



2013-2017 THURSTON COUNTY AND OLYMPIA REGIONAL CONSOLIDATED PLAN

Prioritizing HOME and Community Development Block Grant Resources

July 2013

2013-2017 Consolidated Plan Development Team

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Executive Summary

Overview

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

The City of Olympia Community Planning and Development Department (CPD) and the Thurston County Housing and Community Renewal Program are the lead entities responsible for overseeing the development and administration of the *2013-2017 Regional Consolidated Plan*. CPD's mission is to protect and enhance our community's quality of life, sustainability and public safety through comprehensive plans, development regulations and service programs. The mission of the Housing and Community Renewal Program is to create and preserve decent affordable housing; end homelessness; and provide capital investments which improve the viability, livability, and economic stability of Thurston County communities, particularly low- and moderate-income communities. The work is accomplished in partnership with the county's housing and social service providers and in cooperation with cities.

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

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

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

CDBG funds are some of the most flexible resources available to local governments. Communities can use CDBG funds for a wide range of activities such as rehabilitating single-family homes and apartment buildings, building community centers and public facilities, constructing water and sewer lines, supporting economic development, and providing vital social services. The fundamental philosophy of

CDBG is the belief that local elected officials are best positioned to identify and prioritize local needs and to effectively allocate funding to address those needs.

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

We've produced a single consolidated plan covers all of Thurston County for the CDBG and HOME programs:

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

Strategic Goals and Proposed 2013 Projects

The Thurston County *2013-2017 Regional Consolidated Plan* identifies the development of viable communities by the provision of decent housing, a suitable living environment and the expansion of economic opportunity. Through the housing needs analysis, input from the citizen survey, focus groups and other consultation with community partners, Thurston County and the City of Olympia have developed a proposed strategic plan with six priorities for the use of CDBG and HOME funds.

The goals are:

- Identify and create opportunities for **economic development** programs that principally benefit low income people;
- Maintain, enhance, and expand the supply of rental, homeownership, and special needs **affordable housing** for low income populations;
- Identify priority **public facilities and infrastructure** projects that serve low income populations throughout the county;
- Provide essential **public services** for low income and special needs populations;
- Create a comprehensive **homeless continuum of care** system that is responsive to the needs in our community; and
- **Acquisition of land** to support the development of new affordable housing, public facilities or infrastructure to meet the needs of low income residents.

Strategic goals are broad in nature and are specifically designed to address all needs identified in the Consolidated Plan. Each year these strategies will be used as the framework from which to identify the specific activities to be pursued, and presented in an annual Action Plan. Table 1 lists the projects selected for the 2013 Action Plans for the Urban County CDBG, Olympia CDBG, and the Thurston County HOME program. All funding amounts are current estimates and are subject to final federal appropriations for the CDBG and HOME programs.

Table 1. Proposed CDBG and HOME Projects, 2013

Funding Source	Recipient	Project/Activity	Outcomes	Proposed 2013 Award
Urban County CDBG	City of Yelm	Yelm Skate Park	Benefit to Yelm youth; 44% of population is under age 25	\$439,208
	City of Tenino	Tenino sidewalks	Benefit to all 1,705 residents of Tenino	\$60,000
	City of Bucoda	Bucoda Water Systems Phase I	Benefit to all 560 residents of Bucoda	\$326,976
	Thurston County	General Admin.		\$206,547
Total Urban County CDBG: \$1,032,731				
Olympia CDBG	Panza	Quixote Village	Cottage Housing for up to 30 formerly homeless people	\$55,000
	Community Youth Services	Rosie's Drop-In Young Adult Center	45 youth drop-in center clients daily; 10 shelter beds providing 3,650 bed nights annually	\$144,000
	Family Support Center	Smith Building Family Shelter and Affordable Housing Project	6 homeless families accommodated; 7 formerly homeless families housed; 60 total people assisted	\$158,000
	Panza	Quixote Village Social Services	Social services for up to 30 formerly homeless people	\$40,500
	Community Youth Services	Transitional Housing for Youth	55 youth housed in 15 housing units annually	\$10,000
	Out of the Woods	Family Shelter	Shelter for up to 48 family members providing 2,190 bed nights annually	\$12,000
	Together!	Evergreen Villages Youth Program	40 to 50 youth drop in visitors daily; 60 to 70 adults drop-in clients twice monthly	\$13,627
	Enterprise for Equity	Microenterprise Training	9 to 12 entrepreneurs trained; 25 to 28 existing businesses assisted	\$25,500
	City of Olympia	Isthmus Park	Two derelict buildings demolished <i>*Contingency use of any additional program income received</i> <i>**Includes an additional \$48,885 allocated by Olympia Council from new CDBG funds</i>	\$450,000*
	City of Olympia	General admin. (20% cap)		\$60,000
	City of Olympia	Rehab. Projects Delivery Costs		\$50,000
Total Olympia CDBG: \$1,018,627				

Funding Source	Recipient	Project/Activity	Outcomes	Proposed 2013 Award
Thurston County HOME	Family Support Center	Smith Building Family Shelter and Affordable Housing Project	Renovate the Smith Building to provide 6 units of family emergency shelter and 7 units of permanent housing for low income families	\$398,673
	Housing Authority of Thurston County	Housing Rehab. Program	Rehabilitate up to 8 low-income owner-occupied homes	\$200,000
	Homes First!	Affordable Housing Roof Replacement	Roof replacement for 5 Homes First! affordable housing properties	\$24,000
	Yelm Community Services	Krislen Apartments Rehabilitation	Replace roofs and paint the 24 Krislen Apartments for low-income seniors and persons with developmental disabilities	\$48,000
	Community Action Council	Killion Court Apartments Acquisition and Rehabilitation	Acquire and rehabilitate a 20-unit apartment complex serving low-income seniors	\$40,000*
	Thurston County	General Admin.		\$60,296
Total Thurston County HOME: \$770,969**				

*The Killion Court project was approved by the HOME Consortium in 2010 but is being funded in the 2013 program year.

**The HOME total includes the 2013 entitlement of \$602,969 and \$168,000 in recaptured prior year funds. See page 86 for more details on anticipated resources.

Developing the Consolidated Plan

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

- Updating data on affordable housing, homelessness and community development needs;
- Reviewing studies, reports and strategic plans related to affordable housing and community/economic development recently published by state agencies, other local governments and nonprofit organizations;
- Conducting a survey of stakeholders and citizens to gauge perceptions of challenges, needs and priorities for the use of CDBG and HOME funds. The survey was open from October 31 to December 20, 2012;
- Holding three focus groups in December 2012 to present data to partners from social service organizations and affordable housing providers, gather information on the highest priorities in the region’s communities, and strategize on the most effective use of CDBG and HOME funds;

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- Participating in county-wide efforts to address homelessness, including the January Point-in-Time count;
- Holding public hearings in May and June 2013; and
- Conducting a 30-day public comment period from June 1 to 30, 2013 for Olympia, and June 2 to July 2, 2013 for Thurston County.

The required elements of the Consolidated Plan include:

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

The Consolidated Plan will be presented to HUD on July 15, 2013. The 2013 program year will begin on September 1, 2013.

Consolidated Plan Contact Information

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

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Statutory Program Goals

The 2013-2017 Consolidated Plan was developed to be consistent with and support the HUD goals identified in Title 1 of the Housing and Community Development Act of 1974, as amended. All program activities and strategies discussed in the 2013-2017 Consolidated Plan are designed to further these goals and address the most critical affordable housing, homeless and community development needs in Thurston County. Recipients of CDBG, HOME and other federal funding must adopt one or more federal performance objectives and outcome categories. To meet one of the national objectives for CDBG funding, an activity must:

- Benefit low- or moderate-income persons;
- Address slums or blight; or
- Meet a particularly urgent community development need.

Outcome categories improve:

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

Chapter 1: Community Profile

Demographics

Thurston County is Washington's sixth most populous county, with 252,264 residents as of the 2010 Census. Between 2000 and 2010, the county's population grew by 22 percent, with Lacey and Yelm showing the highest rates of growth. For comparison, statewide population growth was only 14 percent during that same period. More than three-quarters of the population increase during the last decade can be attributed to the migration of people into the county.

This rate of growth is expected to continue. The state Office of Financial Management forecasts that the county population will increase by almost 30 percent — an additional 74,000 people — by the year 2030. This represents the mid-range estimate; a high estimate predicts more than 110,000 additional residents.

Figure 1 provides an overview of who makes up Thurston County today. As with the majority of data in this report, the numbers come from the 2009-2011 estimate from the American Community Survey, which is the primary source of small-area statistics published by the U.S. Census Bureau. In each population category, the bars show the proportion of citizens meeting census definitions in Thurston County as a whole, in Olympia, in the remainder of the county (all jurisdictions except Olympia) and, for comparison, the statewide percentages.

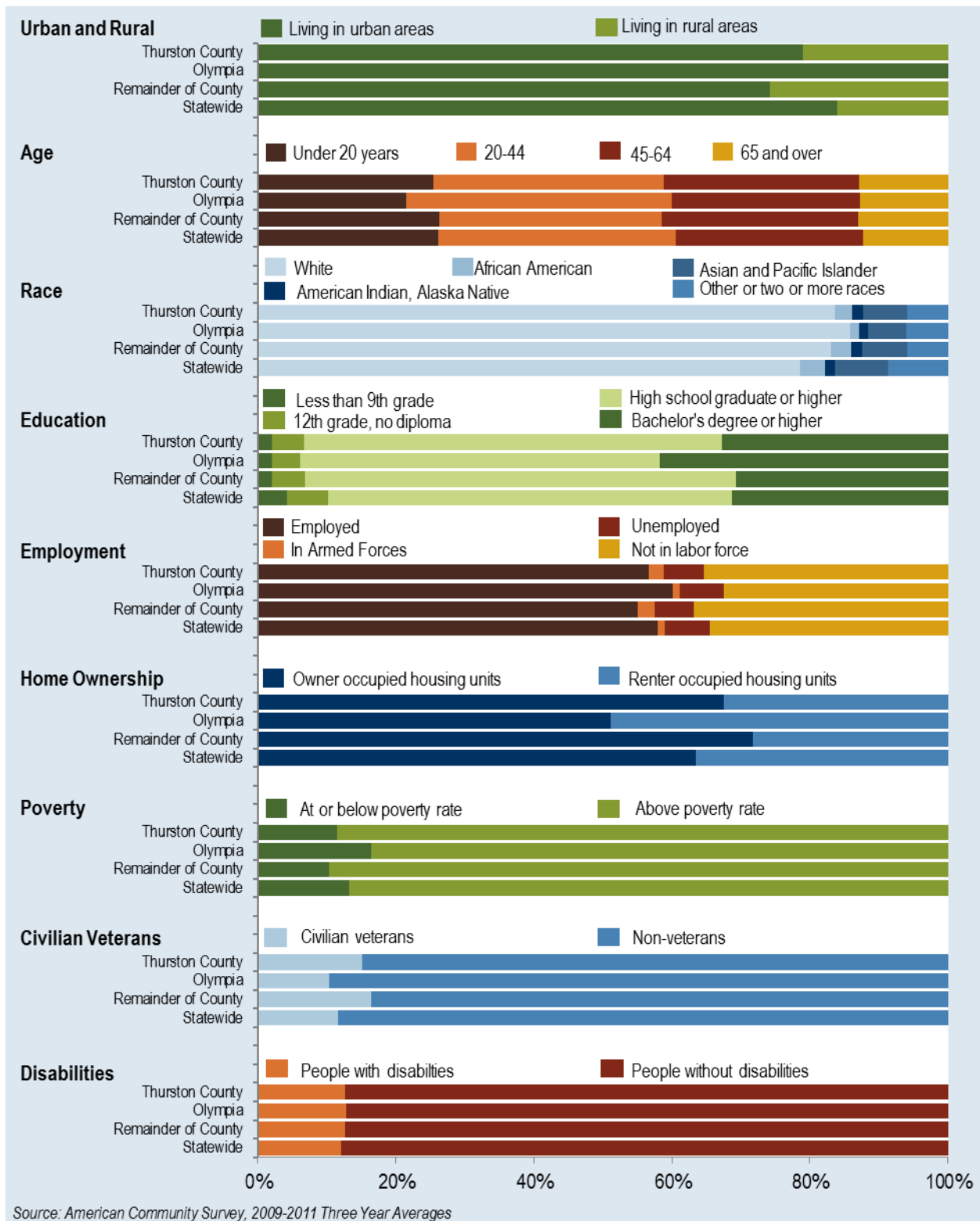
To qualify as an urban area, an area must encompass 2,500 or more people, at least 1,500 of whom must reside outside institutions. Fourteen percent of the land area in Thurston County is incorporated in cities. The census considers all residents of Olympia to reside in urban areas. Approximately 26 percent of county residents live in rural areas, which is significantly higher than the statewide average of 16 percent.

Ninety-three percent of county residents age 25 and older are high school graduates, a rate higher than the statewide average of 89.7 percent. Those with a bachelor's degree or higher made up nearly 33 percent of the county's population, compared to 31 percent of state residents. Olympians have the highest percentage of bachelor degrees, with almost 42 percent reporting that level of educational attainment.

The county's population is getting older, which mirrors state and national trends. The median age of the county's population was 38.5 years in 2010, an increase from 36.5 years in 2000 and 33.6 years in 1990. In 2010, persons age 65 and older constituted 13 percent of the total county population, and seniors' numbers are anticipated to reach 23 percent of the population by 2030. Yelm has the youngest population among Thurston County cities, with an average age of 29 years.

The census defines disability as a condition that limits activities and participation in school, work, home, or the community. Fewer than 13 percent of Thurston County residents reported having a disability in 2010, a number slightly higher than the statewide average of 12.1 percent. Of these disabled individuals, 36.5 percent were 65 years of age or over, and 17.5 percent had an income that was below the poverty level. Within the disabled population, 42 percent of individuals were employed.

Figure 1. Demographics of the General population of Thurston County



See Appendix C for the full data set for the demographic categories in Figure 1.

Thurston County is becoming more racially and ethnically diverse, although it is still less diverse than the state as a whole. Caucasians composed nearly 84 percent of the county’s population, compared to 79 percent of the state’s population. The county’s minority population grew from about 14 percent in 2000 to 25 percent in 2010. The fastest-growing population group during the decade was Hispanic/Latino of any race, which grew by 6.6 percent annually, from 9,392 people in 2000 to 17,787 people in 2010. Hispanic/Latino of any race was 7.1 percent of the population in 2010. Native Hawaiian/Pacific Islander was the second-fastest-growing population group during the decade (6.2 percent annually), but this group was still just 0.8 percent of the population in 2010. Asians — the second-largest minority group overall — grew by 3.6 percent annually, from 9,145 people in 2000 to 13,037 people in 2010. The county’s African American population, the third-largest minority group, grew 3.3 percent annually, from 4,881 in 2000 to 6,752 in 2010.

The Census Bureau defines as “linguistically isolated” households as those in which all members of the household 14 years old and over have at least some difficulty with English. Since 1990, Census data shows that the number and percentage of Thurston County households that speak a language other than English has increased from 6.5 to 10 percent. Of the county households speaking a language other than English at home in 2000, 4 percent spoke Spanish, 1.8 percent spoke other Indo-European languages, 3.8 percent spoke Asian and Pacific Island languages, and 0.4 percent spoke other languages. Overall, in Thurston County, 1.9 percent of households were linguistically isolated as of 2011. The majority of these households speak Asian and Pacific Island languages at home, followed by Spanish.

Housing Trends

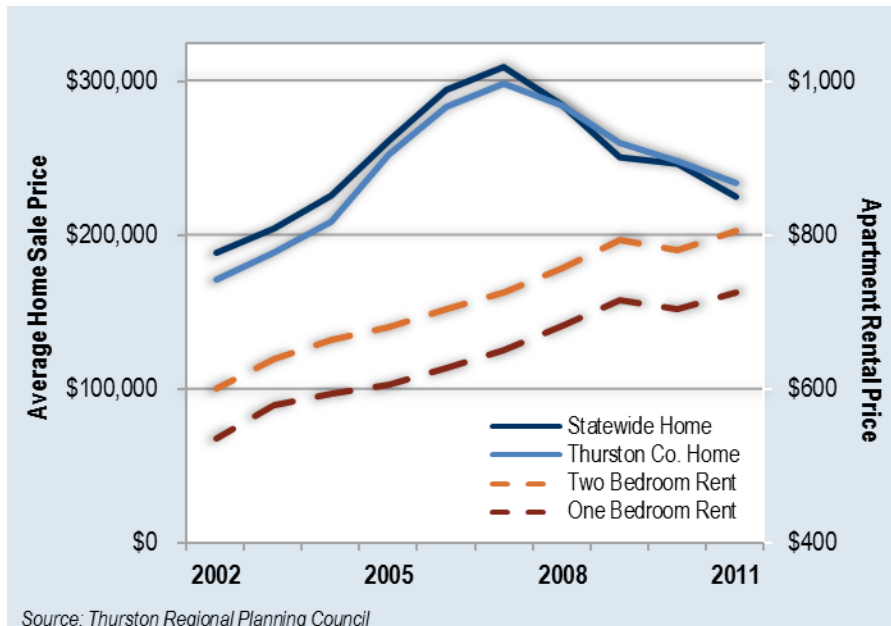
According to data from the Thurston Regional Planning Council (TRPC), housing starts and home values have declined during the past five years, resulting in greater affordability for buyers but fewer multifamily units being built. The bulk of the growth that is occurring is in urban Thurston County.

Housing starts in Thurston County declined from 3,137 in 2006 to 1,074 in 2011, and most of the development occurred in urban areas with greater access to transit, jobs and other opportunities. During the past five years, just 17 percent of new housing starts in 2011 were located in rural Thurston County.

As of 2011, the most recent year for which county data is available, 75 percent of housing starts were single-family homes. Manufactured homes captured 24 percent of the market share in rural areas but just 1.2 percent of the total county-wide starts. Multifamily homes captured 22 percent of the new housing starts in incorporated communities and urban growth areas in 2011. This proportion was lower than the 31 percent share in 2010.

Based on data from the Northwest Multiple Listing Service, total annual home sales decreased from a peak of 4,758 in 2006 to 2,611 in 2011. The average sale price decreased from a peak of \$298,290 in 2007 to \$233,393 in 2011 (Figure 2).

Figure 2. Thurston County Average Home Sale and Rental Price



The proportion of rental housing in Thurston County’s urban area has steadily increased over the last 50 years. In 1960, 26 percent of county households lived in rental housing, according to census data. That number grew to 33 percent of all households in 2010, with metropolitan jurisdictions having an even higher proportion of rental housing. Olympia households were nearly evenly divided between owner-occupied and renter-occupied housing units in 2010, and Tumwater had a slightly lower ratio (54 percent owner-occupied and 46 percent renter-occupied). Housing in Lacey was 43 percent renter-occupied.

Household Characteristics

The increase in the county’s population has been accompanied by a shift in family household composition. The percentage of married-couple households has decreased from 83 percent in 1970 to 50 percent in 2011. Conversely, the number of one-parent and non-traditional family households has risen. While the overall population is increasing, the number of persons residing in individual houses and apartments decreased in 2000 from over 3.1 people per dwelling to 2.5 people. These changes are attributable to several social factors: Couples postponing marriage or not electing to marry, reduction in the number of households with children, reduction in the average number of children per family, and growing numbers of non-traditional households.

Overall, these factors, along with an aging population, have resulted in the decreased percentage of households with children since 1970. In that year, 57 percent of all married couples had children. In 2011, that proportion dropped to 38 percent. In terms of total household population in 2011, only 19

percent are represented by married households with children under age 18, which is significantly lower than the rate in 1970 (46 percent).

Neighborhood Characteristics

According to analysis conducted by the TRPC, Olympia, Lacey and Tumwater have a greater share of affordable and available rental housing units for residents earning up to 80 percent of the area median income than do the county's other cities. However, these three cities have a disproportionately smaller share of affordable and available rental housing for the county's poorest residents — those who earn up to 30 percent of the area median income.

Despite their relatively high amount of low-income rental housing compared to the rest of the county, Olympia and Lacey have neighborhoods with the county's highest percentage of people living below the federal poverty thresholds set by the Census Bureau. In Thurston County, the poverty threshold is set at \$11,945 for a single individual under age 65, and \$23,283 for a four-person household with two children, with a range of levels depending on family size and number of children.

In Appendix A, Maps 1 and 2 indicate which block groups have the highest concentration of residents living below the poverty threshold. Block groups are subsets of census tracts, and both are designated by the Census Bureau.

Neighborhoods with the county's highest poverty rates follow the corridor that stretches from Harrison Avenue in west Olympia to the Martin Way-Interstate 5 interchange in west Lacey. These neighborhoods do have the advantage of offering transit, employment, and social service opportunities, in contrast to areas of unincorporated Thurston County where there are also high rates of poverty. The southwestern corner of the county and the block groups west of Rainier (which intersect the city borders of Yelm) also show poverty rates of 21 to 44 percent of the population.

None of Thurston County's neighborhoods meets HUD's definition of an ethnically or racially segregated area of poverty, which is an area less than 50 percent white and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the county, whichever threshold is lower.

Map 3 indicates that Thurston County's minority population is fairly evenly dispersed in the broader community. This is even the case with urban census block groups with the highest percentage of all minority groups combined, which are located in east Lacey and its unincorporated urban growth area. The exception is the Nisqually Indian Reservation, which is majority Native American and experiences a poverty rate between 21 and 44 percent.

Thurston County's ethnic and racial minorities, on average, are more likely to live at or below the poverty threshold compared to white residents. However, analysis conducted by the TRPC indicates that the income gap is not manifesting itself in geographic and economic segregation in most areas.

Poverty

Table 2 compares the percentages of Olympia and Thurston County residents living at or below the poverty threshold. Olympia has a higher rate of residents living at or below the poverty line than does Thurston County as a whole. The rate for children under age 18 is similar, at approximately 15 percent, but the differences are greater among adult and senior residents of the city and county.

Table 2. Poverty Status of Thurston County and Olympia Residents

Poverty Status by Demographic Categories		Thurston County % below poverty threshold	Olympia % below poverty threshold
All	All Residents	11.5%	16.5%
Age	Children (0-17 years old)	15%	15.5%
	Adults (18-64)	11.3%	17.9%
	Seniors	6.4%	10.0%
Gender	Male	10.3%	16.6%
	Female	12.6%	16.4%
Race	White	10.7%	14.6%
	Black or African American	19.1%	Not available
	American Indian or Alaska Native	18.6%	Not available
	Asian	9.3%	19%
	Two or more races	20.4%	35.3%
	Hispanic or Latino Origin	18.3%	Not available
Household Type	All families	7.7%	10.3%
	Married couple families	2.3%	3.7%
	Female householder, w/children <18	38.5%	35.2%
	Female householder, w/children <5	50.8%	38.5%
Employment	Employed	6.1%	10.3%
	Unemployed	26.2%	46.6%
Education Level	Less than high school graduate	22.4%	26.8%
	High school graduate	7.8%	15.1%
	Bachelor's degree or higher	3.9%	4.7%

Source: American Community Survey 2009-2011

Race also appears to be a factor in poverty status. White residents generally have the lowest poverty levels. In Thurston County as a whole, Asians have the lowest poverty level, but within just Olympia the percentage increases to 19 percent. Those of two or more races have the highest percentage of members living in poverty, at 20.4 percent for Thurston County and 35.3 percent for Olympia.

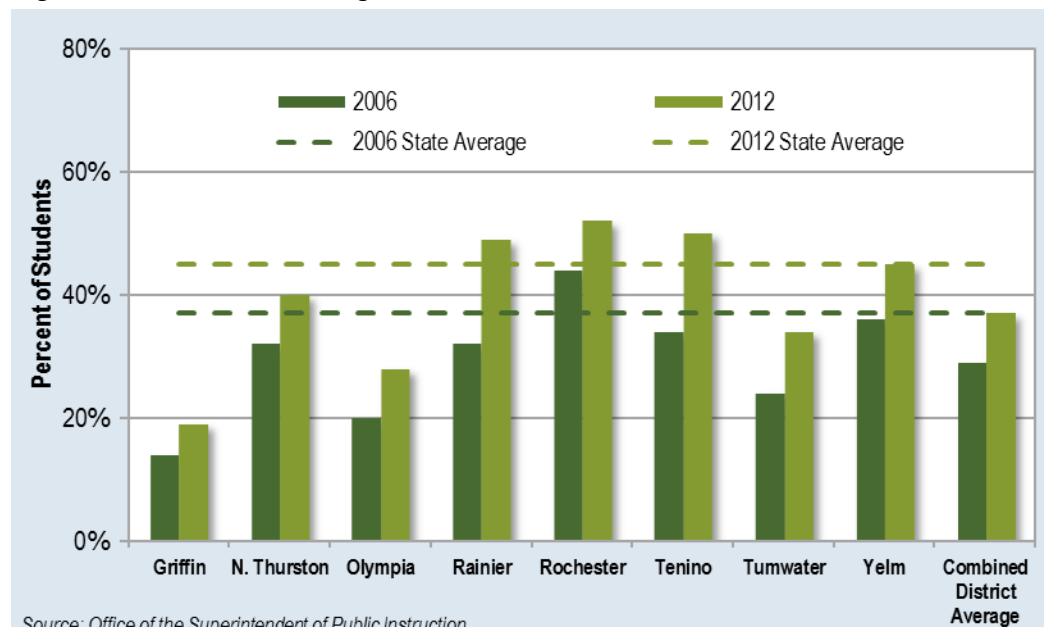
The only category for which the county has a higher proportion of residents living in poverty compared to Olympia is single-parent households headed by a female. Overall, 23 percent of families with children under age 18 in Thurston County are headed by single mothers. More than 50 percent of female-headed families with children under five years old are in poverty – the poorest demographic group. More than 60 percent of single mothers in Thurston County are between 20 and 30 years old, while an additional 16 percent are under age 20. These numbers indicate that many single mothers face the challenges of trying to graduate from high school and college and enter the job market while raising young children.

The poverty rate is higher than the overall average for children in the county under age 18, of whom 8,130 are poor. Of these, 3,396 are in extreme poverty, meaning that they live in families with incomes less than 50 percent of the federal poverty rate.

Another useful source of information on poverty among children is the number of children enrolled in the National School Lunch Program, which provides free and reduced-price meals in public schools. The county’s enrollment growth in the program outpaced that of the state over the last six years — 31 percent compared to 27 percent. All eight of the county’s districts have saw significant increases (Figure 3).

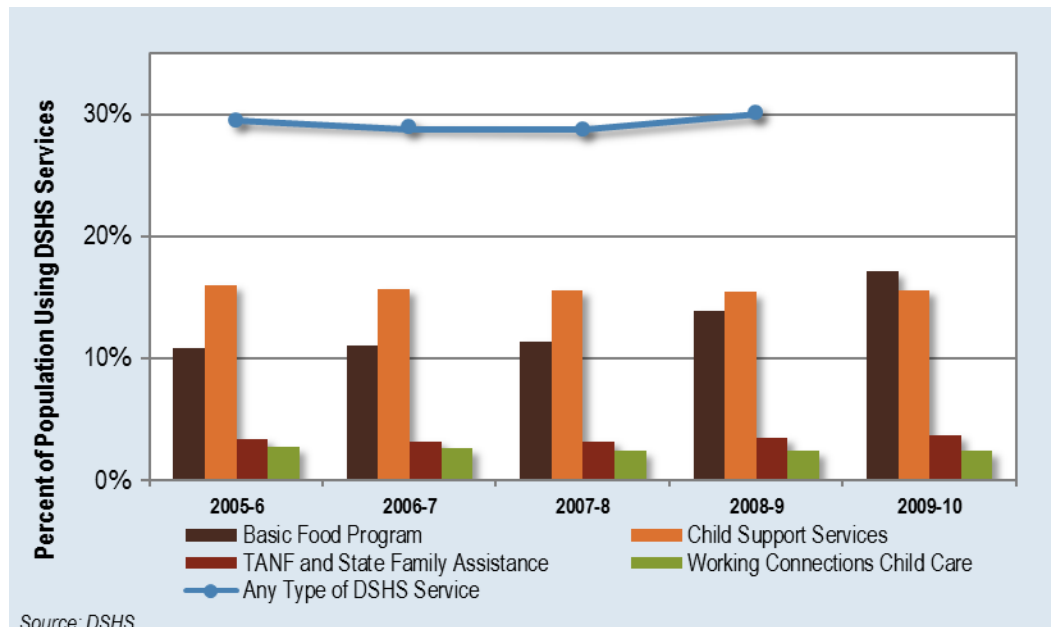
The Olympia School District showed the biggest jump during that period, with the number of enrolled students growing 42 percent. However, Rochester, Tenino, and Rainier have the highest percentages of enrollment overall, at rates around 50 percent.

Figure 3. Students Receiving Free and Reduced-Priced School Lunch



Data from the state Department of Social and Health Services (DSHS) provides the best estimate available of the number of persons in various subpopulations who are not homeless but may require housing or supportive services. The numbers in Figure 4 show how many people residing in Thurston County utilize different DSHS services.

Figure 4. Rates of DSHS Service Utilization in Thurston County



More than 30 percent of Thurston County residents received services from DSHS in 2009, the most recent year for which complete data are available. The largest service category was the Basic Food Program, known commonly as food stamps. The number of people receiving food stamps has increased by 58 percent since 2005, and now includes more than 17 percent of the county. Temporary Aid for Needy Families, or cash grants that help families for short periods of time, were utilized by 3.7 percent of the population.

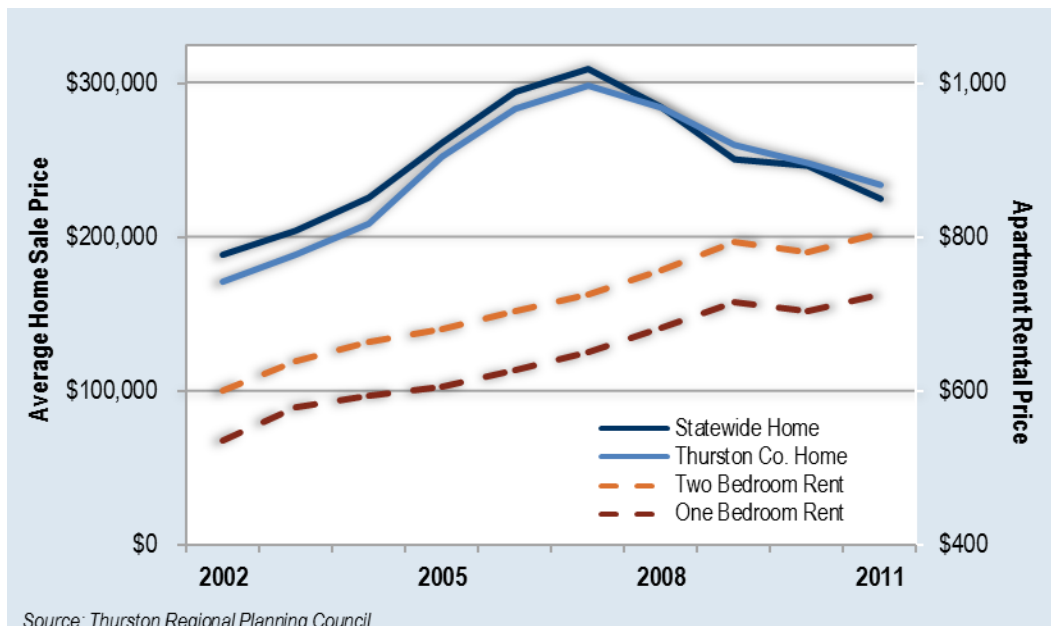
Chapter 2: Housing Market Analysis

Housing Market Analysis

Thurston County’s housing market continues to be affected by the recession. Housing starts and home values declined during the past five years, resulting in improved affordability for buyers but fewer multifamily units being built.

Home prices are impacted by many factors, including the incomes of potential buyers, the demand for rental units, and the ability to borrow money. Home prices in Thurston County increased by 74 percent from 2002 through 2007, an average of \$126,930 per home. This rapid increase in value mirrored national trends and became known as the “housing bubble.” After the bubble burst in 2007, home prices lost 22 percent of their peak value over the next three years (Figure 5).

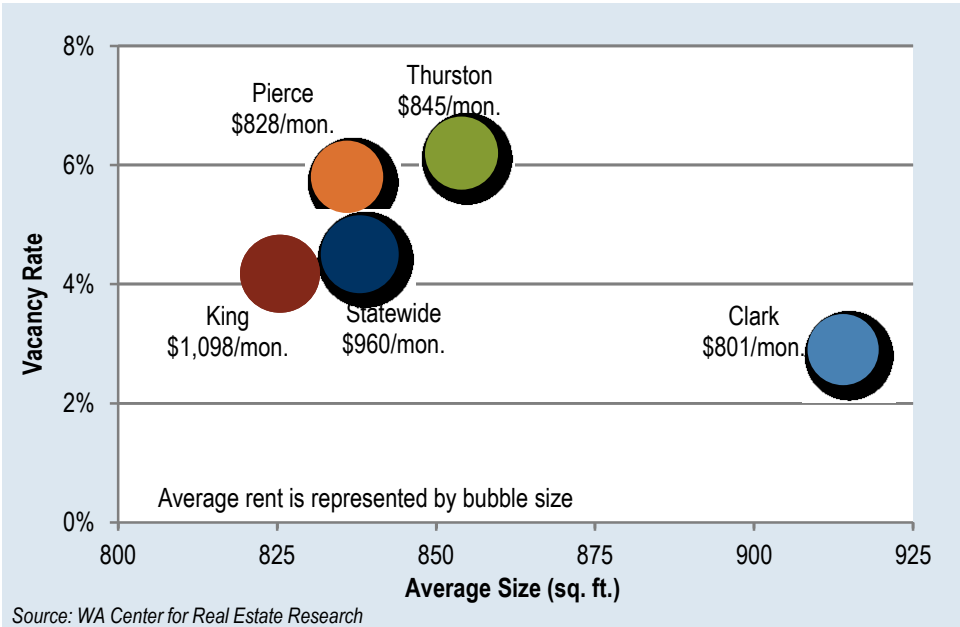
Figure 5. Thurston County Average Home Sale and Rental Price



Single-family housing is approximately 85 percent owner-occupied, while multifamily housing (primarily townhomes and condominiums) is around 89 percent renter-occupied. In general, there is much more multifamily housing in the cities of Lacey, Olympia, and Tumwater (35-40 percent) compared to the remainder of the county. In Thurston County, 78 percent of the housing stock is single-family homes, and the remaining 22 percent of the housing stock is multifamily homes, according to Census 2010 data.

Rates for the rental market, which represents about one-third of all housing, have outpaced the rate of inflation. The median rent of a two-bedroom unit rose 34 percent, to \$806 in 2011 from \$601 in 2002 (Figure 5). In March 2012, the Washington Center for Real Estate Research reported that the average rent in Thurston County was \$845, with a vacancy rate of just over 6 percent (Figure 6). In general, a vacancy rate of 5 percent indicates that demand matches supply. Thurston County’s higher vacancy rates indicate that rental prices may decrease slightly, at least in the short term.

Figure 6. Apartment Unit Market Statistics, March 2012



Another factor that affects affordability is the types of units available in the housing mix. Multifamily units and mobile homes are typically more accessible to people with low incomes than detached single-family homes. From 2000 to 2009-11 the number of housing units in the county grew by 25 percent, or 21,914. However, the bulk of the increase was due to single-family dwellings (Table 3).

Table 3. Thurston County Housing Mix, 2000 and 2009-11

Thurston County Housing Units	Number of Units, 2000	Percent of Total, 2000	Number of Units, 2009-11	Percent of Total, 2009-11	Percent Change from 2000 to 2009-11
Single family	57,568	66%	78,823	73%	37%
Multifamily	17,339	20%	19,808	18%	14%
2	2,715	3%	2,267	2%	-17%
3 or 4	3,335	4%	3,382	3%	1%
5 to 9	3,450	4%	4,698	4%	36%
10 to 19	2,933	3%	3,448	3%	18%
20 to 49	1,739	2%	1,637	2%	-6%
50 or more	3,167	4%	4,376	4%	38%
Mobile home	11,355	13%	9,646	9%	-15%
Boat, RV, van, etc.	390	0%	289	0%	-26%
Total	86,652		108,566		25%

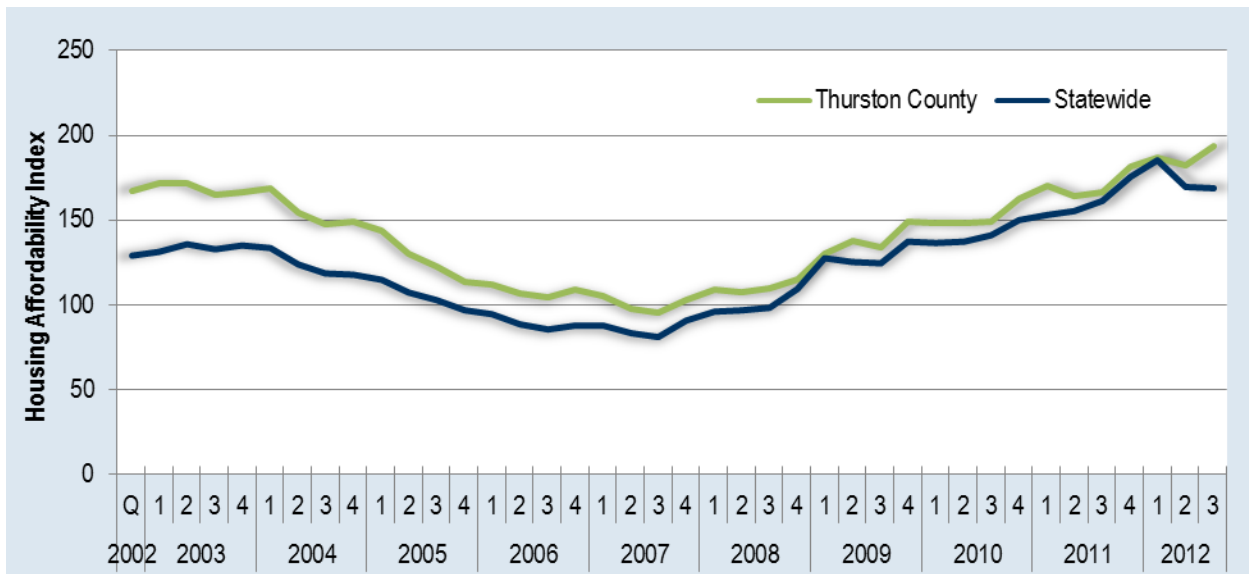
Source: American Community Survey 2009-2011

Housing Affordability Index

The National Association of Realtors developed the Housing Affordability Index (HAI), which has been used nationally since 1982. This index takes into account current economic conditions in an attempt to evaluate the affordability of housing. An affordability index of 100.0 or more is desirable, indicating that the potential purchaser has 100 percent or more of the income needed to qualify for a loan.

For the third quarter of 2012, the HAI for Washington State was 168.7, while the HAI for Thurston County was 193.7 (Figure 7).

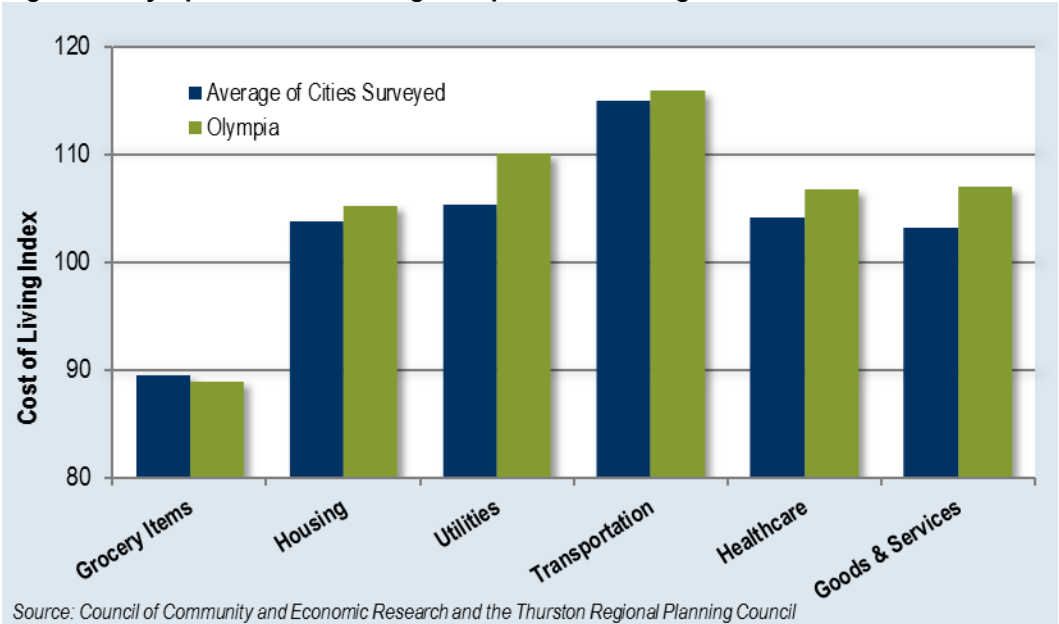
Figure 7. Housing Affordability Index



Source: National Association of Realtors

While this index indicates that more people in Thurston County were able to afford homes than residents in other parts of the state, another index shows that the region has a higher costs of living compared to other parts of the country. The Council of Community and Economic Research assesses categories of expense in dozens of metropolitan regions across the country. On average, the living costs in Olympia tend to be higher than those of other cities surveyed (Figure 8). For example, the cost of utilities in Olympia is more than 10 percent higher than the average for U.S. cities.

Figure 8. Olympia's Cost of Living Compared to Average of Cities



Housing Problems

The principal intended beneficiaries of CDBG funds are households with incomes less than 80 percent of area median income (AMI), a number that equated to \$49,617 in 2010. These households often must spend a high proportion of their income on housing and utility costs. For those who own their homes, many cannot afford to make basic repairs to their houses and therefore face a higher risk of experiencing dangerous housing conditions, such as mold and roof damage. The CDBG and HOME programs can help by providing rehabilitation loans that benefit low-income homeowners and tenants.

These loans can be used to eliminate hazards, such as failing electrical systems and lead-based paint. The loans can also reduce utility costs by upgrading insulation and heating systems. Rehabilitation loans provide a less expensive way to support low-income housing than alternatives such as new construction. Rehabilitation loans are repaid in most cases, allowing the funds to be “reused” for other eligible activities.

The most common housing problems experienced in Thurston County are discussed below.

Cost Burdened Households

One of the principal measures of housing need is the proportion of income spent on housing and utilities. Housing is defined as “affordable” if it costs less than 30 percent of a household’s income. Households spending more than 30 percent of their income are defined by HUD as “cost burdened,” and those spending more than 50 percent are “severely cost burdened.”

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Today, 32 percent of homeowners and 47 percent of renters are “cost burdened,” meaning that they spend more than 30 percent of their income on housing costs (Table 4), according to data from the Census Bureau. Fifteen percent of all households are “severely cost burdened,” and spend more than 50 percent of their income on housing costs.

The numbers of cost-burdened renters and owners in Thurston County have increased since 2001. The total number of households experiencing a severe cost burden has increased 35 percent over the last decade. The greatest single increase has been for severely cost-burdened home owners – a category which has grown by 57 percent in the last 10 years.

Table 4. Cost Burdened and Severely Cost Burdened Households

	% of Households Cost Burdened (>30% of Income)			% of Households Severely Cost Burdened (>50% of Income)		
	Owner	Renter	All	Owner	Renter	All
2000	24%	40%	30%	7%	18%	11%
2009-2011	32%	47%	37%	11%	23%	15%
% increase	33%	18%	23%	57%	28%	35%

Source: American Community Survey 2009-2011

During the last decade, incomes have also increased in Thurston County, by an average of 32 percent for a household. But these increases have been outpaced by the growth in housing costs (Table 5). Monthly costs for renters have grown by 49 percent and for homeowners, by 46 percent.

Table 5. Median Income and Housing Costs

	Median Income		Median Housing Costs		
	Family	Household	Monthly Renter Costs	Monthly Owner Cost (w/mortgage)	Home Value
2000	\$55,027	\$46,975	\$655	\$1,189	\$145,200
2009-2011	\$74,045	\$62,021	\$979	\$1,735	\$254,900
% change	35%	32%	49%	46%	76%

Source: American Community Survey 2009-2011

Disproportionately Greater Need by Race and Ethnicity

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

Table 6 shows the extent of housing problems in Thurston County overall and for five racial or ethnic groups: White, African American, Hispanic, Native American and Asian/Pacific Islander.

Disproportionately greater needs (indicated by red font) exist for at least one minority racial or ethnic groups in all income categories.

Table 6. Disproportionately Greater Housing Need by Race/Ethnicity

Income Group	Percentage of Households with Housing Problems					
	Overall	White	African Amer.	Hispanic	Native Am.	Asian/Pac. Isl.
0-30% AMI	81.1	80.9	100.0	85.1	88.4	82.5
30-50% AMI	75.5	74.8	93.3	71.9	86.3	76.0
50-80% AMI	46.5	45.8	48.7	41.0	68.2	64.1
80-100% AMI	34.3	33.7	37.9	53.3	30.1	36.8

Source: 2005-2009 CHAS

All African-Americans in the lowest income category experienced some type of housing problem, and over 93 percent of African-Americans in the next highest income level did as well. More than 86 percent of Native Americans at 30 to 50 percent of Area Median Income (AMI), and 68 percent of Native Americans at 50 to 80 percent AMI, live with housing problems. Sixty-four percent of Asians/Pacific Islanders at 50 to 80 percent AMI, and over 53 percent of Hispanic residents at 80 to 100 percent AMI, also experience one or more type of housing problem.

Physical Condition of Thurston County’s Housing Stock

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

Data indicates that most of the housing stock in the county is in good condition using these measures. Table 7 shows that less than 2 percent of occupied housing units lack complete plumbing or kitchen facilities or do not have at least one bedroom. Less than 3 percent lack telephone service. Owner-occupied units tend to be in better physical condition than renter-occupied units. Of renter-occupied units, 2.4 percent – or 774 units – lack complete kitchen facilities.

Table 7. Physical Condition of Housing Stock

Type of Condition	All	Owner-Occupied	Renter-Occupied
Complete plumbing facilities	99.7%	99.8%	99.3%
Complete kitchen facilities	99.1%	99.8%	97.6%
Telephone service available	97.7%	98.4%	96.3%
At least 1 bedroom	98.7%	99.8%	96.4%

Source: American Community Survey, 2009-2011

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

- **Standard Condition:** Dwelling units that provide safe and adequate housing, are well maintained, and are structurally sound without visible deterioration or observable defects.
- **Substandard Condition and Not Suitable for Rehab:** Dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.
- **Substandard Condition but Suitable for Rehab:** Dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction, or minor livability problems or maintenance work.

Overcrowding

HUD utilizes the Census Bureau’s definition of overcrowding, which considers a housing unit to be “crowded” if it houses more than one person per room. A “severely crowded” unit is defined as a housing unit with more than 1.5 persons per room. Just 1.3 percent of owners meet the definition of crowded, and 3.9 percent of renters. A total of 241 households countywide are either crowded or overcrowded (Table 8).

Table 8. Persons per Room in Thurston County Households

Persons per Room in Thurston County Households		Estimate	Percentage
Total households		100,507	
Owners	<i>Total owner occupied households</i>	67,852	67.5%
	0.50 or less occupants per room	54,575	80.4%
	0.51 to 1.00 occupants per room	12,411	18.3%
	1.01 to 1.50 occupants per room	802	1.2%
	1.51 to 2.00 occupants per room	36	0.1%
	2.01 or more occupants per room	28	0.0%
Renters	<i>Total renter occupied households</i>	32,655	32.5%
	0.50 or less occupants per room	20,719	63.4%
	0.51 to 1.00 occupants per room	10,656	32.6%
	1.01 to 1.50 occupants per room	1,103	3.4%
	1.51 to 2.00 occupants per room	115	0.4%
	2.01 or more occupants per room	62	0.2%

Lead-Based Paint Hazards

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

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

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children face greater risks of lead poisoning and can experience lifelong health problems and learning disabilities.

Because lead was banned as an additive in residential paint in 1978, the problem of lead-based paint is more common in homes built before then and especially in homes built prior to the mid-20th century. These older homes often contain paint with a higher lead content which has had more time to deteriorate into dust and paint chips.

A 1999 national study found that 67 percent of housing built before 1940 had significant lead-based paint hazards. This declined to 51 percent of houses built between 1940 and 1959, 10 percent of houses built between 1960 and 1977 and just 1 percent after that. Based on these figures, 12,248 homes in Thurston County are potentially hazardous, as shown in Table 9.

Table 9. Estimated Number of Homes with Possible Lead Hazards, Thurston County

Year Housing Unit Built	Number of Units	Percent of Total Housing Stock	Estimated Number with Possible Lead Hazards
Built 2005 or later	11,604	10.7%	116
Built 2000 to 2004	11,244	10.4%	112
Built 1990 to 1999	22,612	20.8%	226
Built 1980 to 1989	17,701	16.3%	177
Built 1970 to 1979	22,080	20.3%	2,208
Built 1960 to 1969	8,602	7.9%	860
Built 1950 to 1959	4,710	4.3%	2,402
Built 1940 to 1949	3,511	3.2%	1,791
Built 1939 or earlier	6,502	6.0%	4,356
Total	108,566		12,248

Source: 2009-2011 American Community Survey

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

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

Special Housing Needs

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

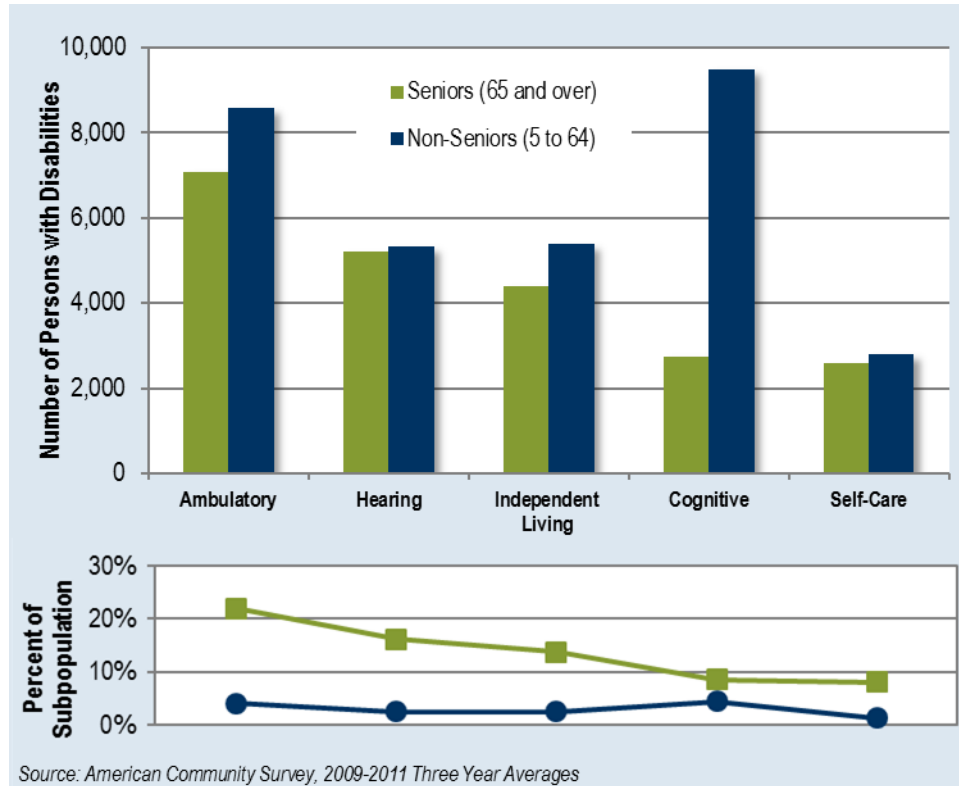
- 67 living units for developmentally disabled residents;
- 310 family home beds for developmentally disabled adults, of which 254 accept Medicaid;
- 170 beds and 114 units of permanent supportive housing for previously homeless persons, many of whom have chronic, disabling conditions;
- 12 homes and 101 beds of safe and sober housing;
- 2,016 beds in nursing homes, boarding homes, and adult family homes, of which 1,701 are Medicaid-eligible beds; and
- 58 units reserved for individuals with mental illness.

For the complete list of subsidized and special needs housing in Thurston County, see Appendix D.

Elderly and Frail Elderly

Data from 2009-2011 American Community Surveys indicate that 32,128 individuals in Thurston County are 65 years and older, representing over 13 percent of the total population. Of this number, 8 percent reported a self-care disability, and 22 percent reported a mobility disability (Figure 9). These numbers are the best estimate we have available on the numbers of frail elderly in the county.

Figure 9. Thurston County Residents with Disabilities



Seniors have more disabilities than the county’s overall population, but experience less poverty and use fewer DSHS services. More than 43 percent of seniors experience one or more disabilities compared to 12 percent of non-seniors.

Estimates indicate that the numbers of elderly and frail elderly will continue to grow as persons between 40 and 60 reach retirement. By the year 2020, 17 percent of the population of Thurston County is projected to be over the age of 65.

In 2006, the Housing Finance Commission partnered with the Washington Center for Real Estate Research at Washington State University to produce the report [Housing Washington’s Seniors – A Profile](#). The goal of this analysis was to present a profile of current housing occupied by older persons and to assess future demand for senior housing in Washington State. The report found that seniors

between the ages of 65 and 74 who rent their home spend an average of 36.3 percent of income on rent, meaning that many are cost burdened.

Looking forward, the report projected increases in housing cost burden for low-income seniors and identified several trends that raise concerns about the adequacy of housing for elderly people over the next 10 years. These include:

- One-third of seniors reported having one or more disabilities. By the time seniors reached the age of 85, that number grew to 70 percent, with nearly half experiencing physical limitations and many having a great deal of difficulty leaving their residence. As the number of people in this age range grows, the number of seniors that need disability services will also increase.
- Older Washingtonians face increasing housing and medical expenses, yet have incomes which have lagged behind. This trend will continue as additional supportive services and prescription medications are needed to support longer life expectancies.
- As persons from different ethnic backgrounds age, linguistic isolation may become a greater problem. There is a growing need for caregivers that speak other languages.
- There is shifting from home ownership to rental status as people age. Among seniors who rent their housing in facilities which do not provide any meals, the average proportion of income devoted to rent is above 30 percent in each geographic area studied and for the state as a whole.
- Public financing, through bonds and tax credits, will need to play a significant role in ensuring adequate facilities are available and affordable when they are needed.

Persons with Disabilities

The Census Bureau defines disability as a long-lasting physical, mental, or emotional condition. Persons with sensory, physical, mental, self-care and mobility disabilities have limited access to job opportunities, transportation, housing, and social services. As shown in Figure 9 above, Thurston County has 31,397 residents who have a disability, or approximately 13 percent of the total population residents. Almost 70 percent of all disabled persons in the county are employed.

Mental Disabilities

Persons with mental health challenges can face additional struggles finding and maintaining appropriate housing. DSHS found that approximately 30 percent of the 1,792 clients discharged from state mental health hospitals in July 2012 indicated a need for housing. However, only 17 percent of those in need received housing assistance, according to data recorded in the state's Homeless Management Information System (HMIS).

Counties and mental health service providers in Washington are organized into 11 Regional Support Networks (RSNs), providing local mental health managed care plans. The Thurston-Mason RSN provides services through five authorized community mental health agencies, four of which are located in Olympia. The majority of RSN clients are low-income and are covered by Medicaid. RSNs are required to track the housing status of their clients. In fiscal year 2012, 4 percent of the clients served by the

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Thurston-Mason RSN were homeless. An additional 3 percent lived in temporary arrangements with friends or family, putting them at risk of homelessness.

The Capital Clubhouse plays an important role for many individuals with mental health challenges in Thurston County by providing employment, housing, and life-skills training. The Clubhouse currently has 160 clients who participate in activities on a regular basis. In 2011 the Clubhouse took over from Behavioral Health Resources the administration of PATH, or Projects for Assistance in Transition from Homelessness. PATH is a federally funded program that assists homeless individuals with mental health issues locate permanent housing.

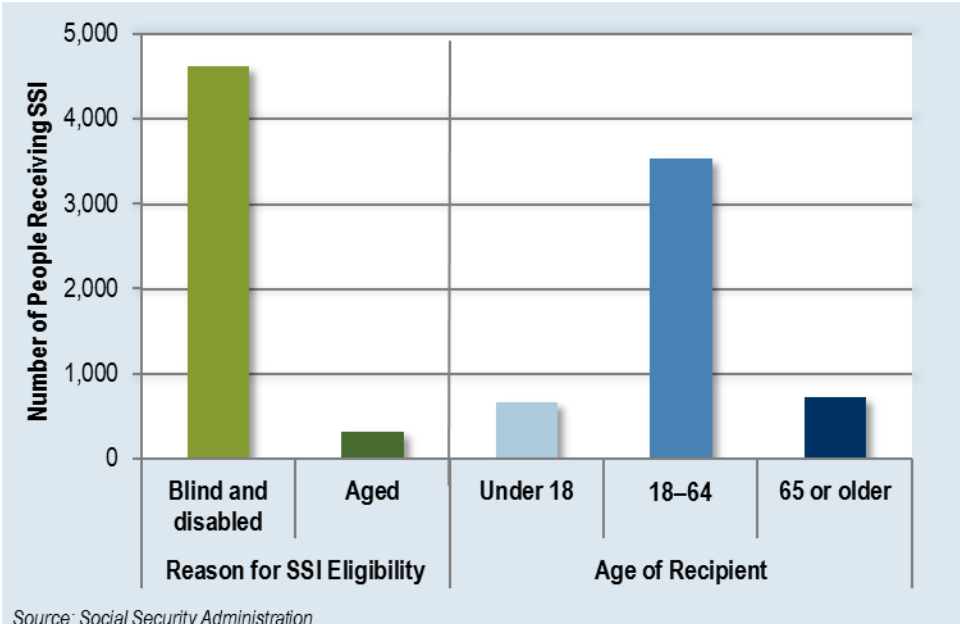
Physical Disabilities

Thurston County residents with a physical or sensory disability included 1.8 percent reporting a hearing disability, 2.1 percent a vision disability, and 1.9 an ambulatory disability, according to 2009-2011 ACS data. Among those with disabilities, the level of unmet housing need is not known. However, 17 percent of homeless respondents (156 individuals) in the 2013 Point in Time (PIT) count indicated that they had a physical disability. Of that number, 44 persons were unsheltered.

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

Many physically disabled people depend at least in part upon the government's basic welfare program, Supplemental Security Income (SSI), to meet their basic living needs. SSI provides financial support for people with significant and long-term disabilities who have no other means of support. In 2011, 4,264 Thurston County adults and 660 children under age 18 received SSI benefits (Figure 10).

Figure 10. Thurston County Residents Receiving SSI in 2011



An Olympia resident depending on SSI would need to spend 98 percent of his or her benefit payment to rent a one-bedroom apartment and 87 percent on an efficiency apartment, according to housing market data analyzed in a 2010 edition of the report *Priced Out*. This semiannual report published by the Technical Assistance Collaborative and the Consortium for Citizens with Disabilities Housing Task Force found that many individuals with disabilities are forced into substandard living arrangements or must rely on their families to continue housing them well into adulthood.

Developmental Disabilities

According to DSHS’s *Strategic Plan for Housing Needs Assessment and Trust Fund Utilization for People with Developmental Disabilities for FY 2010-2011*, Thurston County had 832 adults with developmental disabilities in 2008, the most recent year for which data is available. Of this population, 209 individuals are enrolled in DSHS’s Supportive Living program in their own homes. Another 131 individuals reside in their own homes but do not receive Supportive Living Services. Much of this population relies on state and federal support to remain in the community. These individuals may be receiving in-home personal care, alternative living, vocational, or intensive case management through DSHS. Close to 7 percent of respondents in a 2013 PIT count indicated having a developmental disability. These individuals are at high risk of homelessness if they slip through the safety net, according to social service providers.

The DSHS *Strategic Plan* evaluated community-based, affordable housing needs for people with developmental disabilities, and outlined goals of collaborating with special needs housing developers to ensure that adequate resources are being leveraged to maximize state Housing Trust Fund funding efficiencies. Because the majority of individuals with developmental disabilities depend on SSI as their primary source of income, nearly all live below 30 percent of the median income. Even persons receiving

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employment services through DSHS have very limited incomes, on average working less than 20 hours per month and earning an average monthly income of \$622.

One difficulty in funding affordable housing for persons with developmental disabilities is the need for community integration. Housing projects are expected to be consistent with requirements for Certified Residential Programs, housing no more than four clients per home. As stated in DSHS's *Strategic Plan*,

Segregation, isolation, and poverty are unacceptable. Programs can no longer be designed exclusively for people with developmental disabilities. Our challenge is to use funds in ways that stop setting people aside and instead place them in the mainstream of the community. Thoughtful and creative planning will be required to assure the role of housing services is to support the inclusion of people with disabilities into their communities.

Persons with HIV/AIDS

Pierce County AIDS Foundation (PCAF) is the agency providing supportive services, advocacy, and education on HIV/AIDS in Thurston County. According to the group AIDS United, 188 people are known to be living with HIV/AIDS in Thurston County as of 2011. However, more people are likely to have the disease but have not been tested for it.

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

Housing Opportunities for Persons with Aids (HOPWA) is a federally funded program providing housing assistance and supportive services for low-income people with HIV/AIDS and related diseases, and their families. HOPWA funding allows PCAF to provide a variety of housing options assistance in Thurston County to clients with a household income less than 80 percent of the Area Median Income. Housing Placement provides for applications fees, credit checks, first/last month rent, and deposits for clients who are moving into stable housing. Short-term payments to assist with rent, mortgage, and utility cost are available to clients who are already housed. Tenant-Based Rental Assistance (TBRA) is a program in which clients contribute 30 percent of their income toward rent and HOPWA funds pay the balance.

Persons with Alcohol or Drug Addictions

In 2012 there were 2,116 adults receiving alcohol or substance abuse assessments or treatment through DSHS. Services, which include detoxification and residential treatment, are available to those who are indigent and unemployable. Fifteen percent of those surveyed in the 2013 PIT count, or 102 individuals, reported that an alcohol or drug addiction was at least one of the causes of their homelessness. Additionally, 14 persons reported chronic substance abuse.

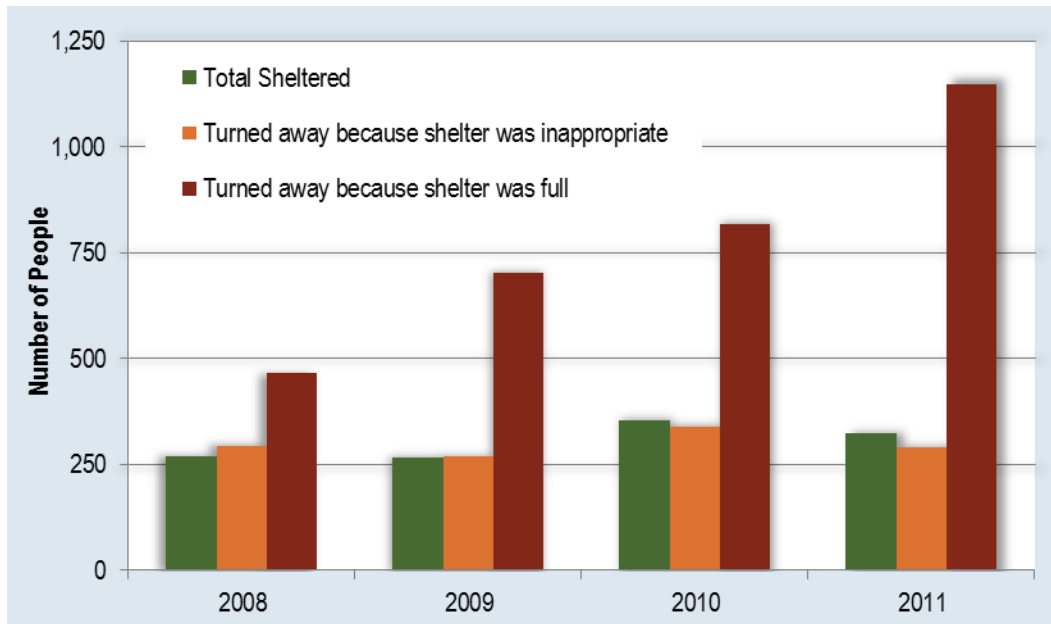
Oxford House, Inc. is a national nonprofit organization which establishes self-run, self-supported recovery houses. The independent homes, which are rented, provide an affordable, alcohol- and drug-free housing option for individuals in recovery. In Thurston County there are 13 Oxford Houses, according to DSHS. Individuals typically enter an Oxford House after completing an inpatient chemical dependency treatment program and are expected to participate in a recovery program in the community during their residence. Individuals can live in an Oxford House for as long as they want provided they follow rules. Members split expenses for the homes, which average \$275 to \$450 per person per month.

Victims of Domestic Violence

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

Seventeen percent of respondents to the Point in Time count (118 individuals) reported that being a domestic violence victim was a causal factor in their homelessness. SafePlace, the only advocacy agency and shelter for victims of domestic violence in Olympia and Thurston County, sheltered a total of 322 adults and children in 2011, the most recent year for which complete data was available. Their data indicates that many more – 1,243 individuals, or almost four times as many who applied for shelter – were turned away (Figure 11) because the shelter was full. Between 2008 and 2011, 72 percent were turned away because the shelter was full, with the remaining 28 percent turned away because the shelter was inappropriate for their needs.

Figure 11. SafePlace Shelter Stays and Turn-Aways, 2008-2011



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

Other Persons with Special Needs

Former Prisoners

Former prisoners re-entering society compose a distinct category of persons with special affordable housing needs. In the 2013 PIT count, 5 percent of those surveyed indicated that having a criminal record was a cause of their homelessness. National research conducted by the Council of State Governments indicates that over 10 percent of those coming in and out of prison or jail are homeless in the months before or after their incarceration. Housing designed to serve former prisoners who would otherwise be homeless faces the obstacles of zoning restrictions, community concern about property values and safety, and the challenges of finding suitable developers or agency partners.

Housing for this population has been repeatedly shown to reduce recidivism. However, many ex-offenders are excluded from public housing due to federal policies disallowing those convicted of certain crimes from living in HUD-subsidized housing. In addition, only a small fraction of inmates are served by half-way houses.

Sex Offenders

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

A May 2013 inquiry into the Thurston County Sheriff's Office database of registered sex offenders reveals 30 individuals in Thurston County who are listed as transient with no known address, out of a total of 187. An additional eight sex offenders' addresses could not be verified. Thus, over 20 percent of registered sex offenders are either homeless or their address cannot be verified. The consequences of homelessness include not receiving court-mandated services, not taking medication regularly or at all, and not being accessible to community custody officers or social service providers. As such, public safety is compromised and the risk of re-offending may increase.

Stable housing has been linked to a lower rate of recidivism in a growing body of national research. According to a 2007 report in the *Federal Probation* journal, the likelihood of re-arrest increased by 25 percent each time a parolee moved; an unstable living arrangement was the strongest predictor of parole absconding; and people on probation who moved more than once were nearly twice as likely to have had a disciplinary hearing. Sex offenders were found to have lower recidivism rates compared to those who commit other crimes. In addition, the report notes that "those who comply with probation and treatment have lower re-offense rates than those who violate the conditions of their release," and housing is one key factor in an individual's ability to comply with their probation and treatment plan.

Public Housing Needs

Thurston County has one public housing project owned and managed by the King County Housing Authority. Casa Madrona's 69 apartments are one-bedroom, one-bath units, reserved for low-income, elderly and disabled households. There is a community building on site with a kitchen, recreation room, and crafts room. Located on Martin Way, on an important arterial, the housing project is conveniently close to shopping and services as well as access to Interstate 5.

The units are well-maintained, are not in need of rehabilitation, and received an overall inspection score of 83 percent in 2010. The Housing Authority is not considered troubled or performing poorly.

Rental Assistance

The Housing Authority of Thurston County (HATC) administers tenant- and project-based rental assistance and temporary housing programs (Table 10). Three-quarters of households assisted are extremely low-income and the remaining 25 percent of households are very low-income. HATC prioritizes housing for the elderly, persons with disabilities, families with minor children or disabled adult children, single pregnant women, and single individuals who are victims of domestic violence or hate crimes. HATC gives additional preference to households paying above 40 percent of their income for housing, those in substandard housing, and those displaced by natural disasters or other causes.

The waitlist for rental vouchers typically has hundreds of households on it. HATC opened the waitlist for the first time in five years in March 2012. Within two weeks, the agency received over 3,200 applications. Using a lottery system, 1,000 applications were approved for Housing Choice Vouchers, which were distributed starting in October. HATC hopes to be able to serve all 1,000 applicants within the next two years. As of December 2012, the agency still had 925 households on their waitlist for rental assistance, in addition to the applicants it hopes to serve.

Table 10. Housing Vouchers Available per Month

Year	Mod-Rehab	Public Housing	Project Based	Tenant Based	Chronically Homeless Veterans	Family Unification	Disabled	Housing Choice Vouchers*
2012	83	0	204	1828	35	73	500	2032*
2011	83	0	204	1828	35	73	500	2032*
2010	83	0	204	1828	35	73	500	2032*
2009	83	0	214	1768	35	23	500	1982*
2008	83	0	214	1733	0	23	500	1947*
2007	83	0	214	1733	0	23	500	1947*

* The total number of Housing Choice vouchers is the sum of the project-based and tenant-based vouchers. Vouchers for chronically homeless veterans, family unification, and the disabled are subcategories of tenant-based vouchers.

Source: Housing Authority of Thurston County

Project-based vouchers may be issued by HATC to subsidize a particular unit, rather than a household. These are typically awarded through a competitive, annual request for proposal process. Up to 20 percent of a Public Housing Authority's vouchers may be project-based. All voucher categories, with the exception of those funded through the HOME program, are funded at levels established nationally by Congress. HATC targets 75 percent of its vouchers to households earning less than 30 percent of median family income, and 25 percent to those between 30 and 50 percent of median family income. Rental assistance has a good track record of getting people into permanent housing. In 2012, 66 percent of persons exiting rental assistance programs were moving into permanent housing.

Chapter 3: Homeless Needs Assessment

Homeless Needs Assessment

As housing costs and unemployment rates have risen, the number of people in the county without a place to live has grown significantly — 56 percent since 2006, according to data collected through the annual census of homeless persons.

Over the last six years, Thurston County has invested nearly \$14 million to support many projects and programs to reduce homelessness. These funds have provided affordable housing, rental assistance, and other essential services to reduce homelessness throughout the county. The funding for these projects and programs is managed by the Thurston County HOME Consortium, an eight-member, inter-jurisdictional body composed of representatives from the governments of Thurston County, Bucoda, Lacey, Olympia, Rainier Tenino, Tumwater, and Yelm. The Consortium governs the use of federal HOME funds and the 2160 and 2163 programs, which are funded by document recording fee dollars (collected by the county).

During program year 2012 the HOME Consortium invested \$1,867,402 federal and local funds in projects and programs intended to alleviate homelessness. Notable accomplishments include:

- Thurston County hired a Homeless Coordinator to provide strategic coordination for the network of service, shelter and housing providers;
- Rental housing vouchers allowed 187 households to be rapidly re-housed;
- Fifteen units of rental housing were renovated, including five units by Yelm Community Services eight units by the Housing Authority of Thurston County, and two units by the Community Action Council;
- Eight units of owner-occupied homes were rehabilitated by providing essential home repairs in rural communities by the Housing Authority of Thurston County; and
- Eleven social service agencies received support for operations and maintenance costs, ultimately benefitting an estimated 1,464 low- and moderate-income people.

Together these projects and programs provided housing and essential services that helped hundreds of households across Thurston County. A significant number of homeless and at-risk people were assisted, likely preventing them from becoming homeless. If not for the funding provided through the HOME Consortium, the rate of homelessness in Thurston County would be significantly higher.

Homeless Demographics

Thurston County participates in a statewide annual count of homeless persons, known as the Point in Time (PIT) count. This census helps determine the number of homeless people in the county, as well as the causes of their homelessness, and assists in developing a comprehensive strategic response to the issue.

The January 2013 PIT count revealed 686 homeless people living in Thurston County (Table 11). The count found another 145 people who were staying temporarily with friends or family, and 127 people in jails and medical institutions who, if not for their being held involuntarily, would have been homeless.

These categories, while not included in official count numbers required by HUD, bring the 2013 count to 1,049 people living homeless across Thurston County.

Table 11. 2013 PIT Count Results

Categories of Individuals	Number	Percentage
Males	393	58%
Females	284	42%
Unaccompanied Youth	7	<1%
Veterans	38	8%
Youth age 17 and under	157	23%
Current Living Status	Number	Percentage
Emergency Shelter / Motel Voucher Program	180	26%
Transitional Housing	269	39%
Vehicle	30	4%
Abandoned Building	16	2%
Out of Doors	191	28%
Total Persons	686	

Source: 2013 PIT Count

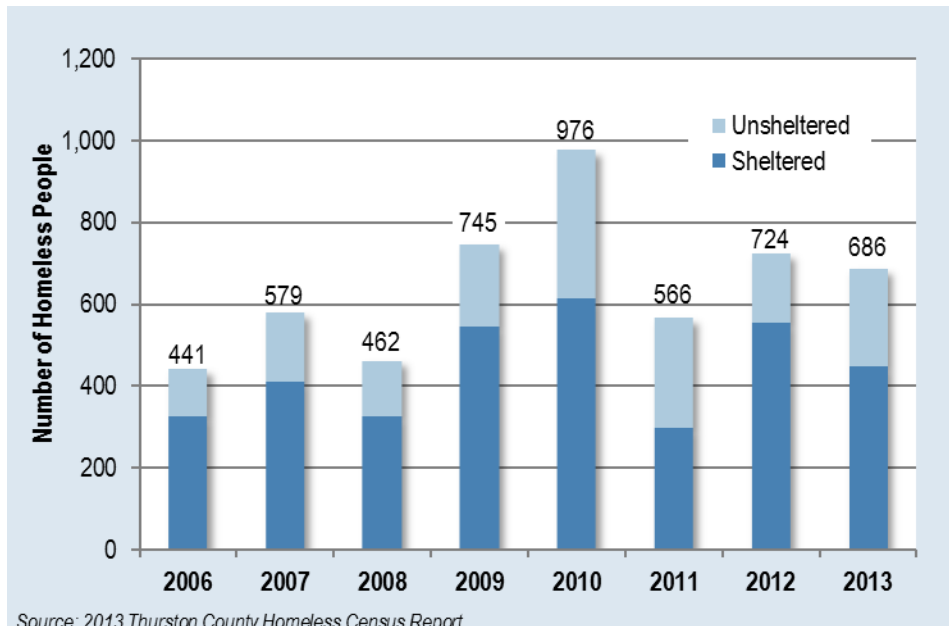
The 2013 census represents a 56 percent increase, or 245 more people than identified in the 2006 census of 441 people. However, this year's results indicate a significant 30 percent drop in homelessness from the 2010 all-time high of 976.

These numbers do not include everyone in the county who experiences homelessness, since they represent a single-day snapshot. During 2012, 5,373 people experienced homelessness in the county and were served by Thurston County social service agencies, according to data collected by the Homeless Management Information System (HMIS).

Homeless individuals include adults and children, individuals and couples, people who work and those who are unemployed. According to *The State of Homelessness in American in 2013*, published by the National Alliance to End Homelessness, Washington State ranked eighth out of all states for the highest rates of homelessness.

Nearly 35 percent were unsheltered; an increase of 39 percent from 2012 (Figure 12). Many people in need are denied housing because facilities are full, they did not meet the requirements of the facilities (having children, or having a substance abuse problem, for example), or they chose not to enter facilities or programs.

Figure 12. Sheltered and Unsheltered Homeless People in Thurston County



Thirty percent of those counted are chronically homeless, meaning they had been homeless for more than one year or had experienced four or more episodes of homelessness in three years, and have a disability. The designation of chronically homeless attempts to identify which individuals are most in need of permanent supportive housing.

People become homeless for a variety of different reasons: unemployment, low wages, physical disabilities, mental-health problems, drug and alcohol use, family break-up, and release from treatment centers and jails without having a home. The causes are often overlapping, and many individuals cycle in and out of homelessness. During the 2013 PIT count, the top reasons people gave for being homeless were:

1. Economic reasons (27 percent);
2. Family crisis or break up (26 percent);
3. Mental illness (19 percent);
4. Domestic violence (17 percent); and
5. Alcohol/substance abuse (15 percent).

Rural Homelessness

While homelessness is a regional problem, its locus is concentrated in Olympia because the city, and the downtown region in particular, is the urban core of the county. Federal, state, and local funds support a continuum of services, shelter and housing – 90 percent of which are located within city limits. As a result, homeless people from more rural areas like Bucoda or Rochester gravitate towards Olympia.

However, the PIT count may also undercount many of the rural homeless. Social service providers report that rural homelessness tends to present itself as families doubling or tripling up in one residence, and in

households living in camper vehicles in poor condition. Rural officials estimate there are a significant number of people living in substandard housing (lacking in heating, cooking, or sanitation facilities).

Many rurally-based homeless people tend to exist “off the grid” of homeless services, often because fewer services exist in rural areas. Methodologies used in urban areas – such as using homeless outreach events or field census teams – are less effective in areas with remote camp locations.

Race and Ethnicity

The PIT count does not capture race and ethnicity, and no other complete data source collects that information for homeless persons. The best source of information was found in data collected by the HMIS used by social service providers throughout the county. By comparing the racial/ethnic distribution of homeless people receiving services in Thurston County with distributions for the county overall, it is possible to determine which racial and ethnic groups were disproportionately served by emergency shelters (Table 12).

During calendar year 2012, agencies required to use HMIS served 5,373 individuals experiencing homelessness throughout Thurston County. Table 12 indicates the race and ethnicity recorded for those persons, and for the county as a whole as a comparison.

Table 12. Disproportionate Race/Ethnicity of Sheltered Homeless Individuals

Race	Sheltered Homeless Individuals	Thurston County Average
White	57%	83.6%
Black/African American	10%	2.5%
Asian/ Pacific Islander	4%	6.4%
American Indian/Alaskan Native	5%	1.5%
Don't know/refused	24%	
Ethnicity		
Non-Hispanic	68%	92.9%
Hispanic	7%	7.1%
Don't know/refused	25%	

Source: Homeless Management Information System and the American Community Survey 2009-2011

Whites and Asians/Pacific Islanders made up a smaller percentage of those accessing emergency shelters than their proportion of the county’s population. In contrast, African-Americans and American Indians/Alaskan Natives showed the largest proportionate disparity between population numbers and emergency shelter clients. African-Americans composed 2.5 percent of the county’s population, but averaged 10 percent of individuals in emergency shelters. American Indian/Alaskan Native persons represent 1.5 percent of the population, but totaled 5 percent of emergency shelter users.

Homeless Families with Children

The PIT census found 277 people in 98 homeless families, accounting for 40 percent of the homeless population. However, social service providers report anecdotal evidence that a larger number of homeless families find shelter by living with friends or family members or in their vehicles, thereby eluding the census methodology. Homeless families often cite job loss or the loss of their housing related to the economy as the cause of homelessness.

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

Homeless and At-Risk Youth

The PIT count found 157 homeless children and youth under age 17, or 23 percent of the total respondents, including seven who were unaccompanied by adults. An additional nine respondents reported that aging out of the foster care system was one of the situations causing them to become homeless, and one youth reported running away from foster care.

An additional 37 young people aged 18 to 20 years old, and another 60 individuals aged 21 to 25 years old, were part of a category of young homeless people who are termed “transition-age youth.” Homeless youth and young adults often are not able to sign leases for rental housing or have the credit history to be approved as tenants. This group is considered to be at higher risk for victimization when placed in general population emergency shelters.

Without appropriately focused interventions, these youth may become part of the chronically homeless adult population. Adolescents and young adults have different biological, psychological, social, and developmental cognitive needs than adults, and may be more responsive to a structured transitional housing program. Best practice service models are designed to focus on prevention and intervention strategies that are geared to a young person’s developmental stages. These models utilize multiple “best practice” interventions within a harm reduction model, recognizing that one size will not fit all.

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

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

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

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

The 2013 OSPI count for Thurston County school districts (Table 13) shows that 1,123 children were found to be homeless in 2013, a number nearly the same as that of the previous year. The largest increase came in 2010, when there was a one-year 57 percent jump in homeless students. This increase was likely due to the sharp downturn of the economy in 2008-2009, and the slow recovery has not yet resulted in a meaningful reduction in families facing severe economic hardship.

Table 13. Homeless Youth in Thurston County School Districts, 2006-2013

Year	Homeless Youth Count	Percentage Change Above 2006
2006	654	
2007	671	3%
2008	741	13%
2009	806	23%
2010	1,269	94%
2011	1,164	78%
2012	1,126	72%
2013	1,123	72%

Source: OSPI. School districts include Yelm, Tumwater, Tenino, Rochester, Olympia, North Thurston, Griffin, and Rainier.

Chronically Homeless

The 2013 PIT count found 191 people who were living out of doors, 30 people living in vehicles, and 16 living in abandoned buildings. In addition, data indicates that 70 percent of shelter exits in 2012 were to an unknown destination, meaning that people are likely cycling in and out of sheltered, unsheltered, and “doubled-up” (staying with friends and family) homelessness. In total, 209, or 30 percent of those homeless, met the definition for chronically homeless, including two families.

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

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

The *Ten-Year Homeless Housing Plan* lists reducing the number of chronically homeless individuals as one of eight objectives to achieve by July 1, 2015. To achieve this goal, the plan recommends developing 100 new housing units for chronically homeless individuals.

Single Adults

Homeless individuals typically make up the largest sub-population of homeless people. Locally, the census revealed 409 single adults, comprising 60 percent of the total 686 respondents. People are considered homeless individuals when they do not have dependent children, are not expecting a child, or do not have other familial obligations that prohibit them from arranging their individual accommodations. Individuals who are not mentally ill, veterans or victims of domestic violence are often excluded from many forms of public assistance, including housing. As a result, it can be difficult to find resources to serve them.

Other Categories of Homeless Individuals

Domestic Violence Survivors

There were 118 homeless victims of domestic violence in 2013, representing 17 percent of the total population of homeless respondents. An additional 12 percent reported “family breakup” as a cause.

According to the National Law Center on Homelessness and Poverty, domestic violence is one of the leading causes of homelessness for women and children. A 2005 study commissioned by the U.S. Conference of Cities found that domestic violence was the leading cause of homelessness for women and children in half of the cities reporting, including Seattle.

Victims of domestic violence often have fewer options to seek temporary shelter with friends and family because their abusers would then be able to find them. A family fleeing from domestic violence often has neither the financial resources nor the job skills to obtain a salary high enough to afford decent housing. If the individual returns to an abusive partner, they are highly likely to return again to homelessness. As a result, they are disproportionately dependent on shelters, typically operated in confidential locations. SafePlace, the local domestic violence shelter, offers beds that are configured into family rooms rather than being offered in a dormitory style, to accommodate parents and children. Other local homeless shelters and transitional housing facilities also provide shelter for domestic violence victims.

Data indicates that many survivors and their children are turned away from SafePlace because the shelter is full, indicating an unmet need among this group. See page 39 for more information about shelter capacity for domestic violence survivors.

Mentally Ill

The third most frequent cause of homelessness cited by 131 individuals, or 19 percent of the respondents, was mental illness. On another question regarding self-reported disabilities, 222, or 27 percent, reported mental illness, which may have been a contributing factor in their homelessness.

In a report issued in July 2012, The DSHS Research and Data Analysis Division and the Department of Commerce found that approximately 30 percent of the 1,792 clients discharged from state mental health hospitals are homeless at some point in the 12 months after discharge. In total, 39 percent of those leaving state mental hospitals had an identified lack of housing or faced challenges in finding appropriate housing.

Mental illness is typically among the top three causes of homelessness, according to the National Coalition for the Homeless. National studies have generally found that between 20 and 25 percent of homeless persons have severe and persistent mental illness. Severe mental illness often impedes the ability to maintain employment or to manage expenses, which in turn makes it difficult to maintain stable housing. Once homeless, people with mental illnesses can find it difficult to understand or cooperate with the rules of emergency shelters. Those who are unsheltered and mentally ill may find it difficult to access services that would help them to stabilize.

Chronically mentally ill people tend to have symptom escalation on a cyclical basis. However, the Federal Task Force on Homelessness and Severe Mental Illness estimates that only 5 to 7 percent of homeless persons with mental illness need to be institutionalized; the great majority are able to live in the community provided they have supportive housing and services. If homeless mentally ill individuals do not receive treatment, they present a greater risk of law-breaking behavior. If jailed, mentally ill people may lose supportive services or housing that they have secured. Upon release from incarceration, many mentally ill people must re-establish their housing and service subsidies, a process that can take several weeks. During periods of hospitalization, landlords may evict them for non-payment and dispose of their belongings. After several episodes of homelessness, it can be difficult to find a new landlord willing to accept them given their rental history.

Veterans

In Thurston County, 38 homeless individuals, or 8 percent of the total, identified themselves as veterans. Nationwide, about one-third of the adult homeless population are veterans. According to the U.S. Department of Veterans Affairs (VA), homeless veterans are predominantly male, with approximately 5 percent being female. In the 2013 PIT count, only eight individuals indicated that they received financial support from the VA.

The majority of homeless veterans are single, come from urban areas, and suffer from mental illness, alcohol and/or substance abuse, or other co-occurring disorders. Nearly half of homeless veterans served during the Vietnam era. Two-thirds served in the military for at least three years and one-third were stationed in a war zone.

The National Alliance to End Homelessness estimates that veterans compose approximately 26 percent of the homeless nationally. In the general population, veterans account for 11 percent of the population aged 18 and over. This suggests that the homeless veteran population may have been significantly undercounted in Thurston County. Studies show that veterans are the least likely among the homeless sub-populations to be willing to work with government or other institutional services.

Substance Abusers

Fifteen percent, or 102 individuals, reported that alcohol or drug abuse was one of the causes of their homelessness. On questions about disability, 12 percent (80 people) indicated chronic substance abuse. Persons who are actively abusing alcohol or drugs often have no shelter options in Thurston County, because there is no “harm reduction housing” (sometimes referred to as “wet” facilities) that would allow housing for persons still using substances.

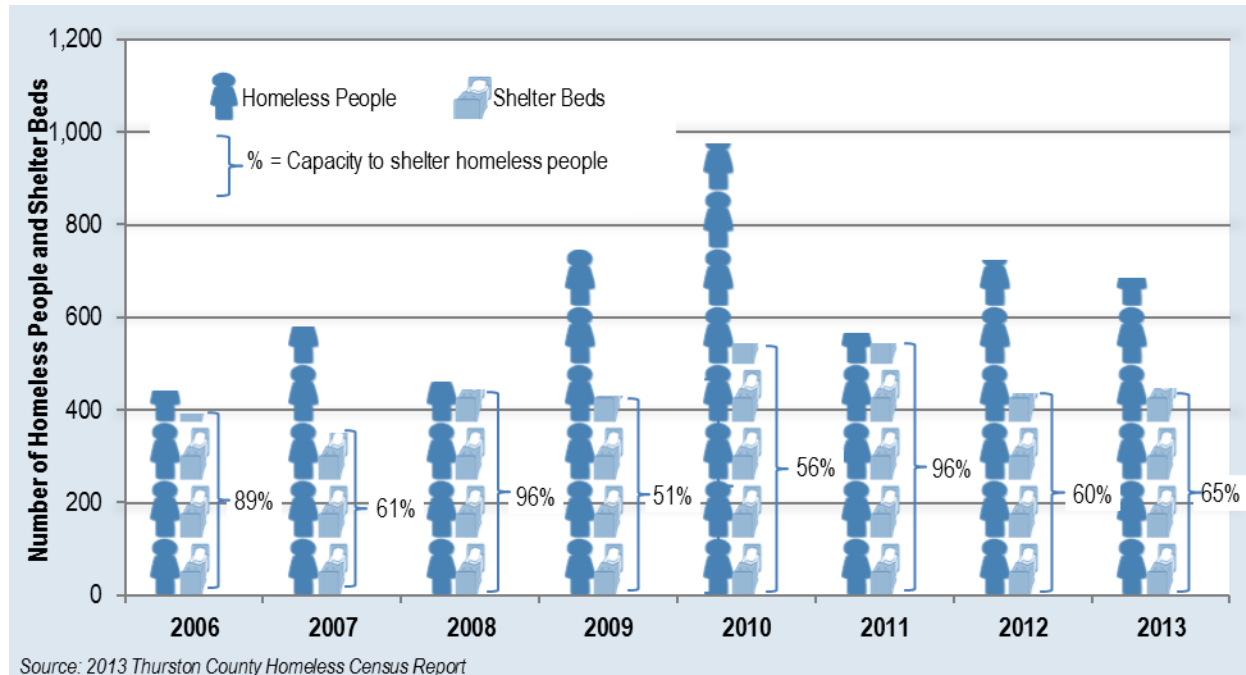
Adequate and affordable treatment facilities are in high demand. Even when individuals are able to enter a treatment facility, they may re-enter homelessness after completing the program, making it challenging to maintain sobriety. In a report issued in July 2012, the DSHS Research and Data Analysis Division and the Department of Commerce found that almost half of the 9,909 clients discharged from a residential chemical dependency treatment facility were homeless or in an unstable housing arrangement one year after discharge, yet only 18 percent of those in need received housing assistance recorded in HMIS.

In 2008, DSHS issued a report entitled *Homelessness and the Working-Age Disabled*. The agency examined data on homelessness collected by their Automated Client Eligibility System (ACES) for individuals receiving DSHS medical coverage and other benefits due to having a short- or long-term disability. They found that 40 percent of ADATSA (Alcoholism and Drug Addiction Treatment and Support Act) program clients experienced homelessness in a given year, and 23 percent of those receiving GA-U (General Assistance Unemployable) were homeless at some point. The report concluded that alcohol abuse, drug problems, and mental illness are key risk factors for homelessness among clients depending on these services, especially when such risk factors are co-occurring. For instance, over 44 percent of ADATSA recipients who were also flagged as suffering from mental illness experienced homelessness within the year.

Shelter Capacity

Thurston County’s homeless shelter capacity has increased by 13 percent since 2006, but that has not kept pace with the need. To house all of those homeless in the county as of 2013, an additional 240 beds would be needed. Figure 13 illustrates the gap between homeless people and shelter capacity over the last seven years. As of January 2013, 26 percent of the homeless (180 persons) were staying in emergency shelters or using short-term motel vouchers. Another 269 persons were housed in transitional housing, defined as housing that is designed to facilitate the movement of homeless individuals or families to permanent housing within a reasonable amount of time, usually 24 months or less.

Figure 13. Thurston County Homeless Shelter Capacity



Despite the concerted efforts of low-income housing providers and city and county programs, there still is not an adequate supply of affordable housing and supportive housing to meet the need in Thurston County. The PIT count found that only 39 percent of those surveyed were living in transitional housing.

Table 14. Total Thurston County Shelter Capacity, 2013

Total Thurston County Capacity, 2013	Beds	Households
Emergency Shelter	214	149
Emergency Shelter – Cold Weather Months only	41	41
Transitional	286	144
Permanent Supportive	116	96
Total	657	430

Source: 2013 PIT Count

Emergency Shelters

Table 15 shows capacity at year-round emergency shelters. According to the Thurston County *Ten-Year Homeless Housing Plan*, there are limited emergency shelter beds available in the community for those with contagious diseases, persons with a history of disruptive behavior, sex offenders, or those with limited mobility. In some of these cases, individuals are given temporary motel vouchers.

The Salvation Army is the main supplier of beds at night for single women and men, with a combined 58 beds available (42 of which are for men). SafePlace offers the largest number of beds to parents with children, although these beds are limited to those who are fleeing domestic violence. For close to 25 years, two overflow shelters have operated during the cold weather months of November through March. These accommodate single men and families on nights when the temperature drops below freezing. The single men’s shelter is now housed in an area of Salvation Army and the family shelter rotates to participating faith-based communities.

Table 15. Year-Round Emergency Shelter Inventory, 2013

Individuals – Men	Beds	Households
Salvation Army – Men	42	42
Drexel House	16	16
Individuals – Women	Beds	Households
Salvation Army	16	16
Emergency Shelter Network – Interfaith Works	18	18
Bread and Roses	12	12
Families with Children	Beds	Households
Housing Authority of Thurston County	16	4
SafePlace	28	10
Yelm Community Services	6	1
Family Support Center (First Christian Church)	28	7
Emergency Shelter Network – Out of the Woods	12	3
Youth	Beds	Households
Community Youth Services – Haven House	10	10
Community Youth Services – Rosie’s Shelter	10	10
Totals	214	149

Source: 2013 PIT Count

Transitional Housing

Transitional housing is housing with a rental subsidy combined with support services, usually serving a family or individual for one to two years (Table 16). In most cases, a family or individual must be homeless in order to qualify. However, some programs accept those who are not currently homeless but may have recently experienced homelessness or who are at imminent risk of becoming homeless. Housing support services such as case management, counseling, and drug and alcohol recovery services are either provided by the housing organization, or in partnership with a local service provider. The number of units available for transitional housing has been declining, in part due to the decrease of 56 units that had been offered by the Housing Authority of Thurston County (from 176 in 2012 to a current 120 units). Community Youth Services also lost six units during the same timeframe.

Table 16. Transitional Housing Inventory, 2013

Individuals – Men and Women	Beds	Households
Olympia Union Gospel Mission – Men in Recovery	7	7
Olympia Union Gospel Mission – Women in Recovery	3	3
LHI Arbor Manor – Women's transitional beds	5	5
Drexel House – Single Men and Women	26	26
Families with Children	Beds	Households
Housing Authority of Thurston County	120	44
Olympia Union Gospel Mission	13	4
Trails End	24	8
Washington Families – Supporting Family Self-Sufficiency Program	30	10
Youth	Beds	Households
Community Youth Services	58	34
Totals	286	144

Source: 2013 PIT Count

Permanent Supportive Housing

Permanent supportive housing has no limit on the length of stay, and supportive services are available on an as-needed basis (Table 17). These beds are available to otherwise homeless individuals and families who have significant ongoing special needs and/or disabilities. Some individuals will face a lifelong challenge of maintaining housing. Because this type of housing is long-term and more expensive, it is typically reserved for the most vulnerable populations who, without it, would likely cycle in and out of homelessness. The Drexel House, the Gardens, and the Fleetwood all provide permanent supportive housing to single adults.

Table 17. Permanent Supportive Housing Inventory, 2013

Individuals – Men & Women	Beds	Households
Fleetwood	42	42
Drexel House	10	10
The Gardens	34	34
Families with Children	Beds	Households
Evergreen Vista Phase II	30	10
Total	116	96

Source: 2013 PIT Count

Cold weather shelters

In addition to the year-round shelters, Thurston County has several cold-weather overflow shelters that operate during the winter months between November and March (Table 18). These seasonal shelters accommodate single men and single women on nights with dangerously low temperatures. There is no cold-weather overflow shelter available for youth. As of May 2013, the overflow shelters offer up to 41 beds and are managed by several faith-based nonprofits. This tally includes the 12-bed Interfaith Works single men’s shelter, which is now open every night during the cold months. Meanwhile, in late 2012 the HOME Consortium altered the Salvation Army’s contract for 29 cold-weather beds (25 beds for men, four beds for women) to extend the cold weather period by an additional month and raised the temperature of shelter activation from freezing to 38 degrees Fahrenheit.

Table 18. Cold Weather Emergency Shelter Inventory, 2013

Individuals – Men	Beds	Households
Salvation Army – Men	25	25
St. Michael’s/Sacred Heart	12	12
Individuals – Women	Beds	Households
Salvation Army	4	4
Totals	41	41

Source: 2013 PIT Count

Camp Quixote

In the past 10 years “tent cities” have emerged as an informal housing facility, sometimes sanctioned by local governments, other times created without sanction by homeless people or advocates. Camp Quixote, a tent city homeless camp located in the urban hub, provides tent-based shelter for up to 30 individuals without children. When first established, the tent camp would rotate every three months to a new location hosted by a faith group. Ordinances in Thurston County and the City of Olympia were recently changed to allow the camp to be hosted for up to six months in each location.

Camp Quixote is getting closer to becoming a permanent cottage-based village with the support of \$1.5 million in state funding and land donated by Thurston County. Supporters are working with county and City of Olympia officials to relocate the camp to a permanent location on county-owned property located inside Olympia. The intent is to create a village composed of bedroom-sized cottages around a community center with a kitchen, social space, showers and bathrooms, and laundry facilities. In August 2012, the City of Olympia recently passed a conditional-use permit to allow a permanent cottage-based community. A formal application has been submitted by the county and Panza (Camp Quixote’s support organization) to create the permanent location.

Continuum of Care

Thurston County participates in the Balance of State Continuum of Care, managed by the Washington State Department of Commerce. This program includes all non-entitlement communities throughout the state (those that are not direct recipients of Continuum of Care funding from HUD). Each non-entitlement community receives an allocation from Commerce for the Emergency Solutions Grant (ESG) and other state funding to address homelessness within their communities. ESG is funded by the HUD Homeless Emergency Assistance and Rapid Transitions to Housing Act of 2009 (known as the HEARTH Act).

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

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

Thurston County's contracted Homeless Coordinator serves as the Continuum of Care Coordinator. This allows the Homeless Coordinator to take steps to synchronize countywide homeless prevention and assistance planning.

Priorities and Strategies

The Continuum of Care planning process has identified the following priorities and strategies to address and prevent homelessness:

- Maintain existing emergency shelters;
- Maintain and encourage the continuation of overflow shelter beds;
- Develop new shelters only if they are needed for the mentally ill, chronic substance abusers, and dually-diagnosed persons;
- Focus on the "bottlenecks" in the Continuum of Care process by increasing transitional housing, case management, and housing supportive services;
- Increase case management and housing support services as these are critical components in moving persons from homelessness and assisting them to become stabilized;
- Increase the availability of affordable permanent housing;
- Locate a source of funding for tenant relocation purposes; and
- Increase special needs population transitional housing and services.

Prevention

The Thurston County *Ten Year Homeless Housing Plan* states: “Prevention is the most cost-effective, least disruptive method of providing service for homeless families... Homeless-prevention activities can take many forms, but this plan targets households that are most at-risk of becoming homeless. Examples of prevention activities include rental assistance, utility assistance, eviction prevention assistance and landlord/tenant mediation.”

Examples of prevention activities include:

- Short-term subsidies to defray rent and utility arrearages for families who have received eviction or utility termination notices;
- Security deposits or first month’s rent to permit a homeless family to move into its own apartment;
- Mediation programs for landlord-tenant disputes;
- Legal services programs for the representation of indigent tenants in eviction proceedings; and
- Payments to prevent foreclosure on a home.

Many agencies and organizations in Thurston County participate in homelessness prevention activities. Table 19 summarizes those organizations and the population served, but is not intended to be a complete list of all such activities.

Table 19. Organizations Participating in Homeless Prevention Activities

Organization	Population Served
Behavioral Health Resources	Persons living with mental illness and/or substance abuse
Capital Clubhouse	Low-income persons with mental illness
Crisis Clinic	Low-income persons in crisis
Community Action Council	Low-income persons
Community Youth Services	At risk youth
Department of Social and Health Services	Low-income persons
Dispute Resolution Center	Tenants/landlords
Emergency Shelter Network	Homeless and at-risk families
Family Support Center	Low-income persons
Housing Authority of Thurston County	Homeless and at-risk families
Individual churches	Individuals and families
Interfaith Works	Low-income persons
Morningside	Low-income disabled youth
Northwest Justice Project	Low-income persons
Parents Organizing for Welfare and Economic Rights	Low-income persons
SafePlace	Domestic violence victims

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Salvation Army	Homeless and at risk individuals and families
Senior Services for South Sound	Low-income seniors
Stonewall Youth	Low-income GLBTQ youth
St. Vincent DePaul	Low-income persons
Thurston County Tenants' Union	Tenants
Thurston County Veterans Fund	Veterans
Together!	Low-income youth and families
Pierce County AIDS Foundation	Persons with HIV/AIDS
Yelm Community Services	Low-income persons

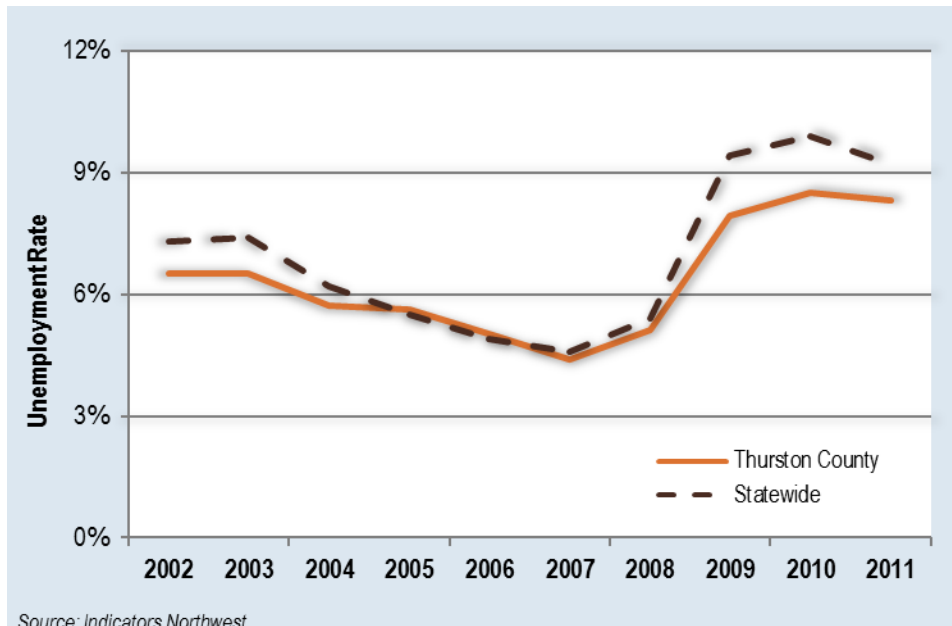
Chapter 4: Community Development Needs Assessment

Employment

The unemployment rate fluctuates seasonally and from month to month, but there is no question that the recession of 2008-2009 is continuing to impact Thurston County residents' ability to find and retain jobs. The most recent data from the state Employment Security Department (March 2013) shows the county unemployment rate at 7.9 percent, compared to the statewide rate of 7.5 percent (not seasonally adjusted).

Nevertheless, these numbers are an improvement from early 2010, when the unemployment rate reached a high of more than 9.5 percent (Figure 14). The economic outlook continues to slowly improve, but many people with low and moderate incomes continue to struggle to make ends meet.

Figure 14. Unemployment Rate for Thurston County and Statewide

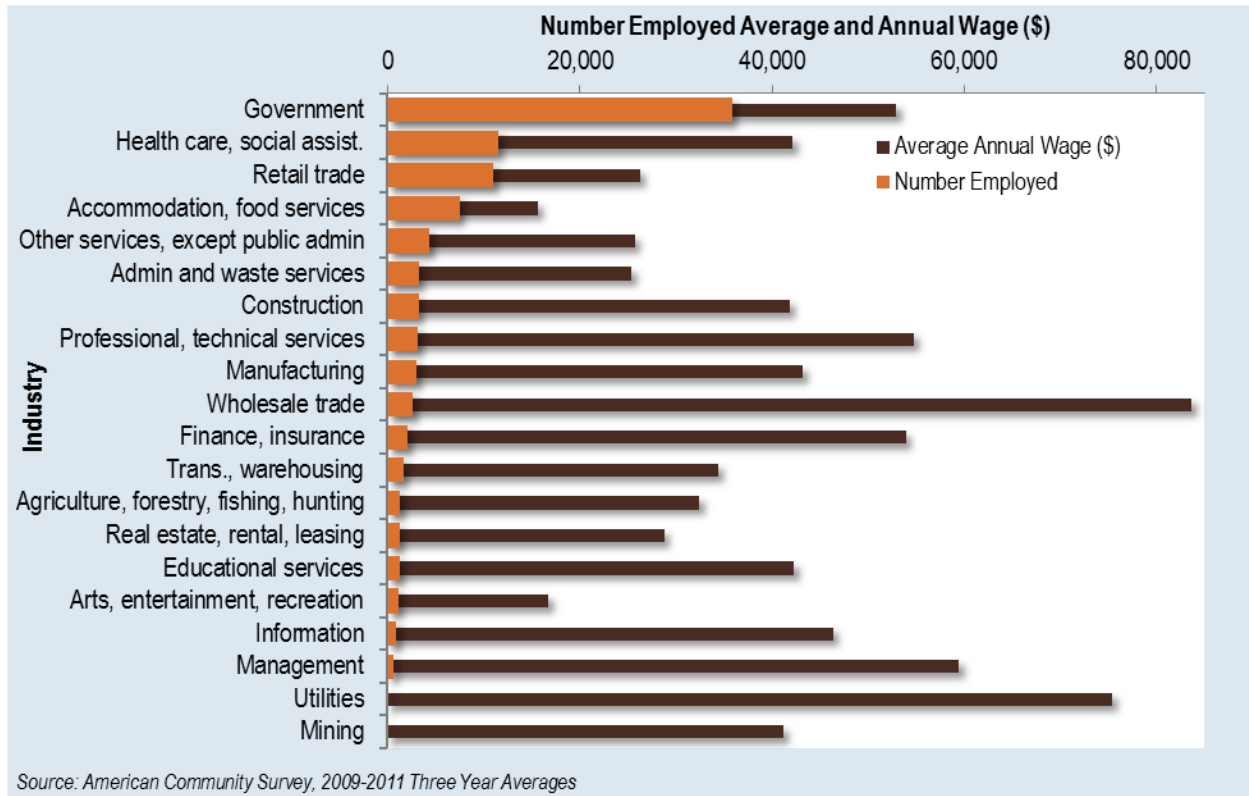


Data show some improvements over the last two years as the county has pulled out of the recession. According to the Economic Vitality Index published annually by the Thurston Economic Development Council, consumer confidence is up, unemployment rates have steadily declined, and household incomes have stabilized.

The county's economy continues to be driven by government employment – more than one-third of all nonfarm employment can be attributed to state and local government jobs. During the recession, decreased tax revenues resulted in government budget cuts. In 2011, the county lost more than 500 government jobs. While the worst of the recession is over, state and local governments are still trying to “do more with less” in order to meet the needs of a growing population without significant revenue increases.

Figure 15 shows employment by industry in the county. Government is by far the largest employer, with about 36,000 people employed and an average annual wage of \$53,014. The government category does not include public school teachers, who are counted in the category of educational services and total 1,271 in the county. Health care, retail trade, accommodation, and food services are the next highest categories.

Figure 15. Employment by Industry, Thurston County



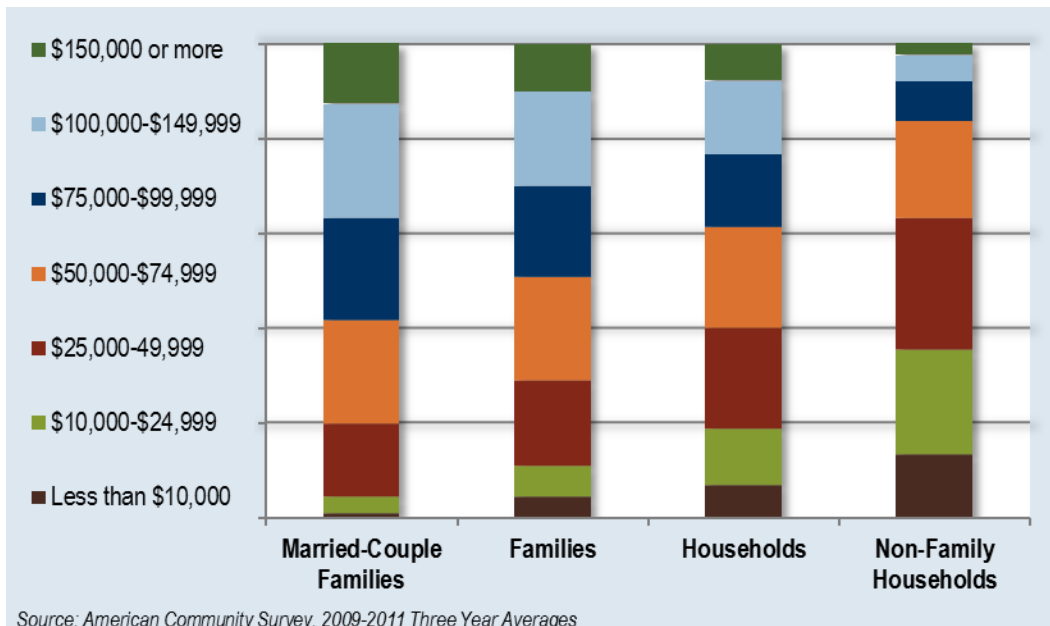
With relatively low employment, wholesale trade and utilities had the highest annual wages, at \$83,700 and \$75,435 respectively. Accommodation and food services had the fourth highest employment numbers, with more than 7,500 finding work in these industries. However, this category had the lowest annual wage of any category, at just \$15,665. For many residents without high school and college degrees, these jobs represent available work but do not provide adequate wages to keep a family out of poverty status.

Income

Thurston County’s median household income was \$60,021 in 2011, according to the most recent data available from the ACS (Figure 16). This level was below the 10-year high estimated in 2008 (\$63,009) and slightly above the median household income estimated for 2010 (\$60,038), according to estimates by the Washington State Office of Financial Management. Nevertheless, the county continued to have a

higher median household income than several adjacent counties, and it maintained a slightly higher median household income than the state.

Figure 16. Annual Household Income in Thurston County



According to census data, none of the communities within Thurston County had a median household income that was above the countywide median household income. This indicates that the median household income in unincorporated portions of Thurston County was higher than in the incorporated communities.

Certain communities also had a higher median household income than others. Tumwater had the highest median household income (\$60,585), followed by Lacey and Rainier. The Confederated Tribes of the Chehalis Reservation had the lowest median household income of entities measured (\$38,000), and Tenino had the lowest median household income among incorporated Thurston County communities (\$45,898).

Each year since 2008, the Thurston Economic Development Council has published the Thurston Economic Vitality Index. The index provides a snapshot of local economic conditions including industrial sector activity, residential housing, commercial real estate, and the results of the Consumer Confidence Survey. The 2012 *Economic Vitality Index* presents some encouraging data points for the region:

Results from the most recent Thurston Consumer Confidence Survey provide the strongest indication that we're moving in the right direction. Consumer confidence as we near the end of 2012 is at the highest level we've seen since we began surveying residents in 2008. The small business and CEO indices show equally compelling evidence of an economic resurgence; both ticked up this most recent quarter and show cumulative upward trends since 2008. Other data points give reason for cheer as well. Although the Thurston Composite Index of leading indicators is ten points lower than its all-time high in 1999, it has steadily grown ten points from its lowest

point in 2009. The steep declines in overall taxable sales experienced from 2007 through 2009 have either leveled or reversed course in most Thurston County jurisdictions. Food and accommodation sales have picked up, as have sales related to arts, entertainment and recreation. While construction and real estate have yet to turn the corner, home values and building activity are “less bad” here than in most peer jurisdictions. Our occupational analysis reveals a significant spike in the number of people employed as real estate agents, suggesting we may be nearing recovery.

Infrastructure and Public Facilities

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

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

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

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

Capital facilities plans

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

The capital facilities plan is one requirement of the comprehensive plan, and describes capital projects necessary to support the county’s forecast population growth and how they will be financed. The GMA requires each city’s capital facilities plan to identify specific facilities, include a realistic financing plan,

Chapter 4: Community Development Needs Assessment

and adjust the plan if funding is inadequate. Comprehensive plans and capital facilities plans can be found at the websites of Thurston County and its cities.

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

Thurston County’s recently adopted 2013-2018 capital facilities plan identifies \$491,334,500 in total estimated costs over the next 20 years, of which \$100,175,348 in project costs is identified for the next six years (Table 20). Thirty-seven percent of the 20-year costs, and 65 percent of the six-year costs, are due to transportation improvements, mainly to prepare for additional capacity as the population grows. However, also included are costs for parks, solid waste and sewer projects, stormwater improvements, and the construction and rehabilitation of county buildings.

Table 20. Infrastructure Improvement Costs for Next Six Years

Type of Infrastructure Improvement	Projected Six Year Total Costs Estimate
Stormwater Drainage Facilities	\$7,518,000
Parks	\$11,866,000
Water and Sewer Utilities	\$7,852,748
Solid Waste	\$7,430,000
Transportation	\$65,508,600
Total	\$100,175,348

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

Chapter 5: Public Participation

Public Participation

Participation from citizens, agencies, advocacy groups, nonprofit organizations, faith communities, businesses and others concerned with housing, homelessness and community development was encouraged throughout the planning process for the *2013-2017 Regional Consolidated Plan*. Highlights of the process include:

- Updating data on affordable housing, homelessness, and community development needs;
- Reviewing studies, reports, and strategic plans related to affordable housing and community/economic development recently published by state agencies, other local governments, and nonprofit organizations;
- Conducting a survey of stakeholders and citizens to gauge perceptions of challenges, needs, and priorities for the use of CDBG and HOME funds. The survey was open from October 31 to December 22, 2012;
- Holding three focus groups in November 2012, to present data to partners from social service organizations and affordable housing providers and strategize on the most effective use of CDBG and HOME funds;
- Participating in county-wide efforts to address homelessness, including the January PIT count;
- Holding two public hearings in June and July, 2013; and
- Conducting a 30-day public comment period from June 1 to June 30, 2013.

Together, more than 350 people participated in the planning process for the *2013-2017 Regional Consolidated Plan*. Residents, elected officials, service recipients, and social service providers offered their perspectives by responding to a survey or by attending a focus group or public hearing.

Survey and Focus Groups

Thurston County and the City of Olympia encourage residents to become involved in the planning and implementation activities of the Consolidated Plan. The region is required to follow a Citizen Participation Plan in the planning and evaluation of programs in the Consolidated Plan. This plan describes how residents can access information, review and comment on proposed activities, and provide comments on performance evaluations of the approved activities. Citizens are also encouraged to participate in program implementation and monitoring activities.

Specifically, this plan describes the details of the process for public participation in annual planning and provides for opportunities for county residents to be involved in planning and development of Community Development Block Grant activities.

To broaden participation in the development of the 2013-2017 Consolidated Plan, a web-based survey was distributed which generated 319 responses. The survey was distributed by email to community partners and stakeholders, who were encouraged to forward the survey to their constituencies. Paper copies of the survey were also distributed to social service agencies to share with their clients who might not have computer access. For full survey results, see Appendix H.

Olympia residents comprised 48 percent of respondents, with the remainder living in Lacey (8 percent), Tumwater (8 percent), Yelm (4 percent), and Tenino (2 percent). Twenty-six percent reported living in unincorporated Thurston County. Respondents generally matched Thurston County's racial/ethnic profile, except that Asian/Pacific Islander and Hispanic/Latino residents were somewhat underrepresented. Respondents were somewhat older than the general population of the county, with 63 percent indicating they were over age 45. Men were slightly under-represented, at 37 percent of survey respondents. Six percent identified themselves as meeting the federal definition of disabled.

Almost one-quarter of respondents indicated that they had household incomes below 80 percent of Area Median Income. However, nearly half (48 percent) of the survey participants worked in a social service or nonprofit organization that served low-income clients. This level of participation from those serving the target population of the CDBG and HOME programs helps to ensure that disadvantaged voices have a place in the consolidated planning process.

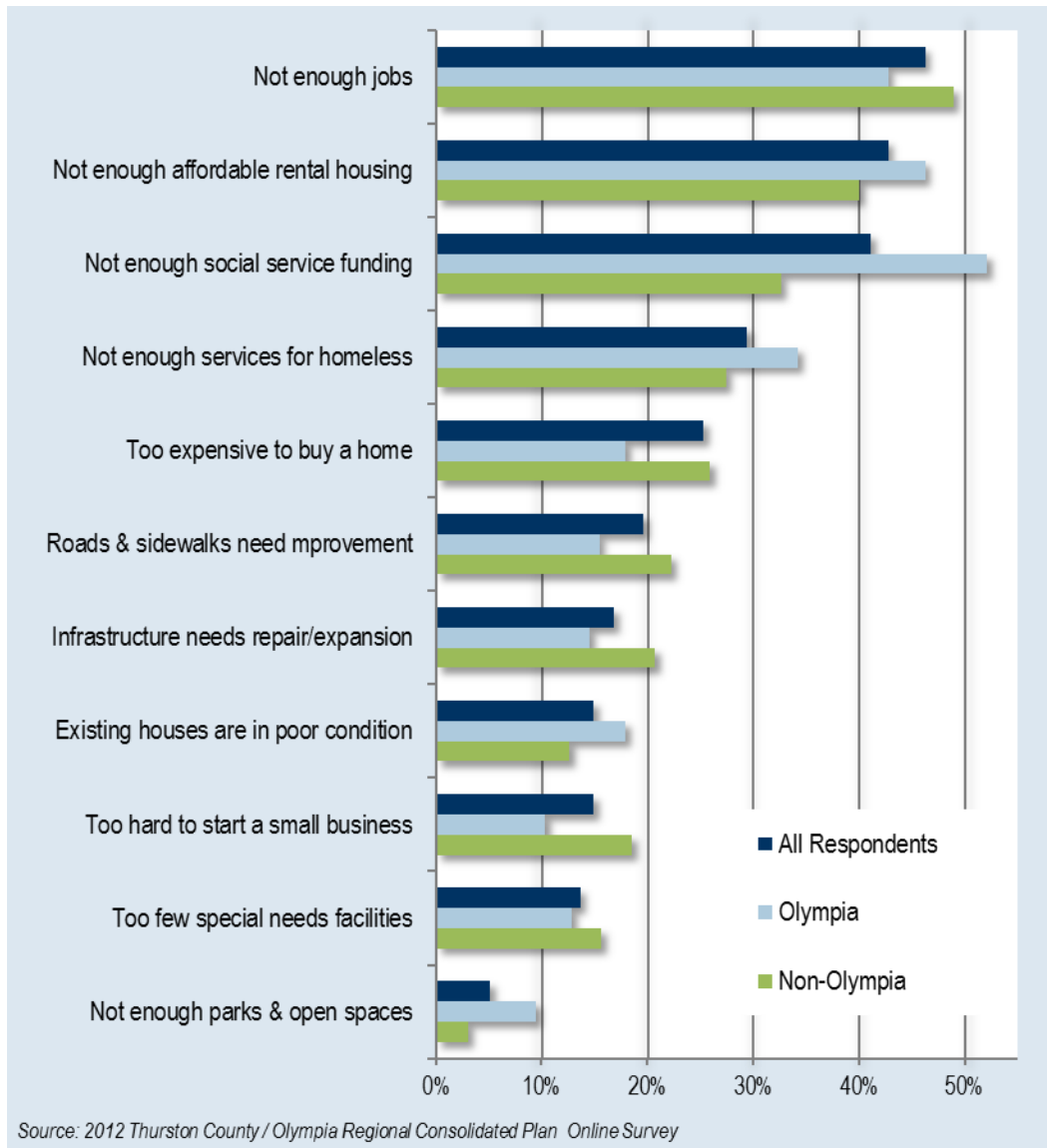
Homeowners were the majority of respondents, at 74 percent, while renters comprised 22 percent. Four people indicated they lived with family and friends, and three people reported being at risk for homelessness or being homeless.

Top challenges

Survey respondents were asked about the top challenges facing the region, and asked to judge the level of need for a variety of eligible activities in five categories. Additionally, they were asked which six activities they would fund next year, assuming that the regional CDBG and HOME programs receive \$1.15 million in 2013.

Figure 17 displays the perceived challenges indicated by survey takers. Each respondent could only choose their top three challenges. The results are delineated between all respondents, those who live in Olympia, and those who live elsewhere in Thurston County.

Figure 17. Top Perceived Challenges



Regardless of location, respondents agreed on the top four challenges facing the region: “Not enough jobs,” “Not enough affordable rental housing,” “Not enough social service funding,” and “Not enough services for homeless.” County residents emphasized the need for jobs, while Olympians viewed the lack of social service funding as the top issue.

In the category of affordable housing, more than 58 percent of respondents indicated a high need for homeless/transitional housing, followed by tenant-based rental assistance/housing vouchers (51.4 percent). Nearly half of respondents marked “other” and filled in comments. Several voted for housing for veterans and people with mental illness.

In the category of social services, more than 52 percent indicated that services for homeless persons was the top area of need, followed closely by health services (51.8 percent) and employment services (51 percent). Substance abuse services were marked as a high need by 45.7 percent of survey takers.

The only category respondents selected under public facilities as high priority was homeless shelters (55 percent). Respondents generally indicated that other facilities – such as centers for disabled, senior citizens centers, child care centers, and domestic violence shelters – were medium priority.

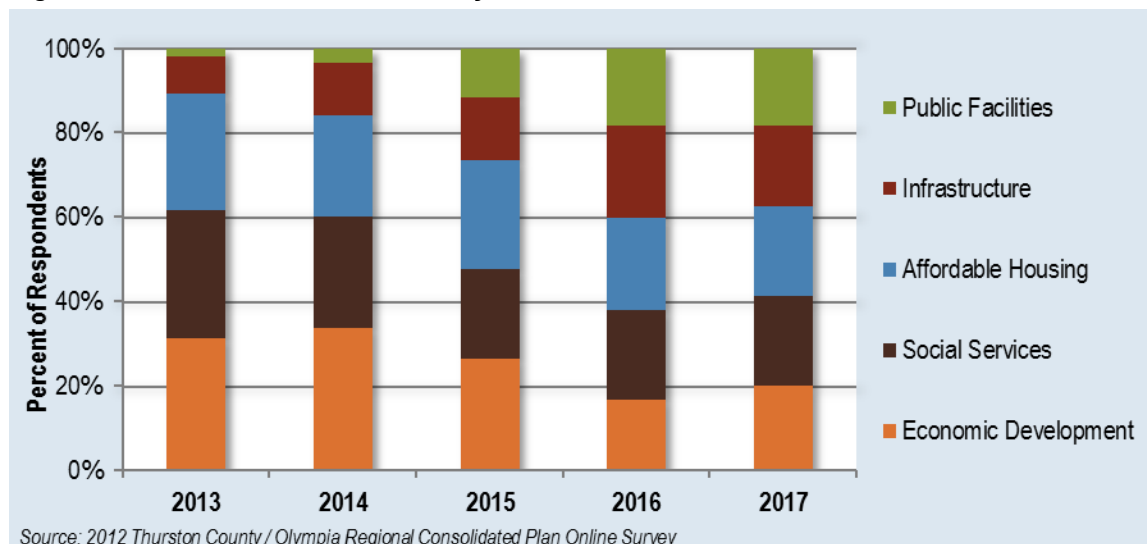
In the infrastructure category, no areas were selected as high need. Respondents indicated that sidewalk improvements, sewer improvements, and flood prevention/drainage improvements were all medium priority.

Under economic development, 44.8 percent of respondents thought loans to businesses that employ low-income people should be a high priority. Business support services and small business loans and training were marked as medium priorities.

Five-Year Priorities

Next, respondents were asked to choose one of the five areas to focus on in each of the next five years (Figure 18). For the first three years, economic development emerged as the top priority for the region. However, Olympia respondents indicated that social services should be the priority in 2013, and affordable housing in 2014. They agreed that economic development should be the top priority in 2015.

Figure 18. Priorities for the Next Five years



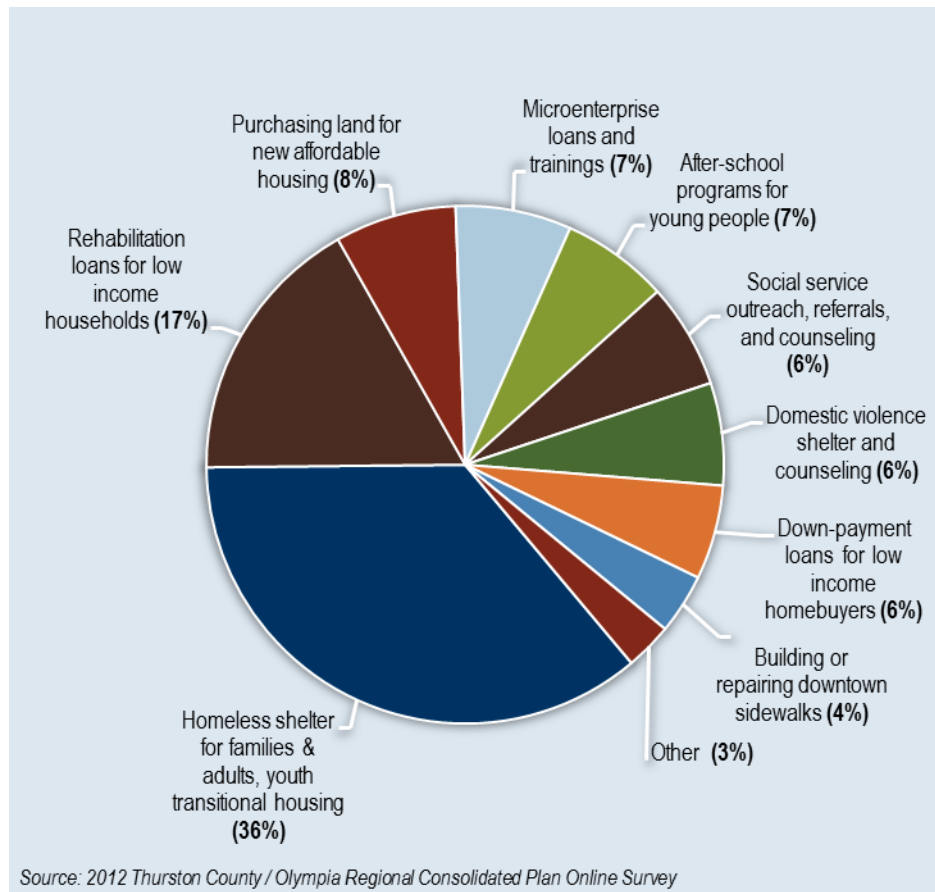
In 2014 and 2015, the differences both between Olympians and non-Olympians, as well as the differences in priority between the categories, are gradually erased. Looking into the future, respondents rank all five of the categories as important.

Budgeting Exercise

In the survey’s budgeting exercise, respondents were asked to allocate \$1.15 million across 12 activities (Figure 19). \$1.15 million is the anticipated combined amount of funding that the region will receive for CDBG and HOME funding. In this activity, there was not much difference in the responses between Olympians and non-Olympians.

The choice, “Homeless shelter for families with children,” received the greatest number of allocations, an average of \$255,000 per respondent. The total allocations for this category were 80 percent higher than the next top choice, “Purchasing land so a nonprofit organization can build new affordable housing.”

Figure 19. Respondents Allocate \$1.15 Million Across 12 Activities



The choice “Purchasing land” received fewer allocations, but respondents tended to allow for a higher dollar figure – the choice averaged \$271,000 for every respondent who chose it as an area to fund. “Transitional housing for homeless youth,” “Rehabilitation loans for low income homeowners” and “Homeless shelter for adults” also received top dollar amounts.

Focus Groups

Thurston County and Olympia conducted three public focus group meeting during November 2012 to solicit input from citizens, public officials, and social service providers on strategies and priorities. Fifteen individuals attended representing low-income groups, nonprofit housing developers, faith-based organizations, social service providers, and human services. Focused group discussions asked participants for their thoughts on the highest unmet needs in their communities, and how they would best allocate CDBG and HOME funds. The information gathered provided the foundation and framework for the HOME Consortium’s decision making process for developing the County’s housing five-year strategic plan and priorities. On issues related to homeless housing needs and strategies, the County will consult with the Housing Authority of Thurston County, the Thurston County Homeless Task Force, social service organizations, and providers of low-income and subsidized housing.

Focus group attendees include agency representatives who work with people who have housing, homeless and special needs on a daily basis, and includes members of the Institutional Structure (next section) essential to implementation of the Consolidated Plan.

Consultation

The following governmental and nonprofit organizations were consulted on priority housing, homeless and community development needs in Thurston County. Consultation activities included the survey, focus groups, reviews of published studies, reports and plans, follow-up conversations to gather additional data, and/or requests to review relevant portions of the draft *2013-2017 Regional Consolidated Plan* during the public comment period.

State and Federal Agencies

- Washington State Dept. of Commerce
- Washington State Dept. of Health
- Washington State Dept. of Social and Health Services
- US Dept. of Housing and Urban Development

Government Entities

- Thurston County
- City of Olympia
- City of Lacey
- City of Tumwater
- City of Yelm
- City of Tenino
- City of Bucoda
- Housing Authority of Thurston County
- Thurston Regional Planning Council

Businesses, Faith Communities and Nonprofit Organizations

- Behavioral Health Resources
- Bread & Roses
- Capital Clubhouse
- Catholic Community Services
- Community Action Council
- Enterprise for Equity
- Family Support Center
- South Puget Sound Habitat for Humanity
- Interfaith Works
- Low Income Housing Institute (LIHI)
- Olympia Union Gospel Mission
- Out of the Woods Emergency Shelter
- SafePlace
- Salvation Army
- Senior Services for South Sound
- Thurston County Economic Development Council
- Thurston County Food Bank
- Pierce County AIDS Foundation
- Washington State Coalition Against Domestic Violence

Public Comment Period

A public comment period for the Consolidated Plan will begin on June 1 and conclude on June 30 for Olympia. The public comment period for Thurston County will begin on June 2 and conclude on July 2. Two public hearings will allow members of the public to speak directly to the members of the Health and Human Services Council and elected officials on strategic priorities for the use of funds over the ensuing plan period. To facilitate accessibility for people unfamiliar with the CDBG and HOME programs, a *Citizen's Summary* was produced and will be distributed to community partners and stakeholders.

Public comments received during the public comment period will be included in the final Consolidated Plan, under Appendix I.

Citizen Participation Plan

Citizens and other stakeholders are encouraged to participate in the planning and evaluation of the three federal programs addressed in this Consolidated Plan:

1. Urban County CDBG Program, which includes Thurston County, Lacey, Tumwater, Yelm, Rainier, Bucoda, and Tenino;
2. Thurston County HOME Program, which includes Thurston County, Olympia, Lacey, Tumwater, Yelm, Rainier, Bucoda, and Tenino; and
3. City of Olympia CDBG Program, which is only for Olympia.

The City of Olympia and Thurston County have developed a joint Citizen Participation Plan. This plan describes how to access information about the programs, examine the draft plans and report documents, review and comment on proposed activities, and provide comments on performance evaluations of approved activities. Citizens are also encouraged to participate in program implementation and monitoring activities.

As a joint plan, some elements of this plan will apply broadly to all three programs. Other sections are more specific to a certain federal program or jurisdiction, as noted.

Purpose of the Citizen Participation Plan

The public planning process for both the Consolidated Plan and the annual Action Plans provide key information to help citizens and other stakeholders understand how the proposed use of HOME and CDBG funds may impact them. This information includes:

1. An assessment of needs;
2. An outline of strategies;
3. An identification of specific activities to be funded;
4. Links each proposed activity to a federal CDBG national objective;
5. An identification of intended beneficiaries;
6. A clear identification of the benefit to low and moderate income persons; and
7. An identification of all anticipated resources.

The general intent of these plans is to provide clear information to allow citizens and other stakeholders to understand how the City and County will invest these federal HOME and CDBG, and in particular to provide sufficient details to allow citizens and other stakeholders to understand how these programs might affect them.

Anti-Displacement and Anti-Relocation Plan

As part of the Citizen Participation Plan, the public will be advised about the County and City plans to limit the displacement of persons through the CDBG and HOME program activities, and the ways the jurisdictions will assist any persons who may be displaced. The Anti-Displacement and Anti-Relocation Plan is included under Appendix G.

How Citizens Can Participate

Table 21 provides an overview of how citizens can participate in the HOME and CDBG Programs.

Table 21. How Citizens Can Participate in the HOME and CDBG Programs

Activity/Document	When Activity Begins	Public Comment Period	How to Participate and Access Documents
Consolidated Plan (Five-Year Strategic Plan)	Starts six months preceding the coming Consolidated Plan Public Comment Period	30 days	<ul style="list-style-type: none"> • Public hearing • Public community partner meetings • Documents online at www.co.thurston.wa.us or www.ci.olympia.wa.us • Documents available at Thurston County Court House and Olympia City Hall • Documents available at Timberland Libraries
Substantial Amendments (Changes to the Consolidated Plan)	At any point during the Consolidated Plan Period	30 days	<ul style="list-style-type: none"> • Public hearing • Public community partner meetings • Documents online at www.co.thurston.wa.us or www.ci.olympia.wa.us • Documents available at Thurston County Court House and Olympia City Hall • Documents available at Timberland Libraries
Annual Action Plan (Program Year Activity Overview)	Starts six month preceding the program year	15 days	<ul style="list-style-type: none"> • Public hearing • Public community partner meetings • Documents online at www.ci.olympia.wa.us • Documents available at City Hall • Documents available at Timberland Libraries
CAPER (Annual Report on all CDBG and HOME-funded activities)	November of each program year	15 days	<ul style="list-style-type: none"> • Public hearing • Public community partner meetings • Documents online at www.co.thurston.wa.us or www.ci.olympia.wa.us • Documents available at Thurston County Court House and Olympia City Hall • Documents available at Timberland Libraries

Citizen Participation Requirements

The Citizen Participation Plan is a required element of the Consolidated Plan for both the CDBG Program and the HOME Program as specified by federal regulations that can be found at 24 CFR Part 91.1050. These regulations define how Thurston County and Olympia will ensure and coordinate public access and public participation in the decision making process for the CDBG and HOME programs. The process includes providing opportunities for developing, reviewing and commenting on the draft Consolidated Plan, annual Action Plan, Consolidated Annual Performance Evaluation Report, and Citizen Participation Plan.

Additional regulations on the CDBG Program can be found at 24CFR Part 570, and regulations for the HOME Program can be found at 24 CFR Part 92.

The joint Citizen Participation Plan for Thurston County, the County HOME Consortium and the City of Olympia contains the following elements:

Public Participation

Thurston County and the City of Olympia encourages all residents, public agencies, and other stakeholders, specifically low- and moderate-income residents, to become involved and participate in the Consolidated Planning Process.

Access to Meetings

The County and the City will provide adequate and timely notification of public meetings, and provide assistance to persons with disabilities and/or who are in need of special accommodations (see Public Hearing and Notices on the next page). A translator will be made available at all public meetings when a significant number of non-English speaking persons or interest groups notify the County or City at least seven days prior to a public hearing meeting.

Access to Information and Records

Citizens, public agencies, and other stakeholders will have reasonable and timely access to information and records relating to the Urban County's use of CDBG funding, the Home Consortium's use of HOME funds, and the City of Olympia's use of CDBG funds covered under the Consolidated Plan. The following documents are available for public review:

- HOME Federal Rules, Regulations, and Guidelines (24 CFR Part 92);
- CDBG Federal Rules, Regulations and Guidelines (24 CFR Part 570);
- **Prior** HOME Consolidated Plans (2003-2007 and 2008-2012);
- **Prior** Olympia CDBG Consolidated Plans (2005-2009 and 2010-2012);
- **Draft** HUD Consolidated Plan (2013-2017);
- Annual Action Plans for both County and City prior program years;
- Agencies request for proposals submitted for HOME and CDBG funding;
- Consolidated Annual Performance Evaluation Reports (CAPER) for both the County and the City of Olympia; and
- Public hearing records for both the County and the City of Olympia.

The public will have the opportunity to provide verbal and written comments regarding program policies, proposed annual budget allotments, and funding priorities.

Thurston County Documents

Copies of the Consolidated Plan (and amendments), Citizen Participation Plan, annual Action Plan, and the annual CAPER are available at the following locations:

- County Board of Commissioners offices at the Thurston County Courthouse;
- Thurston County website at www.co.thurston.wa.us;
- Housing Authority of Thurston County; and
- Timberland Regional Library.

City of Olympia Documents

Copies of the Consolidated Plan (and amendments), Citizen Participation Plan, annual Action Plan, and the annual CAPER are available at the following locations:

- City of Olympia Housing Program at Olympia City Hall;
- City of Olympia's website at: www.ci.olympia.wa.us;
- Housing Authority of Thurston County; and
- Olympia Downtown Timberland Regional Library.

Technical Assistance

Upon request, technical assistance will be made available to groups representing low- and moderate-income persons to assist them in understanding the requirements for developing proposals under the Consolidated Plan.

Public Education

Thurston County will actively strive to educate and publicly inform citizens on low-income housing and community development issues through the periodic promotion and sponsorship of public housing forums on affordable and homeless housing issues. The County and City will also utilize the following resources to keep the public informed:

- Community partner and other public meetings;
- Public access television announcements;
- Website updates;
- Direct emailed copies of documents and notices;
- Direct email to the County and City's Housing Programs' list of concerned citizens, organizations and other stakeholders; and
- Presentations at local meetings of related organizations including, but not limited to, the HOME Consortium and the Thurston County Housing Task Force.

Public Hearings/Public Notices

The purpose of public hearings is to encourage and provide opportunities for public comment on all phases of the planning process, which include identifying housing and community needs, strategies, and priorities; determining program funding levels; and evaluating program performance

During these public hearings, both the County and City will collect verbal and written comments on the draft Consolidated Plan, Substantial Amendments, annual Action Plan, and the CAPER. Hearings will be accessible to people with disabilities. Legal notices for public hearings will encourage the participation of non-English speaking citizens, the disabled, and minorities. Where reasonable, and when requested seven days in advance, translation services for non-English speaking persons and assistive listening devices will be available. Persons needing special accommodations should contact the Thurston County or City of Olympia officials seven days prior to the hearing using the following contact information:

Thurston County Clerk of the Board

Telephone number (360) 786-5440

TDD number (360) 754-2933

City of Olympia Housing Program

Telephone (360) 753-8183

TTY (360) 753-8270 (during normal business hours to be connected via a text telephone machine) or use the Washington State Relay Service by dialing 711, or 1 (800) 833-6384.

Number of Public Hearings

The County and the City will each hold a minimum of two public hearings during each program year.

Plans – Consolidated Plan and Annual Action Plan Hearing

The first public hearing will be held prior to the start of the Consolidated Plan period to offer the draft Consolidated Plan for comment. This hearing will also provide an opportunity to comment on the first year of the Consolidated Plan period, which is the first annual Action Plan for that Consolidated Plan period. This hearing will be held in late spring to allow for the timely submission of the Consolidated Plan and/or the annual Action Plan 45 days prior to the start of the coming program year, which occurs on or before July 15.

Annual Report – CAPER Public Hearing

The second public hearing will occur during the month of November, timed to allow for the submission of the annual CAPER report 45 days following the completion of the program year on or before November 15. This public hearing will discuss the performance of the program, year-end fiscal and narrative summaries of activity, and will provide information on housing and community development needs and proposed activities.

Record of Public Comments

A summary of the public comments along with the County's and City's responses will be incorporated into the Consolidated Plan, annual Action Plan, and CAPER, whichever is appropriate. The public comment period for the Consolidated Plan, Annual Acton Plan, and CAPER will be thirty days, and may run concurrent with the public notice date. Notices of public hearings will published in the legal section of the Olympian Newspaper at least thirty days prior to the date of the hearing. All proposed substantial

amendment changes to the Consolidated Plan and/or annual Action Plan will adhere to the same public notice and public hearing requirements.

Substantial Amendments to the Consolidated Plan or the Annual Action Plan

The County and the City can amend both the five year Consolidated Plan and the annual Action Plan after adoption by following the process in their published Citizen Participation Plan for making changes. If a change is *not* considered a substantial amendment, the County and the City can follow the public process for the annual Action Plan to allow for review and approval to changes that will then be reported in that program year's annual report, the CAPER.

If the change is determined to have a more significant impact, the County and the City must follow the public process for a substantial amendment. Changes to the Five Year Consolidated Plan or the one year annual Action Plan are considered a substantial amendment if the proposed change in the use of either HOME or CDBG funds meets the following criteria:

- A change in use of CDBG funds that exceeds 20 percent of total grant award;
- A change in the general location of activities;
- A major change in the scope of an activity;
- The addition or deletion of a specific activity; or
- A change in the beneficiaries of the activities.

All substantial amendments will be subject to the same citizen participation requirements as outlined in the chart above.

Distribution of Funds

The distribution of HOME and CDBG funds and implementation of program activities will be performed by subrecipient/contractor organizations selected through a competitive and open request for proposal process. The Urban County CDBG program, the Thurston County HOME Program and the Olympia CDBG will strategically target funds to meet prioritized needs consistent with the goals and strategies identified in the Consolidated Plan and annual Action Plan. Proposals will be solicited annually, following the County's and the City's receipt of its annual allocations from HUD. Funding decisions and awards will be determined through an open and evaluative assessment of the organization's experience, costs, and the administrative and organizational capacity for delivering services.

The County and City may refine their public request for proposals process during the Consolidated Plan period. All changes to the schedule, format or other aspects of the request for proposals process will be subject to the open meetings act and/or public notice.

Citizen Participation Advisory Group

Section 104(a)(3) of the Housing and Community Development Act of 1974 requires that residents have an advisory role in planning, implementing and assessment of community development programs. An advisory group (which may be an existing community organization) will convene at least once a year to

provide input in the planning, implementation and evaluation of the Urban County CDBG, the HOME Program and the City of Olympia CDBG Program.

Public Complaints/Grievances

A complaint pertaining to the Consolidated Plan, annual Action Plan, any plan amendments, and/or the annual CAPER report may be submitted to:

Thurston County Housing and Community Renewal Program

412 Lilly Road NE, Olympia, WA, 98506.

City of Olympia Housing Program

Olympia City Hall, 601 4th Avenue East, Olympia, WA 98501

Staff will review the complaint and will provide a response within a period of 15 working days of receipt of the complaint.

Chapter 6: Strategic Plan

Strategic Goals

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

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

- Identify and create opportunities for economic development programs that principally benefit low-income people;
- Maintain, enhance, and expand the supply of rental, homeownership, and special needs affordable housing for low income populations;
- Identify priority public facilities and infrastructure projects that serve low-income populations throughout the county;
- Provide essential public services for low-income and special needs populations;
- Create a comprehensive homeless continuum-of-care system that is responsive to the needs in our community; and
- The acquisition of land to support the development of new affordable housing, public facilities, or infrastructure to meet the needs of low-income residents.

Strategic goals are broad in nature and are specifically designed to address all needs identified in the Consolidated Plan. Each year these strategies will be used as the framework from which to identify the specific activities to be pursued as action steps of the multi-year Consolidated Plan. These annual steps are presented in the one-year annual Action Plans, issued by the Thurston County Commission and the Olympia City Council, which identify the specific projects and programs to receive funding. The jurisdictions' annual Action Plans for fiscal year 2013-2014 are included in this section.

Thurston County and the City of Olympia are proposing that the following activity areas be prioritized for CDBG and HOME funding based on a review of documented need and input gathered from stakeholders.

Economic Development

Economic Development activities will fund a range of activities that provide economic opportunity and support the creation of jobs, principally for low- and moderate-income people. These activities include support for small and "micro" businesses including training, technical assistance, and direct loans to support new small businesses and entrepreneurs. Funding can also be used to support a community planning process to expand economic opportunity.

The HUD Section 108 loan guarantee program enables local governments to obtain federally guaranteed loans by pledging their current and future CDBG allocations as security for low-interest loans. Under this

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program, communities can borrow up to five times their most recent CDBG award for eligible projects that meet the national CDBG objectives. Unlike annual CDBG awards, these Section 108 loans must be repaid within 20 years. Typical Section 108 projects involve economic development projects or housing projects that can generate income for repayments. The City of Olympia has applied to HUD to participate in the Section 108 program in order to leverage larger projects.

HUD has approved Olympia's Section 108 Loan Guarantee Fund in the amount of \$1,756,000, which is backed by a pledge of Olympia's current and future annual CDBG entitlement. This pledge facilitates the city's access to the Section 108 Loan Guarantee Program to fund eligible activities pursuant to 24 CFR 570.703 that may include acquisition, clearance, demolition, removal, site preparation, housing rehabilitation eligible under 570.202, economic-development activities, or public facilities.

As Olympia identifies project-specific loan proposals to be funded, each project will undergo a full financial underwriting and public review in accordance with the city's Citizen Participation Plan prior to submittal of an application to the local HUD office. The Loan Guarantee Fund will continue to be available through September 30, 2018, or until all funds are expended.

Affordable Housing

A second strategy is to maintain, enhance, and expand the supply of rental, homeownership, and special needs affordable housing for low-income populations. Through rehabilitation loans and grants, owner-occupied and renter-occupied housing can be renovated, including removing barriers for those with disabilities. The CDBG and HOME programs can also support investment into new construction, as well as the acquisition of special needs housing for either single family or multifamily. Funding can also be applied to public infrastructure required to support housing, land acquisition, and purchase of existing structures to support the development of new housing.

Public Facilities and Infrastructure

Public Facilities and Infrastructure projects develop and repair public facilities that support low-income housing or neighborhoods. These projects can include new or repaired sewer lines, water systems, sidewalks, and other public utilities. Public Facilities can also include the new construction or the rehabilitation of facilities that serve predominantly low-income people, including community and youth centers and homeless shelters.

Public Services

Public Services projects can support a wide range of services to assist low-income individuals and households to become stable and self-sufficient. This category of funding can support operations and maintenance costs for service as well as direct service delivery. These services can include food and nutrition programs, programs for seniors or youth, crisis centers, mental health programs, and domestic violence prevention programs.

Homeless Continuum of Care

A comprehensive Homeless Continuum of Care refers to the multi-jurisdictional system that includes the region’s services, resources, and housing options needed to prevent homelessness and move those who become homeless quickly into stable and safe housing with appropriate services. It includes a coordinated, countywide intake that serves as the primary entry point when an individual or household becomes homeless; monthly reporting on capacity in order to maximize the existing inventory; outreach to those who are in encampments or on the streets to bring them into the network of providers and assistance; and survival assistance for households with dire needs.

Land Acquisition

CDBG funds can be used to purchase property, termed “land acquisition,” for any CDBG-eligible purpose that is clearly specified by the jurisdiction. Examples include purchasing land for a park or commercial purposes; buying a building for a homeless shelter or to provide affordable rental housing; acquiring a deteriorated building for demolition; and purchasing permanent easements for water/sewer lines, streets and utilities. Each potential land acquisition project must be selected with a clearly stated end use, clearly-defined beneficiaries, and must be qualified under a specific national objective. HOME funding may be used for land acquisition only under very specific circumstances, and development must occur within 12 months of the purchase.

Table 22 shows the prioritization accorded to each category of activity allowable under CDBG and HOME. High-priority activities are indicated by “H,” medium-level priorities by “M,” and low-priority activities are designated “L.”

Table 22 – Prioritization of Needs and Activities for 2013-2017 Consolidated Plan

Affordable Housing		Public Facilities	
Homeless/transitional housing	H	Homeless shelters	H
Tenant-based rental assistance	M	Domestic violence shelters	H
Special needs housing	M	Youth centers	H
Downpayment assistance	M	Centers for the disabled	M
Develop new renter housing	M	Child care centers/daycare	M
Renter-occupied home repair	M	Senior citizen centers	M
Owner-occupied home repair	M	Parks & recreation facilities	M
Code enforcement	M	Parking facilities	L
Develop new owner housing	L	Remove barriers to persons with disabilities	M
		Public transportation	M
Social Services			
Employment services	H	Infrastructure	
Crime prevention and public safety	M	Water-system improvements	H
Child care	M	Sidewalk improvements	M
Health services	M	Sewer improvements	M
Homeless services	H	Flood/drainage improvements	M
Substance abuse services	M		
Fair housing counseling	M	Economic Development	
Education programs	M	Loans to low-income businesses	M
Energy conservation	M	Small business loans and training	M
Welfare services	M	Business support services	M
Services for senior citizens	M		
Recreational services	L		

Basis for Prioritizing Needs

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

- A detailed analysis of quantitative and qualitative data was performed using the most recently available information from the federal government, Washington State, Thurston County, the Thurston County Regional Planning Council, the City of Olympia, nonprofit organizations, and advocacy groups.
- A review of recent studies, reports, and strategic plans related to affordable housing and community/economic development was performed.

- Survey and focus group results were reviewed to assess how “front-line” experience of service providers influenced perceptions of need and priorities.
- Past program activities from the Olympia 2010-2012 Consolidated Plan and Thurston County 2008-2012 Consolidated Plan were reviewed to determine how past prioritization was implemented and assess whether underlying need had been met.
- Citizen feedback, including written comments and participation at public hearings, was reviewed and incorporated into prioritization where possible.

Homeless and transitional housing is a high-priority need for Affordable Housing. Assisting households with low incomes (between 50 and 80 percent of Area Median Income), and other special housing needs are designated as medium priority, maintaining the CDBG Program’s ability to fund these activities. Other high-priority areas include employment services, homeless services, homeless shelters, domestic violence shelters, youth centers, and water-system improvements.

A number of other economic and community development needs are identified as medium priority. Thurston County and its cities address some types of community development needs such as parks, transportation facilities, infrastructure projects, and civic facilities through dedicated funding sources including user fees, bonds, grants, cost sharing with other jurisdictions, local improvement districts, developer contributions, impact fees, and utility taxes. As noted in the *2010-2015 Capital Facilities Plan*, city drinking water, wastewater, and stormwater utilities are operated like businesses and must be self-supporting.

Under certain circumstances, activities that are designated as medium or low priority in Table 22 may be funded by the CDBG and HOME programs, such as when linked to, or necessary for, a high-priority housing, homeless, or public service need.

Selection Criteria

The CDBG and HOME Programs will use the following criteria to help decide which applications will be recommended for funding. Projects or activities should:

- Result in outputs that can be clearly documented and reported;
- Be well leveraged or involve collaboration between multiple organizations;
- Advance multiple priorities from the Consolidated Plan and/or the Ten-Year Plan to Reduce Homelessness where possible;
- Provide a critically-needed service/facility;
- Be sponsored by an applicant with a successful track record of using CDBG or other funds for the type of project or activity proposed; and
- Involve collaboration between multiple organizations or be part of a continuum of related activities.

Anticipated Resources

The region's CDBG and HOME programs will receive an estimated \$2.17 million each of the next five years. Table 23 lists the sources of this funding.

Table 23. Anticipated Resources for the Next Five Years

Funding Source	2013	2014	2015	2016	2017
Annual Urban County CDBG Award	\$1,032,731	\$1,032,731	\$1,032,731	\$1,032,731	\$1,032,731
Olympia CDBG Award	\$357,512	\$357,512	\$357,512	\$357,512	\$357,512
Regional HOME Award	\$602,969	\$602,969	\$602,969	\$602,969	\$602,969
Urban County Program Income	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Olympia CDBG Program Income	\$456,115	\$150,000	\$150,000	\$150,000	\$150,000
Olympia CDBG Prior Year Funds	\$205,000				
Total	\$2,679,327	\$2,168,212	\$2,168,212	\$2,168,212	\$2,168,212

*Anticipates higher than average program income due to improved housing market.

Leveraging Other Sources of Funds

Additional sources of state and federal funding provide crucial leverage to address the priorities of the HOME and CDBG programs.

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

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

The Emergency Solutions Grant Program, funded by HUD, provides homelessness prevention assistance and case management to households who would otherwise become homeless. The funds, approximately \$250,000 each year, provide short- and medium-term rental assistance and help with housing searches and placement.

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

The 2163 fund raises more than \$1.3 million annually to implement the county's homeless housing plan. This broad funding source supports coordinated and centralized entry programs, homeless services, operating and maintenance funding, emergency, transitional and permanent supportive housing, and other activities to end or reduce homelessness.

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

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

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

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

Public Services:

- Health and Human Services Council;
- McKinney/Vento Funding for emergency shelters/transitional housing;
- United Way of Thurston County; and
- Thurston County Community Foundation.

Economic Development, Microenterprise Trainings, and Loans:

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

See page 105 for more information on other funding sources.

Obstacles to Meeting Underserved Needs

Obstacles to meeting underserved needs also vary between categories of need covered by the Consolidated Plan, but the following obstacles are common to many categories of need.

Available Funding

Costs have increased substantially over the past five years, including for land acquisition, construction, service provision, administration, and maintenance while the level of available funding at the federal level has declined until recently. Meanwhile, state, county, and city revenues are struggling to recover from the impacts of the recession.

Extent of Need

The extent of need that exists within the community is related to the availability of funding. For example, despite the creation of over 100 units of housing and shelter to benefit homeless persons over the past five years, the number of homeless people has increased at a greater pace. The result is that the shelter capacity gap grew from 90 beds in 2005 to 240 beds in 2013. In addition, the extent of need presents challenges in determining funding priorities and strategies, e.g., broad and shallow funding for numerous essential services and housing projects versus single projects with service-enriched housing.

Coordination

Coordinating the administration of funding has grown more difficult as budget cuts have reduced capacity at the state, county, and city level. Coordination is also made more challenging by the different funding cycles in use by various funding sources. Improved coordination between jurisdictions and service providers will continue to be a major priority for the Thurston County Regional CDBG and HOME Program over the 2013-2017 Consolidated Plan period.

Institutional Structure

Thurston County has been designated as an Urban County by HUD and receives CDBG and HOME funding to implement programs and activities in the unincorporated county and the cities of Bucoda, Lacey, Rainier, Tenino, Tumwater, and Yelm. The Urban County has entered into an interlocal agreement with the City of Olympia as a HOME Consortium, to allow HOME funds to be utilized countywide in all jurisdictions. Thurston County is considered the Participating Jurisdiction (PJ) under HOME Program rules.

The institutional structure through which the Thurston County and the City of Olympia will carry out the *2013-2017 Regional Consolidated Plan* includes the Thurston County HOME Consortium, the Citizen's Advisory Body of the HOME Consortium, the Economic Development Council, the Olympia Downtown Association, the Thurston Based Network (an emerging faith-based response to homelessness), nonprofit organizations funded by the Health and Human Services Council, and those participating in the Housing and Homeless Task Force.

The organizational relationship between the City of Olympia, the Thurston County Housing Program, and the Housing Authority of Thurston County is mutually cooperative and structured through partnerships in joint projects and programs, including the funding of emergency shelter programs. The City of Olympia certified that the Public Housing Authority Plan is consistent with the Consolidated Plan.

The following is a description of the Thurston County affordable housing, community, and economic development delivery system.

Local Public or Quasi-Public and Housing-Related Organizations

1. Thurston County HOME Consortium Members
 - a. Provide affordable housing and services through coordination among providers, consumers, and the private sector.
2. Health and Human Services Council
 - a. Consortium funded by local governments to assist in provision of services
3. Community Housing Development Organizations (CHDOs)
 - a. Provide capacity for housing development, rehabilitation, and home ownership.
 - b. CHDOs include Homes First!; the Community Action Council of Lewis, Mason and Thurston Counties; and Behavioral Health Resources.
4. Thurston County Department of Public Health and Social Services
 - a. Coordinates Consolidated Plan activities, and administers CDBG and HOME activities.
 - b. Provides supportive services to low-income, special needs populations.
 - c. Provides limited health services to low-income families.
5. Housing Authority of Thurston County (HATC)
 - a. HATC has an appointed Board of Directors that governs operations and oversees the mission. The HATC Board retains authority for all decisions relating to program and project administration, policy development, and agency planning.
 - b. HATC administers Section 8, implements Family Self-Sufficiency (FSS) for Housing Authority clients; coordinates the Housing Task Force; and coordinates the Homeless Housing Work Group.
6. Thurston Regional Planning Council
 - a. Implements planning activities, including housing, land use, and transportation.
 - b. Administers state and federal grants.
 - c. Raises and distributes funds to help meet needs of local families and children.
7. Intercity Transit
 - a. Provides public transit for Thurston County, including services for elderly and disabled
8. School Districts North Thurston, Olympia, Griffin, Rainier, Rochester, Tenino, Tumwater, and Yelm
 - a. Provide primary and secondary public education for public schools students.
 - b. Provide transportation, education, and other services for homeless students.
 - c. New Market Skills Center provides high school completion, trades training, and specialized vocational training for youth.
9. Colleges and universities The Evergreen State College, South Puget Sound Community College, and St. Martin's University
 - a. Provides higher educational instruction and technical/job training.

State Government

1. Department of Commerce
 - a. Offers financial assistance for economic development to local governments and nonprofits
 - b. Coordinates the Rural Continuum of Care for Washington State
 - c. Administers state housing programs, including Housing Trust Fund; Homeless Grant Assistance Program; ESAP, ESG, and THOR dollars for homeless prevention, shelter, and transitional housing; weatherization; and Lead Based Paint Abatement.
2. Washington Housing Finance Authority
 - a. Issues bonds awards Low Income Housing Tax Credits to develop affordable housing and to promote homeownership.
3. Washington State Rehabilitation Council
 - a. Provides financial and supportive services to individuals with severe disabilities.
4. Department of Social and Human Services
 - a. Provides housing assistance, income supplements, and supportive services to low-income and special needs populations of all ages (developmentally disabled, physically disabled, alcohol/drug abuse, and mentally ill).
5. Department of Transportation
 - a. Provides financial assistance to local governments for street and highway improvements; funds other modes of transportation, including rail and transit.
6. State Legislature
 - a. Passage of affordable housing and homeless legislation.
 - b. Adequate funding of mainstream and housing programs.
 - c. Reduction of barriers to implementation.

Nonprofit Organizations

1. Behavioral Health Resources
 - a. Provides mental health and supportive services to persons with mental illnesses, disabilities, and disorders.
 - b. Owns and manages housing for persons with special needs.
2. Sea Mar Community Health Center
 - a. Provides health services to very low-income families and individuals.
3. Lewis-Mason-Thurston Area Agency on Aging
 - a. Provides housing, information, and referral services.
 - b. Provides in-home services, meals on wheels, and other direct services to seniors.
4. South Puget Sound Habitat for Humanity

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- a. Habitat for Humanity assists low-income persons to achieve home ownership through sweat equity.
5. Community Action Council of Lewis, Mason and Thurston Counties
 - a. Provides a variety of housing and anti-poverty programs, including home weatherization and minor home repair.
 - b. Supports Thurston County Food Bank.
 - c. Provides, job placement, life and job skills counseling, transportation, and housing development for low-income/special needs populations.
6. Homes First!
 - a. Provides supportive services to persons with developmental disabilities.
 - b. Owns and manages housing for persons with special needs.
7. United Way of Thurston County
 - a. Raises and distributes funds to support services to families and children.
8. Homeless housing and service providers such as:
 - a. SafePlace
 - b. Drexel House
 - c. Yelm Community Services
 - d. Emergency Shelter Network – Interfaith Works; Out of the Woods
 - e. Bread & Roses
 - f. Olympia Gospel Mission
 - g. Arbor Manor
 - h. Haven House
 - i. St. Vincent de Paul
 - j. Olympia First Baptist Church
 - k. St. Michael’s/Sacred Heart Church
 - l. Community Youth Services
 - m. Salvation Army
 - n. Tenino First Presbyterian Church
 - o. Union Gospel Mission
 - p. R.O.O.F.
 - q. Dispute Resolution Center
 - r. Shared Housing Services
 - s. Catholic Community Services
 - t. Alesek Institute
9. Thurston County Chapter American Red Cross
 - a. Provides short-term supportive/emergency services to people homeless as the result of a disaster.
10. Columbia Legal Services
 - a. Provides legal assistance to low-income persons.

Private Industry

1. Financial Institutions and Community Development Lenders
 - a. Provide underwriting, insuring, and lending/financing for affordable housing projects.
2. Private Developers
 - a. Provide private investment and management for the development of affordable housing; includes seeking potential affordable housing financing approval.
3. Real Estate Industry
 - a. Provides assistance in identifying housing which could help qualify or secure rental or homeownership opportunities.
 - b. Participation in first-time homebuyer program and Fair Housing activities.
4. Construction Industry
 - a. Provides new construction and rehabilitation of housing.
 - b. Could assist with identification of low-cost, “green” building practices.
5. Thurston Economic Development Council
 - a. Provides technical assistance to businesses and markets the area to prospective employers who will pay a living wage.
 - b. Can assist with developing support within business community for affordable housing, community, and economic development activities.
6. Chambers of Commerce
 - a. Represents private businesses not directly related to housing, but with information regarding affordable housing issues.
 - b. Can assist with developing support within business community for affordable housing, community, and economic development activities.

Assessment of Strengths and Weaknesses in the Institutional Delivery System

Strengths

There is a strong commitment in the community to work on housing issues, as evidenced by the HOME Consortium, Housing Task Force, and the Homeless/Housing Work Group, as well as the active participation of housing partners and nonprofits. A growing network of knowledgeable and experienced developers, both nonprofit and for-profit, lend their skills and perspective to addressing the need.

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

Having several reliable sources of predictable funding has also been a strength. For instance, HOME and local document recording fees have provided steady funding. The new Urban County CDBG entitlement funding will further benefit the area, as will access to expanded federal housing programs.

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

Weaknesses

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

Affordable housing activity is concentrated in Olympia, Lacey and Tumwater. Choices in affordable housing are more limited throughout the balance of Thurston County. There is a lack of social services and transportation for residents outside of the metropolitan core. The internal demands on each organization take away time and resources needed for cooperative ventures. Funding constraints can sometimes lead to conflicts over resource allocation. Housing partners have relied on “tried and true” funding sources rather than expanding the array of partners and resources potentially available. Finally, increasing program and regulatory restrictions make housing rehabilitation and production more costly and complex.

Strategies to overcome weaknesses

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

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

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

Homeless Strategic Plan

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

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

Homeless Coordination

Thurston County has committed to continued to invest in homeless coordination activities. Future work will focus on addressing the identified priorities of low-barrier shelters, youth housing solutions, rapid re-housing, and the expansion of permanent supportive housing for those with the most severe needs. This work will also encompass developing a coordinated entry system, to improve the quality of data collected through the Housing Management Information System (HMIS) during intake and assessment.

During the next year, homeless coordination activities will include an update the Thurston County Ten-Year Homeless Plan, including revising the identified gaps, goals, strategies, performance measures, timeline, and the funding plan. Finally, the jurisdictions will coordinate to monitor and report on system improvement by establishing an ongoing implementation, feedback, and improvement loop.

Coordinated Entry

Thurston County's number one strategy to include homeless people in a needs assessment will be to create a coordinated entry system for the homeless system that includes improvements to the outreach component of the system. An effective coordinated entry will ensure that every person who becomes homeless or who is at imminent risk of becoming homeless will have an intake and an assessment completed. An intake collects basic demographic information so the system has an idea of about how many people become homeless or are at risk each year. The assessment will collect information about barriers to housing and determining what type of assistance and/or housing is best suited to meet the housing need for the individual or family in the long-term.

In Thurston County a coordinated entry system is under development, with the goal to have it fully operational by June of 2014. Coordinated entry will insure that individuals and families will not have to contact multiple agencies and programs throughout the county to find one that can meet their needs. Instead, after an assessment is conducted, the appropriate intervention will be applied to resolve the individual's or family's housing needs. Effective and adequate outreach will be important to ensuring those who live on the streets and in encampments are aware of coordinated entry and are assisted in accessing housing and services.

Strategies for Specific Populations

Once housing needs are met, people are in a much better position to address other essential needs. The following strategies are developed to address the needs of various homeless populations.

Families:

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

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

Chronically Homeless Persons:

A low-barrier shelter can address the needs of chronically homeless persons who may not be willing or able to follow the rules at standard emergency shelters. Low-barrier shelters create facilities that accommodate "hard-to- house" homeless people with low or minimal entry rules, while still maintaining adequate safety standards.

Homeless individuals should be screened to identify their needs and eligibility for potential resources. While most homeless individuals benefit from the Housing First model, case managers may elect to

utilize other forms of assistance such as temporary emergency shelter, short-term rental subsidies, or job referrals to help stabilize the individual and facilitate their return to independence.

Homeless and At-Risk Youth:

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

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

Veterans:

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

Remaining Gaps

Thurston County and Olympia are cognizant that there will still be gaps in the homeless assistance and prevention systems. The Thurston County *Ten-Year Homeless Housing Plan* identified the following gaps in services and housing for the homeless and those at risk for homelessness:

Gaps in Meeting the Needs of Homeless Youth:

The Safe Shelter provides overnight shelter, assessment, advocacy and referrals for homeless youth, under the age of 21, in Olympia. However, chronically homeless youth do not usually access Safe Shelter because of the inadequate number of beds. They may also be discouraged because the shelters are located in a crisis residential center, which places certain environmental restrictions on them. The current number of shelter beds and transitional housing units do not provide nearly enough capacity to meet the need. The lack of a low-barrier shelter, and the need for more transitional housing, cause gaps in the continuum of care for homeless youth in the city.

Prevention Gaps:

Each month, agencies that help prevent evictions and provide assistance with housing deposits and utility payments turn away far more households than they can serve with their limited funds. This type of assistance is the most cost-effective method of providing service. It is also the least disruptive to

families because existing housing is maintained. More short-term rent, deposit, screening fee, and utility payment assistance is needed.

Non-Mental Health-Based Outreach Gaps:

Most outreach services for homeless adults in Thurston County are connected with Medicaid in order to provide mental health and/or substance abuse services. There is a gap in outreach and engagement services for people who are not Medicaid-eligible and who do not want to receive mental health or substance abuse related services. Closing this gap is tied closely with the adoption of the “Housing First” concept, where communities seek to first provide housing then to offer services once an individual or family is stabilized and safely housed.

Offender Housing Gaps:

Those leaving jail or prison face many barriers as they re-enter society. Policies, procedures, and services need to be in place to help ensure that offenders do not end up on the streets. Those with felonies on their record in particular are often denied employment and housing. Those applying for Social Security Disability and Medicaid benefits face lengthy eligibility processes, making access to medical, mental health, and substance-abuse services difficult if not impossible. Developing appropriate housing opportunities for sex offenders is a controversial issue, but one that communities are finding must be addressed in order to keep sex offenders from re-offending and to keep communities safe.

Transitioning Youth Released from State Institutions:

Mainstream systems are overwhelmed with young people who are being discharged from public institutions, such as foster care programs, alcohol and drug treatment centers, hospitals, and the criminal justice system. Too often these youth are released to the community or even to transitional housing programs without pre-release planning or the intensive wrap-around services that they need. The safety net needs to be strengthened by providing transitional housing services that meet young individuals’ developmental, emotional, mental health, and substance abuse needs. The gaps lie in developmentally appropriate supervised housing, wraparound services, and access to mental health and substance-abuse treatment or support.

Community Rest Shelter:

A gap exists for homeless individuals who have been released from hospitals and treatment centers who need shelter and time to recover from chemotherapy and other serious treatments. Shelters do not allow guests to stay during the daytime hours. People with medical conditions, bandages, and illness have to leave shelters early in the morning and meet their needs for rest, warmth, dryness, and safety until they can enter the shelter again at night.

The *Ten-Year Homeless Housing Plan* also discusses ways to reduce the number of criminal offenders, including sex offenders, who are released to homelessness. In the short term, this will involve collecting data about offenders in Thurston County, their barriers to housing, and available housing and service programs. Ultimately, the plan recommends creating a re-entry program for offenders, including “re-entry coaches” who would counsel offenders and help them find resources.

Lastly, the plan notes that there was a gap of over \$40 million between secured funds and the monies needed to enact the recommendations. The gap between costs and revenue indicates, according to the plan, that funding packages must be pulled together on a project-by-project basis, using all available resources. It also suggests that the ability to actually implement this plan will depend largely on the revenues available to Thurston County.

Anti-Poverty Strategy

Thurston County has adopted the Health and Human Services Council's plan for reducing poverty among county residents. The plan includes the following basic strategies:

- Address the causes as well as the symptoms associated with poverty and the quality of life of low- and moderate-income persons;
- Enhance the delivery of human services to low- and moderate-income persons; and
- Coordinate the county's goals and policies for producing and preserving affordable housing with other programs and services the [city and] county funds through the Health and Human Services Council, which will assist in reducing the number of poverty-level families.

Further, Olympia's CDBG Program will take the following steps to reduce poverty:

- Provide low- or no-interest home rehabilitation loans to low-income homeowners and renters to reduce interest costs associated with needed home repair, as well as reducing utility costs;
- Contract with Enterprise for Equity for microenterprise trainings and other support to assist persons in poverty to own and run their own businesses; and
- Fund critical social services for people with low to moderate incomes, targeting activities to people in poverty where possible.

Public Housing Strategy

The mission of the Housing Authority of Thurston County (HATC) is to provide safe, decent, and affordable housing and services to persons of low-income, disabled, and at-risk individuals and families. The ultimate goal of HATC is to assist individuals and families to secure long-term permanent housing. The public housing strategies outlined below are excerpted from HATC's approved Five-Year Plan, required by HUD.

Expand the supply of assisted housing:

- Apply for additional Housing Choice Voucher units should they become available; and
- Leverage affordable housing resources in the community through the creation of mixed finance properties.

Improve the quality of assisted housing:

- Increase customer satisfaction;
- Concentrate on efforts to improve specific management functions: decrease the vacancy time for project-based units;

Chapter 6: Strategic Plans

- Provide replacement vouchers: apply for vouchers for expiring mod-rehab contracts; and
- Manage the voucher budget to provide assistance to the maximum number of households possible.

Increase housing choices:

- Conduct outreach efforts to potential voucher landlords; and
- Expand voucher homeownership program.

Improve community quality of life and economic vitality:

- Maintain and grow voucher self-sufficiency program as funding is available.

Promote self-sufficiency and asset development of families and individuals:

- Promote self-sufficiency and asset development of assisted households; and
- Maintain self-sufficiency and homeownership programs.

Ensure Equal Opportunity in Housing for all Americans:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex familial status, and disability;
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability;
- Undertake affirmative measure to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required; and
- Maintain networking connections in the community to ensure information and access to all population groups.

Other HATC goals and objectives are to increase affordable housing opportunities for persons of low-income, disabled, and at-risk individuals and families. HATC will use the following strategies to address these issues:

The HATC will maximize the number of affordable units available to the Housing Authority within its current resources:

- Reduce turnover time for vacated project-based and mod-rehab units;
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction;
- Undertake measures to ensure access to affordable housing among families assisted by the Housing Authority, regardless of unit size required;
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside the areas of minority and poverty concentration; and
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

Increase the number of affordable housing units:

- Apply for additional Housing Choice Voucher units should they become available; and
- Leverage affordable housing resources in the community through the creation of mixed financing properties.

Target available assistance to families at or below 30 percent of Area Median Income (AMI):

- Adopt policies under the Family Self-Sufficiency program to support and encourage work; and
- Meet the 75 percent goal of targeting assistance to families at or below 30 percent of AMI.

Target available assistance to families at or below 50 percent of AMI:

- Adopt policies under the Family Self-Sufficiency program to support and encourage work; and
- Meet their needs by selection up to 25 percent from the waiting list who demonstrate a need as defined in the Administrative Plan.

Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available.

Target available assistance to Families with Disabilities:

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available.

Increase awareness of HATC resources among families of races and ethnicities with disproportionate needs:

- Continue networking with agencies and groups in the community that represent various ethnic and racial groups.

Conduct activities to affirmatively further fair housing:

- Counsel Section 8 tenants as to location of units outside areas of poverty and minority concentration and assist them to locate those units;
- Market the Section 8 program to owners outside of areas of poverty/minority concentrations; and
- Continually educate staff on issues of fair housing.

HATC has selected the above strategies to meet the housing needs in our jurisdiction for the following reasons:

- Funding constraints;
- Staffing constraints;
- Extent to which particular housing needs are met by other organizations in the community;
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the Agency;
- Influence of the housing market on Agency programs;
- Community priorities regarding housing assistance; and
- Reality of trying to maintain baseline number of units within the new budget-based financing.

Chapter 7: Actions Plans

Annual Action Plans

An annual Action Plan serves as a blueprint for how a jurisdiction will invest CDBG and HOME funds to address high-priority local needs and benefit the community. This section includes the Action Plans for the Urban County CDBG program and the Olympia CDBG program, and also includes information on one-year plans for the Thurston County HOME region. These programs operate on a fiscal year that runs from September 1 to August 31, so the 2013 Action Plans cover the period from September 1, 2013 to August 31, 2014.

Each project and activity awarded funding by the CDBG Program is linked to at least one HUD objective and Consolidated Plan strategy. Additional sources of funding and estimated outcomes are also provided in this section. All funding is subject to final federal appropriation amounts.

Urban County CDBG Action Plan

An inter-jurisdictional group, including representatives from Thurston County, Lacey, Tumwater, Yelm, Rainier, Tenino, and Bucoda have established a decision-making model formalized through interlocal agreements. This group has decided to rotate funding each year to focus on a different region of the county. The following projects were selected for 2013, focused on smaller south county cities (Table 24).

Table 24. Urban County CDBG Projects, 2013

Recipient	Project/Activity	Outcomes	Strategic Goal Met	HUD CDBG Objective(s) Met	Proposed 2013 Award
City of Yelm	Yelm Skate Park	Benefit to Yelm youth; 44% of population is under age 25	Public facilities and infrastructure	Benefit to low and moderate income persons	\$439,208
City of Tenino	Tenino sidewalks	Benefit to all 1,705 residents of Tenino	Public facilities and infrastructure	Benefit to low and moderate income persons	\$60,000
Town of Bucoda	Bucoda Water Systems Phase I	Benefit to all 560 residents of Bucoda	Public facilities and infrastructure	Benefit to low and moderate income persons / Meeting urgent needs	\$326,976
Thurston County	General administration				\$206,547
Urban County CDBG Total:					\$1,032,731

Two alternate projects were also selected: the Bucoda Water System Phase II (\$196,560) and Phase III (\$239,466). These projects would continue the comprehensive water system repair project in Bucoda which began with Phase I.

Olympia CDBG Action Plan

The City of Olympia will direct CDBG funds to projects and programs benefiting those with low to moderate incomes. Projects benefiting geographical areas will be located in designated low- to moderate-income areas. Many of the pocket areas of racial/ethnic minority concentration are located in Olympia's identified low- to moderate-income areas.

Table 25. Olympia CDBG Projects, 2013

Recipient	Project/ Activity	Outcomes	Strategic Goal(s) Met	HUD CDBG Objective(s) Met	Proposed 2013 Award
Panza	Quixote Village	Cottage Housing for up to 30 formerly homeless people	Homeless continuum of care	Benefit to low- and moderate-income persons	\$55,000
Community Youth Services	Rosie's Drop-In Young Adult Center	45 youth drop-in center clients daily; 10 shelter beds providing 3,650 bed nights annually	Public facilities and infrastructure / Homeless continuum of care	Benefit to low- and moderate-income persons	\$144,000
Family Support Center	Smith Building Family Shelter and Affordable Housing Project	6 homeless families accommodated; 7 formerly homeless families housed, 60 total people assisted	Public facilities and infrastructure / Homeless continuum of care / Affordable housing	Benefit to low- and moderate-income persons	\$158,000
Panza	Quixote Village Social Services	Social services for up to 30 formerly homeless people	Homeless continuum of care	Benefit to low- and moderate-income persons	\$40,500
Community Youth Services	Transitional Housing for Youth	55 youth housed in 15 housing units annually	Homeless continuum of care	Benefit to low- and moderate-income persons	\$10,000
Out of the Woods	Family Shelter	Shelter for up to 48 family members providing 2,190 bed nights annually	Homeless continuum of care	Benefit to low- and moderate-income persons	\$12,000
Together!	Evergreen Villages Youth Program	40 to 50 drop-in youth daily; 60 to 70 drop-in adult clients twice monthly	Homeless continuum of care	Benefit to low- and moderate-income persons	\$13,627
Enterprise for Equity	Microenterprise Training	9 to 12 entrepreneurs trained; 25 to 28 existing businesses assisted	Economic development programs	Benefit to low- and moderate-income persons	\$25,500

Recipient	Project/ Activity	Outcomes	Strategic Goal(s) Met	HUD CDBG Objective(s) Met	Proposed 2013 Award
City of Olympia	Isthmus Park	Two derelict buildings demolished <i>*Contingency use of any additional program income received</i> <i>**Includes an additional \$48,885 allocated by Olympia Council from new CDBG Funds</i>	Public facilities and infrastructure / Land acquisition	Elimination of slum and blight	\$450,000* **
City of Olympia	General administration (20% cap)				\$60,000
City of Olympia	Rehabilitation Projects Delivery Costs				\$50,000
Olympia CDBG Total: \$1,018,627*					

*Funds for the Isthmus Park project will only be made available upon receipt of additional program income.

Thurston County HOME 2013 Projects

The HOME Consortium is an eight-member advisory board responsible for the multi-jurisdictional administration of the county's housing programs. The Consortium is comprised of public elected officials from Bucoda, Olympia, Lacey, Rainier, Tenino, Tumwater, Yelm, and Thurston County. The Consortium is an advisory board to the Thurston County Board of Commissioners, and is responsible for making county housing funding and policy recommendations for the following: HOME Investment Partnership Housing Program, the Affordable Housing Program, and Homeless Housing Programs. The City of Olympia receives no HOME funds directly.

The HOME Consortium offers two funding cycles, both typically conducted in the spring of each year. The first funding cycle is for all HOME eligible activities. The second round focuses on homeless programs, including operations and maintenance, rental assistance, prevention programs, rapid re-housing, and capital projects. In addition, there is a special application process for emergency fund projects to support eligible emergent needs. The City of Olympia participates in these funding cycles as a member of the HOME Consortium.

Table 26 shows projects selected for HOME funding in 2013.

Table 26. HOME Projects, 2013

Recipient	Project/Activity	Outcomes	Proposed 2013 Award
Family Support Center	Smith Building Family Shelter and Affordable Housing Project	Renovate the Smith Building to provide 6 units of family emergency shelter and 7 units of permanent housing for low income families	\$398,673
Housing Authority of Thurston County	Housing Rehabilitation Program	Rehabilitate up to 8 low-income owner-occupied homes	\$200,000
Homes First!	Affordable Housing Roof Replacement	Roof replacement for 5 Homes First! affordable housing properties	\$24,000
Yelm Community Services	Krislen Apartments Rehabilitation	Replace roofs and paint the 24 Krislen Apartments for low-income seniors and persons with developmental disabilities	\$48,000
Community Action Council	Killion Court Apartments Acquisition and Rehabilitation	Acquire and rehabilitate a 20-unit apartment complex serving low-income seniors	\$40,000*
Thurston County	General Administration		\$60,296
HOME Total: \$770,969**			

*The Killion Court project was approved by the HOME Consortium in 2010 but is being funded in the 2013 program year.

**The HOME total includes the 2013 entitlement of \$602,969 and \$168,000 in recaptured prior year funds. See page 86 for more details on anticipated resources.

Other Sources of Funding

Additional sources of state and federal funding provide crucial leverage to enhance the capabilities of the HOME and CDBG programs to provide affordable housing and Continuum of Care homelessness prevention and reduction activities. Leveraging results in increased collaboration, achieves better outcomes, and ensures that the most value is obtained from the use of federal funds. Leveraging can take the form of matching funding from another entity; in-kind donations of materials, resources and staffing; or can consist of taking advantage of incentives in the city's municipal code that encourage development of affordable housing. Table 27 lists the primary sources of federal, state, and local funding sources that augment the strategic goals of the CDBG and HOME programs.

Table 27. Annual Funding Sources for Affordable Housing and Homeless Projects

Funding Source	Project/Activity	Anticipated 2013 Award
Washington State Consolidated Homeless Grant	Prevention and transitional housing, operating and maintenance support	\$315,000
Washington State Housing and Essential Needs Grant	Rental assistance and essential needs	\$1,100,000
HUD Emergency Solutions Grant	Prevention programs and operating and maintenance	\$248,000
Thurston County 2060 Fund	Rental assistance, new construction, rehabilitation of low income housing	\$350,000
Thurston County 2163 Fund	Activities to end homelessness as identified in local homeless plan	\$1,350,000
		Total: \$3,363,000