

## CR-05 - Goals and Outcomes

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

In this third year of the current Five (5) Year Consolidated Plan (2018 – 2022), the City invested in economic development and public service activities in response to the Coronavirus pandemic. With the public service cap being lifted, additional resources were allocated to homelessness response in the Downtown corridor.

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

The past two program years, funds have been prioritized for economic development and public service. Goals and objectives have been met for both categories and made great impacts in the community. Program year 2021, council and staff have prioritized affordable housing and homelessness response. The identified outcomes are set to be achieved or at least considerably improved upon with the upcoming activities.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	150	0	0.00%			
Affordable Housing	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	10	2	20.00%	0	2	
Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	8	0	0.00%			
Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				

Affordable Housing	Affordable Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0				
Affordable Housing	Affordable Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	3	3	100.00%	4	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	20	122	610.00%	150	115	76.67%
General Administration	Administration	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
General Administration	Administration	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
General Administration	Administration	CDBG: \$	Jobs created/retained	Jobs	0	0				
General Administration	Administration	CDBG: \$	Businesses assisted	Businesses Assisted	0	0				
General Administration	Administration	CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%

Homeless Continuum of Care	Homeless	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	200	0	0.00%			
Homeless Continuum of Care	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	4100	0	0.00%			
Homeless Continuum of Care	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	1000	0	0.00%			
Homeless Continuum of Care	Homeless	CDBG: \$	Housing for Homeless added	Household Housing Unit	75	0	0.00%			
Land Acquisition	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1	0	0.00%			
Land Acquisition	Non-Housing Community Development		Other	Other	0	0				
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	0	0.00%			

Public Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	700	3193	456.14%	0	1919	
Public Services	Non-Homeless Special Needs	CDBG: \$	Other	Other	0	0		200	0	0.00%

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

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

The two highest priority activities during the PY 2020 Annual Action Plan period were public service and economic development. When the cap on public services was waived in response to Coronavirus, the City increased funding for homeless individuals and low-income families. The City also increased PY 2020 awards to the Thurston Economic Development Council and Enterprise for Equity for training and technical assistance to small and micro businesses. The Thurston Economic Development Council focused on trainings to help small businesses prepare for Coronavirus restrictions. Enterprise for Equity focused on art-prenuers as the industry suffered tremendously during the statewide shut-downs.

The City funded one public facility improvement with CDBG funds during PY 2019 at First Christian Church – Interfaith Works Shelter and wrapped up the project during PY 2020. The shelter was able to install a new kitchen sink to provide safe hand-washing during the pandemic, as well as installing partitions throughout the shelter to maintain state ordered social distancing policies. The shelter’s sewer system failed over a year ago and flooded the entire basement and CDBG funds were able to provide new flooring to the shelter to avoid hazardous living conditions. The shelter also purchased bed bug free mattresses that are easily sanitized to contain the spread of the virus.

The City also funded a Homeless Response Coordinator in PY 2020 in response to the prevention of Coronavirus. The position was previously funded through an outside grant from the Evergreen Christian Community, but the organization was no longer able to fund the position so CDBG funds were allocated to support the position until June 2023. The HRC works closely with the Thurston County Department of Human and Social Services to locate and help quarantine homeless individuals who are high risk for the virus. The Homeless Response Coordinator coordinated shelter beds, mitigation site interviews, and Plum Street Village interviews to get people off the street during the pandemic. Thurston County

counted 1145 homeless individuals in the 2021 Point-in-Time Census, which is a 150 person increase since 2020. It is expected to increase again in 2022, as many individuals have fell into homelessness over the year.

The City continued to fund it's Downtown Ambassadors program who provided support to businesses, street outreach and hospitality services to residents, business owners and visitors in the Downtown core.

Before Coronavirus, the City had plans to acquire land for a future affordable housing project, but that goal was put on hold in order to prevent, prepare and respond to Coronavirus. The City instead allocated these funds and prior year funds to the public service activities listed above, as well as the completion of a PY 2017 sewer connection project who incurred overrun costs during the final stages of the project. The City also reallocated PY 2014 funds to Home First for two rental rehabilitation projects to improve living conditions for several extremely low-income families. More projects similar to this one will occur in PY 2021.

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## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	<b>CDBG</b>
White	2,094
Black or African American	36
Asian	12
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	7
<b>Total</b>	<b>234</b>
Hispanic	25
Not Hispanic	2,128

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

Narrative

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## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	468,529	320,672
CV-2	Commerce	93,036	0

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Downtown Urban Core	70	70	

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The PY 2020 Annual Action Plan was intended to focus primarily on downtown Olympia given the high concentration of the lowest income households given the American Community Survey data showing this to be one of the lowest income census areas (Tract 101, Block 1).

## Leveraging

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

Projects funded with Olympia's CDBG monies also receive funding from other sources, which leverages, or matches, other fund sources to meet the needs in our community. The City leveraged CARES Act and American Rescue Plan Act Funds to support economic development throughout the city. Funds were used to acquire property for low-income housing, stimulate business in the Downtown, support homelessness response, and other economic needs in Olympia due to impacts of the Coronavirus.

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## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	8	0
Number of special-needs households to be provided affordable housing units	0	0
<b>Total</b>		

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	200	0
Number of households supported through the production of new units	150	0
Number of households supported through the rehab of existing units	10	2
Number of households supported through the acquisition of existing units	0	0
<b>Total</b>		

Table 6 – Number of Households Supported

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

Due to the pandemic, affordable housing projects were put on hold. The City originally planned to reallocate prior year funds to a land acquisition project that would support affordable housing in the future, but those funds were instead reallocated to Coronavirus response.

The City will utilize the local tax funded “Olympia Home Fund” to provide \$2,800,000 to expand the City’s capacity to create new affordable housing, rehabilitate existing units and provide direct homeless

shelter assistance

**Discuss how these outcomes will impact future annual action plans.**

This will decrease the number of affordable housing units produced in our 5-year Consolidated Plan.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	1	0
Low-income	1	0
Moderate-income	0	0
<b>Total</b>	<b>2</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information-**

The Homes First contract provided rental rehabilitation to two extremely low-income families. Work with Homes First will continue to PY 2021 to better meet the affordable housing goals and outcomes.

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

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

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

The City's Downtown Ambassador Program staff and Homeless Response Coordinator work together to provide resources and support to unsheltered homeless residents and connect them with services including Coordinated Entry and publicly-funded services reporting to HMIS.

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

The City, County and local partners maintained a new 38-bed shelter during the pandemic to assist in the capacity reductions issued during the statewide shutdown in response to Coronavirus. No CDBG funds were used to support the shelter, but CDBG funds supported coordination overseen by the Homeless Response Coordinator funded through CDBG in this program year. The Homeless Response Coordinator also oversaw new connections to public systems like Coordinated Entry and HMIS at the City sanctioned homeless camping area (which is not funded by CDBG). Construction also began on an additional shelter with InterFaith Works at 3444 Martin Way. The City's Scattered Site program started in August 2021 providing on site services and improved health and safety at the city's largest encampments. The goal of the program is to reduce neighbor conflict and provide coordinated case management.

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

These populations are frequently encountered by Downtown Ambassadors and the Homeless Response Coordinator. Those City social service experts regularly refer individuals to local service providers and coordinate with those organizations to identify service gaps and plan programs and resources designed to fill those gaps. Both roles coordinate with foster care agencies, corrections agencies, and others on a weekly informal or monthly basis at formal meetings.

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

While homelessness is a regional issue, its locus is in Olympia, primarily concentrated in the urban hub. As a result, the City prioritized all of its CDBG funded social services on people who are homeless and have behavioral health challenges including mental illness. Specifically, the City used CDBG funding for street outreach to reach those targeted populations.

Other non-federal City funds were used to support homeless shelters for homeless adults. Through the Regional Housing Council partnership, other shelters, affordable housing and social services were funded with a variety of federal, state and local funds.

In 2017 Olympia passed the Home Fund Levy, a sales tax levy for affordable housing construction and homeless and behavioral health services. That program has helped fund four supportive housing projects in the last three years that successfully competed for state Housing Trust Fund awards and 9% Low Income Housing Tax Credits. Those four projects will produce 248 units of supportive housing and 60 beds of single adult shelter.

The City participated the 2021 Point in Time Homeless Census with Thurston County, and provides additional City monies to support this effort. Quality data serves to inform regional homeless policy and investments.

Additionally, the City has: 1) hired a Homeless Response Coordinator; 2) developed and began implementation of our “One Community: Healthy, Safe and Housed” plan that the Coordinator uses as a strategic reference; 3) established a Tiny House Village called Plum Street Village for up to 40 households; 4) established the Mitigation site, a staffed tent encampment which accommodates up to 120 on City owned property; 5) established a storage facility for unhoused people including storage dedicated to homeless households headed to Coronavirus quarantine and isolation ; 6) worked with regional partners on the “Thurston County Homeless Crisis Response Plan, 2019 – 2022”; and 7) enacted municipal code 18.50 allowing emergency housing facilities.

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

### **Actions taken to address the needs of public housing**

No actions were taken to assist Public Housing during Program Year 2020 with CDBG funds. Olympia did award \$1.1 million from the Home Fund for homeless families, that project will construct 64 units. CDBG supported the acquisition of that property in a previous program year.

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

There were no activities to encourage public housing residents to become more involved in management and participate in homeownership during Program Year 2020.

### **Actions taken to provide assistance to troubled PHAs**

There were no activities to assist troubled PHA's during Program Year 2020. The City of Olympia works closely with the Housing Authority of Thurston County. Our PHA has contributed project-based vouchers to support permanent supportive housing projects in Olympia in the last three years.

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

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

The City's Planning Department continues to address zoning and development guidelines to reduce construction costs associated with housing. In 2019 Olympia adopted an affordable housing impact fee abatement program that has already been used to construct 82 units of affordable housing. That housing must serve households at or below 80 percent AMI and remain affordable for 20 years. The City also adopted changes to codes in order to increase residential building capacity and the variety of housing types allowed in Low Density Residential Zoning Districts. These changes went into effect on December 23, 2020. A recent Housing Code amendment has been put in place to address the missing middle housing in the city.

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

The City considers all CDBG-funded social services in PY 2020 as actions to meet underserved needs.

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

The City continues to provide Lead Paint Safety information through its website and building permit services. One project this program year involved the completion of removal and abatement of lead painted building materials.

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

The City continues to invest in economic development activities to increase the number of low-moderate-income jobs available in the City.

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

The City continues to work with other regional jurisdictions to address zoning, development and other policies that affect the cost and availability of affordable housing.

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

The City coordinates public and private housing through participation in the Regional Housing Council, a regional policy body that brings government, social services, non-profit sector, faith sector, private sector and other stakeholders together to develop policy and funding recommendations that enhance

coordination. Additionally the City's Land Use Committee plans on reviewing housing cost drivers in code to find more ways to slow the growth of housing costs.

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

The City undertook an exhaustive Assessment of Fair Housing in partnership with Thurston County to conduct a comprehensive assessment of current laws, instances of discrimination and ultimately developed a set of five recommendations to strengthen Fair Housing in Thurston County and the City of Olympia. The City added fair housing information to a new tenant protections webpage in July with protected classes and enforcement agencies to contact for help. Also included in the update was tenant protection info that helps landlords and renters become better aware of their rights and responsibilities under new laws and programs.

On June 22, 2021, the City Council approved a Housing Action Plan to identify actions it can take to increase the supply, diversity and affordability of housing. The plan outlines how actions address equity and provides a table of actions already taken. A Housing Needs Assessment was conducted to inform the plan.

On December 8, 2020, the City Council passed the Housing Options Code amendments, effectively allowing for more diverse housing in Olympia. The ordinance legalizes duplexes, triplexes, and fourplexes in R 4-8, as well as triplexes, fourplexes, sixplexes, and courtyard apartments in R 6-12, commonly known as the "duplex zone". The height of all of those building types is capped at two stories. It also removes or loosens parking, size, and height, and owner-occupancy restrictions on Accessory Dwelling Units.

The City refers all Fair Housing complaints to:

- Fair Housing Center of Washington: 253-274-9523
- Washington State Human Rights Commission: 1-800-233-3247

## **CR-40 - Monitoring 91.220 and 91.230**

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

Each year the City conducts monitoring visits to each sub-recipient to ensure full compliance. The monitoring visits are designed in accordance with the CDBG Sub-Recipient Handbook with an emphasis on confirming that funds go to CDBG-eligible activities, that the beneficiaries are CDBG-eligible and that record keeping and internal controls comply with HUD standards. In-person visits were reduced in 2020 because of COVID-19, but desk monitoring continued.

The City posts information about its CDBG Program on its website and directly emails information about CDBG Program activity to a stakeholder list. All communications state the City's non-discrimination policies. Efforts to reach minority businesses are conducted through the two partner business organizations – the Olympia Downtown Alliance and the Center for Business & Improvement.

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

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

The City's Citizen Participation Plan offered an opportunity for all stakeholders to examine the report for 30 days prior to submission on November 23, 2021. Electronic copies of the plan were posted on the City's CDBG website, noticed on the Olympian's webpage and in print, and were furnished online at the City Council-hosted hearing, linked in reports to Council, and access was mentioned at meetings including Regional Housing Council and the county's Housing Advisory Team.

## **CR-45 - CDBG 91.520(c)**

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

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

No

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

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