



THURSTON COUNTY
*OFFICE OF HOUSING AND HOMELESSNESS
PREVENTION*

HOME ARP Allocation Plan

Amended November 2023

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Executive Summary

Amendment 1: November 2023

Thurston County substantially amended its HOME ARP Allocation Plan in November 2023. The amendment changes Thurston County's original plan that called for 95% of HOME ARP funds to be equally split between Supportive Services activities and Development of Affordable Rental Housing activities to allocating 95% of funds to Development of Affordable Rental Housing. The remaining 5% of funds are for administration. One primary reason for the change is that when originally developing its HOME ARP Allocation Plan, Thurston County anticipated a substantial shortfall in funding for homeless services. However, the anticipated funding gap has been filled with funding allocated by the State of Washington. In addition, Thurston County determined that providing HOME ARP funding for services would require substantial changes to our Coordinated Entry system and/or place an undue burden on providers that are not in the best long-term interest of our Homeless Response System. The need in Thurston County to develop affordable rental housing is substantial and the greatest long-term benefit HOME ARP funds can provide to Thurston County is through the creation of more affordable rental housing units.

Background:

Thurston County has received an allocation of \$3,053,476 from the American Rescue Plan (ARP) which was allocated under the federal HOME Investment Partnership Program (HOME) administered by the U. S. Department of Housing and Urban Development. HOME ARP funds are to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. Prior to receiving HOME ARP funds, Thurston County is required to submit a HOME ARP Allocation Plan.

Consultation:

Thurston County sought input from a wide variety of local stakeholders to inform the needs and gaps in our local homeless crisis response system and around affordable housing needs. Thurston County utilized existing meeting structures as the primary mode of seeking input. In particular, the Thurston Thrives Housing Action Team (HAT), a group of community stakeholders and organizations that are committed to addressing affordable housing and homelessness, was consulted on two separate occasions.

Participating Groups in Consultation Process

- Housing Action Team
- Housing Authority of Thurston County
- Thurston Regional Planning Council
- Homeless Housing Hub
- Veterans Administration
- General public

Key comments from this consultation process included:

- With the expected loss of funding for homeless services, funding is needed to fill gaps in funding for homeless services.

- There is a severe lack of affordable housing in our community and all funding should go to create more units of affordable housing.
- There is a need for more shelter and housing options for those fleeing domestic violence.
- Low-Income Seniors are being priced out of housing and we need more housing options for seniors.
- With the ending of covid-related emergency rent assistance programs, there is a need for rental assistance.
- The funds should not be used to create/support projects that cannot be sustained. Do not build/acquire anything that requires operating funds, if those operating funds have not been identified.
- Need more affordable housing with accessibility features for vets with mobility challenges.

Needs Assessment and Gaps Analysis

Based primarily on data from the Homeless Management Informational System (HMIS), Thurston County compared its current inventory of emergency shelter, transitional housing, and permanent supportive housing beds to the current population of those experiencing homelessness and determined the following gaps in housing for those experiencing homelessness:

- Families: Gap of 512 beds and 170 housing units
- Adults only: Gap of 726 beds and 678 housing units

Size and Demographic Composition of Qualifying Populations

Key statistics that highlight the size and demographics of those experiencing homelessness, at risk of homelessness, fleeing or attempting to flee, and other vulnerable populations in Thurston County include:

- American Indian and Alaska Natives, Black/African Americans, or Native Hawaiian and Pacific Islanders were more than twice as likely to be homeless compared to the overall Thurston County population.
- Of households enrolled in HMIS as of June 2022, 7% were veterans, 11% were fleeing domestic violence and 56% reported a disability.
- 14% of individuals enrolled in HMIS as of June 2022 were over the age of 55.
- According to the 2021 Thurston Regional Planning Council Housing Needs Assessment, there are 9,025 households in Thurston County living at or below 30% of Area Median Family Income.
- 82 individuals (HMIS, extracted December 2022), approximately 10% of the sheltered and unsheltered homeless population are fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.

Determining the Unmet Need

Key statistics that highlight the unmet housing and services needs of those experiencing homelessness, at risk of homelessness, fleeing or attempting to flee, and other vulnerable populations in Thurston County include:

- By the year 2045, the county will need at least 1,238 more emergency housing/shelter beds for both unsheltered adults without dependents and families with dependents.
- Thurston County will need approximately 3,075 more permanent supportive housing units available to individuals and families living at 0-30% AMI by the year 2045.
- 27% of the senior population in Thurston County spent more than one third of their income on housing.
- On average between January of 2022 and December of 2022 there were 94 DV survivors turned away per month (SafePlace Olympia, 2023) from shelter.
- Thurston County is experiencing a 40-50% drop in document recording fees, which is a primary revenue sources for funding homeless services.

Proposed Use of HOME ARP Funding

Thurston County proposes to allocate HOME ARP Funding as follows:

- 95% for Development of Affordable Rental Housing
- 5% for Administration

Thurston County will identify specific affordable housing development activities that it will support with HOME ARP funds by issuing two Request for Proposals (RFP), one in June 2023 and the other in February 2024. The RFPs that the County will issue to allocate HOME ARP funds will indicate that all eligible affordable housing development projects will be considered. It is Thurston County's intent to fund at least one project that can serve all eligible populations.

Consultation

Describe the consultation process including methods used and dates of consultation:

Thurston County sought input from a wide variety of local stakeholders to inform the needs and gaps in our local homeless crisis response system and around affordable housing needs.

Thurston County utilized existing meeting structures as the primary mode of seeking input. In particular, the Thurston Thrives Housing Action Team (HAT) is a group of community stakeholders and organizations that are committed to addressing affordable housing and homelessness. The group meets monthly and is regularly attended by 30-50 participants, primarily representatives of local non-profit organizations. Types of groups represented at the HAT include, but are not limited to non-profit developers, shelter providers, outreach providers, domestic violence shelter providers, advocates, community residents, veteran groups, social service agencies including those focused on families, youth, and seniors, the Housing Authority, and elected officials. Thurston County engaged with HAT members on two separate occasions, first on December 14, 2022 when an overview of HOME ARP was provided and initial input was received. A second HOME ARP Community Meeting was held for HAT members and other community stakeholders on January 13, 2023 during which additional input was sought including input on possible activities and prioritization were discussed.

The Homeless Housing Hub (HHH) is a sub-team of the HAT and is a group of non-profit homeless services providers. This group meets monthly and County staff met with HHH members during its December 19, 2022 meeting to discuss specific gaps and needs as perceived by homeless services providers.

One-on-one meetings were held with other agencies during December 2022 and January 2023 to solicit specific input from types of agencies, including the Housing Authority of Thurston County, the Thurston Regional Planning Council, and the Veterans Administration.

In addition to asking about priority populations and activities as part of the consultation process, stakeholders were encouraged to share data their organizations collect to inform the needs and gaps analysis section. Among the organizations that provided information was South Sound Senior Center, North Thurston Public Schools, Northwest Justice Project on fair housing, and data from Washington State Department of Commerce on human trafficking.

List the organizations consulted:

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Housing Authority of Thurston County	Housing Authority	Virtual Meeting	Recommend funding fewer projects, rather than spreading the money across several projects. Use some funding to fill service gap, if needed, but most of money should go to creation of new units. Saw seniors as a priority population.
Housing Action Team	Community Stakeholder Group	Virtual Meeting	Wide range of thoughts and ideas, including a focus on creating new units, supporting the existing homeless system, prioritizing those fleeing DV and identified a need for more DV shelter beds.
Thurston County	Public Agency that Addresses QP Needs		
City of Olympia	Public Agency that Addresses QP Needs		
South Puget Sound Habitat for Humanity	Affordable Housing Provider		
City of Lacey	Public Agency that Addresses QP Needs		
Community Youth Services	Homeless Service Provider		
Love Abounds Here	Homeless Service Provider		
Catholic Community Services	Homeless Service Provider		
Thurston County Land Trust	Affordable Housing Provider		
Thurston Thrives	Community Initiative		
SafePlace Olympia	Domestic Violence Service Provider		
Away Home Washington	Homeless Service Provider		
Family Support Center of South Sound	Homeless Service Provider		
Housing Authority of Thurston County	Public Housing Agency		
South Sound Senior Services	Private Org that Addresses Needs of Persons w/ Disabilities		
Homes First	Affordable Housing Provider		
Mason County	Public Agency that Addresses QP Needs		
Thurston Regional Planning Council	Quasi-governmental	Virtual Meeting	Provided resources and insights to inform the needs and gaps analysis.
Homeless Housing Hub	Local Continuum of Care	Virtual Meeting	Don't support a project that can't be sustained, don't narrow prioritization to a single sub-population, preventing homelessness is less expensive and is less well funded, use the funds to support on-going initiatives such as Built for Zero or Anchor Communities Initiative, split

			between TBRA and services, 1/3 for Rapid Rehousing/Diversion and 2/3 for affordable housing, need to create spaces for seniors.
Community Meeting	Community organizations	Virtual Meeting	Attended by 15-20 representatives of local organizations. Lots of gaps in our homeless system. Expect funding gap for homeless services. Some participants supported a continuum of housing approach from shelter to transitional housing to PSH operated by multiple agencies. Others encouraged funds to be used for affordable housing.
General public	General public	Survey	As part of Consolidated Plan survey, which was posted on local jurisdiction's social media and web pages and distributed to email listservs, HOME ARP questions were included. 51 people responded. Persons experiencing homelessness and those at risk of homelessness were identified as the populations that should be prioritized, but all populations received at least 25% support. Development of affordable housing and supportive services were the two activities that received the greatest support.
Veterans Administration	Public Agency, Public Org that Addresses the Needs of Persons with Disabilities	Virtual Meeting	Anticipate receiving additional VASH vouchers. Biggest challenges are serving those without an honorable discharge, and lack of accessible affordable housing or housing units on first floor to serve vets with disabilities. Have shelter beds set aside for vets, but many don't feel safe in congregate settings.
Northwest Justice Project	Private Organization that Addresses Civil Rights and Fair Housing	E-mail	Stressed the need for habitable, stable, affordable housing. Suggested acquiring, rehabilitating, or constructing affordable housing and supporting

			homeless services and shelters as the top two priorities for HOME-ARP funds
Fair Housing Center of Washington	Private Organization that Addresses Civil Rights and Fair Housing	E-mail	No response received
Washington State Human Rights Commission	Public Agency that Addresses Civil Rights and Fair Housing	E-mail	No response received
Arc of Washington	Private Org that Addresses Needs of Persons w/ Disabilities	E-mail	No response received
Disability Rights Washington	Private Org that Addresses Needs of Persons w/ Disabilities	E-mail	No response received

Summarize feedback received and results of upfront consultation with these entities:

The input Thurston County received during the consultation process reflects a wide variety of needs throughout our community. Key comments include:

- With the expected loss of funding for homeless services due to decrease in document recording fees, funding is needed to fill anticipated gaps in currently funded homeless services.
- There is a severe lack of affordable housing in our community and all funding should go to create more units of affordable housing.
- There is a need for more shelter and housing options for those fleeing domestic violence.
- Low-income seniors are being priced out of housing and we need more housing options for seniors.
- With the ending of Covid-related emergency rent assistance programs, there is a need for rental assistance.
- The funds should not be used to create/support projects that cannot be sustained. Do not build/acquire anything that requires operating funds - if those operating funds have not been identified.
- Funds should be used in alignment with and to support system-wide initiatives to end youth and young adult homelessness and chronic adult homelessness, such as Built for Zero and Anchor Communities.
- Consider having a project that multiple agencies can collaborate to support, to create a continuum of housing from shelter to transitional housing to affordable housing.
- Need more affordable housing with accessibility features for vets with mobility challenges.

Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Date(s) of public notice:*** 2/20/2023
- ***Public comment period:*** start date – 2/20/2023 end date – 3/21/2023
- ***Date(s) of public hearing:*** 3/21/2023

- ***Date(s) of public notice for Amendment 1:*** 10/20/2023
- ***Public comment period for Amendment 1:*** start date – 10/20/2023 end date – 11/21/2023
- ***Date(s) of public hearing for Amendment 1:*** 11/21/2023

Describe the public participation process:

- A notice was posted in the paper of record, the Olympian, on February 20, 2023, to inform the public of the HOME-ARP plan that was drafted and to invite public comment. Information regarding the public hearing that was held on March 21, 2023 was included, as well as information on other ways to submit comment. This information was also posted on the Thurston County Office of Housing and Homelessness Response website, with a link to the draft HOME-ARP plan. Community stakeholders and groups were notified via e-mail of the public comment period and public hearing, as well.

During the public comment period, one comment was received via e-mail. No public comments were received at the scheduled public hearing.

- At the conclusion of the public hearing, the Thurston County Board of County Commissioners passed a motion to approve the HOME ARP Allocation Plan and authorized the Public Health and Social Services Department to submit the Plan to HUD.
- A notice was posted in the paper of record, the Olympian, on October 20, 2023, to inform the public of the HOME-ARP Amendment 1 plan that was drafted and to invite public comment. Information regarding the public hearing that was held on November 21, 2023 was included, as well as information on other ways to submit comment. This information was also posted on the Thurston County Office of Housing and Homelessness Response website, with a link to the draft HOME-ARP plan, as amended. Community stakeholders and groups were notified via e-mail of the public comment period and public hearing, as well.

During the public comment period, no comment was received via e-mail. No public comments were received at the scheduled public hearing.

- At the conclusion of the public hearing, the Thurston County Board of County Commissioners passed a motion to approve the HOME ARP Allocation Plan Amendment 1 and authorized the Public Health and Social Services Department to submit the Amended Plan to HUD.

Describe efforts to broaden public participation:

- Thurston County followed its established process for advertising public hearings, which includes presenting information to the Board of County Commissioners in a public meeting, posting legal notice in The Olympian newspaper, posting the Plan on the County's website, and making a hard copy of the Plan available from County offices.
- In addition to these steps, the Plan was presented to the Regional Housing Council, which is a public meeting and includes elected representatives from Thurston County, and the Cities of Olympia, Lacey, Tumwater and Yelm.
- Thurston County distributed the draft plan and information about the public hearing to its email lists of interested service providers and community stakeholders.
- Thurston County staff also presented the plan to the Housing Action Team and requested input from the group of local stakeholders and advocates.
- In order to broaden public participation and follow applicable fair housing and civil rights requirements and procedures for effective communication and in alignment with our current citizen participation plan, Thurston County provided accessibility and offered reasonable accommodations for person with disabilities and limited English proficient residents. Those efforts are summarized below:
 - Website Accessibility
 - The Thurston County website has several features that make it accessible. Those features include the use of descriptive text, captions and transcripts for videos, a translation widget, and the inclusion of Telecommunications Relay Services like text telephone (TTY).
 - Public Hearing and Community Participation Accessibility
 - The announcement was posted on our website, which has the accessibility features as mentioned above. The public hearing documents, including the meeting agenda and HOME-ARP documents, can be translated upon request. The Board of County Commissioners meeting is also available to stream on YouTube, which provides the option for closed captioning, increasing accessibility for the hearing impaired.

• ADD INFORMATION FOR AMENDMENT PUBLIC ENGAGEMENT

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

The one public comment received noted that providing support to low-income homeowners who need financial support for repairs was not included in the plan. They stated that providing money for repairs that allow homeowners to remain in their homes is financially more feasible

compared to the cost of creating new affordable housing opportunities or providing homeless support.

ADD INFORMATION ON AMENDMENT COMMENTS

Summarize any comments or recommendations not accepted and state the reasons why:

While we understand that homeowners needing assistance to finance repairs to their home is a need in our community, we have determined that this population does not generally fall into the categories established as qualifying populations in the HOME-ARP program. **ADD**

INFORMATION ON REPSONSES TO PUBLIC COMMENT ON AMENDMENT

Needs Assessment and Gaps Analysis

Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	56	21	123	40	5								
Transitional Housing	58	20	31	18	0								
Permanent Supportive Housing	37	12	194	190	50								
Other Permanent Housing													
Sheltered Homeless						117	208	10	20				
Unsheltered Homeless						128	220	18	62				
Current Gap										512	170	726	678

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

Narrative

Data in the above Homeless Needs Inventory and Gap Analysis Table reflects Thurston County regional data from the Homeless Management Informational System (HMIS) extracted in December 2022, the 2022 Thurston County and City of Olympia Needs Assessment and Market Analysis for HUD Consolidated Plan, and consultation with various agencies throughout our

community. We selected regional data that reflects the county's gaps in housing and shelters while also including numbers reflective of current projects underway, which include more than 120 permanent supportive housing units that will serve families and single adults, to address those gaps.

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

1. Homeless as defined in 24 CFR 91.5

- a) 723 single adults and individuals in households without children who are in Emergency Shelter and Transitional Housing programs, as well as unsheltered (HMIS, extracted December 2022).
- b) 150 individuals in family households and 182 youth and young adults (HMIS, extracted December 2022).
- c) The Thurston Regional Planning Council reports that as of 2019, persons of color (those identifying as Hispanic, Latino, or a race other than white) were disproportionality represented.
 - a. American Indian and Alaska Natives, Black/African Americans, or Native Hawaiian and Pacific Islanders were more than twice as likely to be homeless compared to the overall Thurston County population.
- d) Of 222 households/ 324 individuals actively enrolled in a housing project in HMIS as of June 2022, 10% (31 individuals) were veterans, 13% (43 individuals) were fleeing domestic violence and 60% (193 individuals) reported a disability.
 - a. Of those reporting a disability, 31% (102 individuals) reported a chronic health disability, 25% (82 individuals) a physical disability, 42% (136 individuals) a mental health disability, 25% (67 individuals) a substance use dependency and 15% (50 individuals) a developmental disability.
- e) 14% (44 individuals) of individuals enrolled in HMIS as of June 2022 were over the age of 55.

2. At Risk of Homelessness as defined in 24 CFR 91.5

- a) According to the 2022 Thurston County and City of Olympia Needs Assessment and Market Analysis prepared for the 2023-2027 HUD Consolidated Plan, approximately 14,455 or 13% of Thurston County households, and 3,855 or 17% of Olympia households, are severely cost burdened, paying more than 50% of their income toward housing. The households most impacted are low-income renters. 5,780 households (73% of total rental households) earning 30% or less of HUD Area Median Family Income (HAMI) are severely cost burdened. There are no races or ethnicities in Thurston County with a disproportionate severe housing cost burden.
- b) According to the 2021 Thurston Regional Planning Council Housing Needs Assessment, there are 9,025 households in Thurston County living at or below 30% of Area Median Family Income.

- c) In 2019, more than one quarter of the senior population, approximately 39,600 individuals, in Thurston County, spent more than one third of their income on housing (Ambrogio, TRPC). Rent has increased 32-35% in Thurston County since 2017 and home prices have increased 61% in the same time period (Thurston County and City of Olympia Needs Assessment, 2022) Seniors are largely living on fixed incomes, which have not increased at the same rate as housing costs, thereby increasing their risk of homelessness.
- 3. *Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***
- a) Eighty-two individuals enrolled in HMIS in November 2022, approximately 10% of the sheltered and unsheltered homeless population, are fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD.
- 4. *Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***
- d) According to the 2022 Thurston County and City of Olympia Needs Assessment and Market Analysis prepared for the 2023-2027 HUD Consolidated Plan, approximately 14,455 or 13% of Thurston County households, and 3,855 or 17% of Olympia households, are severely cost burdened, paying more than 50% of their income toward housing. The households most impacted are low-income renters. 5,780 households (73% of total rental households) earning 30% or less of HUD Area Median Family Income (HAMI) are severely cost burdened. There are no races or ethnicities in Thurston County with a disproportionate severe housing cost burden.
 - a) According to the Thurston Regional Planning Council's 2021 Housing Needs Assessment, the Housing Authority of Thurston County (HATC) assists 1,989 households with rental assistance vouchers. About 75% of voucher holders are either elderly or disabled, and more than 85% have an income of 30% or less of the area median family income.
 - b) HATC currently has 2,070 Housing Choice Vouchers. (Public Housing Analysis, 2022)
 - a. 88% of those vouchers (1,815) are issued and leased as of December 2022.
 - c) HATC has 475 project-based vouchers (Public Housing Analysis, 2022)
 - a. 105 VASH (Veteran's Affairs Supportive Housing) vouchers
 - b. 425 Non-Elderly Disabled (NED) vouchers
 - c. 68 Family Unification Program vouchers
 - d. 140 Mainstream (Homeless, Non-Elderly Disabled) vouchers
 - d) Veterans
 - a. Around 7% of the homeless population are veterans (HMIS, 2022)

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

- 1) Congregate and non-congregate shelter units:
 - a. Countywide, there are currently 245 emergency shelter beds available across 13 locations. Two of these are 24/7 low-barrier shelters for youth/young adults/families with minors' population and 4 are low-barrier shelter options for single adults.
 - b. Thurston County has continuous stay and higher barrier shelters, which have beds assigned to individuals who have been prioritized through Coordinated Entry vulnerability assessments.
 - c. During the cold weather months, November 1- April 30, two shelters are contracted through the county to provide extra bed nights to accommodate for unsheltered households to escape the weather.
- 2) Supportive Services
 - a. Thurston County has adopted a Treatment Sales Tax (TST) as a local funding stream to work alongside federal and state funding to meet health and substance use needs in Thurston County.
 - i. Programs funded with TST aim to reduce justice involvement, emergency room use, health care costs, and public assistance.
 - ii. In 2020, \$6.9 million was generated in tax revenue.
 - b. Thurston County uses both local and state funds to maintain a variety of supportive services that serve the qualifying populations. In 2022, \$11.9 million dollars were spent on supportive services.
- 3) Tenant-Based Rental Assistance
 - a. Currently, the Housing Authority of Thurston County (HATC) assists over 5,000 people in various housing voucher programs.
 - i. Housing Choice (HCV) Voucher Program is the largest voucher program, serving 2,070 households that earn 50% or less of the area median income.
 - ii. The HCV program's budget for 2022 was \$16,769,030. The per unit cost in July 2022 was \$801.66. This leaves an approximate gap of \$443.34 for a one-bedroom apartment and \$654.34 gap for a two-bedroom apartment.
 - iii. Within the HCV programs, 68 vouchers were issued as Emergency Housing Vouchers, 105 were issued as Veterans Affairs Supportive Housing (VASH) vouchers, 68 were issued as part of the Family Unification Program, and 140 were issued as mainstream vouchers to assist non-elderly persons with disabilities.
 - b. Thurston County receives federal and state dollars to provide rental assistance. The total amount distributed in 2022 was approximately \$49 million.
- 4) Affordable rental housing and permanent supportive rental housing
 - a. In 2022, Thurston County created a Home Fund from a sales and use tax of one-tenth of one percent. This tax applies throughout all of Thurston County, except in the cities of Olympia and Tenino, as each of those jurisdictions passed their own

Home Fund sales tax legislation. The County and the City of Olympia have agreed to combine their Home Funds, creating a Local Home Fund, with all of Thurston's and 60% of Olympia's funds. The intent of these funds is to create affordable housing for those whose income is 60% of Area Median Income (AMI) or below. The anticipated collection of these funds is \$5.5 million per year.

- b. Currently in Thurston County there are approximately 483 permanent supportive housing units available to serve all populations across 21 projects.
- c. There are 2,889 low-income rental units spread throughout 27 locations in Thurston County, which are funded in part through Washington State Housing Finance Commission's federal housing tax credits.

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

- a) There is a lack of emergency sheltering options in Thurston County. We estimate that by the year 2045, the county will need at least 1,238 more emergency housing/shelter beds for both unsheltered adults without dependents and families with dependents.
- b) This lack of emergency shelter includes the need for on-demand shelter nearest to an individual's or family's most recent permanent address. The majority of shelter operations are centralized within the City of Olympia, decreasing accessibility for members of other jurisdictions.
- c) Thurston County has a clear lack of available permanent supportive housing for those who need services in order to maintain their housing.
 - a. It is anticipated that Thurston County will need approximately 3,075 more permanent supportive housing units available to individuals and families living at 0-30% AMI by the year 2045, according to the Thurston Regional Planning Council.

At Risk of Homelessness as defined in 24 CFR 91.5

- a) There is a lack of affordable housing for households that make 30 percent or less of the area median family income and who are most likely to be cost burdened or severely cost burdened by their housing. There is a projected need of 17,346 more units that are affordable to <50% AMI over the next 25 years.
 - a. While some households may opt to spend more than 30% of their income on housing expenses, most – especially at lower income brackets – do so because there is not enough affordable housing available.
- b) The population of people 65 and older has been steadily increasing in Thurston County since 2010, at which time seniors represented 13% of the county's population. In 2020, seniors represented 18% of the population.
 - a. In 2019, more than one quarter of the senior population in Thurston County, approximately 27%, spent more than one third of their income on housing.

- b. Rent prices continue to increase, impacting the senior population heavily as they are often subsisting on a fixed income. As the number of seniors living in Thurston County increases, we anticipate the gap in affordable senior housing will continue to widen.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

- a) There is a severe shortage of Domestic Violence, Sexual Assault, and Human Trafficking shelter space. The existing shelter is only eligible for Domestic Violence survivors, and the demand is much higher than the capacity. On average between January of 2022 and December of 2022 there were 94 DV survivors turned away from shelter per month (SafePlace Olympia, 2023). As each survivor can stay in the shelter between 60 and 90 days, there is an estimated shortage of DV shelter capacity of over 2,000 beds annually in Thurston County.
- b) There is no existing shelter for Sexual Assault and Human Trafficking in Thurston County.
- c) Due to the shortage of affordable, low-barrier housing in Thurston County, survivors spend more time in shelters than necessary. More accessible, affordable housing could potentially divert survivors from the shelter system and/or reduce the amount of time they are in shelter. In turn, existing shelters would be able to serve more survivors.
- d) Several services available to this qualifying population have been reduced or discontinued due to a lack of funding. For example, a legal services assistance program at the only Domestic Violence Shelter in Thurston County was reduced by half, drastically decreasing the number of survivors it can assist. Funding to fill gaps in service dollars are needed to continue providing necessary services to this population.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

- a) Cost burdened and Severely Cost burdened households
 - i. There is a lack of affordable housing for households that make 30 percent or less of the area median family income and who are most likely to be cost burdened or severely cost burdened by their housing. There is a projected need of 17,346 more units that are affordable to <50% AMI over the next 25 years.
 - ii. While some households may opt to spend more than 30% of their income on housing expenses, most – especially at lower income brackets – do so because there is not enough affordable housing available.
- b) Veterans
 - i. A representative of Veteran Affairs reported that they have been issued 110 VASH vouchers for veterans in Thurston County.

- i. Majority of the vets the VASH vouchers are issued to are disabled or have unique housing needs (i.e., handicap accessible, first floor units, multi-bedroom units for families) that can be difficult to find in the current affordable housing stock.
- ii. There are approximately 30 veterans on the Thurston County Coordinated Entry list that are awaiting shelter and housing options.
- iii. There is a gap in veteran services available to those without an honorable discharge.
- iv. Although there are veteran-specific shelter beds available, it is reported that many don't feel safe in congregate settings and therefore those beds are not utilized to their full capacity.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

1) Shelter

- a. There is a lack of emergency sheltering options in Thurston County. We estimate that by the year 2045, the county will need at least 1,238 more emergency housing/shelter beds for both unsheltered adults without dependents and families with dependents. This lack of emergency shelter includes the need for on-demand shelter nearest to an individual's or family's most recent permanent address.
- b. While shelter should be available on demand to any household experiencing homelessness, it is viewed by many of our homeless system's stakeholders as a temporary solution and permanent housing is a high priority throughout the region.

2) Permanent Supportive Housing

- a. Thurston County has a clear lack of available permanent supportive housing for those who need services in order to maintain their housing. It is anticipated that Thurston County will need approximately 3,075 more permanent supportive housing units available to individuals and families living at 0-30% AMI by the year 2045, according to the Thurston Regional Planning Council.
- b. Currently there is projected over \$70 million for development of permanent supportive housing and an additional investment of at least \$250 million is needed. This does not include estimates for annual operations funding.

3) Affordable Housing

- a. There is a lack of affordable housing for households that make 30 percent or less of the area median family income and who are most likely to be cost burdened or severely cost burdened by their housing. There is a projected need of 17,346 more units that are affordable to <50% AMI over the next 25 years.
- b. There is a particular need for affordable housing for seniors. These needs are currently being addressed with projects from South Puget Sound Habitat for Humanity and the Housing Authority of Thurston County.

4) Service Delivery

- a. Through our consultation, we heard that there are significant gaps in services that are individualized to people's needs. For instance, even when housing is available for people exiting homelessness, barriers may still exist that prevent individuals from remaining in housing.
- b. With the anticipated decrease in document recording fees, there is an expected funding gap in the coming years for services that provide necessary support to the county's homeless services system. We have identified this gap as a top priority to address in order to maintain and sustain these vital services.
- c. The most in demand services we identified in our consultations include mental health and substance use treatment services. We also identified the need for services that assist households fleeing domestic violence, veterans, and people living with disabilities
- d. In summary, unmet service needs are very diverse and need to be tailored to the population utilizing them.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of "other populations" that are "At Greatest Risk of Housing Instability," as established in the HOME-ARP Notice. If including these characteristics, identify them here:

Thurston County will not provide additional characteristics associated with instability and increased risk of homelessness.

Identify priority needs for qualifying populations:

The priority need for qualifying populations is affordable housing and permanent supportive housing.

In our consultation, we consistently heard the need for affordable housing options for all the qualifying populations, including supportive housing for the homeless. Therefore, housing with accompanying services is the highest priority.

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

Thurston County staff initiated the planning process with an inventory of relevant data, plans, and strategies. The data sources include the Thurston County Consolidated Plan, the Thurston Regional Planning Council Housing Needs Assessment and the Assessment of Fair Housing. We then collected additional qualitative and quantitative data through surveys, presentations, informal and formal discussions, and interviews with individuals and agencies who provide housing and services to qualified populations.

To identify gaps and priorities, staff compared data on needs with current and incoming resources that will be dedicated to those needs. We prioritized needs based on that data we

received from outside organizations and our own internal data, while keeping in mind future sources of funding.

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

Thurston County will issue two Request for Proposal (RFP) to allocate funding received from HOME-ARP, one in June 2023 and one in February 2024. Thurston County has created two advisory boards to support and inform the Regional Housing Council (RHC), which is a body of elected officials from Thurston County and the cities of Olympia, Lacey, Tumwater and Yelm. The RHC makes funding recommendations to the Thurston County Board of County Commissioners for final approval. The two advisory boards are the Affordable Housing Advisory Board and the Homeless Services Advisory Board. Each board is comprised of residents of Thurston County with a range of expertise and experiences, including those with lived experience of homelessness or living in subsidized housing and by people who have identities over-represented in the homeless crisis response system. The Affordable Housing Advisory Board will review and rate applications submitted to develop affordable housing.

The RFP will be overseen by Thurston County's Office of Housing and Homeless Prevention (OHHP). OHHP staff will ensure that selected projects meet HOME ARP eligibility criteria and are in alignment with this Plan.

Prior to issuing the RFP, working with the Affordable Housing Advisory Board and the Regional Housing Council will establish the criteria by which applications will be reviewed.

Describe whether the PJ will administer eligible activities directly:

Thurston County will enter into subrecipient contracts with selected organizations to carry out approved eligible activities. Thurston County will conduct oversight and monitoring of subrecipients.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

No portion of Thurston County's HOME-ARP administrative funds were provided or will be provided to a subrecipient or contractor prior to the submission or acceptance of this HOME-ARP allocation plan.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 0		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 2,900,803		
Non-Profit Operating	\$ 0	# %	5%
Non-Profit Capacity Building	\$ 0	# %	5%
Administration and Planning	\$ 152,673	5 %	15%
Total HOME ARP Allocation	\$ 3,053,476		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

Thurston County will identify specific affordable housing development activities that it will support with HOME ARP funds by issuing two Request for Proposals (RFP). The RFPs that the County will issue to allocate HOME ARP funds will indicate that all eligible affordable housing development projects will be considered. It is Thurston County's intent to fund at least one project that can serve all eligible populations to ensure that all eligible qualifying populations have access to at least one funded activity. Because of the wide range of needs and gaps identified, Thurston County does not want to pre-determine or limit the proposals received under its RFPs.

One hundred percent of the funds, minus the administration and planning costs incurred by the County, will be directed to development of affordable housing activities.

While specific projects may have preferences and/or limitations on what eligible qualifying population is served, through the affordable housing projects that are supported with HOME ARP funds, Thurston County will ensure that all eligible populations are able to access at least one activity. If necessary, Thurston County will amend its HOME ARP allocation plan to account for any funded projects that have preferences or limitations.

In making this determination, Thurston County considered the following factors:

- Input from local agencies that are supported by the data captured in the needs assessment and gaps analysis reflect that there are multiple needs and gaps in our affordable housing and homeless response system.
- During initial community engagement efforts, it was anticipated that there would be a drop in state and local resources that come from document recording fees, resulting in an across-the-board reduction in funding to support existing homeless services activities. However, gap funding was provided through legislative action which addressed concerns of reduction in homeless services.
- Thurston County did consider giving preference to the following eligible populations based on input from community members, but decided against selecting a specific eligible population for prioritization. Activities that support these populations will be considered as part of the open RFP process.
 - o Seniors. Housing and services were identified as a need. There are several senior housing projects that are projected to occur in the coming years, including Unity Commons Phase II rental housing, and Housing Authority of Thurston County Tumwater Inn that will focus on seniors. Therefore, it was determined that prioritizing seniors was not a higher need than other populations.
 - o Shelter for those fleeing domestic violence. It is recognized that expanding shelter capacity is a need in our community with a particular need to expand shelter capacity for those fleeing; however, without an ongoing source of operating funds identified, the County has concerns around expanding capacity that cannot be sustained. .
 - o There are several affordable housing projects and service programs that serve veterans in Thurston County. As Joint Base Lewis-McChord is partially located in Thurston County, there is a strong presence of veterans in our community. Supporting veterans has long been a priority for our community and will continue to be a priority. Because of existing resources dedicated to support veterans, there is not a need to prioritize veterans over other eligible populations with HOME ARP funds.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The needs assessment and gap analysis reflect needs across our community that could be supported with HOME ARP funds.

In selecting the activities, Thurston County made the following considerations:

- o Although Thurston County has experienced a reduction on local document recording fees that fund a significant portion of the homeless response system, the State of Washington has provided new revenue to counties to fill this funding gap. While increased levels of services will always provide benefit to persons

experiencing homelessness and other vulnerable populations, short-term funding of services is not a priority. Rental assistance through tenant-based rental assistance programs is a need in our community. Through the Department of Treasury's Emergency Rent Assistance Program and other state programs, Thurston County distributed over \$50 million in rent and utility assistance since the start of the COVID-19 pandemic. As those programs wind down, with funding from Washington State, a new long-term eviction prevention rent assistance program is beginning. While rent assistance continues to be a need for those at-risk of homelessness, the new state-funding program provides a path for helping to reduce the need for TBRA.

- There is a clear need to increase shelter capacity in Thurston County, including for those people fleeing domestic violence/sexual assault. Through the Washington Governor's Right-of-Way initiative, Thurston County will be expanding its shelter capacity over the next few years with the acquisition of a hotel and the creation of a tiny-home village. The hotel will be used as emergency housing for the next few years before being converted to permanent supportive housing. While those projects will result in increased capacity, the County decided not to utilize HOME ARP funds to acquire or develop additional non-congregate shelter capacity due to the uncertainty of having sufficient funding to sustain operations of new shelter beds.
- There is a severe shortage of affordable housing in Thurston County, as reflected in the needs assessment and gaps analysis. To address this gap, it has been determined that all HOME ARP funds should go to develop more affordable housing units. Developing new units of housing will have the greatest long-term impact for Thurston County.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Thurston County has a history of using its HOME Investment Partnership Program and other local funding to support a variety of affordable housing activities. In Thurston County, we primarily support small and medium-sized local developers, while occasionally supporting larger state-wide developers. The number of housing units we support primarily depends on whether the project also seeks funds from the Washington State Housing Trust Fund (HTF) or Low Income Housing Tax Credits (LIHTC). These state funding sources allow for a higher degree of leverage that allows our local funds to support the creation of a higher number of units. For projects that do not receive HTF or LIHTC funds, local funds often represent the largest funding

source in a project. Generally, Thurston County sees leverage rates of 2-8 times its local investment.

Furthermore, Thurston County developers offer a variety of approaches to affordable housing development, including acquisition and rehabilitation of existing single-family homes to be used as affordable rental housing, new construction of homeownership housing units, and development of multi-family rental units. The total price per unit for each of these types of units can vary, but typically ranges between \$300-500,000.

Therefore, depending on the specific projects that respond to the County's anticipated RFP to allocated the HOME ARP funds for capital projects, Thurston County expects HOME ARP funding to support the creation of over 80 units of affordable housing with HOME ARP funds. The actual amount of total units created and total HOME ARP units will depend on the amount of leverage an application brings to the specific project. While all units within a HOME ARP funded project may not serve a HOME ARP qualifying population, the units identified as HOME ARP units in each property will be occupied by a household from a qualified population.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

There are two primary planning documents that guide Thurston County's affordable housing production goals.

Thurston County has adopted its 5-Year Homeless Crisis Response Plan (HCRP) for 2019-2024. This plan established broad goals to:

- Create 300 permanent supportive housing (PSH) units
- Increase affordable housing inventory regionally
- Strengthen and extend multi-family tax exemptions to create 400 units
- Explore increased housing densities

In 2021, the Thurston Regional Housing Council adopted a Permanent Supportive Housing Strategic Framework that identified specific strategies that the RHC would support to create an additional 150-200 new units of permanent supportive housing beyond the goal established in the 5-Year HCRP. This Strategic Framework identifies HOME ARP as a possible source of funding to support this goal.

Affordable housing units created with HOME ARP funds will directly support the 5-year HCRP's goal of increasing the affordable housing inventory supply. Depending on the specific projects that are funded with HOME ARP, Thurston County is hopeful that the projects can also support its goals to create more PSH and increase housing densities.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

Thurston County does not intend to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

It is Thurston County's intent to fund activities that ensure that all eligible populations have access to at least one funded activity. Because of the wide range of needs and gaps identified, Thurston County does not want to pre-determine or limit the proposals received under its RFP.

Thurston County will not specify a preference of one or more qualifying populations; however, we would consider funding proposals that prefer the following subpopulations:

- Seniors
- Veterans
- Fleeing or attempting to flee
- Homeless
- Youth
- Families

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Thurston County did not identify a preference or method of prioritization. However, if necessary, Thurston County will amend its HOME ARP allocation plan to account for any funded projects that have preferences or limitations.

Referral Methods

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

Once HOME ARP funded affordable housing projects are identified, the referral method will be determined by project type and QP being served. Thurston County will ensure that all QPs have appropriate access to chosen projects.

All HOME-ARP funded activities: The County and its subrecipient will comply with all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

Thurston County will determine if coordinated entry (CE) will be used as a referral method after the selection of specific projects. If CE is determined to be one referral method, Thurston County will require that a referral process is established to ensure that all qualifying populations eligible for the activity are able to equitably access the service.

Limitations in a HOME-ARP rental housing or NCS project

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

Thurston County does not intend to limit eligibility to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

It is Thurston County's intent to fund activities that ensure that all eligible populations have access to at least one funded activity. Because of the wide range of needs and gaps identified, Thurston County does not want to pre-determine or limit the proposals received under its RFP.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Thurston County does not intend to limit eligibility. If an applicable project is selected during the RFP process that has a limitation, then the county is prepared to amend its HOME ARP allocation plan, if required.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

A limitation was not identified.

HOME-ARP Refinancing Guidelines

Thurston County does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds.

Conclusion

In conclusion, Thurston County will use HOME ARP resources through 2030 towards the development of affordable rental housing. Thurston County will identify the specific activities that it will support with HOME ARP funds by issuing Requests for Proposals (RFP). The RFPs that the County will issue to allocate HOME ARP funds will indicate that all eligible affordable housing development projects will be considered. It is Thurston County's intent to fund rental housing activities that ensure that all eligible populations have access to at least one funded activity.

Appendix 1 – Consultation & Public Review Documents

Add affidavit of publication for amendment and any public comment received to these documents

1A. Summary document distributed to community stakeholders during consultation process.

HOME ARPA Funds - Overview

The American Rescue Plan (ARP) provided \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME). Thurston County's allocation is approximately \$3 million

Eligible Populations

HOME-ARP funds must be used to primarily benefit individuals or families from the following qualifying populations:

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11302\(a\)](#));
- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11360\(1\)](#));
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;
- In other populations where providing supportive services or assistance under section 212(a) of the Act ([42 U.S.C. 12742\(a\)](#)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability;
- Veterans and families that include a veteran family member that meet one of the preceding criteria.

Eligible Activities

HOME-ARP funds can be used for four eligible activities.

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, including services defined at [24 CFR 578.53\(e\)](#), homeless prevention services, and housing counseling.
- Purchase and Development of Non-Congregate Shelter. These structures can remain in use as non-congregate shelter or can be converted to: 1) emergency shelter under the Emergency Solutions Grant program; 2) permanent housing under the Continuum of Care; or 3) affordable housing under the HOME Program.

HOME ARP Plan

In order to receive HOME ARP funds, Thurston County must develop and submit a HOME-ARP Allocation Plan by March 31, 2023. To complete the Plan, Thurston County must engage in consultation and public participation processes. The plan must describe how the County intends to distribute HOME-ARP funds, including how it will use these funds to address the needs of HOME-ARP qualifying populations.

- **Consultation:** The County must consult with agencies and service providers whose clientele include the HOME-ARP qualifying populations to identify unmet needs and gaps in housing or service delivery systems.
- **Public Participation:** The County must provide for and encourage citizen participation in the

development of the HOME-ARP allocation plan.

- **HOME-ARP Allocation Plan Requirements:**

- Needs Assessment and Gap Analysis: The County must evaluate the size and demographic composition of its qualifying populations and assess their unmet needs. In addition, the County must identify any gaps within its current shelter and housing inventory as well as the service delivery system.
- HOME-ARP Activities: The plan must:
 - Describe how the County will distribute HOME-ARP funds in accordance with its priority needs
 - Indicate the amount of HOME-ARP planned for each eligible activity type.
 - Demonstrate that planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.
 - Include a narrative about how the characteristics of its shelter and housing inventory, service delivery system, and the needs identified in the County's gap analysis provided a rationale for the plan to fund eligible activities.
- HOME-ARP Production Goals: The plan must estimate the number of affordable rental housing units for qualifying populations that the County will produce and describe a specific affordable rental housing production goal and how it will address the County's priority needs.
- Preferences: The plan must identify whether the County intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

Questions

- 1) In order to adequately meet the needs of the eligible populations, what are the biggest un/under-addressed housing needs in our system?
- 2) Of the eligible populations, is there one group that is experiencing the greatest need?
 - a. Should Thurston County give preference to one or more eligible population or sub-population in its HOME ARP Plan?
- 3) Of the eligible activities, what activities are most effective to meet the unmet need?
- 4) Should Thurston County allocate HOME ARP funds for one larger project/activity or to several projects/activities?

1B. Consolidated Plan Survey that includes questions regarding HOME ARP funding

Thurston HUD Consolidated Plan survey

This survey will feed into the development of a five-year plan for the investments by Thurston County and its cities using HOME/CDBG funds. These federal funds are provided annually to local government and can serve a variety of housing and other needs for low- and moderate-income people in our communities. Answering this short survey will provide your sense of the most important priorities for our Thurston County region and contribute to our plan.

1. What are your broad priorities? Please rank the following groups of eligible activities in order of importance for low- and moderate-income people in our Thurston County region.

		Creation of affordable housing , including: multifamily housing, homebuyer assistance, rental assistance and repair/rehabilitation
		Public facilities/infrastructure , including: street and sidewalk improvements, water and sewer improvements, neighborhood facilities and special needs (e.g. shelters, group homes)
		Economic development , including: microenterprise assistance, including loans and grants, job training, building façade improvements
		Public Services , including: housing supportive services, education & childcare, employment services and job training, and senior services

2. **Affordable housing** is defined as a household that pays no more than 30% of its annual gross income for housing. We are in a time of an extreme shortage of housing supply and at least one-third of Thurston households are paying more than 30% of their income for their monthly rent or mortgage. Lower income renters are the most cost-burdened, with 73% paying more than 50% of their income for rent.

When considering options for spending HOME and/or CDBG funds for affordable housing, please rate your priorities.

	High	Moderate	Low	Not sure
New construction of affordable rental apartments/townhouses/single family homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Purchase of land to build affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Construction of new homeowner housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental assistance - such as cash payments/vouchers/utilities payments or help finding rentals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Down payment assistance and housing counselling for home ownership	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Repair/rehabilitation of existing affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide broadband and energy efficiency improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. **Public services** are low, or no cost services provided to low income families and individuals in need by local nonprofit organizations. There are a wide range of services that could be supported under our limited CDBG funds. Help us prioritize where these funds are most valuable.

Please check your top three priorities for our Thurston communities.

- | | |
|---|---|
| <input type="checkbox"/> Domestic violence services/ counseling | <input type="checkbox"/> Services for those with disabilities |
| <input type="checkbox"/> Families and children's services | <input type="checkbox"/> Housing counseling and services |
| <input type="checkbox"/> Employment training/job placement | <input type="checkbox"/> One-time rental assistance |
| <input type="checkbox"/> Meal programs | <input type="checkbox"/> Senior services |
| <input type="checkbox"/> Physical/behavioral health services | <input type="checkbox"/> Legal/conflict resolution services (including landlord/tenants counseling) |

4. Facilities and infrastructure. Please rate the level of need for using CDBG funds for these activities to serve low-income people in our Thurston communities.

	High	Moderate	Low	Not sure	
Street and sidewalk improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water/sewer line installation (can lower affordable housing costs)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood facilities – such as recreational facilities, parks, child care centers, and community centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special needs (e.g. homeless shelters, group homes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband connectivity improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

5. Economic development - please rate the value of using CDBG funds for these activities.

	High	Moderate	Low	Not sure	
Microenterprise assistance, including loans and grants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Façade improvements to businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business incubation center for new business start-ups	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Redevelopment of contaminated/abandoned properties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job training	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. **HOME ARP.** Thurston County has an opportunity to receive funding under the federal *American Rescue Plan Act* to address housing needs of specific populations. Please help prioritize the level of unmet housing needs for the following populations.

Please check your top three populations below with unmet housing needs.

- | | |
|---|--|
| <input type="checkbox"/> Persons experiencing homelessness | <input type="checkbox"/> Veterans and families that include a veteran family member that meet one of the preceding criteria |
| <input type="checkbox"/> Persons at-risk of homelessness | |
| <input type="checkbox"/> Persons fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking | <input type="checkbox"/> Other populations not listed where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability |
| <input type="checkbox"/> If last box checked, please specify other population | |
| <div style="border: 1px solid black; height: 20px; width: 250px; margin-top: 5px;"></div> | |

7. **HOME ARP Activities.** HOME ARP funds must be used for specific categories of housing activities. **Keeping in mind your top three populations with unmet housing needs that were identified in question 6 above, select from the list below the top three activities that will help meet the need.**

- | | |
|---|---|
| <input type="checkbox"/> Acquisition and development of non-congregate housing shelters | <input type="checkbox"/> Supportive services to assist getting and staying in housing |
| <input type="checkbox"/> Tenant based rental assistance | <input type="checkbox"/> Non-Profit support contracts to operate affordable housing |
| <input type="checkbox"/> Development of affordable rental housing | |

1C. Meeting Attendance Rosters


Meeting held virtually on December 14, 2022.

Community Member Name	Organization
Alex Persse	Thurston County
Anna Schlect	Private resident, Senior Housing Advocate
Christa Lenssen	City of Olympia
Carla Bell	
Carly Colgan	South Puget Sound Habitat for Humanity
Carolyn Cox	City of Lacey
Cody Anderson	Thurston County
Doug DeForest	Private resident, Housing Advocate
Danille Kettel	Community Youth Services
Darian Lightfoot	City of Olympia
Deb Larson	Love Abounds Here
Derek Harris	Community Youth Services
Diane Whiteraven	
Elisa Sparkman	Co-Chair, Thurston County
Gabe Ash	Catholic Community Services
Hailee Saxton	Quixote Village
Jacinda Steltjes	Thurston County
Jackie Coles-McCray	South Puget Sound Habitat for Humanity
Jerry Bustamante	Thurston County Land Trust
Jessica Olson	Thurston County
Jimmy Mateson	Earth Homes
Josefina Magana	Thurston Thrives
Katy Kuntson	Catholic Community Services
Keylee Marineau	Chair, Thurston County
Leah Tangeman	Thurston County
Luis M	
Matthew Solomon	SafePlace Olympia
Megan Toney	Away Home Washington
Natalie Skovran	Family Support Center of South Sound
Rachael Childs	Housing Authority of Thurston County
Rebecca Hutchinson	South Sound Senior Services
Ron Stewart	Homes First
Tammie Smith	Housing Authority of Thurston County
Todd Parker	Mason County
Tom Webster	Thurston County

Meeting roster for HOME ARP Community Meeting held virtually on January 13, 2023.

Community Member Name	Organization
Alex Persse	Thurston County
Ann Cook	City of Tumwater
Arielle Benson	Thurston County
Brad Medrud	City of Tumwater
Christa Lenssen	City of Olympia
Diane Barbee	SafePlace Olympia
Elisa Sparkman	Thurston County
Hailee Saxton	Quixote Village
Jacinda Steltjes	Thurston County
Jerry Bustamante	Thurston Land Trust
Joshua Janet	Low Income Housing Institute
Katy Kuntson	Catholic Community Services
Keylee Marineau	Thurston County
Leah Tangeman	Thurston County
Leslie Vanleishout	North Thurston Public Schools
Lisa Striedinger	Catholic Community Services
Megan Toney	Away Home Washington
Meg Martin	Interfaith Works
Olivia Hickerson	SideWalk
Rebecca Hutchinson	South Sound Senior Services
Ron Stewart	Homes First
Tom Webster	Thurston County
Shelly Willis	Family Education Support Services

1D. Affidavit of Publication

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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
25114	384795	Print Legal Ad-IPL01102460 - IPL0110246		\$606.88	2	77 L

Attention: Jamie Caldwell
THURSTON CO COMMISSIONERS
2000 LAKERIDGE DR SW STE 269
OLYMPIA, WA 985026001

Notice of 30-Day Public Comment Period and Public Hearing HOME-ARP

Substantial Amendment to 2021 One Year Action Plan: PUBLIC HEARING DATE, PURPOSE, AND LOCATION:

A public hearing regarding this matter is scheduled for Tuesday, March 21, 2023, at 3:30 PM in the Commissioner's Board Room at The Atrium, 3000 Pacific Ave., SE, Suite 110, Olympia, WA 98501. If the Board of County Commissioners is unable to meet in person and is conducting meetings virtually, the meeting call-in information will be posted to the County website here:

<https://www.co.thurston.wa.us/health/sscp/plans.html>

The purpose of the public hearing is to give the public an opportunity to comment on the 2021 Annual Action Plan. The 2021 Annual Action Plan is available on the County website here: <https://www.co.thurston.wa.us/health/sscp/plans.html> and at the Thurston County Public Health & Social Services offices at 412 Lily Rd NE, Olympia, WA 98506.

PUBLIC COMMENT PERIOD

A public comment period opens on February 20, 2023 and closes on March 21, 2023 regarding the matter set forth below. Oral comments will be taken during the public hearing. All interested agencies, groups, and persons are invited to submit written comments or questions to the above mentioned responsible agency on or before March 21, 2023 at the close of the public hearing. Such comments can be submitted to: Thomas Webster, Program Manager, Public Health and Social Services, 412 Lily Rd NE, Olympia, WA 98506, by phone at 360-280-6265, or email at webster@co.thurston.wa.us

Name of Responsible Entity: Thurston County Telephone #: 360-280-6265

Street, City, Zip Code : 412 Lily Road NE, Olympia, WA 98506

This notice shall satisfy requirements stipulated by the U.S. Department of Housing and Urban Development.

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS

The County receives funding from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) to provide a variety of activities that serve low income households and individuals. The funding is contingent upon the submission of a five-year Consolidated Plan to HUD. The consolidated plan suggests policy direction for the county's activities during the five-year period and the annual action plans identify specific projects during each year of the approved plan.

The substantial amendment to the 2021 One Year Action Plan is for the following: Thurston County was awarded a \$3,053,476 grant from HUD through the HOME-ARP program in 2021, with \$2,900,803 available for programming and \$152,673 available for administration. This program, established through the American Rescue Plan Act of 2021, is intended to serve individuals facing homelessness and housing insecurity. Eligible uses of HOME-ARP funds include:

- the production or preservation of affordable housing,
- tenant-based rental assistance,
- supportive services, homeless prevention services, and housing counseling
- the purchase and development of non-congregate shelter.

This substantial amendment will add the following projects to the 2021 one year action plan.

- HOME ARP Supportive Services: Funding amount: \$1,450,402
- HOME ARP Affordable Housing Development: Funding amount \$1,450,402
- HOME ARP Administration: Funding Amount: 152,673

BOARD OF THURSTON COUNTY COMMISSIONERS
Thurston County, Washington

Attest:
Jamie Caldwell
Clerk of the Board
February 23, 2023
IPL0110246
Feb 23 2023

Stefani Beard, being duly sworn, deposes and says: That she is the Principal Clerk of The Olympian, a daily newspaper printed and published at Olympia, Thurston County, State of Washington, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The Olympian in accordance with RCW 65.16.020 and RCW 63.16.040, as amended, for:

1 insertion(s) published on:
02/20/23

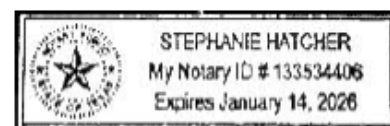
Stefani Beard

Principal Clerk

Sworn to and subscribed before me this 22nd day of February in the year of 2023 before me, a Notary Public, personally appeared before me Stefani Beard known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

1E. Public Comment Received

From: Cathy Johnson <cathyjohnson@rebuildingtogethertc.org>

Sent: Friday, February 17, 2023 1:40 PM

To: Thomas Webster <thomas.webster@co.thurston.wa.us>

Subject: HOME ARP funding proposal feedback

Happy Friday Tom. I just finished reading the HOME ARP proposal. Wow! Definitely appreciate all of the work that went into the research, pulling together different agencies, etc. to then put together a proposal.

I didn't see any references to providing support to low income homeowners who need financial support for repairs. Keeping people in their homes with \$1,000 worth of repairs is very financially doable compared to creating new affordable housing opportunities or providing homeless support. Would definitely like to see some money earmarked for RTTC.

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REBUILDING TOGETHER THURSTON COUNTY - REPAIRING HOMES, REVITALIZING COMMUNITIES, and REBUILDING LIVES SINCE 2003