50 percent AMI**, almost 80 percent of all residents have one or more of four housing problems. Most notably, 100% of the Pacific Islander respondents reported experiencing at least one housing problem. Black/African American and Hispanic residents have higher levels of housing problems compared to the total population. American Indian/Alaska Native has the fewest housing problems by population at 70.7 percent.

For **income levels at 50 to 80 percent AMI**, almost 62 percent of all residents report one or more of the four housing problems. All groups reported issues within 10 percent of the mean rate, so none are considered disproportionately impacted. Asian residents had a higher rate of reporting housing problems compared to White residents at 70.8 percent and 62.1 percent, respectively. Black and Pacific Islander residents are close to the percentage of White residents, with about 60 percent of respondents reporting one or more housing problems.

At **80 to 100 percent AMI**, about 40 percent of households report one or more of the four housing problems. No groups met the 10 percent deviation threshold to be considered disproportionately

impacted, however White residents by percentage report the highest rate of housing problems at 42.5 percent with Black residents close behind at 41.4 percent. Asian, American Indian/Alaska Native and Hispanic residents all report around 21 to 25 percent of housing problems. Of the 44 Pacific Islander residents, none report housing problems.

## NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section provides data on households with disproportionately severe housing problems. Severe housing problems include: overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms; or households with cost burdens of more than 50 percent of income.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,176	2,209	1,096
White	5,639	1,634	821
Black / African American	235	24	0
Asian	203	280	14
American Indian, Alaska Native	44	123	43
Pacific Islander	0	0	0
Hispanic	680	90	165

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,157	4,358	0
White	3,452	3,729	0
Black / African American	80	85	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Asian	250	195	0
American Indian, Alaska Native	25	18	0
Pacific Islander	0	55	0
Hispanic	230	117	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

**Data** 2009-2013 CHAS  
**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

#### **50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,249	11,143	0
White	2,574	9,158	0
Black / African American	60	230	0
Asian	129	534	0
American Indian, Alaska Native	73	168	0
Pacific Islander	0	85	0
Hispanic	315	613	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

**Data** 2009-2013 CHAS  
**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,043	8,229	0
White	903	6,887	0
Black / African American	100	190	0
Asian	15	420	0
American Indian, Alaska Native	24	110	0
Pacific Islander	0	44	0
Hispanic	4	333	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

At **income levels between zero and 30 percent of AMI**, 68 percent of all residents report having one or more severe housing problems. Black and Hispanic residents have higher levels of housing problems compared to the population as a whole. The most notable difference is for Black residents, of whom 90 percent report experiencing at least one severe housing problem, 22 percent greater than the population as a whole. Close to 73 percent of Hispanic residents report housing problems, compared to 68 percent of the total population.

At **income levels between 30 and 50 percent of AMI**, 47 percent of residents report having one or more severe housing problems. With regard to racial and ethnic breakdowns, Hispanic, American Indian/Alaska Native and Asian populations have higher percentages compared to the total population. Hispanic residents have the highest percentage difference, with 66.3 percent reporting one or more of the four housing problems.

Examining the **50 to 80 percent AMI** threshold, about 22 percent of the population report having one or more of the four housing problems. The highest percentage in relation to racial and ethnic identifiers is found among Hispanic residents, with 33.9 percent reporting housing problems. No Pacific Islander residents report having housing problems.

Only 12 percent of the population at **80 to 100 percent AMI** report housing problems. However, close to 35 percent of Black residents report having housing problems, this represents a disproportionate impact of housing problems on Black residents in this income category. Approximately 18 percent of American Indian/Alaska Native residents report housing problems.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

**Housing Cost Burdens:** One of the principal measures of housing need is the proportion of income spent on housing and utilities. Housing is defined as affordable if it costs less than 30 percent of a household's income. Households spending more than 30 percent of their income are defined by HUD as cost burdened, and those spending more than 50 percent are severely cost burdened. According to data from the 2016 American Community Survey, 32 percent of homeowners and 51.3 percent of renters are cost burdened.

Analyses in the 2017 Assessment of Fair Housing Report show that even though Washington State's 2017 minimum wage is one of the highest in the nation at \$11 per hour, a person earning that wage would need to work 69 hours per week to afford a one-bedroom apartment at the average rate.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	65,429	19,800	14,481	1,118
White	54,989	16,632	12,098	861
Black / African American	1,807	392	370	0
Asian	3,063	840	454	14
American Indian, Alaska Native	825	282	128	43
Pacific Islander	309	165	0	0
Hispanic	3,100	918	919	165

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2009-2013 CHAS

### Discussion

Data from the 2009-2013 CHAS are used for the purposes of the following discussion. However, the more current ACS numbers are referenced in other places in this Consolidated Plan.

Housing cost burden impacts about 34 percent of households within the Thurston County as a whole. The data indicate that there are only minor variations among racial and ethnic groups and no group is experiencing disproportionate impact.

## **NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Housing problems and cost burden are closely related to poverty. According to 5-year ACS data, approximately 12 percent of the population are living below the poverty level. American Indian and Alaska Native persons have the highest per capita rate of poverty based upon ethnicity, with 30.6 percent living in poverty. Approximately eight percent (8.2) of county residents identify as Hispanic or Latino. Of these residents, 23.3 percent are living in poverty.

**If they have needs not identified above, what are those needs?**

N/A

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Housing discrimination disproportionately affects persons of color, the disabled, and families with children. To address this, Thurston County and the City of Olympia provided analysis and action steps in the 2017 Assessment of Fair Housing Report. According to that report, in late 2016, Thurston County Housing Authority, Thurston County and the City of Olympia began to work together in preparation for a regional Assessment of Fair Housing. This inter-jurisdictional partnership is intended to better align the entire region and to foster a regional approach to both Fair Housing and affordable housing policy. The 2017 Assessment of Fair Housing Report provides a table that shows the demographic composition of each of the six cities and one town in Thurston County. There are variations between HUD and ACS data with regard to HUD using non-Hispanic or Latino categories.

The same report illustrates that the Nisqually Reservation census tract (123.20) has the highest concentration of race or ethnicity in Thurston County. The population is predominantly Native American at about 46 percent, with a low poverty index of 34. Low Poverty Index is a HUD measure of the depth and intensity of poverty based on the family poverty rate and percentage of households receiving public assistance, values are percentile (0-100) ranked nationally higher numbers indicated less exposure to poverty. West of the Nisqually Reservation contains census tract concentrations with Asian American and Hispanic populations, specifically in the Hawks Prairie and Lacey areas. African American households represent only 2.5 percent of the general population and there is no concentrated geographic area larger than 9 percent in a given community.

The Tanglewilde-Thompson Place community in Lacey is just south of I-5 and north of Steilacoom Road SE. According to the AFH Report, this neighborhood is populated by 39 percent households of color with higher concentrations of Asian American, Native Hawaiian or Pacific Islander populations compared to the rest of the County. The community has a low poverty index of 23. Further analysis shows that there

is a large disparity of income within the community, with very low wage earners that impact the poverty index.

Further south of Tanglewilde-Thompson Place, Marvin Road is another community with similar ethnic concentrations, located near the Regional Athletic Complex or RAC in Lacey. This community has 53 percent Caucasian, 16 percent Asian American, Native Hawaiian, or Pacific Islander, and 13 percent Hispanic residents.

Southeast of the above community is the city of Yelm, which reports a 15 percent Hispanic population. Other areas noted in the report include a community in Ground Mound, which is located in rural, unincorporated Thurston County. This particular block group between I-5 and Old Highway 99 has a population of 1,216 people with 29 percent reporting Hispanic ethnicity.

Finally, the Westside of Olympia has a community called Evergreen Villages with a population of 1,600 people that is 16 percent Asian American, Native Hawaiian or Pacific Islander, and 8 percent Hispanic. Sixty-five percent are Caucasian or White.

## NA-35 Public Housing - 91.405, 91.205 (b)

### Introduction

The mission of the Housing Authority of Thurston County (HATC) is to provide safe, decent, and affordable housing and services to persons with disabilities, and low-income and at-risk individuals and families. The ultimate goal of the Housing Authority is to assist individuals and families to secure long-term permanent housing.

It is important to note that the HATC does not own any public housing units, and the numbers below reflect the housing choice vouchers also known as Section 8. The only public housing property in Thurston County is a 69-unit property in Olympia that is owned by the King County Housing Authority. This property was developed before the Housing Authority of Thurston County was formed.

The HATC continues to implement Section 504 of the Rehabilitation Act of 1973, as amended to protect the rights of families with disabilities (Section 504). HATC provides decent and safe rental housing and services for eligible extremely low-, very low- and low-income families, seniors and persons with disabilities.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	182	79	0	1,806	2	1,694	35	14	49

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	10,134	8,344	0	12,038	8,807	12,002	11,830	10,600
Average length of stay	2	3	0	6	0	6	0	1
Average Household size	1	1	0	2	2	2	1	2
# Homeless at admission	1	0	0	1	0	1	0	0
# of Elderly Program Participants (>62)	28	13	0	340	0	316	1	0
# of Disabled Families	86	46	0	882	1	828	24	1
# of Families requesting accessibility features	182	79	0	1,806	2	1,694	35	14
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	159	73	0	1,538	1	1,447	21	13	48
Black/African American	11	1	0	122	1	103	12	1	1
Asian	6	5	0	87	0	85	2	0	0
American Indian/Alaska Native	5	0	0	45	0	45	0	0	0
Pacific Islander	1	0	0	14	0	14	0	0	0
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	14	2	0	137	0	134	0	0	2
Not Hispanic	168	77	0	1,669	2	1,560	35	14	47
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The Housing Authority of Thurston County (HATC) administers Housing and Urban Development (HUD) funded assisted Housing Choice Voucher (HCV) tenant-based and project-based assistance programs as well as Moderate-Rehabilitation and Single-Room Occupancy programs. The HATC prioritizes housing for the elderly, persons with disabilities, families with minor children or disabled adult children, single pregnant women, homeless families, and homeless single households, as well as individuals who are victims of domestic violence or hate crimes. HATC gives additional preference to households paying more than 40 percent of their income for housing, those in substandard housing, and those displaced by natural disasters or other causes. The HATC targets 75 percent of its vouchers to households earning less than 30 percent of the median family income and 25 percent to those between 30 and 50 percent of the median family income.

When the waitlist for the HCV program last opened in 2015, the HATC received approximately 2,500 applications within a two-week period. Using a lottery system, 1,000 applicants were selected for the HCV waitlist. The HATC anticipated being able to serve the 1,000 applicants from the 2015 waitlist within a two-year period. However, the HATC currently has 198 households remaining on the 2015-HCV waitlist. Due to budget constraints, the HATC was not able to pull from the 2015-HCV waitlist in 2017 and is projecting not to pull in 2018.

Project-based vouchers may be issued by the HATC to subsidize a particular project, rather than a household. These are awarded through a competitive request for proposal process. A Public Housing Authority (PHA) may project-base up to 20 percent of its Consolidated Annual Contributions Contract or 20 percent of its budget authority. A PHA may also establish a 10 percent exception to this program cap for units that meet exception criteria [Public and Indian Housing Notice 2017-21 (HA)]. The HATC currently funds 15 contracts of HCV project-based assistance partnering with eight non-profit housing providers for a total of 315 units. All voucher categories are funded at levels established nationally by Congress.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

As of March 2018, the HATC has 198 households on its waitlist. The majority (83 percent) are at or below 30 percent of the median income level, and the remaining 17 percent are between 30 and 50 percent of the median income level. Ten percent of households on the waitlist are headed by an elderly household member and 43 percent are headed by a disabled household member. The race and ethnicity of households on the HCV waitlist is 83 percent White, 7 percent Black, 5 percent American Indian/Alaskan Native, 5 percent Asian, less than 1 percent Native Hawaiian /Other Pacific Islander, less than 1 percent multi-racial, and 7 percent Hispanic.

The HATC currently serves 2002 households made up of 4057 individuals. Of the 2002 households, 1142 are single-member households and 667 are households with minor children. Forty seven percent of the head-of-households are disabled and 24 percent are elderly. The race and ethnicity composition of members served is 77 percent White, 9 percent Black, 2 percent American Indian/Alaskan Native, 5 percent Asian, 2 percent Native Hawaiian/Other Pacific Islander, 5 percent multi-racial, and 12 percent Hispanic.

According to the HATC, the most immediate needs of public housing and Housing Choice voucher holders are for ongoing affordable housing, access to healthcare, access to schools, and access to transportation. The HATC also reported that a significant number of voucher holders have difficulty finding landlords willing to accept their rental subsidies as a form of payment. The 2017 AFH identified housing discrimination on the basis of source of income – meaning public subsidies, as a pervasive Fair Housing obstacle. As noted below, action by the Washington State legislature addressed this, removing the need for County level action.

### **How do these needs compare to the housing needs of the population at large**

The HATC reports that its applicants and participants are limited with regard to both the areas they can look for housing and the requirements to qualify for housing compared to the population at large, due to the affordability of units available and whether landlords are willing to accept a rental subsidy. Above all, individuals and families on a waitlist and those being served under a rental assistance program require decent, safe, and affordable housing. Most applicants and participants do not have reliable transportation, and therefore require housing located near a bus line so that they can easily access employment, shopping, medical resources, and educational opportunities.

### **Discussion**

Currently Thurston County's primary source of housing aid to low income families is through housing choice vouchers. In previous years the county had not protected housing seekers from discrimination based on source of income. However, in the 2018 legislative session the Washington State Legislature passed House Bill 2578 which will protect housing seekers statewide from source of income discrimination. This new legislation should greatly increase the housing options available to housing choice voucher recipients once implemented in September of 2018.

## **NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)**

### **Introduction:**

**Annual Homeless Census** Thurston County participates in a nation-wide annual count of homeless persons, known as the Point in Time (PIT) count. This census helps determine the number of homeless people in the county, as well as the causes of their homelessness, and assists in developing a comprehensive strategic response to the issue. Estimates in the following tables reflect data from the 2017 PIT count. The 2018 PIT count found 835 homeless people, a 56% percent or 301 person increase over 2017.

In spite of many partners' best efforts, homelessness remains an issue for many individuals. Homeless families often cite job loss, eviction, family crisis, or the loss of their housing for economic reasons as the cause of their homelessness. Examining longitudinal data for homeless populations from 2006-2016, it is clear that Thurston County has not been able to return to the low point of 441 people experiencing homelessness recorded in 2006, much less to reach the goal of reducing homelessness by half of the 2006 starting count.

The 2018 PIT Count represents the largest increase in percentage since 2008-2009, which was 76 percent from 2006. The largest portion of respondents reported being unsheltered – 320 of the 835. This number represents the highest number of unsheltered homeless individuals since 2010.

The Thurston County Five-Year Plan identifies that there are currently 499 households on the Vulnerability Index (VI) that score as “highly vulnerable.” These include 103 families, 362 homeless adults, and 44 youth and young adults.

## Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	40	78	0	0	0	0
Persons in Households with Only Children	0	8	0	0	0	0
Persons in Households with Only Adults	84	186	0	0	0	0
Chronically Homeless Individuals	28	4	0	0	0	0
Chronically Homeless Families	1	3	0	0	0	0
Veterans	22	16	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

Data Source Comments:

Indicate if the homeless population is:      Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

As housing costs and unemployment rates have risen, the number of people without a place to live has grown significantly — 56 percent (301 people) since 2017 and 26 percent (171 people) since the 2013 point-in-time (PIT) Homeless Census. The 2018 PIT census found a total of 835 persons in 3 households reporting homelessness.

Each year, the Washington State Office of the Superintendent of Public Instruction (OSPI) works with local school districts throughout the state to identify children and youth attending school while experiencing homelessness. The goal is to offer appropriate services to the family, child or youth and to report the number of homeless students to federal, state and local governments. The count does not include school-age children who are not attending school.

Data from the Office of the Superintendent of Public Instruction indicate a 47 percent rise in the number of homeless students from 2013 to 2015. In 2015, the OSPI count shows that 1,412 children were homeless. There was only a slight decrease in 2016, when the count found that 1,327 children were homeless. A large increase in reported homelessness for children came in 2010, likely due to the sharp downturn of the economy in 2008-09. The most recent OSPI Count for the 2016 – 2017 school year found 1670 homeless students.

Homeless school children are entitled to the protections of the McKinney-Vento Act, which allows homeless children to receive services and maintain continuity in their education. The Act defines homeless children as “individuals who lack a fixed, regular, and adequate nighttime residence.” This definition is somewhat broader than the HUD definition of homeless. Examples of children who would fall under this definition include:

- Children sharing housing due to economic hardship or loss of housing;
- Children living in motels, hotels, trailer parks or camp grounds due to lack of alternative accommodations;
- Children awaiting foster care placement; and

Children living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations.

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	156	214
Black or African American	39	29
Asian	3	2
American Indian or Alaska Native	8	12
Pacific Islander	6	6
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Data from the Office of the Superintendent of Public Instruction indicate that 1,327 children attending public schools were homeless in 2016. This is likely an underestimate of the total number of homeless children because it does not include children who are not attending school. The 2018 PIT census indicates there were 39 homeless individuals identified as veterans.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to the PIT census data, approximately 67 percent of the total homeless population is comprised of White individuals. Black/African American is the second highest population at 11 percent. Approximately 66 percent of homeless individuals were identified as non-Hispanic.

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the total homeless individuals, 62 percent were sheltered. Of the 38 percent unsheltered individuals, 67 percent were white with the next highest percentage being 11% for mixed race and .09 percent for Black African/American individuals.

People become homeless for a variety of different reasons: unemployment, low wages, physical disabilities, mental-health challenges, drug and alcohol use, family rejection, and release from treatment centers and jails with no living arrangements. The causes are often overlapping and many individuals cycle in and out of homelessness. During the 2018 PIT count, the top reasons people gave for being homeless were as follows:

1. Job loss
2. Eviction or loss of housing
3. Family rejection/kicked out
4. Domestic Violence
5. Mental illness

It is important to note these reasons were only provided by 522 or 63 percent of the total homeless population. People interviewed for this count had the right to decline to answer any questions.

The 2018 PIT count found 156 people who were living in vehicles or abandoned buildings, or otherwise out- of -doors. Additionally, 259 individuals identified as being homeless for more than a year, one of the definitions of chronically homelessness.

Families may choose to avoid shelters in order to prevent potentially negative impacts on their children. In addition, social service providers report that homeless families may avoid shelters or the streets because parents fear losing their children as the result of potential intervention by child welfare agencies. Families also avoid the forced separation of family members in order to fit into shelter regulations that are often restrictive about the number and gender configuration of families in their facilities.

### **Discussion:**

A chronically homeless person is defined by HUD as an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years. The Thurston County *Homeless Housing Five-Year Plan* states that the chronically homeless in particular often need costly emergency services, such as ambulance, paramedics, emergency medical teams, hospital emergency-room visits and police. The *Plan* notes that Olympia and Thurston County recognize that there are homeless individuals who have been homeless for more than a year but who have a different household composition and may not be disabled. Youth in particular may have undiagnosed disabilities and thus may not easily fit the definition of chronically homeless.

Because chronically homeless persons often consume the largest amount of public services, there are significant financial benefits to the community at large in providing these individuals with supportive housing. Multiple cost-benefit studies conducted around the country have concluded that the social costs of life on the streets range from \$35,000 to \$150,000 per year, because of emergency room visits, increased risk of incarceration and dependence on a range of other public services. In contrast, supportive housing costs generally range between \$13,000 and \$25,000 per individual per year and have been repeatedly shown to reduce social service expenses.

The County's Five-Year *Homeless Housing Plan* for 2018 establishes seven goals in supporting efforts to reduce homelessness. Goal seven is to increase investments in housing unsheltered families with

children and unsheltered chronically homeless people while preventing youth from exiting systems to homelessness.

## **NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)**

### **Introduction**

Thurston County has a broad inventory of housing and beds to address the needs of a variety of special populations. There are a total of 2,039 beds or units serving special populations. These include:

- 488 beds for households with adults and children
- 16 beds dedicated to veterans
- 51 beds for permanent supportive housing for chronically homeless

According to HMIS 2017 data, there were approximately 6,500 households served.

Many physically disabled people depend at least in part upon the federal government's Supplemental Security Income (SSI) program to meet their basic living needs. SSI provides financial support for people with significant and long-term disabilities who have no other means of support. Washington State supplements the federal SSI payment with a state-funded monthly reimbursement. Fewer than 2 percent of Thurston County residents receive SSI payments.

### **Describe the characteristics of special needs populations in your community:**

A disability is defined by federal law as the inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment(s) that can be expected to result in death, or which has lasted for at least one year. According to the ACS 2012 to 2016 average, there are 33,584 disabled persons living in Thurston County, making up about 13 percent of the total population. Seniors have more disabilities than the county's overall population, but experience less poverty and use fewer DSHS services. More than 35 percent of seniors experience one or more disabilities compared to 9 percent of non-seniors.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Thurston County residents with a physical or sensory disability included 1.8 percent reporting a hearing disability, 2.1 percent a vision disability, and 1.9 an ambulatory disability, according to 2016 ACS data. Among those with disabilities, the level of unmet housing need is not known.

National research indicates persons with physical disabilities face obstacles to finding affordable housing. According to a recent Census Bureau report, approximately 28 percent of 25-to-64-year-olds with severe physical disabilities fall far below the federal poverty line – nearly four times the rate for people of the same age who are not disabled.

Many physically disabled people depend at least in part upon the government's basic welfare program, Supplemental Security Income (SSI), to meet their basic living needs. SSI provides financial support for people with significant and long-term disabilities who have no other means of support. In 2016, 4,721 Thurston County adults and 586 children under age 18 received SSI benefits.

One difficulty of funding affordable housing for persons with developmental disabilities is the need for community integration. Housing projects are expected to be consistent with requirements for Certified Residential Programs, housing no more than four clients per home.

Domestic violence may cause a sudden and traumatic separation from a job, a community, an income, a school, and a home. Often, victims depended on the abuser for financial support and housing, so it can take months and even years to achieve self-sufficiency. According to the Washington State Coalition Against Domestic Violence, safe housing is the most requested service by those calling domestic violence hotlines.

Twenty percent of respondents to the 2018 Point in Time count (128 individuals) reported that being a domestic violence victim was a causal factor in their homelessness. SafePlace, the only advocacy agency and shelter for victims of domestic violence in Olympia and Thurston County, sheltered a total of 322 adults and children. Their data indicates that many more – 1,243 individuals, or almost four times as many who applied for shelter – were turned away because the shelter was full.

In addition to unmet emergency shelter needs, many victims of domestic violence need assistance with housing and services after exiting a shelter. Lack of financial resources is one of the most commonly given reasons domestic violence victims stay with or return to an abusive partner. To successfully escape domestic violence, victims often need support beyond housing, including counseling, child care, job training, financial assistance, and transportation.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Pierce County AIDS Foundation (PCAF) is the agency providing supportive services, advocacy, and education on HIV/AIDS in Thurston County. According to the group AIDS United, 188 people are known to be living with HIV/AIDS in Thurston County as of 2011. However, more people are likely to have the disease but have not been tested for it. According to the HIV/AIDS 2017 epidemiology report from the Washington Department of Health, Thurston County had 56 cases, or 2 percent of the total number of state cases of HIV. This data is based on county of residence at HIV diagnosis.

Persons with HIV/AIDS may suffer from opportunistic infections, chronic pain, fatigue, and the side effects of medication. Their compromised health can result in the inability to maintain a job. In addition, the high cost of medication can cause a significant financial impact, which can affect an individual's ability to secure and maintain stable housing.

Housing Opportunities for Persons with Aids (HOPWA) is a federally funded program providing housing assistance and supportive services for low-income people with HIV/AIDS and related diseases and their families. HOPWA funding allows PCAF to provide a variety of housing options assistance in Thurston County to clients with a household income less than 80 percent of the Area Median Income. Housing Placement provides for applications fees, credit checks, first/last month rent and deposits for clients who are moving into stable housing. Short-term payments to assist with rent, mortgage and utility costs are available to clients who are already housed. Tenant-Based Rental Assistance (TBRA) is a program in which clients contribute 30 percent of their income toward rent and HOPWA funds pay the balance. Thurston County does not receive or manage HOPWA funds.

### **Discussion:**

Other persons with special needs include former prisoners and sex offenders.

Former prisoners re-entering society compose a distinct category of persons with special affordable housing needs. National research conducted by the Council of State Governments indicates that about 10 percent of those coming in and out of prison or jail are homeless in the months prior to or following their incarceration.

Housing designed to serve former prisoners who would otherwise be homeless continues to face obstacles of zoning restrictions, community concern about property values and safety, and the challenges of finding suitable developers or agency partners.

In Thurston County, there are no emergency or transitional shelters, nor permanent supportive housing projects, willing to host registered sex offenders. Anecdotal evidence suggests that most landlords will not knowingly rent to a registered sex offender, even if the individual has a housing voucher. If no apartment or house with rooms available can be located willing to house a sex offender, Behavioral Health Resources will occasionally pay for short-term hotel lodging for these individuals. If their time at a hotel has run out and no other options have emerged, the individual becomes homeless.

According to the Thurston County Sheriff's Department, Thurston County is home to 215 registered sex offenders. Among these, 54 are known to be transient and another 35 have addresses that cannot be verified. Offenders who do not possess verifiable permanent addresses are considered a greater risk of reoffending.

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

CDBG is a flexible funding source that can be used for the construction and improvement of public facilities and infrastructure projects. To be eligible a project must benefit all residents of an area where at least 51 percent of the residents are low- or moderate-income.

Public facilities can include libraries, recreational facilities, homeless or domestic violence shelters, nursing homes, youth facilities, or group homes for the disabled. Meanwhile, potential infrastructure projects might improve streets, curbs, and water and sewer lines. CDBG funds can also be used to implement improvements to a building's energy efficiency or to make it accessible to those with disabilities.

Public facilities and infrastructure projects are often expensive and require multi-year financing by multiple stakeholders. However, these projects can have a direct impact on the economic and community development of an area. In many cases, infrastructure improvements are necessary before financing can be secured for other projects that benefit low-income residents.

For instance, many funding sources for affordable housing projects require that they have access to a sewer system. Rural communities that only have septic systems (such as Bucoda and Rainier) may thus be less likely to undertake affordable housing projects. For rural communities, CDBG can be a crucial funding source to enable the municipality to leverage other sources of financial support to invest in large sewer and drinking water projects. This is because smaller cities and towns often have limited access to much-needed debt and equity capital that would allow them to invest in expensive infrastructure upgrades.

There is continuing need within the Thurston County for public facilities to serve growing populations.

### **How were these needs determined?**

Planning for capital facilities is carried out by each city and county department. It requires an understanding of current conditions relative to future needs, an assessment of various types of capital facilities that could be provided, analysis to identify the most effective and efficient facilities to support the needed service, and addressing how these facilities will be financed.

In addition, there is regular consultation between Thurston County, its cities, and the public about public facility needs. Thurston County and the City of Olympia held a series of meetings and consulted with various governmental departments and nonprofit agencies to assess the nature and extent of community development needs, as described in the Citizen Participation section. Funding priorities were established based on the extent of needs and the availability of other funding sources to address those needs

**Describe the jurisdiction's need for Public Improvements:**

See attached

**How were these needs determined?**

Thurston County is one of 29 counties in the state that follow the requirements of the state's Growth Management Act (GMA), passed in 1990. The state's fastest growing counties and the cities within those counties must plan for growth in accordance with the GMA. Thurston County and its cities and towns are required to issue comprehensive plans that include plans for land use, housing, utilities, shoreline policies, and transportation.

The capital facilities plan is one requirement of the comprehensive plan, and describes capital projects necessary to support the county's forecast population growth and how they will be financed. The GMA requires each city's capital facilities plan to identify specific facilities, include a realistic financing plan, and adjust the plan if funding is inadequate. Comprehensive plans and capital facilities plans can be found at the websites of Thurston County and its cities.

Sources of funding in capital facilities plans may include local taxes, municipal bonds, and development-mitigation fees. An additional, and often crucial, source of potential funding may come from federal and state grant and loan programs. CDBG dollars can be used to leverage these sources.

Table 6-4

PARKS and OPEN SPACE CAPITAL PROJECTS  
2018- 2023

REVENUES FOR PROJECTS		2018	2019	2020	2021	2022	2023	6-Yr. Total
Fund Source								
Bonds				\$140,000	\$100,000			\$240,000
Grants								
Parks Impact Fees		\$35,000	\$735,000	\$100,000	\$450,000	\$200,000		\$1,520,000
REET (Real Estate Excise Tax)		\$930,000	\$550,000	\$350,000	\$350,000	\$350,000		\$2,530,000
Trail Permit Fees		\$18,000	\$0	\$0	\$0	\$0		\$18,000
TOTALS		\$983,000	\$1,285,000	\$590,000	\$900,000	\$550,000	\$0	\$4,308,000

EXPENDITURES FOR PROJECTS		2018	2019	2020	2021	2022	2023	6 Yr. Total
Project Name	Type	Fund Source						
Lacey / Olympia UGA								
Chelalis Western Trail Improvements	Dev	R/I	\$375,000	\$275,000		\$150,000	\$50,000	\$850,000
Rainier / Yelm / Tenino UGA								
Yelm - Tenino Trail Improvements	Dev	R/I	\$200,000	\$325,000	\$100,000	\$50,000	\$50,000	\$725,000
Tenino - Buxeda Trail Extension	Dev/MP			\$10,000				\$10,000
Yelm - Tenino Trail Area Improvements	Dev	R	\$150,000					\$150,000
Turnwater UGA								
Guerin Park	Dev	GN			\$140,000			\$140,000
Gale - Beltmore trail (2)	Dev	R/I	\$25,000	\$25,000				\$50,000
<del>Beltmore Park</del>	Dev	G				\$100,000		\$100,000
Rural Thurston County								
Facility Improvements	Dev	R	\$18,000		\$50,000	\$150,000	\$150,000	\$368,000
<del>Buckskin Park</del>	Dev	R			\$200,000			\$200,000
Parks and Trails Master Plan	MP	I	\$10,000					\$10,000
Deschutes Falls Park	Dev	I				\$150,000		\$150,000
Trail & Park System-wide Programs								
Parks, Trails and Open Space Acquisition	<del>Dev</del>	R/I/D/GN						\$0
Culvert Replacement Program		R	\$100,000					\$100,000
Trail Surface Improvement Program		R	\$105,000	\$350,000	\$100,000	\$200,000	\$200,000	\$955,000
Parks & Trails Capacity Development Program	Dev	I		\$300,000		\$100,000	\$100,000	\$500,000
TOTALS			\$983,000	\$1,285,000	\$590,000	\$900,000	\$550,000	\$4,308,000

DEBT SERVICE AMOUNT		2018	2019	2020	2021	2022	2023	Total
Future Bonds								
Total Debt Service								

LEGEND:  
GC Grant Committed  
GN Grant ~~Not Available~~  
D Donations  
I Impact Fees  
R Real Estate Excise Tax  
TP Trail Permit Fees  
DEV Development  
~~Acq~~ Acquisition  
MP Master plan

Completed Projects  
Acquired Additions BNGF ROW

New Projects:  
Culvert Replacement Program  
Trail Surface Improvement Program  
Tenino - Buxeda Trail Extension  
Yelm - Tenino Trail Area Improvements

Dropped Projects  
Monarch Park (planning)

(1) Gale Beltmore Trail Funding is also located in the Roads CFF

## Public Works 1

Table 6-5 Public Works - Solid Waste 2018- 2023									
REVENUES FOR PROJECTS									
Fund Source	Project	Fund	2018	2019	2020	2021	2022	2023	6-Yr. Total
Solid Waste Tipping Fees, Rates and Charges <sup>1</sup>			\$2,170,000	\$4,050,000	\$3,075,000	\$3,000,000	\$300,000		\$12,595,000
Post Closure Reserve (PCR) <sup>2</sup>			\$600,000	\$100,000		\$0	\$100,000		\$800,000
Other <sup>3</sup>									
<b>TOTALS</b>			<b>\$2,770,000</b>	<b>\$4,150,000</b>	<b>\$3,075,000</b>	<b>\$3,000,000</b>	<b>\$400,000</b>	<b>\$0</b>	<b>\$13,395,000</b>
EXPENDITURES FOR PROJECTS									
Project Name	Fund Source		2018	2019	2020	2021	2022	2023	6 Yr. Total
<b>City of Lacey Urban Growth Area</b>									
WARC Transfer Station Expansion	Fees			\$100,000	\$1,500,000	\$1,500,000			\$3,100,000
WARC Automotive, Equipment Storage Area and Field Office	Fees	91064	4030	\$200,000	\$1,400,000	\$1,400,000	\$200,000		\$3,200,000
WARC Closure of 70 Acre Cell (steep bank north of Lakeside BAPI)	Fees				\$150,000	\$1,500,000			\$1,650,000
WARC Ground Water Monitoring Wells	PCR	91082	4040	\$100,000					\$100,000
WARC Beneficial Re-use of Closed Landfill	Fees			\$50,000					\$50,000
WARC Landfill Settlement and Repairs	PCR			\$100,000			\$100,000		\$200,000
WARC Flare Upgrade	PCR	91075	4040	\$500,000					\$500,000
WARC Public Tipping Storm Water Conveyance Line	Fees	91077	4030	\$70,000					\$70,000
WARC Access Road Phase II	Fees	91081	4030	\$1,500,000	\$500,000				\$2,000,000
WARC Water Reservoir	Fees				\$25,000				\$25,000
<b>Rural Thurston County</b>									
Rainier Drop Box Improvements	Fees	91078	4030	\$200,000	\$1,000,000		\$50,000		\$1,250,000
Rochester Drop Box improvements	Fees	91079	4030	\$200,000	\$1,000,000		\$50,000		\$1,250,000
<b>TOTALS</b>			<b>\$2,770,000</b>	<b>\$4,150,000</b>	<b>\$3,075,000</b>	<b>\$3,000,000</b>	<b>\$400,000</b>	<b>\$0</b>	<b>\$13,395,000</b>
<b>Notes:</b> Funding sources include: Fees= Solid Waste Tipping fees, rates and charges. PCR= Post-Closure reserve funds. Other revenue could include other local agencies, grants, providing funding for mutually beneficial projects. The Solid Waste Capital Facility Assessment may require significant revisions of current planned projects.									
No Dropped Projects			No New Projects			No Completed Projects			

## Public Works 2

## Describe the jurisdiction's need for Public Services:

The jurisdictions' needs for Public Services were assessed an online survey, public meetings, and ongoing consultation with social service providers.

Among survey respondents, more than 66 percent designated services for homeless persons as the top area of need, tied with substance abuse services. These were followed by health services (50 percent) and child care (49 percent).

## How were these needs determined?

These needs were determined based on the prioritized needs of cities and towns.

2015	CDBG	Homes First	Acquisition of Housing	Capital
2015	CDBG	Community Action Council	Deschutes Cove Apartments Sewer Conversion	Capital
2015	CDBG	SafePlace	Facility Repair	Capital
2015	CDBG	Rebuilding Together	Home Repairs	Capital
2015	CDBG	Boys and Girls Club	Scholarships program	Public Service
2015	CDBG	Enterprise for Equity	Business Training	Economic Development
2015	CDBG	Catholic Community Services	Community Kitchen	Public Service
2015	CDBG	Catholic Community Services	Drexel House Emergency Shelter	Public Service
2015	CDBG	Tumwater	Pioneer St Sewer	Capital
2016	CDBG	City of Yelm	Splash Park	Capital
2016	CDBG	Town of Bucoda	Nenat St Waterline replacement	Capital
2016	CDBG	Tenino Boys and Girls Club	Scholarships program	Public Service
2016	CDBG	City of Tenino	Quarry Rehab	Capital
2017	CDBG	Thurston County Food Bank	Lacey Food Bank	Capital
2017	CDBG	SideWalk	Veterans Housing Coordinator	Public Service
2017	CDBG	Housing Authority of Thurston County	14th and Golf Club Housing Development	Capital
2017	CDBG	Evergreen Treatment Services	South Sound Clinic Expansion	Capital
2017	CDBG	Community Action Council	Monarch Facility	Capital
2017	CDBG	Community Youth Services	Transitional Housing Rehab	Capital
2017	CDBG	Boys and Girls Club	Lacey Homeless Youth Scholarships	Public Service

## Previous Projects 1

2015	CDBG	Downtown Safety and Facade Improvement Program	Economic Development	Capital
2015	CDBG	Grow Olympia Fund (business loans)	Economic Development	Capital
2015	CDBG	Downtown Ambassador Program	Public Service	Capital
2016	CDBG	Downtown Safety and Facade Improvement Program	Economic Development	Capital
2016	CDBG	Business Training and Assistance	Economic Development	Public Service
2016	CDBG	Providence Community Care Center	Capital	Economic Development
2016	CDBG	Housing Rehabilitation	Affordable Housing	Public Service
2016	CDBG	Downtown Ambassador Program	Public Service	Public Service
2017	CDBG	Housing Rehabilitation	Affordable Housing	Capital
2017	CDBG	Interfaith Works Year-round Day Center Staffing	Public Service	Capital
2017	CDBG	Small Business Assistance	Economic Development	Capital
2017	CDBG	Downtown Ambassador Program	Public Service	Public Service
2017	CDBG	Business Training and Assistance	Economic Development	Capital
2017	CDBG	Thurston County Food Bank	Lacey Food Bank	Capital
2017	CDBG	SideWalk	Veterans Housing Coordinator	Public Service
2017	CDBG	Housing Authority of Thurston County	14th and Golf Club Housing Development	Capital
2017	CDBG	Evergreen Treatment Services	South Sound Clinic Expansion	Capital
2017	CDBG	Community Action Council	Monarch Facility	Capital
2017	CDBG	Community Youth Services	Transitional Housing Rehab	Capital
2017	CDBG	Boys and Girls Club	Lacey Homeless Youth Scholarships	Public Service

## Previous Projects 2

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The National Association of Realtors developed the Housing Affordability Index (HAI), which has been used nationally since 1982. This index takes into account current economic conditions in an attempt to evaluate the affordability of housing. An affordability index of 100.0 or more is desirable, indicating that the potential purchaser has 100 percent or more of the income needed to qualify for a loan. According to the Thurston Regional Planning Council Housing Affordability Index, Thurston County housing affordability steadily rose from 2007 to 2013. However, after 2013, the affordability index has declined from approximately 200 to just 154.9. Thurston County is less affordable than adjacent counties to the west and south, and this contributes to the growing challenge of providing affordable housing for the residents in Thurston County.

Housing affordability for first-time homebuyers in Thurston County was 77.5 in 2017, and has been decreasing since 2013 when the index was 125.4. Real estate continues to be more affordable for first-time homebuyers than in 2006 or 2007, when indices were below 70.

According to the National Association of Realtors, home values are increasing and homeowners are paying about 15 percent of their income toward mortgages nationally. The ACS estimated that the median home value in Thurston County from 2012 to 2016 was approximately \$242,900. Sixty nine percent of owner-occupied housing units have mortgages, with a median monthly owner cost of \$1,650. For 22 percent of homeowners, selected monthly owner costs make up 35 percent or more of their household income.

According to data from the Thurston Regional Planning Council, the number of residential units permitted increased from 1,280 in 2013 to 2,223 in 2016. This is an increase of approximately 74 percent. Current housing by type data indicates that single-family homes are the primary housing type in Thurston County, making up about 66 percent of total housing. The lowest percentage is for manufactured homes, which make up 11.3 percent of total housing.

Affordability is also an important problem for renters in Thurston County. The National Low Income Housing Coalition estimates that a person would need to earn \$20.60 an hour to afford a fair market rent in a two-bedroom apartment. Out of approximately 100,766 households, there are 19,270 low-income renter households. ACS reports 32,168 renter households in 2013 in Thurston County, that means roughly 60 percent of all renters are low-income.

In 2016, Thurston County's median household income of \$63,286 was lower than that of the state (\$67,106). This level was slightly above the previous 10-year peak for 2008 (\$63,009) and above the median household income for 2011-2015 (\$61,677). The median household income in unincorporated

portions of the county was higher than in the incorporated communities. Adjusted for cost of living using TRPC calculators, living in Olympia has a higher cost compared to the national average for a family with children.

Each year, the Thurston Economic Development Council releases its Vitality Index (VI), which is a snapshot of local economic conditions and multi-year trend analysis of industries, income, occupation, and other variables. The data display a number of economic conditions for the region based on various factors. Thurston County has been a relatively affordable place to buy a home for the past decade for those with equity; however, wages have not increased at the same rate as median home prices.

## **MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)**

### **Introduction**

According to U.S. Census data, the total number of housing units in Thurston County has increased by approximately 5 percent from 2013 to 2017. Thurston County is experiencing an increase in demand for housing due to an influx of new residents. Some estimates report over 2,000 people moving into Thurston County each year. The Thurston Regional Planning Council reports that there were 758 new residents in 2010 and 4,239 new residents in 2015. According to the 2011-2015 ACS, Thurston County is 65 percent owner-occupied and 35 percent renter occupied, but is trending toward predominantly renter households.

The Olympia-Tumwater Housing Market area has improved since 2012. According to HUD's Comprehensive Housing Market Analysis from August of 2016, the sales housing market is currently balanced with an overall estimated sales vacancy rate of 1.5 percent, down from 2.4 percent in April 2010. New home sales increased by 2 percent to 680, and the average price went up by 8 percent (\$319,200). The market analysis predicts a demand for 4,450 new homes – 400 homes are currently under construction and a portion of the 3,400 other vacant units, which may reenter the market, will satisfy some of the demand.

The TRPC reports that 4,971 homes were sold in 2016 through Northwest Multiple Listing Service. The average price of these homes was \$283,272. Olympia has the highest home lease price since 2000, except in 2004 when Tumwater narrowly passed Olympia. Although average home sale prices have been on the rise since 2012, they have not yet reached the peak of \$335,534 seen in 2007. Three-bedroom houses accounted for almost 60 percent of the total home sales in 2016 with an average price of \$265,602. The year 2016 ties with 2005 for the lowest average days to home sale at 47 days. According to the TRPC, the average number of new housing units permitted each year from 2010 to 2015 is 1,229. The same data estimate the following breakdown of new housing units in 2017: Single-family homes with 66 percent; Multifamily homes with 23 percent; and Manufactured homes with 11 percent.

Rental housing market conditions are also balanced, according to HUD's Comprehensive Housing Market Analysis, with an overall vacancy rate of 5 percent, down from 7 percent in April 2010. In general, a vacancy rate of 5 percent indicates that demand matches supply. The apartment market is tight, with a vacancy rate of 2.6 percent. The vacancy rate for apartments in Thurston County has declined significantly since a high point in 2012 when rates were over 5 percent. There is demand for an expected 1,750 new rental units, and there are currently 610 units under construction.

According to the TRPC, in March 2017, the average rent for an apartment was \$1,036 in Thurston County. This average was less than King and Kitsap Counties and comparable to Pierce County, which has an average rent of \$1,070. One-bedroom apartments in Thurston County rented for an average of \$909 in March 2017. Two-bedroom apartments rented for an average of \$1,000. Rents are currently at historically high levels, which likely corresponds to recovery from the recession and low vacancy rates.

The National Low Income Housing Coalition estimates that in Thurston County, a person would need to earn \$20.60 an hour to afford a fair market rent in a two-bedroom apartment. Out of approximately 100,766 households, there are 19,270 low-income renter households. If 35 percent of households in Thurston County are renters, that means about 55 percent of all renters are low-income in Thurston County.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	74,939	69%
1-unit, attached structure	4,296	4%
2-4 units	5,835	5%
5-19 units	8,051	7%
20 or more units	5,423	5%
Mobile Home, boat, RV, van, etc	10,424	10%
<b>Total</b>	<b>108,968</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2009-2013 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	248	0%	1,233	4%
1 bedroom	1,546	2%	6,808	20%
2 bedrooms	11,820	18%	13,049	39%
3 or more bedrooms	53,751	80%	12,346	37%
<b>Total</b>	<b>67,365</b>	<b>100%</b>	<b>33,436</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2009-2013 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

HUD database of subsidized housing

HUD ID Number, Project Name, Project Address, Project City, Project Zip Code, Total Number of Units/Low Income Units

WAA19870040, Killion Court, 405 Killion CT NW, Yelm, 98597, 20/20

WAA19880240, Uptown Apartments /Bettman House, 216 Ninth AVE SE, Olympia, 98501, 11/11

WAA19940165, Carriage Place APTS, 1309 Fern ST SW, Olympia, 98502, 50/50

WAA19940050, Fern Ridge, 1309 Fern ST SW, Olympia, 98502, 49/49

WAA19940125, Stuart Place, 110 Legion Way SE, Olympia, 98501, 36/36

WAA19990025, Boardwalk APTS, 410 Capitol Way N, Olympia, 98501, 280/280  
WAA19960195, College Glen, 4870 55th LN SE, Lacey, 98503, 164/164  
WAA19970030, Courtside APTS, 600 Yauger Way SE, Olympia, 98502, 211/211  
WAA20020130, Prairie Run APTS, 205 Mountain View RD SE, Yelm, 98597, 32/31  
WAA20010050, Evergreen Villages, 505 Division ST NW, Olympia, 98502, 180/180  
WAA20000065, Frenchman Hill APTS, 590 Beach AVE NE, Olympia, 98502, 25/25  
WAA20000095, Magnolia Villa, 1410 Magnolia ST SE, Lacey, 98503, 20/20  
WAA20000165, Summer Ridge, 5701 30th AVE SE, Lacey, 98503, 116/116  
WAA20060235, Crowne Pointe APTS, 2800 Limited LN NW, Olympia, 98502, 160/160  
WAA20070055, Drexel House, 606 Devoe ST SE, Olympia, 98501, 25/25  
WAA20070080, Evergreen Vista II, 1225 Fern ST SW, Olympia, 98502, 51/51  
WAA20110800, Evergreen Vista I, 1209 Fern ST SW, Olympia, 98502, 104/104  
WAA00000004, 118 McArthur ST, 118 McArthur ST N, Tenino, 98589, 30/-  
WAA00000472, Olympic Heights, 300 Kenyon ST NW, Olympia, 98502, 178/36  
WAA20120804, Salmon Run APTS, 10720 Vancil RD SE, Yelm, 98597, 39/40  
WAA20130004, Ashwood Downs, 1900 Ashwood Downs LN SE, Olympia, 98501, 96/96  
WAA20140984, Copper Trail, 3500 Capital Mall DR SW, Olympia, 98502, 260/260  
WAA20140994, Olympia Vista APTS, 3600 Forestbrook WAY SW, Olympia, 98502, -/141

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

According to HUD’s database of subsidized housing, there are seven properties in the county with contracts expiring over the period of this consolidated plan, although it is likely that the contracts will be renewed. The properties are:

- Drexel house, 25 units, in Olympia. Contract expires 2022.
- Crowne Point Apartments, 160 units, Olympia. Contract expires 2021.

Evergreen Vista II, 51 units, Olympia. Contract expires 2022.

**Does the availability of housing units meet the needs of the population?**

Based on the research and analysis conducted for this Consolidated Plan and the work of the Thurston Regional Planning Council (TRPC), there is insufficient affordable housing stock in Thurston County to meet the needs of low income households (households earning 50 percent or less of the median income.) According to HUD CHAS data, 14 percent of Thurston County households earn 50 percent or less than median income. This households are the primary, but not sole recipients of the county’s section 8 housing vouchers and affordable housing units. In Thurston County, approximately 2,050 people receive Section 8 vouchers; the number on the waitlist is approximately 1,840. In addition to housing vouchers, Thurston County hosts roughly 4500 affordable housing units. With over 100,000

households, 14,000 of which earn less than 50 percent AMI the total 6500 affordable housing options falls well short of the regional affordable housing need.

### **Describe the need for specific types of housing:**

There is a need for increased housing choices for low and moderate-income households, including converting existing housing stock to more affordable units. The region needs more housing choices for median income households to make existing low and moderate-income housing stock available to lower income residents.

### **Discussion**

Survey respondents were asked about the top challenges facing the region, and asked to judge the level of need for a variety of eligible activities in five categories. Respondents agreed on the top four challenges facing the region: “Not enough affordable rental housing,” “Not enough services for the homeless,” “Too expensive to buy a home,” and “Not enough social service funding.” County residents emphasized the need for social services funding, while Olympians viewed home prices as a top issue.

## MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

### Introduction

Monthly rent data below was pulled from the most recent HOME and FMR report available through HUD

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 29 – Cost of Housing

Alternate Data Source Name:

Cost of Housing

Data Source Comments:

Rent Paid	Number	%
Less than \$500	4,069	12.2%
\$500-999	17,508	52.4%
\$1,000-1,499	9,750	29.2%
\$1,500-1,999	1,711	5.1%
\$2,000 or more	398	1.2%
<b>Total</b>	<b>33,436</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2009-2013 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,323	No Data
50% HAMFI	3,497	1,999
80% HAMFI	15,619	7,495
100% HAMFI	No Data	13,835
<b>Total</b>	<b>20,439</b>	<b>23,329</b>

Table 31 – Housing Affordability

Data Source: 2009-2013 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	784	866	1,071	1,559	1,887
High HOME Rent	784	866	1,071	1,317	1,450
Low HOME Rent	677	725	870	1,005	1,121

**Table 32 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

ACS data estimates the 2011-2015 median household income to be approximately \$61,677. The same data set shows that 21 percent of Thurston county residents earn between \$25,000 and \$49,000 per year. A total of 17 percent earn less than \$24,000. With rising rental and home ownership costs in recent years, there is insufficient housing that is affordable for these lower income residents.

### How is affordability of housing likely to change considering changes to home values and/or rents?

As rents and home values both continue to increase, there will be additional cost burden for middle and low income individuals and families seeking housing. According to the TRPC, vacancy rates for apartments in Thurston County have declined significantly since a high point in 2012, when rates were over 5 percent. In 2017, vacancy rates were only 2.7 percent. These low vacancy rates suggest that supply does not match demand, and rental prices will likely continue to rise. Home prices also continue to increase and the reliability of interest rates is unknown. Additionally, until unemployment levels decline, incomes will not increase significantly enough to make the increasing rents and home values affordable. These factors suggest that there is insufficient housing for households at lower income levels, and that this problem will become increasingly more serious over time without intervention. It is likely that affordability will decline over the next several years, until such time that employment and income increase to a level that is sustainable under the current market conditions.

### How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Since 2010, the average rent has increased for Thurston County. The median rent is \$1,089. Though the fair market rent listed above is lower compared to the median rent, the increases in rent have been significant. In just two years, Thurston Regional planning Commission data show an average rent increase from \$900 to \$1050.

## Discussion

Availability and affordability of housing are increasingly more serious concerns for providing sustainable residence for the people of Thurston County. As rents and home values rise, wages struggle to provide the amount of money that people need in order to afford homes. The self-sufficiency standard for the state of Washington identifies the amount of income needed to support families of various sizes without additional help from the government, community, or other personal resources. This reflects what the report calls bare bones budgets that meet basic needs, but no extras. The report provides the following example: A parent earning the 2017 Washington State minimum wage of \$11.00 per hour will fall short of meeting the Standard for a family with two young children. If that person lives in Thurston County, they would be able to cover only 42 percent of the family's basic needs. If a family has two adults and one school-age child and one preschooler, the Standard indicates that family would need an income of \$60,518. The average median income for Thurston County falls close to this basic needs level. However, the number of hours a minimum wage worker would need to work in Thurston County to meet the basic needs of a family of one adult, one preschooler and one school-age child is 92 hours per week. Only with the addition of housing assistance such as housing choice vouchers would this family come close to being able to adequately provide for itself.

## MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

### Introduction

This section contains an overview of housing conditions in Thurston County, including an estimate of the number of units that contain lead-based paint hazards and are occupied by low- and moderate-income households.

The physical condition of housing stock is important for both the health and safety of residents, and as an indicator of the need for weatherization. Houses that are not properly weatherized waste energy, costing residents extra money to heat and cool. Two measures of the physical condition of housing stock that are collected in the American Community Survey are whether a unit has complete plumbing and kitchen facilities.

As previously stated, almost 80 percent of all residents with income levels between 30 and 50 percent AMI have one or more of four housing problems.

### Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Continued demand for CDBG-funded rehabilitation loans also show the need for improvements to the physical condition of housing stock. For rehabilitation activities undertaken with HUD funds, the following definitions are used:

- **Standard Condition:** Dwelling units that provide safe and adequate housing, are well maintained, and are structurally sound without visible deterioration or observable defects.
- **Substandard Condition and Not Suitable for Rehab:** Dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

**Substandard Condition but Suitable for Rehab:** Dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction, or minor livability problems or maintenance work.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	19,628	29%	15,207	45%
With two selected Conditions	340	1%	981	3%
With three selected Conditions	24	0%	83	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	47,373	70%	17,165	51%
<b>Total</b>	<b>67,365</b>	<b>100%</b>	<b>33,436</b>	<b>99%</b>

**Table 33 - Condition of Units**

Data Source: 2009-2013 ACS

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	15,995	24%	6,443	19%
1980-1999	25,088	37%	11,767	35%
1950-1979	19,903	30%	12,385	37%
Before 1950	6,379	9%	2,841	9%
<b>Total</b>	<b>67,365</b>	<b>100%</b>	<b>33,436</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2009-2013 CHAS

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	26,282	39%	15,226	46%
Housing Units build before 1980 with children present	9,780	15%	6,085	18%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Alternate Data Source Name:

Vacant Units

Data Source Comments:

**Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.**

Rehabilitation of owner and renter occupied housing was a top need identified by one third of residents responding to the survey. Thirty percent of owner-occupied housing and 48 percent of rental units have

at least one housing condition that requires rehabilitation. Approximately 40 percent of housing units also still present a risk of lead-based paint hazard.

As Thurston County's ownership and rental housing ages there is and there will continue to be a growing need to rehabilitate these units. Seventy four percent of housing units in Thurston County are already more than 20 years old, and 54 percent are more than 30 years old, according to the ACS 2012-2016 estimate. It is important that the region, to the maximum extent possible, maintain or provide programs that offer ownership and rental housing rehabilitation assistance.

**Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405**

In Thurston County, approximately 40 percent of housing units also still present a risk of lead-based paint hazard, including 39 percent of owner-occupied units and 46 percent of rental units. There are a total of 36,062 housing units at risk. Nearly 40 percent of these at risk units are occupied by families with children. It is likely that many of these homes are occupied by low or moderate income families, as older homes tend to be more affordable, and lower income families may not have the means to mitigate the problem.

**Discussion**

Addressing lead-based paint hazards is critical to preserving older affordable housing units and meeting HUD's statutory goals of providing decent housing and a sustainable living environment. It is usually more cost-effective to maintain and preserve established, older housing than to replace it. Thus, remediation of lead-based paint hazards is both a health and safety strategy, particularly for children, and an investment in the future of affordable housing. In most houses in Thurston County, the risk of lead hazards can be greatly reduced through window replacements, encapsulation, and dust removal. The Housing Authority of Thurston County provides certified lead-based paint risk assessments and inspections conducted by EPA-licensed Lead Risk Assessors.

In an effort to address lead-based paint hazards, the City of Olympia has incorporated Title X of the Community Development Act of 1992 (part of the Residential Lead-Based Paint Hazard Reduction Act of 1992) into its housing policies and programs. Olympia will continue to follow 24 CFR Part 35 in addressing the evaluation and reduction of lead-based paint hazards in Olympia's housing policies and programs.

The Urban County and Olympia CDBG Programs will continue to encourage housing rehabilitation loans through a variety of sources, including various federal, state and local funding resources whenever possible. The preservation of existing affordable housing stock is tied to our overall affordable housing goal for this strategic plan. Providing housing rehabilitation loans to improve the physical condition of housing stock, particularly renter housing, reduces hazards from lead exposure. Rehabilitation loans also benefit low-income households by reducing costs from heating and cooling.



## MA-25 Public And Assisted Housing - 91.410, 91.210(b)

### Introduction

The Housing Authority of Thurston County does not own any public housing. The only public housing property in Thurston County is a 69-unit property in Olympia that is owned by King County Housing Authority. This property was developed before the Housing Authority of Thurston County was formed.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	183	73		1,957	182	1,775	289	198	676
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

Not applicable.

## Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing units owned by the Thurston County Housing Authority.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not applicable.

### Discussion:

The Thurston County Housing Authority does not own any public housing units and there are none scheduled for development. The only public housing property in Thurston County is a 69-unit property in Olympia that is owned by the King County Housing Authority. This property was developed before the Housing Authority of Thurston County was formed.

## **MA-30 Homeless Facilities and Services - 91.410, 91.210(c)**

### **Introduction**

As housing costs and unemployment rates have risen, the number of people without a place to live has grown significantly — 55 percent (294 people) since 2017 and 25 percent (164 people) since the 2013 point-in-time (PIT) Homeless Census. The 2017 count found that 579 individuals were homeless or lived in transitional housing. Of these individuals, 171 reported being unsheltered. In addition, 75 people were counted as temporarily living with friends or family, bringing the total number of individuals without a stable place to live to 654. Preliminary results from the 2018 count found that 828 individuals were homeless or lived in emergency or transitional housing. The 2018 Homeless Census showed the largest portion reported being unsheltered – 324 of the 828.

Thurston County’s homeless shelter capacity in 2015 had decreased to a level comparable to that of 2006, in a steady reduction following peak capacities recorded in 2010 and 2011. However, capacity was still unable to meet the level of need for shelter. To house all of those homeless in the county as of 2015, an additional 84 beds would have been needed. Homeless shelter capacity was not included in more recent reports that have been published based on annual PIT Homeless Census results.

The below table illustrates the types of housing provided for homeless persons. The Transitional Housing Beds numbers include rapid rehousing.

Beginning in 2010, area housing providers converted a significant portion of their inventory from Transitional Housing to Permanent Supportive Housing. This conversion reflected the needs of residents who were unable to “transition” to permanent or independent housing. Drexel House and Drexel House 2 serve single adults in Thurston County. They provide 16 year round shelter beds, and four beds that are preferentially filled with veterans. There are a total of 86 units of permanent supportive housing, with 50 of those units reserved for individuals who are veterans.

## Facilities Targeted to Homeless Persons

	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)	70	20	90	24	0
Households with Only Adults	180	91	20	45	0
Chronically Homeless Households	0	0	0	35	0
Veterans	0	0	11	0	0
Unaccompanied Youth	12	5	43	0	0

**Table 39 - Facilities Targeted to Homeless Persons**

**Data Source Comments:** Thurston County Housing Inventory Chart

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Thurston County and the city of Olympia follow the best practice of Housing First, followed quickly by wraparound social services that are tailored to meet the needs of the household. Thurston County service providers follow a harm-reduction philosophy as part of a Housing First model. There are a number of key support services available to those seeking housing stability. The following is a list of the mental health services and providers according to the Thurston County 5-Year Plan:

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Services provided to meet the needs of homeless persons include mental health care, drug and alcohol treatment, peer support services, parenting skills development, vocational training, personal finance assistance, social security disability assistance, independent living skills development, case management services, domestic violence advocacy, and food assistance.

## **MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)**

### **Introduction**

Supportive services (including case-management, health services, addiction counseling, employment services, legal services, etc.) are needed by chronically homeless persons, victims of domestic violence, youth exiting the foster care system, ex-offenders and others in order to allow them to remain in housing over the long term. Persons with severe disabilities also need ongoing supportive services, both for day-to-day living and to ensure that they are able to obtain decent housing.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Housing provided by Union Gospel Mission is intended for people in recovery from drug and alcohol addictions. Other special needs populations are accommodated by housing with designated supportive services rather than housing segregated by needs.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

All Transitional and Permanent Supportive Housing resources are provided with supportive services intended to ensure that persons returning from mental and physical health institutions are enabled to re-enter successfully.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The county will continue to encourage the development of projects that serve population in need of assistance including the development of permanent affordable housing to developmentally disabled persons. Two projects funded in prior years should be nearing completion in 2018-2019 serving DD adults.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Specific Annual Action Plans will identify projects intended to serve other special needs populations.



## **MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)**

### **Describe any negative effects of public policies on affordable housing and residential investment**

Thurston County's Housing Action Team has empaneled a group to develop strategies to address zoning and development policies that create barriers to affordable housing. Other efforts include the multi-year community planning process called the "Missing Middle" conducted by the City of Olympia Planning Commission to develop changes to the City's Comprehensive Plan that would increase housing densities and provide more housing varieties, i.e. upzoning single family neighborhoods to allow duplexes and tri-plexes.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

The unemployment rate fluctuates seasonally and from month to month, but despite significant de-creases there is no question that the recession of 2008-2009 is continuing to impact Thurston County residents' ability to find and retain jobs. According to the American Community Survey Five-Year estimate, Thurston County's average unemployment for 2012-2016 was 5.1 percent, higher than the state average of 4.3 percent. The proportion of Olympians looking for work was slightly higher, at 5.4 percent. The most recent data from the state Employment Security Department (February, 2018) paints a similar picture: the county unemployment rate is 5.6 percent compared to the statewide rate of 4.8 per-cent.

These numbers are a significant improvement from early 2010, when the unemployment rate reached a high of more than 9.5 percent. The economic outlook continues to improve, but many people with low and moderate incomes still struggle to make ends meet.

The decrease in unemployment can be seen in an upward trend of salaries across industries in the regions. Based on 2016 American Community Survey average salaries in Thurston County have increased 15.7percent since 2011. This is likely greatly impacted by a more competitive employment market. In Thurston County, 97.4 percent of the population has access to broadband coverage, which is higher than the statewide average of 94.8 percent, according to BroadbandNow, a comparison and research website. The City of Lacey was the city with the third-fastest average download speed (80.2 mbps) in the state in 2017. HOME and CDBG funding criteria will continue to weigh access to broadband services as one component of a decision to award funds to a project or housing development.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,378	1,447	3	4	1
Arts, Entertainment, Accommodations	6,993	5,223	14	15	1
Construction	3,718	3,027	7	9	2
Education and Health Care Services	10,769	5,827	21	17	-4

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Finance, Insurance, and Real Estate	3,421	1,802	7	5	-2
Information	1,074	344	2	1	-1
Manufacturing	4,502	2,625	9	8	-1
Other Services	2,483	1,610	5	5	0
Professional, Scientific, Management Services	4,181	2,396	8	7	-1
Public Administration	0	0	0	0	0
Retail Trade	8,629	6,282	17	18	1
Transportation and Warehousing	2,046	1,555	4	5	1
Wholesale Trade	2,603	2,334	5	7	2
Total	51,797	34,472	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	101,356
Civilian Employed Population 16 years and over	91,915
Unemployment Rate	9.31
Unemployment Rate for Ages 16-24	26.22
Unemployment Rate for Ages 25-65	5.52

**Table 41 - Labor Force**

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	23,484
Farming, fisheries and forestry occupations	4,409
Service	10,413
Sales and office	23,626
Construction, extraction, maintenance and repair	8,307
Production, transportation and material moving	5,137

**Table 42 – Occupations by Sector**

Data Source: 2009-2013 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	59,472	66%
30-59 Minutes	23,114	26%
60 or More Minutes	7,080	8%
<b>Total</b>	<b>89,666</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2009-2013 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,465	820	2,671

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	17,881	1,791	6,385
Some college or Associate's degree	31,505	2,499	10,421
Bachelor's degree or higher	25,290	1,145	5,918

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2009-2013 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	256	441	365	1,055	1,107
9th to 12th grade, no diploma	2,709	1,719	1,178	2,248	1,996
High school graduate, GED, or alternative	5,892	6,866	6,496	13,254	7,967
Some college, no degree	6,881	8,907	7,371	17,098	6,929
Associate's degree	1,217	3,105	3,103	6,377	1,996
Bachelor's degree	1,007	4,904	5,427	11,092	4,879
Graduate or professional degree	100	1,825	2,988	7,414	3,828

**Table 45 - Educational Attainment by Age**

Data Source: 2009-2013 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,543
High school graduate (includes equivalency)	32,995
Some college or Associate's degree	39,549
Bachelor's degree	51,759
Graduate or professional degree	65,716

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2009-2013 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The county's economy is driven by government employment – more than one-third of all nonfarm employment can be attributed to state and local government jobs. Between 2015 and 2016, Thurston

County gained 1,175 government jobs. Government is by far the largest employer, with about 37,159 people employed in 2016 and an average annual wage of \$58,755. Health care, retail trade, accommodation, and food services are the next highest categories.

### **Describe the workforce and infrastructure needs of the business community:**

The county has a strong focus on creating an economic base within our community that is not driven by government employment which is by far our largest employer. As noted below, the The Thurston Community Economic Alliance (TCEA) Strategic Plan serves as the countywide economic development plan, which leverages broad-based, county-wide public and private partnerships, to:

- Coordinate economic development activities;
- Identify goals to attract investment; and,
- Develop a long term strategy to support and diversify the regional economy

### **Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The great recession had broad impacts for the entire economy. But, locally, the blow was most evident in reductions to our locally-dependent State workforce. While some of those jobs will return, long-term state employment is trending downward, suggesting a more pressing need to diversify our sector base.

A recent white paper revealed the extent to which the City of Lacey's economy is supported by, and dependent upon, the payroll, spending and spin-off effects of the Joint Base Lewis-McChord (JBLM). While not as pronounced in other local communities, future force reductions could have trickle down impacts for retail businesses, the real estate market and other areas of our economy. Conversely, many separating soldiers (estimated to be 40percent) indicate a desire to remain in Thurston County, potentially supplying a whole new workforce segment from which to grow existing and new sectors.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Ninety-four percent of county residents age 25 and older are high school graduates, a rate higher than the statewide average of 90.6 percent. Those with a bachelor's degree or higher made up 33.6 percent of the county's population, which is slightly higher than 33.3 percent of state residents. Olympians have the highest percentage of college and advanced degrees, with more than 44 percent reporting that level of educational attainment.

College and advanced degree holders are able to take advantage of the many government and health care job opportunities that require those degrees. Residents without college degrees are often limited

to retail, accommodation, and food service jobs, which are abundant but often do not pay well. For example, accommodation and food services has the fourth highest employment numbers, employing 9,759 people, but has the lowest annual wage of any category, at just \$17,902. For many residents without high school and college degrees, these jobs represent available work but do not provide adequate wages to keep a family out of poverty status.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

1. Countywide Regional Economic Plan

The Thurston Community Economic Alliance (TCEA) Strategic Plan serves as the countywide economic development plan, which leverages broad-based, county-wide public and private partnerships, to:

- Coordinate economic development activities;
- Identify goals to attract investment; and,
- Develop a long term strategy to support and diversify the regional economy

The countywide TCEA Strategic Plan contains five focus areas:

Focus Area 1: Career Pathways and Workforce Readiness

Maintain a progressive education, training and workforce development system that creates career pathway opportunities for all residents and streamlines employer access to a highly-qualified talent pool.

Focus Area 2: Target Industry Growth and Innovation

Support and stimulate growth in empirically-defined “clean and green” target industries that provide critical jobs, generate significant taxable revenue and attract new investment.

Focus Area 3: Small Business and Entrepreneurial Resource

Promote and support a culture of innovation and entrepreneurship by connecting small and emerging business with the resources they need to launch and grow.

Focus Area 4: Infrastructure, Policy and Funding Coordination

Strengthen collaboration to ensure policy alignment, adequate infrastructure funding and effective implementation of strategic community initiatives.

Focus Area: Brand Development, Partnerships and Communication

Develop a Thurston brand and promote our community as a preferred destination for investors, employers and employees based on our geographic location, cultural assets, affordability and integrated workforce and educational systems.

## 2. City of Olympia Economic Development Plan

This Olympia Economic Development Plan is a part of the city's Comprehensive Plan, focusing on the following five areas:

- Abundant Local Products and Services
- A Thriving Arts and Entertainment Industry
- Sustainable Quality Infrastructure
- A Stable Thriving Economy

One significant barrier to sustainable economic growth is the depleted inventory of housing options across all income levels – especially affordable or low-income housing. Economic Development requires a diverse range of housing types and price points in order to reduce the number of cost-burdened households. Adequate housing inventory is essential to attract and retain employers. These housing goals will be detailed as follows:

- Comprehensive Housing Strategy: The City is developing a Comprehensive Housing Strategy, to plan an appropriate mix of housing options citywide for all income levels.
- 
- Low-Income Housing: The Comprehensive Housing Strategy will include both subsidized and privately developed new low-income housing over a 20 year period. The CHS will identify key areas with high amenity areas that include access to schools, parks, transportation and services. Low-income housing will also be addressed as part of the City's "Missing Middle" planning process to increase density of housing in high amenity areas as described above.
- Downtown Urban Hub Housing: The Comprehensive Housing Strategy will include a diverse mix of approximately 2,500 to 3,500 new residences over the next 20 years in the urban hub, intended to accommodate a diverse range of incomes. Plans include the retention of existing and new construction of low-income housing in the urban hub. All of downtown is designated as a high amenity area with significant access to transportation, parks, services, entertainment and cultural/artistic assets.

## Discussion

Thurston County boasts a highly educated work force, most of whom live and work in close proximity. Employment in the county is largely through federal, state and local government. The region hopes to diversify regional employers by targeting industry growth and innovation in "clean and green" development as well as small business and entrepreneurial endeavors.



## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

An analysis of CHAS and ACS data show that while households in all income groups experience some degree of housing problems, extremely low- and very low-income households experience problems at higher rates. According to the 2009-2013 CHAS data mentioned in the Needs Assessment section, households with incomes at 0-30 percent AMI experience one or more housing problems at a much higher rate compared to the other categories.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The recently completed "Assessment of Fair Housing (AFH) process revealed that Thurston County does not have any Racially/Ethnically Concentrated Areas of Poverty (R/ECAP's). However, it did identify areas of incipient concentration of racial and ethnic areas of poverty as well as areas of poverty that appear to be impacted by the concentrated investment of state and federal funding and tax credits. While HUD recently announced that AFH Plans would be delayed for implementation until 2020, local jurisdictions are considering regional adoption of the AFH recommendations as a strategy for reducing R/ECAP's.

### **What are the characteristics of the market in these areas/neighborhoods?**

There are no R/ECAP's located in Thurston County.

### **Are there any community assets in these areas/neighborhoods?**

N/A

### **Are there other strategic opportunities in any of these areas?**

Thurston County and the City of Olympia are developing strategies to ensure that federal, state and local housing investments to not contribute to creating any formal R/ECAP's.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Thurston County Regional Consolidated Plan identifies the development of viable communities by the provision of decent housing, a suitable living environment, and the expansion of economic opportunity. Each of the six Consolidated Plan strategies was developed to address one or more of the CDBG national objectives, which are to benefit low- and moderate-income persons, eliminate slums or blight, and meet urgent needs. Through a housing needs analysis, input from the citizen survey, and other consultation with community partners, Thurston County and the City of Olympia have developed a proposed strategic plan with six priorities for the use of CDBG and HOME funds to address the three national objectives of the program.

The six strategic goals provide a framework for the annual Action Plans, which identify specific activities to be funded each year. The goals are:

- Affordable Housing Maintain, enhance, and expand the supply of rental, homeownership, and special needs Affordable Housing for-low income populations;
- Economic Development Identify and create opportunities for Economic Development programs that principally benefit low-income people;
- Public Facilities and Infrastructure Identify priority projects that serve low-income populations throughout the county;
- Public or Social Services Provide essential Public Services for low-income and special needs populations;
- Homeless Continuum-of-Care create a comprehensive system that is responsive to the needs in our community(County-only strategy for County HOME funds); and
- Land Acquisition The Acquisition of land to support the development of new affordable housing, public facilities, infrastructure, or other CDBG-eligible activities to meet the needs of low-income residents.

Strategic goals are broad in nature and are specifically designed to address all needs identified in the Consolidated Plan. Each year these strategies will be used as the framework from which to identify the specific activities to be pursued as action steps of the multi-year Consolidated Plan. These annual steps are presented in the one-year annual Action Plans, issued separately by the Thurston County Commission and the Olympia City Council, which identify the specific projects and programs to receive funding. The jurisdictions' annual Action Plans for fiscal year 2018-19 are included in this section.

This plan identifies housing and community renewal needs far in excess of the funds available, even from multiple sources of funds identified. While no identified need is unimportant, several seem more urgent. Identifying these priority areas does not abrogate or in any way weaken the force of existing inter-local agreements. Nor is it a justification to violate existing terms or conditions for use of state or federal funds. That said, the following areas are region wide priorities:

- Affordable Housing: Maintain, enhance, and expand the supply of rental, homeownership, and special needs Affordable Housing for-low income populations;

- Economic Development: Identify and create opportunities for Economic Development programs that principally benefit low-income people;
- Public Facilities and Infrastructure: Identify priority projects that serve low-income populations throughout the county;
- Social Services: Provide essential social services, termed Public Services for low-income and special needs populations;
- Homeless Continuum of Care: Create a comprehensive Homeless Continuum-of-Care system that is responsive to the needs in our community (County-only strategy for non-federal HOME funds); and
- Land Acquisition: The Acquisition of land to support the development of new affordable housing, public facilities, infrastructure, or other CDBG-eligible activities to meet the needs of low-income residents.

## **SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**

### **Geographic Area**

**Table 47 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

Thurston County does not identify specific geographic priority areas for investment of the federal resources. However, Thurston County and its partner cities and towns have created a method to provide full access to our Community Development Block Grant resources which allows the rotation of the total funding allocation among the following: Year 1: Projects in Unincorporated Thurston County and the four small cities of Yelm, Rainier, Tenino and the town of Bucoda; Year 2: Projects in the City of Lacey; and Year 3: Projects in the City of Tumwater. Olympia identifies the urban hub to be a geographic priority area.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Affordable Housing Land Acquisition
	<b>Description</b>	Maintain, enhance and expand the supply of rental, homeownership and special needs affordable housing for low income populations.

	<b>Basis for Relative Priority</b>	Affordable Housing was rated as the top need in our community survey, the county needs assessment and in all other outreach efforts.
2	<b>Priority Need Name</b>	Homeless Assistance and Prevention
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Homeless Continuum of Care
	<b>Description</b>	Services, facilities, and housing options to prevent homelessness and quickly move individuals and families who are homeless back into housing.
	<b>Basis for Relative Priority</b>	Homeless services was rated as a top need in our community survey, the county needs assessment and in all other outreach efforts.
3	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	A variety of essential public services for low income and special needs populations.
	<b>Basis for Relative Priority</b>	Public Services were rated highly as priority needs in our community survey, the county needs assessment and in all other outreach efforts.
	<b>4 Priority Need Name</b>	Public Facilities and Infrastructure
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Land Acquisition Public Facilities and Infrastructure
	<b>Description</b>	Provide business training and micro enterprise support and other economic development activities to assist low and moderate income entrepreneurs.
	<b>Basis for Relative Priority</b>	Public facilities and infrastructure was a lower rated priority in our community survey, the county needs assessment and in all other outreach efforts; however it is seen as a higher priority in the small cities and rural areas of the county.
5	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	Low
	<b>Population</b>	Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	Provide business training and micro enterprise support and other economic development activities to assist low and moderate income entrepreneurs.
	<b>Basis for Relative Priority</b>	Economic Development was viewed as important in our community survey, the county needs assessment and in all other outreach efforts, but was rated as a lower priority when compared to affordable housing, homeless services and public services.

## Narrative (Optional)

The basis for assigning priority to need in the planning process varied to some degree depending on the category of need and the geographic area to be served. The following approaches were common to all categories of need:

- **Data Analysis** A detailed analysis of quantitative and qualitative data was performed using the most recently available information from the federal government, Washington State, Thurston County, the Thurston County Regional Planning Council, the City of Olympia, nonprofit organizations, and advocacy groups.
- **Comparative Plan Review** A review of recent studies, reports, and strategic plans related to affordable housing and community/economic development was performed.
- **Survey Results** were reviewed to assess how “front-line” experience of service providers influenced perceptions of need and priorities.
- **Review of Prior Years** Past program activities from the 2013-2017 Consolidated Plan were reviewed to determine how past prioritization was implemented and assess whether underlying need had been met.
- **Citizen Feedback**, including written comments and participation at public hearings, was reviewed and incorporated into prioritization where possible.

Homeless and permanent supportive housing is a high-priority need for Affordable Housing. Development of affordable housing, including both for rental and homeownership, is also a high priority. Other high-priority areas include homeless services, homeless shelters, public facilities, and infrastructure. Economic development needs are identified as medium priority.

Thurston County and its cities address some types of community development needs such as parks, transportation facilities, infrastructure projects, and civic facilities through dedicated funding sources including user fees, bonds, grants, cost-sharing with other jurisdictions, local improvement districts, developer contributions, impact fees, and utility taxes. As noted in the *Capital Facilities Plan*, city drinking water, wastewater, and stormwater utilities are operated like businesses and must be self-supporting.

Olympia’s medium priority need for economic development activity is documented in the 2017 “Downtown Strategy Report” which identifies significant impacts related to the high concentration of homeless shelters and services in the urban hub.

Under certain circumstances, activities that are designated as medium or low priority may be funded by the CDBG and HOME programs, such as when linked to, or necessary for, a high-priority housing, homeless, or public service need.

## SP-30 Influence of Market Conditions - 91.415, 91.215(b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Used effectively, TBRA can help stabilize households at risk for homelessness or experiencing homelessness, by providing short-term assistance for rent arrears, deposits, moving assistance, and rent subsidy. Thurston County does not use HOME funds for TBRA activities, but uses state and local funds to support rental assistance activities, such as rapid rehousing.
TBRA for Non-Homeless Special Needs	HOPWA funds, available through the Pierce County AIDS Foundation, can provide for Short-Term Rent, Mortgage, and Utility (STRMU) assistance for the special needs of people with HIV and AIDS.
New Unit Production	The region had a vacancy rate of 2.7 percent in 2017. Apartment vacancy rates have been in overall decline since 2010. The HOME program can be utilized based on cost and resources, targeting of different income levels, location considerations, and opportunities for leveraging.
Rehabilitation	The number of sub-standard housing units; the availability of private sector funding. The region has a growing senior population, many of whom live on fixed incomes, and may be unable to make needed repairs and accommodations.
Acquisition, including preservation	CDBG and HOME funds can be used based on cost and resources, targeting of different income levels; location considerations in terms of competitiveness for leverage funding.

**Table 49 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

The County expects to receive approximately \$4,786,157 during the program year in federal, state and local funding to address the needs identified in the consolidated plan. The chart below identifies approximate amounts anticipated to be made available but it is important to note that exact figures are subject to a variety of factors beyond the control of the County. Of the available funding, \$1,655,757 is federal CDBG and HOME funding. The remaining funds, \$3,130,400 are from the state Consolidated Homeless Grant, local Affordable and Homeless Housing Revenues and local tax and private dollars through the Community Investment Partnership program.

The City of Olympia expects to receive a total of \$11,700,000 in fiscal resources during the Five-year Consolidated Planning Process, based on annual averages of \$350,000 in new CDBG grant funds and \$150,000 in CDBG Program Income annually. In addition to CDBG annual entitlements and program income, the City intends to utilize its CDBG Section 108 Loan Guarantee Program balance of 1,300,000 (CDBG Section 108 allows an entitlement community to access up to five times its annual CDBG grant award by pledging future CDBG funding as collateral). Beyond federal funding sources, the City also anticipates having an additional \$2,300,000 in annual sales tax generated dollars dedicated to housing activities starting in calendar year 2019.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,218,836	0	16,257	1,235,093	4,800,000	CDBG funding used for projects identified by the city of Tumwater in 2018 program year.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	797,306	48,578	0	845,884	3,000,000	HOME funded projects identified by the Board of County Commissioners for the 2018 program Year.

Table 50 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The HOME program requires match funding of at least 25 percent for all federal funding utilized during the year. The county has accrued sufficient match funding from prior year projects to cover the match requirement for several future years. The County will however be accruing additional match funding from affordable housing projects developed by both Community Development Housing Organizations (CHDO's) and non CHDO projects created and operated by the local development community. Sources of match will include cash contributions from SHB- 2060 revenues, state housing trust fund, and other local funding as leveraged by the developers.

The non-federal revenues provide additional leverage to the community to address homeless housing and services needs for individuals, families and the overall system change initiatives.

The Consolidated Homeless Grant (CHG), managed by the Washington State Department of Commerce, combines state homeless resources into a single grant opportunity for county governments. The CHG is designed to support an integrated system of housing assistance to prevent homelessness and quickly rehouse families who are unsheltered. The funds provided to Thurston County total approximately \$325,000 per year.

The Housing and Essential Needs Grant, awarded by the Washington State Department of Social and Health Services, provides more than \$1 million annually to the county in rent, utilities, and essential needs assistance for Medical Care Services recipients.

The Washington State Legislature created two additional sources of funding, known as 2060 and 2163 after the bills that established them in 2002 and 2005, respectively. The 2060 fund generates approximately \$250,000 per year to the county for the acquisition, rehabilitation, and new construction of housing projects affordable to people with incomes at or below 50 percent of the area median income. The monies can also be used for operation and maintenance activities at low-income housing projects and for assistance vouchers.

The 2163 fund raises approximately \$2.0 million annually to implement the county's homeless housing plan. This broad funding source supports coordinated and centralized entry programs, homeless services, operating and maintenance funding, emergency, transitional and permanent supportive housing, and other activities to end or reduce homelessness.

Olympia plans to leverage its CDBG funds with a newly created Olympia Home Fund, which will be implemented September 2018, will generate an estimated \$2,300,000 annually in sales tax revenues for affordable housing activities, including new construction, acquisition, rental assistance and other activities.

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

No County-owned land will be used during this plan year to address the needs identified in this plan. Projects involving City of Olympia-owned properties will be identified during the specific program years.

**Discussion**

Leveraging results in increased collaboration, achieves better outcomes, and ensures that the most value is obtained from the use of CDBG funds. Leveraging can take the form of matching funding from another entity; in-kind donations of materials, resources, and staffing; or can consist of taking advantage of incentives in the city's municipal code that encourage development of affordable housing.

The County has developed a large match pool of funding from prior year projects that have created a number of units of permanent rental housing in the community. Projects funded in this round will also leverage SHB 2060 Affordable Housing funding dedicated to permanent affordable rental housing units in the county.

Other sources of leveraging opportunities in Thurston County are listed below.

Rehabilitation, Land Acquisition, Neighborhood Revitalization, and Other Housing Activities:

- Thurston County HOME Program, Affordable Housing, and Homeless Housing Programs;
- Neighborhood Match Grants;
- City of Olympia Home Fund
- Density bonuses supported by city codes;
- Multi-family property tax exemption supported by city codes; and
- Expedited permit review supported by city policies.

Public Services:

- Community Investment Partnership (local government general funds);
- United Way charitable funds;
- McKinney/Vento Funding for emergency shelters/transitional housing; and
- Thurston County Community Foundation.

Economic Development, Microenterprise Trainings, and Loans:

- Economic Development Council business resource center;
- Enterprise for Equity micro-loan program;
- Thurston County Chamber of Commerce Small Business Incubator; and,

Olympia Downtown Alliance Business Training Program.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served

Table 51 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

**Housing Priority** There is a strong commitment in the community to work on housing issues, as evidenced by the Community Investment Partnership, Thurston Thrives Housing Action Team, with its sub-teams of the Homeless Housing Hub and Capital/New Construction, all of which engage the active participation of housing partners and nonprofits. A growing network of knowledgeable and experienced developers, both nonprofit and for-profit, lend their skills and perspectives to addressing the need.

**Regional Coordination** In recent years there has been an increased emphasis on coordination within the region to address the needs of low- and moderate-income residents. Relationships are strong between service providers and community based programs, Thurston Thrives members and other elected officials, and between the jurisdictions, resulting in cooperation and productive working relationships.

**Balanced Priorities** There are some differing priorities between the City of Olympia as the urban hub and other cities and the County. Public investment patterns have resulted in a high concentration of homeless and other social service programs in the urban hub, with no other programs in other cities for day centers, meal programs or year round shelter. Fair Housing principals recommend against the over-concentration of very low income people, the City continues to work with regional partners to encourage a broader distribution of 24/7 accommodations for homeless citizens across the County in high amenity areas.

**Predictable Funding** Having several reliable sources of predictable funding has also strengthened the ability to provide predictable services. For instance, HOME and local document recording fees have provided steady funding. The Urban County CDBG entitlement funding will further benefit the area, as will access to expanded federal housing programs. A new local sales tax increase of 0.1% in the City of Olympia for the Olympia Home Fund is an upcoming source of dedicated funds for affordable housing and homeless services activities.

**Well-Coordinated Services** Lastly, housing program managers report that there is a stronger regional commitment to providing services, shelter, and housing for low income people. An organized human services delivery system has benefited from dedicated professional staff who understand the needs of low-income persons, and from strong community support.

**Need for More Housing Partners** Weaknesses in the institutional delivery system include limited production capacity for various housing activities. An over-reliance on a small number of housing partners means that everyone has more work than they can accomplish within the short-term. A focus on the demand side of the housing market, rather than examining potential options for increasing the supply, has resulted in an unbalanced approach to resolving housing issues.

**Over-concentration of Resources** Affordable housing activity is concentrated in Olympia, Lacey and Tumwater. The Assessment of Fair Housing process identified a number of high concentrations of very low-income people caused by heavy investment of federal and state housing monies. Choices in affordable housing are more limited throughout the balance of Thurston County. There is a lack of social services and transportation for residents outside of the metropolitan core. The internal demands on each organization take away time and resources needed for cooperative ventures. Funding constraints can sometimes lead to conflicts over resource allocation. Housing partners have relied on “tried and true” funding sources rather than expanding the array of partners and resources potentially available. Finally, increasing program and regulatory restrictions make housing rehabilitation and production more costly and complex.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	

Supportive Services			
Transportation	X	X	
Other			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Thurston County and the City of Olympia have incorporated the HUD-identified best practice of “Housing First” to fund programs that ensure housing needs are met first, allowing low and moderate income people to address other essential needs. The following strategies were developed to address the needs of homeless populations.

**Families:**

Strategies for homeless families include “rapid re-housing,” or quickly dispersed rental assistance to stabilize them. Other responses include emergency shelters with separate family suites that preserve family cohesion. Shelter case management should be followed by rental subsidies to allow families to secure permanent housing as quickly as possible. It is also important to encourage families to access all potential school-based resources for their school-age children.

Other useful resources are the informal networks of friends, school, neighborhood, or faith community ties. These networks are often the first options pursued by homeless families. Efforts to strengthen informal networks and raise awareness about homelessness in their midst can be highly effective.

**Chronically Homeless Persons:**

A low-barrier shelter can address the needs of chronically homeless persons who may unwilling or unable to follow the rules at standard emergency shelters. Low-barrier shelters are facilities that accommodate “hard-to-house” homeless people with minimal entry rules, while still maintaining adequate safety standards.

Street outreach programs in urban hub areas are essential in linking unsheltered people with resources. Additional resources include day centers and meal programs to ensure resources are available 24/7.

Homeless individuals should be screened to identify their needs and eligibility for potential resources. While most homeless individuals benefit from the Housing First model, case managers may utilize other forms of assistance such as temporary emergency shelter, short-term rental subsidies, or job referrals to help stabilize the individual and facilitate their return to independence.

**Homeless and At-Risk Youth:**

The strategy to meet the needs of the county's homeless youth is to expand shelter resources to accommodate more unaccompanied youth (under age 17) and transition-aged youth (ages 18 to 24). The primary service models for this population are street outreach and drop-in centers that offer survival goods, service referrals, and general case management that emphasizes "harm reduction."

Part of the strategy calls for a new hybrid of shelter/transitional housing-bridge program known as Youth Bridge. Youth Bridge provides entry into housing and allows young people to progress from street dependence to affordable permanent housing at their own pace. It is an emerging service model that incorporates supportive services.

#### Veterans:

The most effective response to homeless veterans is to ensure they are linked to all possible Veterans Administration benefits, including housing, mental health care, drug and alcohol treatment, employment assistance, and other services. Like most homeless sub-populations, veterans benefit from the Housing First model followed up with supportive services. For individuals unwilling or unable to cooperate with a government or nonprofit housing program, the next best solution is to offer survival resources, such as outdoor clothing, camping gear, food, and other supplies.

#### **Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Thurston County and Olympia work with regional service providers to strengthen a 24/7 resource network for all homeless sub-populations. However there will still be gaps in the homeless assistance and prevention systems. The region faces significant federal cuts to key programs used to fund affordable and homeless housing services. However, Thurston County continues to use programs that reach the most vulnerable populations. The County's Five-Year CDBG Consolidated Plan sets a goal of using effective and efficient coordinated access and assessment for services and housing.

The Thurston County Five-Year Homeless Housing Plan identified the following gaps in services and housing for the homeless and those at risk for homelessness:

- **Affordable Housing Supply** Adequate supply of affordable housing is key issue. If new construction was the primary strategy, it is estimated to cost almost \$3 billion and would only assist those in rental housing, not those at risk of homelessness.
- There are resource limitations that reduce access to vulnerable people who are currently hospitalized or incarcerated who have not been assessed for vulnerability. Additionally, the lack of outreach into Lacey, Tumwater, and rural Thurston County greatly limit vulnerability index assessments among homeless in those areas.
- **Re-entry Housing** Those leaving jail or prison face many barriers as they re-enter society. Those with felonies on their record in particular are often denied employment and housing. Those

applying for Social Security Disability and Medicaid benefits face lengthy eligibility processes, making access to medical, mental health, and substance-abuse services difficult if not impossible.

- **Homeless Outreach** Most outreach services for homeless adults in Thurston County are connected with Medicaid in order to provide mental health and/or substance abuse services. There is a gap in outreach and engagement services for people who are not Medicaid-eligible and who do not want to receive services. Closing this gap is tied closely with the adoption of the “Housing First” concept, where communities seek to first provide housing then to offer services once an individual or family is stabilized and safely housed.
- **Recovery & Respite Shelter** A gap exists for homeless individuals who have been released from hospitals and treatment centers and need shelter and time to recover from chemotherapy and other serious treatments. Shelters do not allow guests to stay during the daytime hours. People with medical conditions, bandages, and illness have to leave shelters early in the morning and meet their needs for rest, warmth, dryness, and safety until they can enter the shelter again at night.
- **System Navigation** There are insufficient Homeless System navigation resources to assess all unsheltered people and to refer those most vulnerable to shelter.

**Emergency Shelter** There is an insufficient supply of emergency shelter beds. The 2018 Point in Time Homeless Count revealed that there were 324 unsheltered people while the existing network of emergency shelter and transitional housing inventory was over 100percent occupied at the time of the Count.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

To overcome the weaknesses described above, Thurston County and Olympia will provide support, technical assistance, and funding to nonprofit organizations indicating an interest in working towards Community Development Housing Organizations (CHDO) and Community-Based Development Organizations (CBDO) status. CHDOs and CBDOs can be utilized to expand organizational capacity for a variety of housing opportunities.

Thurston County and Olympia will promote supply-side as well as demand-side solutions to meet affordable housing needs, according to housing market dynamics, and explore additional funding resources and partnerships to leverage resources more creatively and to create bigger impact on housing needs. The jurisdictions will work together to develop additional organizational capacity for housing rehabilitation, development, and management.

Thurston County and Olympia will work with Family Support Center as the Coordinated Entry (CE) lead agency, as well as with its two CE partner agencies to strengthen their CE capacity to assess the vulnerability of unsheltered people and those at risk of homelessness.

Finally, Thurston County and Olympia commit to support efforts that bring various groups together to share information and work collaboratively on affordable housing, shelter and social service projects. When appropriate, staff will consider giving preference in project design for collaborative approaches.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2018	2022	Affordable Housing		Affordable Housing	CDBG: \$4,828,075 HOME: \$3,845,884	Rental units constructed: 150 Household Housing Unit  Rental units rehabilitated: 10 Household Housing Unit  Homeowner Housing Added: 8 Household Housing Unit
2	Homeless Continuum of Care	2018	2022	Homeless		Homeless Assistance and Prevention	CDBG: \$120,702	Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted  Homeless Person Overnight Shelter: 4100 Persons Assisted  Homelessness Prevention: 1000 Persons Assisted  Housing for Homeless added: 75 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Land Acquisition	2018	2022	Affordable Housing Homeless Non-Housing Community Development		Affordable Housing Public Facilities and Infrastructure	CDBG: \$0 HOME: \$0	
4	Public Services	2018	2022	Non-Homeless Special Needs		Public Services	CDBG: \$603,509	Public service activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
5	Public Facilities and Infrastructure	2018	2022	Non-Housing Community Development		Public Facilities and Infrastructure	CDBG: \$482,807	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
6	Economic Development	2018	2022	Non-Housing Community Development		Economic Development	CDBG: \$0 HOME: \$0	Businesses assisted: 20 Businesses Assisted

**Table 53 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Based on the Thurston Thrives Housing Action Team Capital Pipeline, the nonprofit community plans to develop approximately 168 housing units through acquisition, rehabilitation, new construction of rental and homeownership housing.
2	<b>Goal Name</b>	Homeless Continuum of Care
	<b>Goal Description</b>	Create a comprehensive Homeless Continuum of Care system that is responsive to the needs in our community.
3	<b>Goal Name</b>	Land Acquisition
	<b>Goal Description</b>	Acquisition of land to support the development of new affordable housing, public facilities or infrastructure to meet the needs of low income residents.
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide essential public services for low income and special needs populations
5	<b>Goal Name</b>	Public Facilities and Infrastructure
	<b>Goal Description</b>	Identify priority public facilities and infrastructure projects that serve low and moderate income populations throughout the county.
6	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Provision of micro-enterprise training and small business education and training programs.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The Thurston Thrives Housing Action Team “Blue Team” has identified a Pipeline of possible capital affordable housing projects for funding for 2018-2022. If all the project in the Pipeline are constructed, 161 new units of affordable housing will be created, of which 85 will be permanent supportive housing units. This number is supported by an expected 350 new units that will be created through the City of Olympia Home Fund over the next 10 years.

These new units will build on the over 4,100 units of subsidized housing that is currently available throughout Thurston County, both in the form of affordable housing and housing vouchers offered by the Housing Authority of Thurston County.

Olympia plans to fund a total of 299 new units of affordable housing over the 10 year plan for the municipal Home Fund Program with approximately half of those units completed or in pre-development during the Five-Year CDBG Consolidated Planning period. Olympia's CDBG funds will leverage those units included above where CDBG is an eligible use, i.e. land acquisition, public utilities or limited design and architectural work as allowed. *SP-50 Public Housing Accessibility and Involvement - 91.215(c)*

**SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

N/A

**Activities to Increase Resident Involvements**

N/A

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the 'troubled' designation**

N/A

## SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

### Barriers to Affordable Housing

Thurston County's Housing Action Team has empaneled a group to develop strategies to address zoning and development policies that create barriers to affordable housing. Other efforts include the multi-year community planning process called the "Missing Middle" conducted by the City of Olympia Planning Commission to develop changes to the County's Comprehensive Plan that would increase housing densities and provide more housing varieties, i.e. upzoning single family neighborhoods to allow duplexes and tri-plexes.

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Authority of Thurston County and other stakeholders to identify and ameliorate the barriers to affordable housing. The Thurston Regional Planning Council recommends the following activities to address the barriers to affordable housing:

- **Remove or Right-size Regulations** to achieve goals. Regulatory barriers include: parking requirements, setbacks, building height limits, and barriers to building green or retrofitting existing housing.
- **Identify Priority Areas** ripe for housing development that will meet multiple goals (offer more housing choice where there are transportation choices, focus housing and jobs to support long range goals for high capacity transportation). Focus efforts where increased density is wanted and needed to create the places envisioned, such as centers and corridors, or within walking distance of neighborhood activity hubs.
- **Expanded Housing Types** Take advantage of the region's changing demographics to provide for a full range of housing needs. Offer more opportunities for young, aging and single populations to meet housing needs, especially in centers and transit corridor areas where there will be a choice for a less car-dependent lifestyle. Include innovative housing options such as new boarding houses, or "aPodments", which have common kitchen and living spaces and little or no onsite parking.
- **Options to Downsize** Offer families whose grown children have moved out an alternative to suburban single-family homes that can be sold to newly forming households with children. This helps create the vital places desired by older and younger people and takes development pressure off growth boundaries, farms and forest lands.
- **Smaller Housing Stock** Examine ways to encourage smaller, affordable housing units through the fee structure, especially in centers, corridors or adjacent to neighborhood service hubs.
- **Incentivize Developers** to set aside a percentage of multifamily housing units for low- and moderate-income buyers and renters.
- **Mitigate Costs** reduce the additional cost of development in centers and corridors by making public infrastructure investment that adds value, safety and public enjoyment for the entire

community and that results in substantial public return on investment when adjacent properties are developed (i.e., increases area's tax base, activity and livability).

- **Zone for Shelters & Services** Ensure that zoning codes include shelters, group homes, transitional housing, and permanent housing with social services, as well as ensure that such facilities have access to transit, parks, and other amenities.
- **Housing Density** Review and amend residential zoning policies to provide opportunity for the mix and density of housing needed to meet the needs of changing demographics, use land wisely, and support nearby transit and businesses. Including but not limited to the Olympia “Missing Middle” process.

The Thurston Thrives Housing Action Team has developed an “Incentivize Housing” sub-team that is examining options for local jurisdictions to reduce barriers and/or create incentives for private market developers to develop affordable housing units.

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

Describe how the jurisdiction's strategic plan goals contribute to:

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

The primary focus of Thurston County and Olympia's homeless strategic plan for the next five years will be to increase the number of people permanently housed, reduce the length of time people spend homeless, and reduce the number of incidents of homelessness.

The strategies to help prevent people from becoming homeless in Thurston County, described below, are: 1) continuous improvement of the existing Coordinated Entry system; 2) to strengthen the cooperation between all of the regional Homeless Coordinators (both staff and consultants); and, 3) to improve connections between the housing system and systems of law enforcement, healthcare, mental health, chemical dependency, employment, jails, and education institutions.

### **Addressing the emergency and transitional housing needs of homeless persons**

Thurston County and Olympia have jointly and individually committed resources to strengthen homeless coordination activities. Future work will implement the soon to be released Thurston County Five-Year Homeless Housing Plan (Required by the State Homeless Housing Program and the Consolidated Homeless Grant Program) which includes: addressing the identified priorities of low-barrier shelters; youth housing solutions; rapid re-housing; and, the expansion of permanent supportive housing for those with the most severe needs. This work will also strengthen the existing Coordinated Entry system and to improve the quality of data collected through the Housing Management Information System (HMIS) during intake and assessment. Thurston County and Olympia will also continue to work closely on the annual Point in Time Homeless Count to ensure the most comprehensive census of people experiencing homelessness as unsheltered, sheltered and those in transitional housing.

During the first Program Year, homeless coordination activities will include implementation of the new Five-year Homeless Housing Plan, as well as an expected update of the plan based on new Washington State Department of Commerce guidelines that are expected in late 2018. The plan includes continuing to identify gaps, goals, strategies, performance measures, timelines, and funding plans. Finally, the jurisdictions will coordinate to monitor and report on system improvement by establishing an ongoing implementation, feedback, and improvement loop.

**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.**

Thurston County worked closely with Service Providers to improve the existing Coordinated Entry system over the past year to include the newly established HUD guidelines which became effective January 2018. Policies and Procedures were drafted and approved by the community of organizations comprising the Homeless Housing Hub group, a sub-committee of the Housing Action Team of Thurston Thrives, which functions as the County's HOME Consortium. A relatively new approach added to Coordinated Entry is diversion services. Diversion provides a quick and less expensive way for households to achieve housing without directly accessing the shelter and/or homeless services system. The most impactful growth of the system occurred as it evolved from three agencies individually providing Coordinated Entry to one organization taking the lead role. This has fostered a more systemic approach while still providing autonomy for differing subpopulations consisting of youth, single adults, families with children, domestic violence survivors, and veterans. The County will continue to work closely with the Washington State Department of Commerce to develop best practices that produce consistent, reliable data from the HMIS software reflecting coordination of all points and agencies in our county.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Thurston County and Olympia will continue operate with the best practice model of Housing First to stabilize family households first and then to address other essential needs second. The following strategies are developed to address the needs of various homeless populations.

Families:

Strategies for homeless families include "rapid re-housing," or quickly dispersed rental assistance to stabilize them with housing first. Other responses include emergency shelters with separate family suites that preserve family cohesion. Shelter case management should be followed by rental subsidies to allow families to secure housing as quickly as possible. It is also important to encourage families to access all potential school-based resources for their school-age children.

Other useful resources are the informal networks of friends, school, neighborhood, or faith community ties. These networks are often the first options pursued by homeless families. Efforts to strengthen informal networks and raise awareness about homelessness in their midst can be highly effective.

Chronically Homeless Persons:

Thurston County and Olympia work with local shelter providers to provide low barrier shelter to address the needs of chronically homeless persons who may not be willing or able to follow the rules at

standard emergency shelters. Low-barrier shelters create facilities that accommodate “hard-to- house” homeless people with low or minimal entry rules, while still maintaining adequate safety standards.

Homeless individuals will be screened to identify their needs and eligibility for potential resources. While most homeless individuals benefit from the Housing First model, case managers may elect to utilize other forms of assistance such as temporary emergency shelter, short-term rental subsidies, or job referrals to help stabilize the individual and facilitate their return to independence.

#### Homeless and At-Risk Youth:

The strategy to meet the needs of the county’s homeless youth will be to expand shelter resources to accommodate more unaccompanied youth (under age 17) and transition-aged youth (ages 18 to 24). The primary service models for this population are street outreach and drop-in centers that offer survival goods, service referrals, and general case management that emphasizes “harm reduction.”

One strategy calls for a new hybrid of shelter/transitional housing bridge program known as Youth Bridge. Youth Bridge provides entry into housing and allows young people to progress from street dependence to affordable permanent housing at their own pace. It is an emerging service model that incorporates supportive services.

#### Veterans:

The most effective response to homeless veterans is to ensure they are linked to all possible Veterans Administration benefits, including housing, mental health care, drug and alcohol treatment, employment assistance, and other services. This linkage will ensure that Thurston County makes the best use of these distinct revenue streams. Like most homeless sub-populations, veterans benefit from the Housing First model followed up with supportive services. For individuals unwilling or unable to cooperate with a government or nonprofit housing program, the next best solution is to offer survival resources, such as outdoor clothing, camping gear, food, and other supplies.

National data indicate that Washington’s veteran population experiences a higher unemployment rate compared to the national average. According to the 2017 PIT Homeless Census there were 44 veterans that reported being homeless on a given night in January.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

All CDBG and HOME projects conduct risk assessments for lead paint if the property qualifies for the testing.

In an effort to address lead-based paint hazards, Thurston County and the City of Olympia have incorporated the regulations into existing housing policies and programs for implementing Title X of the Community Development Act of 1992, part of the Residential Lead-Based Paint Hazard Reduction Act of 1992. Olympia will continue to follow 24 CFR Part 35 in addressing the evaluation and reduction of lead-based paint hazards in their housing policies and programs.

The Community Planning and Development Department Housing Division has developed an outline of actions to be undertaken over the coming five years to evaluate and reduce lead-based paint hazards. During the PY 2018 Action Plan period, the County and the City plans to continue the following actions:

- Encourage more local contractors to obtain "Lead Paint Worker" or "Lead Paint Supervisor" licenses.
- Contract for risk assessments with the Housing Authority of Thurston County (HATC).
- Continue the residential rehabilitation projects as they relate to the lead-paint hazard rules. Each project will include the review and determined need for testing and hazard reduction in conjunction with rehabilitation as part of the environmental review.
- Review existing regulations, housing, and rehabilitation codes to assure lead-based paint hazard reduction is incorporated where appropriate.
- Encourage inspections for lead at appropriate times when housing is otherwise being inspected or evaluated.

HATC has an EPA-licensed Lead Risk Assessor on staff that will provide paint inspection services as required in the HUD Final Rule for lead-based paint. HATC also receives funding for lead hazard reduction programs through the State of Washington, which provides funding for equipment, training, testing services, and lead hazard reduction work on single- and multi-family housing.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

According to the Thurston County Department of Public Health and Social Services, lead-based paint poisoning is one of the major environmental health hazards facing children. Lead poisoning results in high levels of lead in the blood system, which can damage the central nervous system, cause mental retardation, convulsions, and sometimes death. Lead is particularly toxic to children under age six. Even low levels of lead can result in lowered intelligence, reading and learning disabilities, decreased attention span, hyperactivity and aggressive behavior. In adults, elevated lead levels in blood may result

in nerve disorders, pregnancy difficulties, memory loss, high blood pressure, joint and muscle pain, and digestive-tract problems.

Exposure to lead-based paint in the home from paint chips, dust, and other sources is the most common source of childhood lead poisoning in the U.S. Lead poisoning can result in health issues ranging from anemia, hearing problems, and behavior problems to irreversible brain damage or death. Younger children face greater risks of lead poisoning and can experience lifelong health problems and learning disabilities.

### **How are the actions listed above integrated into housing policies and procedures?**

The Housing Authority of Thurston County provides certified lead-based paint risk assessments and inspections conducted by EPA-licensed Lead Risk Assessors.

In an effort to address lead-based paint hazards, Thurston County and the City of Olympia has incorporated Title X of the Community Development Act of 1992 (part of the Residential Lead-Based Paint Hazard Reduction Act of 1992) into its housing policies and programs. Olympia will continue to follow 24 CFR Part 35 in addressing the evaluation and reduction of lead-based paint hazards in Olympia's housing policies and programs.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

There are over 45 local programs that assist low-income persons in meeting their daily needs and can provide tools and resources to reduce poverty. Activities that are in place to reduce poverty within Thurston County include:

- **Higher Education** Improving access to higher education: GED and community college programs
- **Job Assistance** Workfirst Services at South Puget Sound Community College supports one year of free tuition and books for low-income and TANF parents who work more than 20 hours per week. Parents typically take two classes per quarter and are connected with job opportunities that utilize their increased skills.
- **Literacy** Functional Context Education — combining literacy skills with job training

The Pacific Mountain Workforce Consortium provides resources to individuals who need to complete their GED requirements while providing additional employment training.

- **Nontraditional occupations** — training women to do "men's jobs" (e.g., construction, truck driver, mechanical or technical repair, police officer)

The New Market Skills Center develops the abilities and interests of all of their students in a wide range of apprenticeships and occupations.

- **Microenterprise** — providing start up loans less than \$25,000 for family-owned businesses

The Thurston County Small Business Incubator works to create jobs by helping entrepreneurs and small businesses access resources they need for growth and long term success. Business incubators help reduce the risk of small business failures and can reduce start-up costs by 40percent-50percent. Nationwide, business incubator clients and graduates have created half a million jobs, and for every 50 created by an incubator, 25 more are created in the same community.

- **Building wealth through assets**

Several programs are available in the community to assist low income households to build wealth through asset accumulation. These include:

- Maintain self-sufficiency and homeownership programs
- Section 8 Homeownership Program
- Welcome Home Program
- Family Self-Sufficiency Program

- Homeownership Assistance — HOME, Habitat for Humanity
- United Way of Thurston County — Individual Development Accounts
- Financial Literacy & Housing Counseling

There are five agencies within Thurston County currently assisting low-income households with money management, housing counseling and consumer credit counseling. These include:

- United Way of Thurston County
- Family Finance Resource Center
- Consumer Credit Counseling Center
- Housing Authority of Thurston County
- Service Enriched Housing

Several non-profit agencies operate supportive housing for special needs populations. Service-enriched housing can help low-income households to leave poverty by providing:

- Assistance to residents in identifying and accessing local resources and services
- Development and support of resident participation in management and in the development of services, programs and activities
- Crisis intervention and short-term support or referral to outside resources
- Longer-term support for residents pursuing goals related to social and/or economic self-sufficiency

Intervention and prevention of problems related to substance abuse, criminal activity, destruction of property, or other issues harmful to residents. Resources include:

- Olympia's Community Court & Social Service Center
- Thurston County DUI/Drug Court Program

Capital Recovery Center's addiction treatment programs

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Thurston County and Olympia have local plans to reduce poverty which are closely aligned with the CDBG Consolidated Plan's Strategic Plan to prevent and reduce homelessness.

The strategies to help prevent people from becoming homeless in Thurston County, described below, are to develop an effective system and to improve connections between the housing system and systems of law enforcement, healthcare, mental health, chemical dependency, employment, jails, and education institutions.

Thurston County and Olympia have both committed non-federal funding resources to homeless coordination activities. Future work will focus on addressing the identified priorities of low-barrier shelters, youth housing solutions, rapid re-housing, diversion, and the expansion of permanent supportive housing for those with the most severe needs. This work will also encompass strengthening the existing system and to improve the quality of data collected through the Housing Management Information System (HMIS) during intake and assessment. In addition, the City of Olympia has created a municipal Home Fund with local sales tax revenues to increase funding in Olympia for affordable housing development and homeless services. The City of Olympia's newly hired homeless coordinator will work with the County's homeless coordinator.

During the next year, homeless coordination activities will include implementation of the recently adopted Thurston County Five-Year Homeless Housing Plan, which is expected to be updated to meet forthcoming guidelines from the Washington State Department of Commerce. Finally, the jurisdictions will coordinate to monitor and report on system improvement by establishing an ongoing implementation, feedback, and improvement loop.

Thurston County's number one strategy will include homeless people in a needs assessment will be to ensure continuous improvement its system for the homeless system, which includes improvements to the outreach component of the system. An effective Coordinated Entry system will ensure that every person who becomes homeless or who is at imminent risk of becoming homeless will have an intake and an assessment completed. An intake collects basic demographic information to ensure accurate numbers of the people who become homeless or are at risk each year. The assessment will collect information about barriers to housing and determining what type of assistance and/or housing is best suited to meet the housing need for the individual or family in the long-term. Last, the assessment process will include a Vulnerability Index (VI) assessment to ensure that the most vulnerable people are assisted first.

The existing Thurston County Coordinated Entry system is up and running subject to ongoing continual improvement efforts to increase the effectiveness of the system. Coordinated Entry will insure that individuals and families will have a singular entry to the services system in order to access services from multiple agencies and programs throughout the county. After an assessment is conducted, the appropriate intervention will be applied to resolve the individual's or family's housing needs. Effective and adequate outreach will be important to ensuring those who live on the streets and in encampments are aware of and are assisted in accessing housing and services.

## **SP-80 Monitoring - 91.230**

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

Thurston County and Olympia will both monitor all federal funding recipients according to the best practices set forth in the HUD Guidebooks for CDBG and HOME Grantees to monitor their respective Sub-recipients.

Thurston County (as an entitlement grantee and Urban County lead agency) is responsible for monitoring the day-to-day operations of its subrecipient activities to ensure compliance with all applicable federal requirements at 24 CFR 570 and 24 CFR 576, individual project goals, and local CDBG program requirements.

To accomplish this, the Housing and Community Renewal Program uses a variety of monitoring techniques to review subrecipient compliance. Through phone conversations, written correspondence, desk monitoring, and on-site monitoring visits, staff are able to review each subrecipient's ability to meet the CDBG program's financial, production, and overall management requirements and make necessary determinations or take necessary actions to preserve program integrity.

Regardless of the frequency with which a project is monitored by staff, the purpose and intent of any monitoring visit is to identify any potential areas of noncompliance and assist the subrecipient in making the necessary changes to allow for successful completion of the activity. By identifying and correcting any compliance issues, the likelihood of efficient and effective services being delivered to the intended County beneficiaries increases dramatically and ensures the continued success of both the subrecipient organization and the County entitlement.

After CDBG/ESG funds are awarded for individual activities, the staff role is then to ensure that subrecipients are carrying out their programs in accordance with all applicable laws and regulations, and are meeting the goals outlined in their subrecipient agreements. In carrying out this responsibility, the staff will help subrecipients identify problems or potential problems in implementing their activity, identify the causes of those problems, and help subrecipients correct them.

Wherever possible, problems are corrected through discussions and/or contract compliance measures with the subrecipient without the need for on-site monitoring visits. However, at least once per year, or as individual situations dictate, on-site monitoring and/or provision of technical assistance will be required.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The County expects to receive approximately \$4,786,157 during the program year in federal, state and local funding to address the needs identified in the consolidated plan. The chart below identifies approximate amounts anticipated to be made available but it is important to note that exact figures are subject to a variety of factors beyond the control of the County. Of the available funding, \$1,655,757 is federal CDBG and HOME funding. The remaining funds, \$3,130,400 are from the state Consolidated Homeless Grant, local Affordable and Homeless Housing Revenues and local tax and private dollars through the Community Investment Partnership program.

The City of Olympia expects to receive a total of \$11,700,000 in fiscal resources during the Five-year Consolidated Planning Process, based on annual averages of \$350,000 in new CDBG grant funds and \$150,000 in CDBG Program Income annually. In addition to CDBG annual entitlements and program income, the City intends to utilize its CDBG Section 108 Loan Guarantee Program balance of 1,300,000 (CDBG Section 108 allows an entitlement community to access up to five times its annual CDBG grant award by pledging future CDBG funding as collateral). Beyond federal funding sources, the City also anticipates having an additional \$2,300,000 in annual sales tax generated dollars

dedicated to housing activities starting in calendar year 2019.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,218,836	0	16,257	1,235,093	4,800,000	CDBG funding used for projects identified by the city of Tumwater in 2018 program year.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	797,306	48,578	0	845,884	3,000,000	HOME funded projects identified by the Board of County Commissioners for the 2018 program Year.

**Table 54 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The HOME program requires match funding of at least 25 percent for all federal funding utilized during the year. The county has accrued sufficient match funding from prior year projects to cover the match requirement for several future years. The County will however be accruing additional match funding from affordable housing projects developed by both Community Development Housing Organizations (CHDO's) and non CHDO projects created and operated by the local development community. Sources of match will include cash contributions from SHB- 2060 revenues, state housing trust fund, and other local funding as leveraged by the developers.

The non-federal revenues provide additional leverage to the community to address homeless housing and services needs for individuals, families and the overall system change initiatives.

The Consolidated Homeless Grant (CHG), managed by the Washington State Department of Commerce, combines state homeless resources into a single grant opportunity for county governments. The CHG is designed to support an integrated system of housing assistance to prevent homelessness and quickly rehouse families who are unsheltered. The funds provided to Thurston County total approximately \$325,000 per year.

The Housing and Essential Needs Grant, awarded by the Washington State Department of Social and Health Services, provides more than \$1 million annually to the county in rent, utilities, and essential needs assistance for Medical Care Services recipients.

The Washington State Legislature created two additional sources of funding, known as 2060 and 2163 after the bills that established them in 2002 and 2005, respectively. The 2060 fund generates approximately \$250,000 per year to the county for the acquisition, rehabilitation, and new construction of housing projects affordable to people with incomes at or below 50 percent of the area median income. The monies can also be used for operation and maintenance activities at low-income housing projects and for assistance vouchers.

The 2163 fund raises approximately \$2.0 million annually to implement the county's homeless housing plan. This broad funding source supports coordinated and centralized entry programs, homeless services, operating and maintenance funding, emergency, transitional and permanent supportive housing, and other activities to end or reduce homelessness.

Olympia plans to leverage its CDBG funds with a newly created Olympia Home Fund, which will be implemented September 2018, will generate an estimated \$2,300,000 annually in sales tax revenues for affordable housing activities, including new construction, acquisition, rental

assistance and other activities.

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

No County-owned land will be used during this plan year to address the needs identified in this plan. Projects involving City of Olympia-owned properties will be identified during the specific program years.

**Discussion**

Leveraging results in increased collaboration, achieves better outcomes, and ensures that the most value is obtained from the use of CDBG funds. Leveraging can take the form of matching funding from another entity; in-kind donations of materials, resources, and staffing; or can consist of taking advantage of incentives in the city's municipal code that encourage development of affordable housing.

The County has developed a large match pool of funding from prior year projects that have created a number of units of permanent rental housing in the community. Projects funded in this round will also leverage SHB 2060 Affordable Housing funding dedicated to permanent affordable rental housing units in the county.

Other sources of leveraging opportunities in Thurston County are listed below.

Rehabilitation, Land Acquisition, Neighborhood Revitalization, and Other Housing Activities:

- Thurston County HOME Program, Affordable Housing, and Homeless Housing Programs;
- Neighborhood Match Grants;
- City of Olympia Home Fund
- Density bonuses supported by city codes;
- Multi-family property tax exemption supported by city codes; and
- Expedited permit review supported by city policies.

Public Services:

- Community Investment Partnership (local government general funds);
- United Way charitable funds;
- McKinney/Vento Funding for emergency shelters/transitional housing; and
- Thurston County Community Foundation.

Economic Development, Microenterprise Trainings, and Loans:

- Economic Development Council business resource center;
- Enterprise for Equity micro-loan program;
- Thurston County Chamber of Commerce Small Business Incubator; and,

Olympia Downtown Alliance Business Training Program.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2018	2022	Affordable Housing		Affordable Housing	CDBG: \$694,873 HOME: \$761,294	Rental units rehabilitated: 19 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit
2	Public Services	2018	2022	Non-Homeless Special Needs		Public Services	CDBG: \$176,451	Public service activities other than Low/Moderate Income Housing Benefit: 4144 Persons Assisted
3	Public Facilities and Infrastructure	2018	2022	Non-Housing Community Development		Public Facilities and Infrastructure	CDBG: \$120,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 560 Persons Assisted

Table 55 – Goals Summary

#### Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Maintain, enhance and expand the supply of affordable housing for low income households in the county.

<b>2</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide essential public services to those in need in our community.
<b>3</b>	<b>Goal Name</b>	Public Facilities and Infrastructure
	<b>Goal Description</b>	Rehabilitate, construct new, develop needed public facilities and infrastructure serving low income residents of our community.

## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

The following projects have been selected for the 2018 program year by the city of Tumwater and the Thurston County Board of County Commissioners. They address multiple community needs including affordable housing, public services and public facilities and infrastructure.

#	Project Name
1	Homes First Rental Housing Acquisition
2	Habitat Deyoe Vista V
3	Union Gospel Mission Sewer Conversion
4	Family Education and Support Services Resiliency Center
5	InterFaith Works Community Care Center Support
6	Catholic Community Services - Community Kitchen
7	Boys and Girls Club - Tumwater Scholarships
8	Together - Tumwater Community Schools
9	2018 HOME Program Administration
10	2018 CDBG Program Administration

**Table 56 – Project Information**

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

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Homes First Rental Housing Acquisition
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$457,631 HOME: \$440,445
	<b>Description</b>	Homes First will acquire and rehabilitate rental properties serving low income households with HOME and CDBG funding.
	<b>Target Date</b>	5/1/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 low income households will be served
	<b>Location Description</b>	3 housing units will be located in Tumwater and 3 in other areas of Thurston County.
	<b>Planned Activities</b>	Acquisition and rehabilitation of single or multi family housing units.
<b>2</b>	<b>Project Name</b>	Habitat Deyoe Vista V
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$320,851
	<b>Description</b>	Construct single family (lease-purchase) homeownership units in phase v (5).
	<b>Target Date</b>	5/1/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 low income households will benefit from this investment.
	<b>Location Description</b>	The project is in the city of Lacey.

	<b>Planned Activities</b>	Construct 3 single family housing units for sale to low income households through a lease purchase model of homeownership. County will provide down payment assistance to lower the cost of housing acquisition for each low income family.
<b>3</b>	<b>Project Name</b>	Union Gospel Mission Sewer Conversion
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing Homeless Assistance and Prevention
	<b>Funding</b>	CDBG: \$237,244
	<b>Description</b>	Union Gospel will convert failing septic systems for 13 low income households and connect the households to public sewer.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	13 low income households will benefit. The households are primarily single men, women, and women with children who are in a substance abuse recovery program.
	<b>Location Description</b>	The project is located in the city of Tumwater.
	<b>Planned Activities</b>	Decommission failing septic systems and add side sewer pipe and connect to public sewer, assist with permits and all associated fees.
<b>4</b>	<b>Project Name</b>	Family Education and Support Services Resiliency Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$120,000
	<b>Description</b>	Assist with the build out of this public facility that provides services to combat risk factors and improve protective factors for vulnerable families in Thurston County. Family Education and Support Services will acquire the property through a 15 year lease and CDBG funds will be used to build out/renovate the space.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 560 low income families are served each year. Families face risk of child abuse, suicide, domestic violence, incarceration and poverty.
	<b>Location Description</b>	The public facility will be located in the City of Tumwater, although services will be available to all residents of Thurston County.
	<b>Planned Activities</b>	Interior renovation of the public facility. The facility is located in a new office building for which Family Education and Support Services (FESS) will obtain a 15 year lease.
5	<b>Project Name</b>	InterFaith Works Community Care Center Support
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$32,236
	<b>Description</b>	Public service activity to provide staffing support to the Community Care Center, which provides year-round single point of access to a range of services from different agencies for highly vulnerable people on the streets of Thurston County.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Community Care Center receives approximately 200 individuals per day. Individuals are primarily single homeless adults, but it also serves vulnerable youth and families.
	<b>Location Description</b>	The Community Care Center is located in the City of Olympia, but it is a regional center that serves all residents of Thurston County.
6	<b>Planned Activities</b>	Assistance to pay for staffing of the Community Care Center.
	<b>Project Name</b>	Catholic Community Services - Community Kitchen
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$25,694

	<b>Description</b>	Public service activity to provide meals for homeless and at-risk persons.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Community Kitchen does not track the number of individuals it serves. It provides approximately 136,000 meals annually. County funding will provide 1972 days of full meal service providing 5.4 individuals with 3 meals a day for 365 days.
	<b>Location Description</b>	The project is located in the City of Olympia operated out of the Salvation Army homeless shelter building, but serves all residents of Thurston County.
	<b>Planned Activities</b>	Funding for personnel costs and supplies to support the provision of 3 meals and day, 365 days a year for anyone who needs a meal.
7	<b>Project Name</b>	Boys and Girls Club - Tumwater Scholarships
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$25,822
	<b>Description</b>	Scholarship assistance to low-income children in Tumwater to allow them to join the Boys and Girls Club in Tumwater.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Scholarships will be provided to 30 low-income youth to allow them to join the Boys and Girls Club at no cost to their families.
	<b>Location Description</b>	The project is located in the City of Tumwater.
8	<b>Planned Activities</b>	Staff and operating costs to support the Boys and Girls Club of Tumwater.
	<b>Project Name</b>	Together - Tumwater Community Schools
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$92,699

	<b>Description</b>	Public service activity to provide case management and support services to close the opportunity gap for low-income students in Tumwater.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Tumwater Community Schools project serves 1,942 low income students.
	<b>Location Description</b>	The project is located at seven (7) elementary, middle and high schools in the Tumwater School District.
	<b>Planned Activities</b>	Staffing and operating costs to fund 4 community school manager positions serving 7 schools.
<b>9</b>	<b>Project Name</b>	2018 HOME Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$84,588
	<b>Description</b>	Administration of the HOME program
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	2018 CDBG Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$243,767
	<b>Description</b>	Administration of the CDBG program.

	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

HOME program allocations are provided through the Housing Action Team structure and are made available countywide including for projects located in all cities and towns. The CDBG funding is available based on the written agreements governing the Urban County established Memorandums of Understanding and are rotated among the participating community areas. Both the urban and rural communities receive benefit from this structure. No specific areas are targeted for development other than those described previously.

### **Geographic Distribution**

Target Area	Percentage of Funds

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

HOME program allocations are based on the countywide Request for Proposals process and are responsive to the needs identified by the Housing Action Team and the housing pipeline development process which include affordable and homeless housing and services in both the urban and rural communities.

The City of Tumwater project selections are based on the rotation schedule of the CDBG funding agreements and Memorandum of Understanding that have been developed which give each geographic area an opportunity to address their specific needs within the framework of the countywide consolidated plan. The City of Tumwater in addition to selecting projects serving residents in the City, selected public service projects that serve homeless individuals that have facilities that are physically located in the City of Olympia but provide assistance on a regional basis to all Thurston county residents. These special needs programs are crucial to the network of supportive services for the most in need in our community.

### **Discussion**

Of the available HOME entitlement resources, 50 percent is committed to homeownership programs and 50 percent to rental unit acquisition/rehabilitation and new construction. The CDBG resources are committed to acquisition and rehabilitation of single or multi family units for affordable housing, the preservation of affordable housing, and the provision of essential public services for low income and

homeless persons in the community.

Olympia's downtown core contains one of the lowest income, highly concentrated, residential areas in the entire city. Tract 101, Block 1, according to the American Community Survey data, consists of low and moderate-income residents. The other activities will benefit low- and moderate-income people in scattered sites around Olympia.

## Affordable Housing

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

#### Introduction

The county invests multiple sources of funding to achieve the overall housing goals. Fund include federal state and local revenues the majority of which are local funds providing rental assistance in the form of Rapid Rehousing and diversion assistance to homeless individuals and families.

One Year Goals for the Number of Households to be Supported	
Homeless	515
Non-Homeless	19
Special-Needs	0
Total	534

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	515
The Production of New Units	3
Rehab of Existing Units	13
Acquisition of Existing Units	3
Total	534

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Rental assistance is provided through the Homeless Housing and Affordable Housing funding through the state law 2163 fee collections and the Consolidated Homeless Grant (CHG) funding from the state of Washington. Agencies are selected and provided funding through the countywide RFP process in the spring of each year to provide single persons and households with rapid re-housing programs. These programs provide a flexible subsidy that can cover first and last month's rent, damage and or security deposits, on an as needed basis to allow the formerly homeless person or family to obtain stable housing. No federal resources administered by the Public Health Department will be used for this type of program. Approximately 515 households will be served.

Homes First, utilizing CDBG, HOME Entitlement and HOME CHDO funds, will acquire and rehabilitate three to six single-family homes to be used as permanent rental units serving low income families. South Puget Sound's Habitat for Humanity (SPS Habitat) will utilize HOME funds to complete Phase V of its Deyoe Vista project which includes the construction of at least three single family homes. These homes will be sold under a lease-purchase model as the residents initially rent the units while

completing SPS Habitat program requirements before purchasing the homes. Both Homes First and SPS Habitat will utilize matching non-federal housing funds provided by Thurston County.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

The Housing Authority of Thurston County does not own any public housing. The only public housing property in Thurston County is a 69-unit property in Olympia that is owned by King County Housing Authority. This property was developed before the Housing Authority of Thurston County was formed.

### **Actions planned during the next year to address the needs to public housing**

The Housing Authority of Thurston County does not own any public housing in Thurston County, or any other county.

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

The Housing Authority of Thurston County does not own any public housing in Thurston County, or any other county.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable. The Housing Authority of Thurston County is classified by HUD as a “High Performing” housing authority.

### **Discussion**

Not Applicable.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The needs of the homeless and at risk of homelessness will be addressed using the two local document recording fee revenue sources authorized by State statute for this purpose. In addition, the state of Washington provides Consolidated Homeless Grant (CHG) and Housing and Essential Needs (HEN) funding serving homeless and at risk households. Together, these revenue streams exceed the total annual allocation of HOME and CDBG funds.

The following list of projects funded with non-federal state and local revenues were selected by the CIP and Board of County Commissioners for funding in 2017 through 2018. All projects received a two year allocation and will be renewed for a second year based on performance and outcomes. Funds will provide housing and services essential to ending homelessness among families and individuals. Special needs activities were described in preceding sections.

- Safe Place: Safe Place Residential Program- Operations & Services: \$84,000
- Family Support Center of South Sound: Homeless Family Services: \$60,000
- Community Youth Services: High Risk Youth Services: \$150,000
- Family Support Center of South Sound: Pear Blossom Place: A Family Support Community: \$66,000
- Interfaith Works: Interfaith Works Emergency Overnight Shelter Program: \$288,256
- Catholic Community Services SW: Drexel House Permanent Supportive Housing: \$60,000
- Catholic Community Services SW: Drexel House Emergency Shelter: \$72,000
- Family Support Center of South Sound: Rapid Re-Housing for Homeless Families: \$257,932
- Community Youth Services: Young Adult Housing: \$99,000
- SideWalk: Rapid Rehousing Program: \$120,000
- SideWalk: Diversion Program: \$60,000
- Rochester Organization of Families: Rental Assistance: \$6,000
- Community Youth Services: Cold Weather Shelter: \$30,500
- Family Support Center of South Sound: Cold Weather Shelter: \$55,000

Salvation Army: Cold Weather Shelter: \$114,500

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness**

**including**

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

Thurston County has implemented a Coordinated Entry Program that provide opportunities for all homeless individuals and families and youth to gain access to housing and services. This program provides street outreach to all populations and conduct Vulnerability based assessments, providing diversion services, and making connections to appropriate services as available. In addition, a local health Care Provider will open the Community Care Center in downtown Olympia to provide a variety of specialized service to the street populations.

One-year goals established by Thurston Counties 5- year homeless housing plan include achieving functional zero in both the Veteran and Family Sub demographics. As a jurisdiction, the county will:

- Provide agency with appropriate data to continuously improve systems and processes that support homeless households
- Update policies to reflect most current State, and Federal regulations
- Engage with community agencies, partners, and stakeholders to utilize local resources increasing housing options for homeless households
- Participate in Safety planning with workgroups to ensure agencies provide safe & confidential access to coordinated Entry.
- Develop and implement a community-wide plan for addressing barriers, including landlord outreach, landlord incentives, and public education
- Provide community-wide training in best practices (motivational interviewing, MOAB, and harm reduction)

The counties goals over the next year include ensure agencies initiate and maintain a well-functioning coordinated entry system assisting households navigate through Initial triage, Diversion, Intake, Assessment, eligibility and appropriate referrals.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Thurston County's Emergency Shelter, Interfaith Works Emergency Overnight Shelter (IWEOS) is a low-barrier facility that provides 15,120 annual bed nights of shelter to vulnerable residents whom have been defined as living with chronic health conditions, permanent disabilities, and persistent mental issues, as well as long-term substance use challenges. This shelter provides nightly shelter, serving individuals identified as most vulnerable. Guests are considered to be "chronically homeless" as defined

by HUD definitions.

Thurston County's emergency shelter serves as a central site where service providers collaborate to provide advocacy, medical care, and mental health services to a population typically hard to serve in traditional settings. This shelter work to meet immediate needs of nightly guests while also working in alignment with long-term statewide goals to ensure that homelessness for each member of our community is brief and limited in occurrence. To ensure that individuals seeking housing receive necessary supports, this emergency shelter collaborates with partner agencies throughout Thurston County. These partnerships have resulted in moving over 90 of the highest-needs people in our community, from our shelter and directly from the streets, into permanent housing. This accomplishment is especially notable in the face of the limited options for permanent supportive housing, and reflects both the resilience and resourcefulness of local providers addressing housing challenges/ barriers on a daily basis. Community partners attend monthly meeting to share additional housing resources they become available.

A 24/7 Hotline allows for emergency access to shelter, homeless prevention, drop in services, service programs and other short-term residential programs. Housing navigators assigned to the 24/7 homeless hotline complete initial paperwork to include assessments, and referrals. Once the initial paperwork is finalized a "warm handoff" accompanies the client to the receiving agency, Secondly, follow up support is maintained to assist individuals in navigating through the coordinated entry process, until the client intake is complete.

Transitional housing programs funded with state Consolidated Homeless Grant resources are in place and provide approximately 145 beds of housing for households in need.

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

Through use of the VI-SPDAT, the community will be able to prioritize the housing and services to those most in need. Referrals received via the Thurston County's Coordinated Entry process are prioritized by those homeless individuals identified as the most vulnerable by ways of VI-SPDAT score. These households present as the hardest to serve and face challenges securing safe, stable, and secure housing solutions. These individuals are provided support services such as case management, Landlord Liaisons, and rapid rehousing assistance navigators. The combination of these efforts work to offer homeless, families, Individuals, and youth progressive interventions catered to create a best-fit solution for every

household experiencing homelessness; not only by eligibility; but also by individual preference (this progressive engagement intervention, promotes a “Participant Choice” Housing solutions). This approach is most likely to reduce the average length of episodes of homelessness and result in better outcomes for all.

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

The county has invested funding in multiple programs through local document recording fee revenues that provide rapid rehousing, operating and maintenance supports, provision for emergency shelters, transitional housing facilities, and permanent housing interventions. The county has selected a lead Coordinated Lead Agency. The lead Coordinated Entry agency and all sub-contracted agencies have the capacity to appropriately staff physical locations to facilitate pre-screening, assessment, and prioritization of the coordinated entry referrals in real-time for all community members seeking housing services to include diversion services. Information collected during the Coordinated Entry process will continue to inform the service system on volume and assist in maintaining funding to staff necessary to demand. In addition to on-site assessment staff, the CE process will evolve to include street outreach to engage sub populations of the homeless community that may not actively engage the homeless housing service system. Special outreach to these populations will be conducted through PATH program and other qualified agencies who serve these populations in the urban core of the County.

## **Discussion**

The City of Olympia's first priority is to reduce homelessness by supporting the acquisition and operation of a full service homeless Day Center, intended to provide refuge for unsheltered people along with high value services to assist in housing the homeless.

The City's second priority is to reduce homelessness by supporting a project that will develop 50 new housing units for homeless and those at risk of homelessness.

## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

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

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

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

The Countywide Comprehensive Plan is currently in development for an update. The plan has been widely shared with our local development community and our local nonprofits who have provided valuable input. It is expected to be finalized in September of 2018.

The county will continue to identify regulatory and other barriers to affordable housing and work towards mitigating their effects in order to address the overall need in our community.

In addition, the local non-profit community strongly promoted a local housing sales tax increase that passed in the City of Olympia that will provide new additional revenue to develop permanent housing

including supportive housing that is much needed in the community.

## **Discussion**

In addition to the activities mentioned above, the Housing Action Team has created an opportunity to address/examine the possibility of identifying the types of incentives that would encourage the private sector to be more involved in the affordable housing market. This group of private builders, non-profit leaders and government officials are looking at a variety of methods to reduce the cost of affordable housing including waiver of impact fees, tax credits, and regulatory changes including zoning adjustments that may create an environment that encourages more private sector activity in the typically nonprofit affordable housing industry.

The City of Olympia is continuing a multi-year public planning process called "The Missing Middle", intended to expand the diversity of type and price points of housing. This will allow for higher housing densities, smaller unit sizes and lower cost housing.

Additionally, the City has participated in the Thurston County's five-year Homeless Housing Plan, which encourages regional alignment of zoning and development standards that allow for higher densities and smaller unit sizes with the intention of increasing the number of low-cost housing units.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

All acquisition and rehabilitation programs funded by CDBG and HOME will perform risk assessments as required on all pre-1978 units under federal guidelines and take appropriate steps to mitigate any discovered lead issues in housing units.

The county through the funded non-profit agencies will continue its outreach particularly to homeless individuals and families to connect them to employment and education opportunities through the variety of programs that are available in the community.

The county will continue its efforts in creating effective partnerships with service delivery agencies and other jurisdictions within its boundaries to implement countywide programs and activities that strengthen our capacity to address the needs of low income households.

### **Actions planned to address obstacles to meeting underserved needs**

The county through the funded non-profit agencies will continue its outreach particularly to homeless individuals and families to connect them to employment and education opportunities through the variety of programs that are available in the community.

### **Actions planned to foster and maintain affordable housing**

The county will continue its efforts in creating effective partnerships with service delivery agencies and other jurisdictions within its boundaries to implement countywide programs and activities that strengthen our capacity to address the needs of low income households.

The county through the Housing Action Team of Thurston Thrives will continue to create partnerships for the ongoing development of affordable housing in our community.

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

for 2 years.

The City will provide assistance for housing rehabilitation.

### **Actions planned to reduce lead-based paint hazards**

All CDBG and HOME projects conduct risk assessments for lead paint if the property qualifies for the testing.

In an effort to address lead-based paint hazards, the City of Olympia has incorporated the regulations into existing housing policies and programs for implementing Title X of the Community Development Act of 1992, part of the Residential Lead-Based Paint Hazard Reduction Act of 1992. Olympia will continue to follow 24 CFR Part 35 in addressing the evaluation and reduction of lead-based paint hazards in Olympia's housing policies and programs.

The Community Planning and Development Department Housing Division has developed an outline of actions to be undertaken over the coming five years to evaluate and reduce lead-based paint hazards. During the PY 2017 Action Plan period, the City plans to continue the following actions:

- Encourage more local contractors to obtain "Lead Paint Worker" or "Lead Paint Supervisor" licenses.
- Contract for risk assessments with the Housing Authority of Thurston County (HATC).
- Continue the residential rehabilitation projects as they relate to the lead-paint hazard rules. Each project will include the review and determined need for testing and hazard reduction in conjunction with rehabilitation as part of the environmental review.
- Review existing regulations, housing, and rehabilitation codes to assure lead-based paint hazard reduction is incorporated where appropriate.
- Encourage inspections for lead at appropriate times when housing is otherwise being inspected or evaluated.

HATC has an EPA-licensed Lead Risk Assessor on staff that will provide paint inspection services as required in the HUD Final Rule for lead-based paint. HATC also receives funding for lead hazard reduction programs through the State of Washington, which provides funding for equipment, training, testing services, and lead hazard reduction work on single- and multi-family housing.

### **Actions planned to reduce the number of poverty-level families**

#### **Anti-Poverty Strategy**

There are over 45 local programs that assist low-income persons in meeting their daily needs and can provide tools and resources to reduce poverty. Activities that are in place to reduce poverty within

Thurston County include:

- Improving access to higher education: GED and community college programs
- Workfirst Services at South Puget Sound Community College supports one year of free tuition and books for low-income and TANF parents who work more than 20 hours per week. Parents typically take two classes per quarter and are connected with job opportunities that utilize their increased skills.
- Functional Context Education – combining literacy skills with job training

The Pacific Mountain Workforce Consortium provides resources to individuals who need to complete their GED requirements while providing additional employment training.

- Nontraditional occupations – training women to do "men's jobs" (e.g., construction, truck driver, mechanical or technical repair, police officer)

The New Market Skills Center develops the abilities and interests of all of their students in a wide range of apprenticeships and occupations.

- Microenterprise – providing start up loans less than \$25,000 for family-owned businesses

The Thurston County Small Business Incubator works to create jobs by helping entrepreneurs and small businesses access resources they need for growth and long term success. Business incubators help reduce the risk of small business failures and can reduce start-up costs by 40%-50%. Nationwide, business incubator clients and graduates have created half a million jobs, and for every 50 created by an incubator, 25 more are created in the same community.

Several programs are available in the community to assist low income households to build wealth through asset accumulation. There are four agencies within Thurston County currently assisting low-income households with money management, housing counseling and consumer credit counseling and several non-profit agencies operate supportive housing for special needs populations. Service-enriched housing can help low-income households to leave poverty by providing: Assistance to residents in identifying and accessing local resources and services; Development and support of resident participation in management and in the development of services, programs and activities; Crisis intervention and short-term support or referral to outside resources; Longer-term support for residents pursuing goals related to social and/or economic self-sufficiency; and Intervention and prevention of problems related to substance abuse, criminal activity, destruction of property, or other issues harmful

to residents.

### **Actions planned to develop institutional structure**

The Thurston Thrives Housing Action Team and its sub teams including New Construction, Homeless Housing Hub and Green and Healthy Rentals, Housing Pipeline and Incentives team will continue to build new partnerships to enhance our planning environment. These teams provide valuable information to our local planning bodies regarding the development of affordable housing and needed public services.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The Housing Action Team is again the key county focus on the activities in this area. The HAT forum brings together non-profits, government and private sector developers in a unique manner that solicits input for the greater community wellbeing.

In PY 2018, the City of Olympia will continue to coordinate efforts to provide housing and address homelessness with the Housing Authority of Thurston County, which provides tenant- and project-based rental assistance and other housing services.

The City is part of the Thurston County Thurston Thrives Council and participates in all efforts to maximize the coordination between public and private housing resources and supportive social services, with a particular emphasis on coordinated system entry, rapid re-housing and enhanced networking of social services.

### **Discussion**

The county will continue to solicit the input from existing community members, local not for profit agencies and private sector businesses to create a stronger health community.

Coordination of housing and service providers occurs in a number of forms, including:

- Monthly Thurston Thrives meetings.
- Monthly Housing Action Team meetings (Sub-Committee of Thurston Thrives).
- Monthly Homeless Housing Hub meetings (Sub-Committee of the Housing Team of Thurston Thrives).
- And the "Community Investment Partnership" (CIP) inter-jurisdictional funding consortium that combines public local government funds with private United Way funds to support housing, social and mental health services.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

The County plans no other forms of investment beyond those identified in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Thurston County has adopted the recapture option to ensure compliance with the HOME Program's period of affordability requirements, which may be for a minimum of 5 years to a maximum of 15 years, depending on the amount of the direct HOME subsidy. The transfer in title, either voluntary or involuntary during the affordability period will trigger the recapture provision. Recapture includes repayment of the entire direct home subsidy received by the homebuyers from the net proceeds of the sale. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

Direct HOME subsidy is the amount of HOME assistance, *including any program income* that enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy.

All HOME funds recaptured during the affordability period must be captured in full. Proceeds must be used to pay off the HOME loan amount. Any net proceeds remaining may be paid to the homebuyer. In case of a transfer of ownership due to foreclosure or deed in lieu of foreclosure prior to the satisfaction of the period of affordability requirement, and if there are no net proceeds from the foreclosure, repayment is not required and HOME requirements are considered to be satisfied. The provisions and term of the affordability period will be specified in a three-party written agreement between the owner, homebuyer, and the county. Deed restrictions and property covenants will be used to ensure compliance with the affordability requirements for all rental and homebuyer properties.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The county will follow the period of affordability requirements as outlined in the HUD

regulations. They are as follows:

The county will secure its affordability provisions through the use of deeds of trust, promissory notes, and loan agreements and covenants which will be signed by all agencies utilizing HOME funding to provide affordable housing.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County will not refinance existing debt secured by multifamily housing under any circumstances.

The county will follow the program guidelines and the HOME regulations in the implementation of the Pipeline projects selected by the County Board of County Commissioners.

## Attachments

## **Grantee Unique Appendices**