

## Thurston County FY 2019 Annual Action Plan



# 2018-2022 THURSTON COUNTY AND OLYMPIA REGIONAL CONSOLIDATED PLAN

Prioritizing HOME and Community Development Block Grant Resources

September 1, 2019 to August 31, 2020  
Second Program Year of the 2018-2022 Consolidated Plan

## **Executive Summary**

### **AP-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

This is the second year Annual Action Plan for the 2018-2022 HUD Consolidated Plan, covering the period September 1, 2019, through August 31, 2020. The action plan specifies how the county intends to utilize CDBG and HOME funds in order to meet the goals and prioritized needs and objectives of the Consolidated Plan.

The Thurston County Community Investment Partnership is the designated authority for recommending HOME funds for projects that are in the participating jurisdictions of Olympia, Lacey, Tumwater, Bucoda, Rainier, Tenino, Yelm, and Thurston County. Thurston County is the lead Participating Jurisdiction and assumes responsibility for implementation and administration of the HOME Program. The federal Community Development Block Grant program is available to Thurston County including the unincorporated county along with Lacey, Tumwater, Bucoda, Rainier, Tenino, and Yelm. The City of Olympia operates its own separate CDBG entitlement program and is responsible for the development of its own annual plan.

HOME projects are funded countywide including in all cities and towns. CDBG projects are funded based on interlocal agreements that specify a rotation of funding cycles. In Year 1 Unincorporated Thurston County and Yelm, Rainier, Tenino and Bucoda, Year 2- City of Lacey and Year 3- City of Tumwater. This plan reports on Year 1 CDBG activities.

For the CDBG program, the South County Mayors and the County Manager met and discussed the needs identified in the community through the Consolidated Plan and locally identified priorities. In the 2019 year, the City of Yelm, City of Tenino and the Town of Bucoda all qualified as a low income communities which allowed them to provide area wide benefit projects. In addition, the unincorporated areas of Rochester and Grand Mound also qualified as eligible low income communities. The following projects were selected for funding in the 2019 year: The Town of Bucoda Water Line replacement project, the rehabilitation of the Quarry House in the City of Tenino, the Yelm Boys and Girls Club expansion and the Independence park project in the Rochester area.

The Community Investment Partnership issued an RFP for HOME funding in February of 2019 and three proposals received funding from the Board of Commissioners including Low Income Housing Institute Martin Way project, the Family Support Center West Olympia Family housing project and the Horizon

Housing, Olympia multi-family project. All of these projects focus on the provision of housing units for homeless single persons or families including all necessary supportive services.

A public hearing on the Draft Action Plan was held on June 25th @ 3:00pm at the Thurston County Courthouse Building 1, Room 280. This public hearing was in conjunction with a 30-day public comment period, May 24th through June 25th, soliciting input on the plan. Written comments were accepted through 5:00 p.m. on June 24, 2019. A copy of the Draft Action Plan was made available to all regional libraries in Thurston County, and online at the Thurston County Public Health and Social Services Department web page.

The Plan is to be submitted to the U.S. Department of Housing & Urban Development by July 13, 2019. The 2019 program year will begin on September 1, 2019.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2019 Annual Action Plan identifies a number of activities that address affordable housing needs in the county through the production of new rental units that are occupied or affordable to homeless and other low income populations funded with HOME dollars. The production of new units targeted to rental housing will add significantly to our affordable housing inventory.

In addition, with CDBG funding, our plan identifies three public facility and two public service projects. Public facility projects will develop or renovate existing infrastructure and facilities to improve both quality and access to services for low-and moderate income communities in the South County. In addition, one public service activity will support feeding programs for homeless and vulnerable individuals and families in downtown Olympia and a second activity will support the Boys and Girls Club in Yelm for low-income youth.

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The programs that were selected for last year's (2018) CDBG program include the acquisition and rehabilitation of affordable rental housing, the acquisition of a public facility for a non-profit to provide service to low and moderate income families, and the renovation of 13 units of shelter housing to convert the units from septic to sanitary sewer. In addition, four public service projects were supported

including two youth programs in Tumwater through scholarships for the Boys and Girls Club and Together!, as well as support to two projects serving vulnerable and homeless populations.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Due to the nature of the CDBG and HOME program local funding agreements, two processes were used to provide public participation opportunities.

The South County Mayors and the County Manager met to review eligible projects within the eligible areas designated as low income communities. They met on January 31st, March 28th, April 25th and May 23rd to discuss and determine which projects to move forward.

A Request for Proposals (RFP) for the HOME Program was announced by the Community Investment Partnership on February 25th and e-mailed to agencies, community housing providers and interested citizens and posted on the County website on February 25, 2019.

An RFP legal public notice was posted in the Olympian newspaper on February 25, 2019 announcing the availability of HOME funds.

An email notice of the availability of HOME funding was sent to all known non-profits and elected officials through the Housing Programs mailing lists.

A bidder's conference/workshop for HOME applicants was held at Thurston County Public Health and Social Services on February 27, 2019. Technical assistance was available to applicants throughout the RFP process.

The public was invited to attend the Housing Action Team Meetings, which are scheduled for the second Wednesday of each month from 9:30 to 11:30, at Thurston County Public Health and Social Services at 412 Lilly RD NE, Olympia, WA 98506.

An advertisement was placed in The Olympian newspaper listing the proposed projects, the public hearing date and time and the 30 day public comment period.

The Board of County Commissioners held a public hearing on June 25th to solicit public comments on the proposed FY 2019 Annual Plan.

Two public comments were received from the public on the plan.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Two public comments were received on the plan. Both comments were written comments provided via email. Both comments were largely editorial in nature with suggestions for wording and with one commenter asking a series of questions seeking more information about projects and the project selection process. Neither comments raised specific objections to the proposed projects or suggested different projects for funding. The County has provided written responses to each commenter and has accepted many of the wording suggestions and answered the questions raised by the commenters.

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

Given the nature of the comments, the County did not directly reject or not accept any comment. Some comments addressed issues that are outside the scope of HUD funding, such as local funding of homeless programs. The County has provided a written response to these comments, but no change or modification to the Plan is necessary.

## **7. Summary**

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

### **1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
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 Thurston County Department of Public Health and Social Services is the designated department within the County to prepare, and administer the federal CDBG, HOME and other local and state funding sources targeted to low income populations in Thurston County. The Department Director reports to the County Manager who reports to the Thurston County Board of County Commissioners who are responsible for all contracts, programs and activities carried out through this plan. Grant funds are provided to local non-profit organizations through a public request for proposal process through which the County selects project recipients.

### **Consolidated Plan Public Contact Information**

Questions or comments on the Consolidated Plan should be directed to  
Tom Webster, Program Coordinator  
via email at [webstet@co.thurston.wa.us](mailto:webstet@co.thurston.wa.us)  
via telephone at 360 867-2531  
or mail at Public Health and Social Services, 412 Lilly Road NE, Olympia Washington 98506



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

### **1. Introduction**

The county has worked with the non-profit housing and service provider agencies in several venues which have focused a great deal of time and effort on issues related to homelessness. The county has designated the Thurston County Health Department as the division in which the CDBG and HOME programs shall be administered. The county also has a strong relationship with the Thurston Mason Behavioral Health Organization, a multi-county mental health and substance abuse agency formed under state laws as a part of the new health care restructuring process.

In addition to the work focused on ending homelessness, the County is several years into the process of implementing an initiative called Thurston Thrives that focuses on nine (9) areas of overall community health including Housing, Community Design, Education, Economy, Food, Child and Youth Resilience, Clinical and Emergency Care; Environment; and Law and Justice. This extensive planning effort involves over 300 members of the community around issues that have been identified as crucial to our overall stability. Input from various groups has been incorporated into the consolidated plan and this annual plan.

The annual plan has been reviewed by the following groups consisting of non-profit agencies and elected officials including the Housing Action Team, Homeless Housing HUB and elected officials from all jurisdictions through the HOME Consortium and City of Tumwater CDBG allocation process.

### **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)).**

Working through the Housing Action Team, the county has conducted outreach to all known housing and service providers to solicit their involvement in the planning process and encouraged the coordination of all providers to address the needs of affordable housing and the crucial link to services.

The Thurston-Mason Behavioral Health Organization has strong ties to Thurston County with two of the governing board members being Thurston County Commissioners.

This convergence results in common initiatives among a similarly focused group of providers that has been useful in developing partnerships with all agencies.



**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.**

The County has added a new County staff position to work with the community to identify needs, goals and objectives designed to reduce and end homelessness in the community. In addition to the needs and goals, the staff member is charged with updating the county 5-year plan to end homelessness, participates on the statewide Balance of State Planning Committee and serves other functions around the homelessness interventions funded by the county and implemented by local nonprofit agencies.

The homeless coordinator is charged with working directly to enhance the performance of the community agencies that provide services to the homeless, continuous improvement of a coordinated entry program, permanent supportive housing and rapid re-housing initiatives. The county non-profit homeless providers use the state Clarity - HMIS system which is HUD compliant.

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

The county operates under the state of Washington Balance of State Continuum of Care and participates through local nonprofit agencies who participate in the planning process for McKinney Act funding. The county does not receive Emergency Solutions Grant (ESG).

The county Homeless Coordinator works as a member of the local planning group for the Balance of State COC and works within that structure to develop the outcomes policies and procedures that guide homeless housing and services funding in the county.

A Request for Proposal (RFP) process which uses the targeted goals and strategies identified in the local planning efforts is used to identify agencies to receive and implement programs funded with the Homeless housing funding.

The majority of the homeless program funding come from local and state revenue streams.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

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

1	<b>Agency/Group/Organization</b>	Community Investment Partnership
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

2	<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 Services-Education Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Other government - State Other government - County Other government - Local Civic Leaders Business and Civic Leaders

<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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

The Housing Action Team and the overall Thurston Thrives initiative reaches out to over 300 community leaders in all phases of public health including all known providers, elected officials, cities and towns and interested parties in the county.

**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	Housing Action Team	The Strategic Plan includes the local 5 year Homeless Housing Plan as an attachment and as the guiding document for the investment of local funding in the areas of homeless housing and services which are all funded with local revenue.

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

**Narrative**

The Strategic Plan includes the local 5 year Homeless Housing Plan as an attachment and as the guiding document for the investment of local funding in the areas of homeless housing and services which are all funded with local revenue.

## **AP-12 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 annual plan has been developed with broad public participation including efforts in the small cities around the CDBG project selection and through the Community Investment Partnership (CIP) efforts which focus on county wide investment of affordable housing and homeless housing and human services.

Specifically, the CIP led process invited priority goal statements from the Housing Action Team of Thurston Thrives to provide the basis for the priorities published in the Pipeline and the RFP. These priorities were shared with the review teams who used that knowledge in the selection process of the winning proposals. This effort synthesized the community wide priorities into a clear plan of action for the 2019 year.

### **Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Public Hearing	Non-targeted/broad community	No responses or comments were received during the public hearing.	NA	NA	

2	Newspaper Ad	Non-targeted/broad community	Two written email responses were received. Both comments were editorial in nature and did not request changes to the proposed projects.	One commenter made some wording and formatting suggestions, such as alphabetizing a project list. These comments were accepted and edits were made to the Plan. A second commenter, when discussing the proposed HOME and CDBG projects, primarily asked questions about the projects and sought information or clarification related to program rules and requirements. This commenter also made comments	Commenters did not make specific suggestions for changes to the Annual Plan that were not accepted. While all comments were accepted and certain editorial changes made, no changes were made to selected projects in the 2019 Annual Action Plan.	
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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)
				related to local funding of homeless programs, which are referenced in the Plan. The County has provided a written response to this resident, providing more information on the projects and answering questions.		

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

#### 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	1,205,737	0	21,485	1,227,222	3,600,000	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	744,851	36,532	0	781,383	2,700,000	

**Table 2 - 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**

Matching funds will be provided through the use of local SHB 2060 revenues for all HOME required activities. The Affordable Housing Fund (2060) will be used as leverage and HOME program Match in three specific projects identified in the housing pipeline for the 2019 program year. In addition, the local Homeless Housing Fund (2163), and State of Washington Consolidated Homeless Grant (CHG), and Housing and Essential Needs program revenues will provide funding to local non-profit agencies to address homeless housing and service needs throughout the county.

**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 property or land has been identified as of this time for use in furthering the goals of the 2019 plan activities.

**Discussion**

The majority of the funding for social service activities in the county are provided by state and local revenues which focus on affordable housing and homeless housing and services. In total about five million a year is provided through those sources to fund dozens of programs and projects. The federal CDBG and HOME funding is leveraged by the local and state sources to complete a comprehensive package of programs to address those in need in our community.

## 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	HOME: \$706,898	Rental units constructed: 100 Household Housing Unit
2	Public Services	2018	2022	Non-Homeless Special Needs		Public Services	CDBG: \$64,545	Public service activities other than Low/Moderate Income Housing Benefit: 37 Persons Assisted
3	Public Facilities and Infrastructure	2018	2022	Non-Housing Community Development		Public Facilities and Infrastructure	CDBG: \$921,529	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8100 Persons Assisted

**Table 3 – 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, and 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 2019 program year by 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	LIHI Martin Way Phase 1
2	Family Support Center PSH Families with Children
3	Bucoda Water Lines Phase 3
4	Tenino Quarry House Rehabilitation
5	Rochester Independence Park
6	Hoss Fields
7	Boys and Girls Club - Yelm
8	Catholic Community Services - Community Kitchen
9	2019 HOME Program Administration
10	2019 CDBG Program Administration

**Table 4 – Project Information**

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

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



1	<b>Project Name</b>	LIHI Martin Way Phase 1
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$409,314
	<b>Description</b>	LIHI will develop a 60 unit rental property serving homeless/low income households with HOME, local, state and Housing Tax Credit funding.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 60 low income households will be served. 30 households will be at 30% or below AMI.
	<b>Location Description</b>	The housing units will be located in the city of Olympia.
	<b>Planned Activities</b>	New construction of multi-family housing units.
2	<b>Project Name</b>	Family Support Center PSH Families with Children
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$297,585
	<b>Description</b>	FSC will develop 40-60 units of rental property serving homeless/low income households with children with HOME, local, state and Housing Tax Credit funding.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	40-60 low income households will benefit from this investment.
	<b>Planned Activities</b>	New construction of multi- family housing units.
3	<b>Project Name</b>	Bucoda Water Lines Phase 3
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Infrastructure

	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$370,875
	<b>Description</b>	Replace failing public water lines in the town of Bucoda.
	<b>Target Date</b>	8/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	620 individuals and 238 households will benefit of which over 72% are low mod income.
	<b>Location Description</b>	The project is located in the Town of Bucoda.
	<b>Planned Activities</b>	Replace failing water lines.
4	<b>Project Name</b>	Tenino Quarry House Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$350,655
	<b>Description</b>	Rehabilitation of the Tenino Quarry House which is used a public meeting and community events space.
	<b>Target Date</b>	8/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 730 households including 1,900 individuals of which 48.68% are low mod income households will be served on an ongoing basis by this public facility.
	<b>Location Description</b>	The public facility will be located in the City of Tenino, although services will be available to all residents of Thurston County.
	<b>Planned Activities</b>	Exterior and Interior renovation of the public facility.
5	<b>Project Name</b>	Rochester Independence Park
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Upgrade an existing community park serving the Rochester School district and Boys and Girls Club service area.

	<b>Target Date</b>	8/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Park will provide recreational opportunities to 2,250 individuals in approximately 865 households of which 50% are low mod income.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Independence Park is located in the Rochester CDP in unincorporated Thurston County.
<b>6</b>	<b>Project Name</b>	Hoss Fields
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Upgrade the existing sports complex owned by a non-profit community group.
	<b>Target Date</b>	8/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Park will provide recreational opportunities to 3,330 individuals in approximately 1,280 households of which nearly 55% are low mod income.
	<b>Location Description</b>	The project is located in unincorporated Thurston County near the Grand Mound area of the south county.
	<b>Planned Activities</b>	Upgrade the existing sports facility to provide signage, and enhanced facilities.
<b>7</b>	<b>Project Name</b>	Boys and Girls Club - Yelm
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Scholarship assistance to low-income children in Yelm to allow them to join the Boys and Girls Club in Yelm.
	<b>Target Date</b>	8/31/2020

	<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 Yelm.
	<b>Planned Activities</b>	
8	<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: \$34,545
	<b>Description</b>	Public service activity to provide hot meals, 365 days each year to homeless and vulnerable persons in downtown Olympia.
	<b>Target Date</b>	8/31/2020
	<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 8,160 meals or 6% of the total. The funding will provide 7.4 individuals with 3 meals a day for 365 days.
	<b>Location Description</b>	The project is located in the Salvation Army Emergency Shelter in downtown Olympia.
	<b>Planned Activities</b>	Provide food and operating costs to the Community kitchen program.
9	<b>Project Name</b>	2019 HOME Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$74,484
	<b>Description</b>	Administration of the HOME program
	<b>Target Date</b>	8/31/2020
	<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>	2019 CDBG Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$241,147
	<b>Description</b>	Administration of the CDBG program.
	<b>Target Date</b>	8/31/2020
	<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 5 - 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 CDBG 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 2019 CDBG process for the unincorporated county areas and the South County cities and town of Bucoda, selected a public service project 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. In addition, another public service project is serving low income youth in the city of Yelm. The selected CDBG public facilities projects are all being provided within the low mod area benefit communities designated by HUD.

### **Discussion**

Of the available HOME entitlement resources, 100 percent is committed to the new construction of rental housing units. The CDBG resources are committed to public facilities and the provision of essential public services for low income and homeless persons in the community.



## 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	582
Non-Homeless	172
Special-Needs	0
Total	754

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	582
The Production of New Units	172
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	754

Table 7 - 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 582 households will be served.

LIHI, the Family Support Center and Horizon Developers will use HOME Entitlement, HOME CHDO funds and SHB 2060 revenue to develop multi-unit rental properties to serve homeless and very low income households. Both LIHI and Family Support Center will utilize matching non-federal housing funds provided by Thurston County. These units produced with primarily HOME funding will be targeted for



completion and certificates of occupancy in 2022 or 2023.

## **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 2019 through 2020. 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.

- Catholic Community Services SW: Drexel House Shelter \$79,200
- Catholic Community Services SW: Drexel House – Permanent Supportive Housing \$90,000
- Community Action Council: Housing Stabilization Program \$36,140
- Community Action Council of Lewis, Mason & Thurston Counties: CHG Rapid Rehousing \$249,921
- Community Action Council of Lewis, Mason & Thurston Counties: Housing and Essential Needs \$2,130,367
- Community Youth Services: Cold Weather Shelter \$30,500
- Community Youth Services: Rosie's Drop in, Street Outreach and Young Adult Shelter \$165,000
- Community Youth Services: Young Adult Housing \$150,000
- Emergency Fund \$200,000
- Family Support Center: Cold Weather Shelter \$55,000
- Family Support Center: Preventing Family Homelessness \$29,860
- Family Support Center of South Sound: Homeless Family Services \$69,141
- Family Support Center of South Sound: Rapid Re-housing for Homeless Families \$397,836
- Family Support Center of South Sound: Pear Blossom Place \$106,556
- Family Support Center of South Sound: Coordinated Entry \$250,000
- Hazardous Weather \$50,000
- Interfaith Works: Interfaith Works Community Care Center \$266,519
- Interfaith Works: Interfaith Works Nightly Shelter \$351,037
- Pierce County AIDS Foundation: Housing Options Program \$10,000
- Point in Time Count \$25,000
- Rebuilding Together: Critical Repairs Program \$21,000

- Rochester Organization of Families: Rental Assistance \$10,000
- Rochester Organization of Families: Housing Basic Needs \$13,000
- SafePlace: SafeHome Housing \$50,000
- SafePlace: Residential Services- Operations \$92,400
- 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 provides 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 conducts Vulnerability based assessments, providing diversion services, and making connections to appropriate services as available. In addition, there are two centrally located service hubs: The Providence Community Care Center in downtown Olympia providing a variety of specialized service to the general street populations, and The Veterans Hub in Lacey offering services unique to Veterans. In 2019, there are plans for a Student and Family Resource Center to open in Lacey to provide services to low-income and homeless families in the North Thurston School District – the school district reported to have the highest number of homeless and low-income families in the County.

One-year goals established by Thurston Counties 5- year homeless housing plan include achieving 24/7 sheltering options for all sub populations in the homeless community. As a jurisdiction, the county will:

- Provide agencies 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, Trauma Informed Care, and harm reduction)

The county's goals over the next year include ensuring agencies initiate and maintain a well-functioning coordinated entry system assisting households to 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 shelters serve 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 works 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.

Additionally, an emergency shelter for young adults through Rosie's Place, a program of Community Youth Services, provides low-barrier shelter for young people ages 18-24. Rosie's Place Young Adult Shelter offers more than 9,000 shelter bed nights per year. Rosie's Place operates day and night emergency sheltering as it is a 24/7 drop-in center. At Rosie's Place, young people can access case managers who can help navigate a young person through coordinated entry, transitional housing, employment, and enrollment in school.

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 for families with children, Veterans, adults and a youth specific assessment tool for young adults 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 and youth assessment 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**

## **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 developed a tool named the Housing Affordability Model to 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 2019.

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, under the Incentivized Housing 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.



## **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.

### **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.

## **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 Unit Production, Homeless Housing Hub and Green and Healthy Rentals, Housing Pipeline and Incentivized Housing teams 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.

### **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.

## 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.	100.00%

#### 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.

