



# A CITIZEN'S SUMMARY OF THE 2013-2017 CONSOLIDATED PLAN

Prioritizing HOME and Community Development Block Grant Resources

**DRAFT FOR PUBLIC COMMENT**

June 2013

# What are our priorities?

We are pleased to present the draft *Citizen's Summary* to the 2013-2017 Consolidated Plan. Once finalized, the Consolidated Plan serves as the blueprint for the region's Community Development Block Grant (CDBG) and HOME programs for the next five years.

The plan is the result of a six-month planning process during which we examined the needs and resources of unincorporated Thurston County and its cities and 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, administered by the federal Department of Housing and Urban Development (HUD), provides funding to state and local governments for projects and activities that principally benefit low- to moderate-income people. CDBG 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.



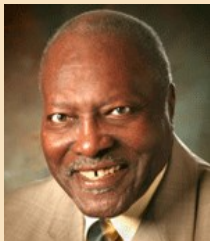
For the first time, we've produced a single consolidated plan that includes the needs and resources of all of Thurston County. This regional Consolidated Plan describes:

- Regional urban county CDBG needs and funding (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.



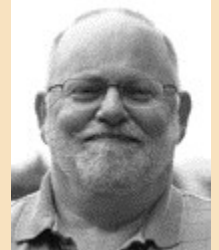
We extend our gratitude to the many stakeholders and citizens who participated in the consolidated planning process. We invite you to share your views and become involved in prioritizing CDBG and HOME funds. Please see the "[Public Process](#)" section on page 23 to learn how to participate.

Regards,



**Cathy Wolfe**, County Commissioner  
**Sanda Romero**, County Commissioner, Chair  
**Karen Valenzuela**, County Commissioner  
**Alan Carr**, Mayor, City of Bucoda  
**Virgil Clarkson**, Mayor, City of Lacey

**Stephen H. Buxbaum**, Mayor, City of Olympia  
**Randy Schleis**, Mayor, City of Rainier  
**Eric Strawn**, Mayor, City of Tenino  
**Pete Kmet**, Mayor, City of Tumwater  
**Ron Harding**, Mayor, City of Yelm





## Overview

This *Citizen's Summary* provides an overview of the draft Consolidated Plan. It analyzes the region's current and future housing and community development needs, and presents the strategic goals and objectives for the use of CDBG and HOME funds over the next five years.

Four sections are devoted to each category of funding and attempt to provide a snapshot of the need and capacity in the region. The four primary categories funded by CDBG and HOME are affordable housing, social services, public facilities and infrastructure, and economic development.

The last two sections of the *Citizen's Summary* describe the 2013 consolidated planning and public participa-

tion process, and invite you to share your views and become involved in making future decisions about CDBG and HOME funds, along with other state and local revenue sources to address the needs of low-income citizens.

### How the county is changing

The rest of this section provides an overview of the demographics of the population in Thurston County and highlights a few differences between Olympians and residents of the rest of the county. 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

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Between 2000 and 2010 the county's population grew by 22 percent, with Lacey and Yelm growing fastest.

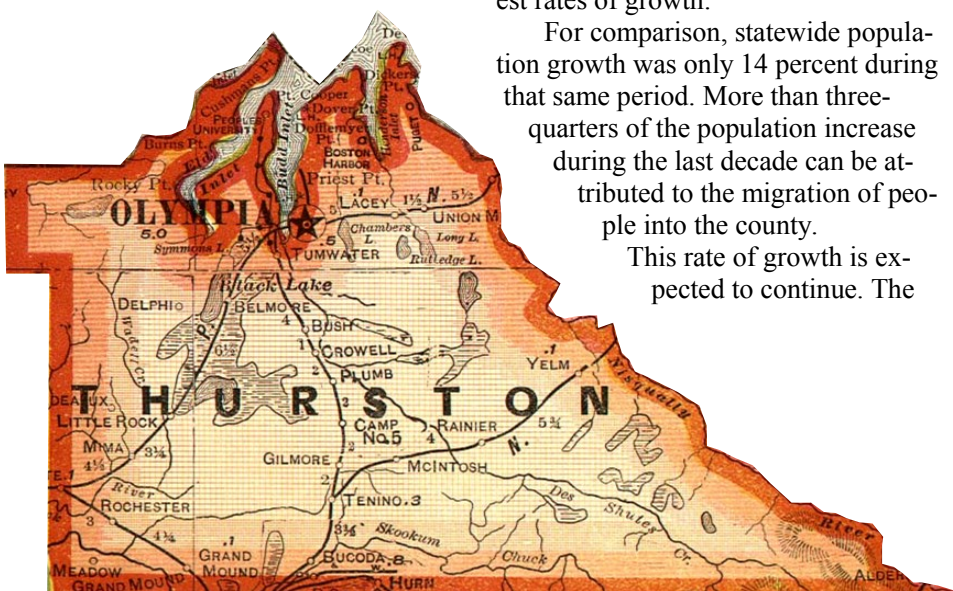
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state Office of Financial Management forecasts that the county population will increase by almost 30 percent — an additional 74,000 people — by the year 2030.

Figure 1 (next page) provides an overview of who makes up Thurston County today. As with the majority of data in this report, the numbers come from a 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.

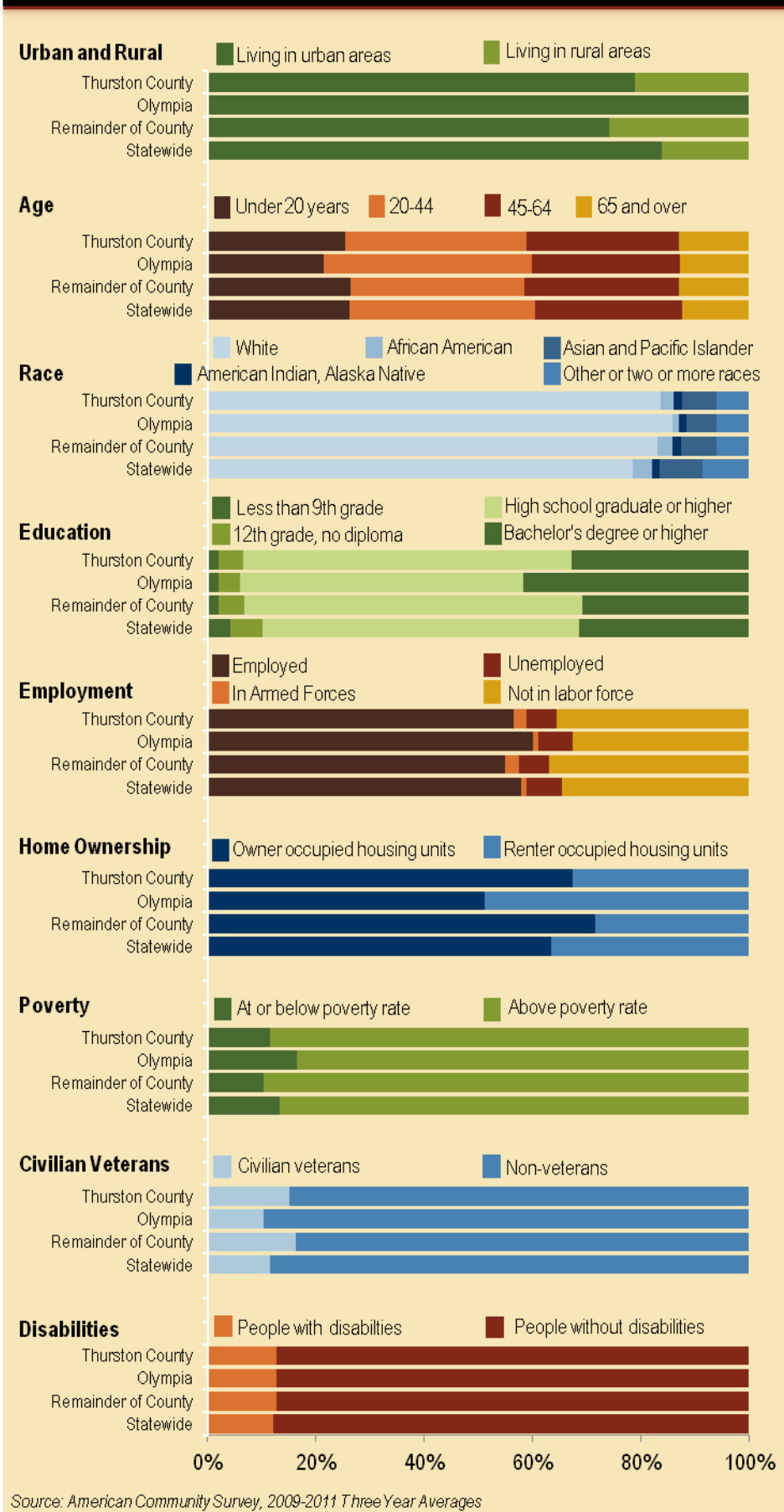
Approximately 26 percent of county residents live in rural areas, which is significantly higher than the statewide average of 16 percent.

To qualify as an urban area, an area must encompass at least 2,500 people, at least 1,500 of whom must reside out-



Above: Children learn about pond ecosystems at a CDBG-funded Yelm day camp.

**Figure 1: Demographics of General Population of Thurston County**



side 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.

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 college and advanced degrees, with almost 42 percent reporting that level of educational attainment.

### Unemployment starting to fall

The unemployment rate fluctuates seasonally and from month to month, but there's no question that the recession of 2008-2009 is continuing to impact Thurston County residents' ability to find and retain jobs. The three-year average for 2009-2011 was 5.7 percent unemployment in Thurston County.

The proportion of Olympians looking for work was higher, at 6.3 percent, and closer to the state average of 6.5 percent. The most recent data from the state Employment Security Department (Nov. 2012) paints a bleaker picture: The county unemployment rate is 6.9 percent compared to the statewide rate of 7.8 percent.

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

### Population older, more diverse

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.

Thurston County had less racial diversity in 2010 than the state as a whole. Caucasians composed nearly 84 percent of the population, compared to 79 percent of the state’s population. African-Americans represented 2.5 percent of the population, and Asians made up 6.4 percent. The county’s population had slightly more native Hawaiian and other Pacific Islanders (0.8 percent) than the state as a whole (0.6 percent).

### CDBG and HOME priorities

The CDBG and HOME programs primarily benefit low-income people and families. HUD defines “low-income” based on a formula that applies the average area income level for various family sizes.

These income limits range from \$15,750 for a one-person household, to \$79,200 for an eight-person household. A family with two parents and two children would be considered low income if its household earnings were at or below \$60,000 per year. The same family would be considered very low income at \$33,750 per year, and extremely low income at or below \$22,500 annually.

CDBG is a flexible funding source that can be used for affordable housing projects, social services, infrastructure (including sewer and water system improvements), public facilities, economic development, and other community development needs.

HOME funds are targeted to affordable housing projects, including new construction, rental assistance, and homeowner assistance.

The strategies employed by the CDBG and HOME programs

historically include:

- **Preserving homes and neighborhoods** with housing rehabilitation.
- **Expanding housing stock** with land acquisition for affordable housing development.
- **Social service funding** for local nonprofits to support vulnerable populations, including homeless.
- **Providing public facilities** through infrastructure and community center projects.
- **Business training** for low income entrepreneurs to support economic development.

### CDBG and HOME projects

Over the past three years, half of combined CDBG and HOME funds have supported rehabilitation of low-income rental and owner-occupied housing units.

The majority of these funds have been distributed in the form of low-

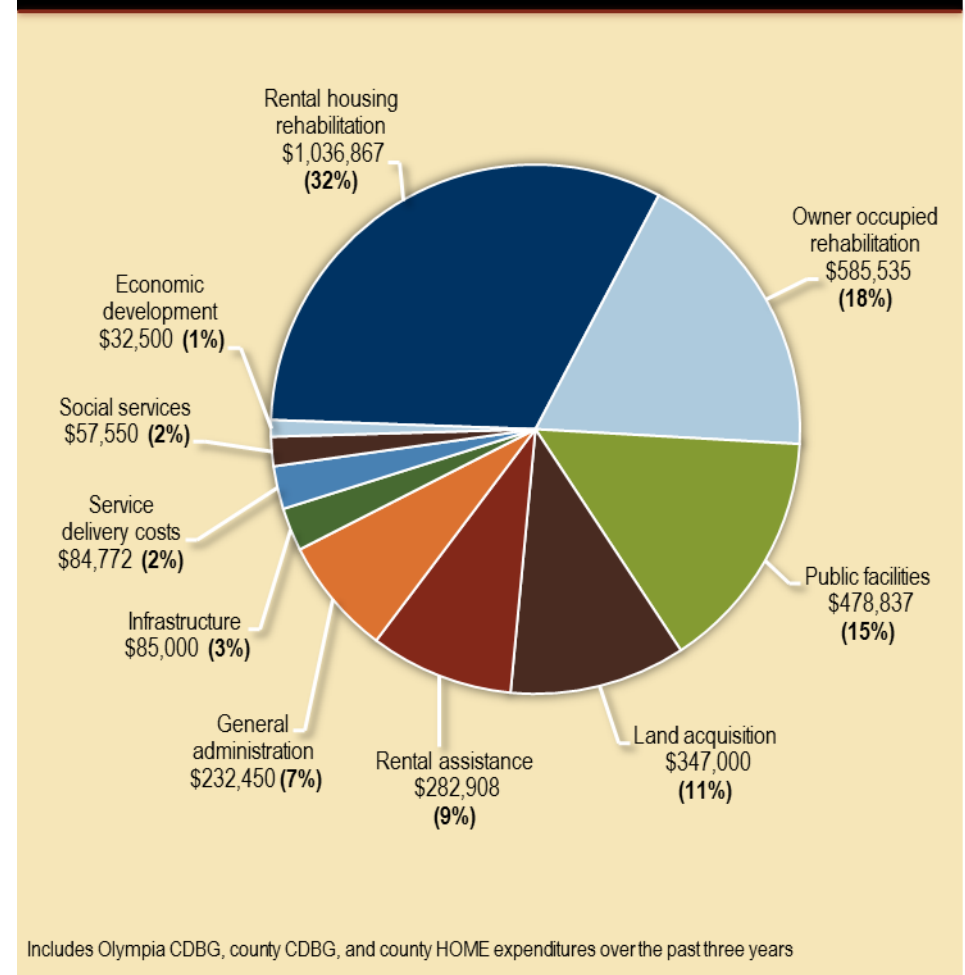
## The CDBG and HOME programs primarily benefit low-income people.

interest loans. As the loans are repaid, the monies are recycled into other rehabilitation loans and other eligible activities to benefit the community.

An investment in land (11 percent of the total) has laid the groundwork for 36 homes for families and individuals. Rental assistance, in the form of temporary vouchers, has allowed families at risk from homelessness to stay in their homes.

The following sections explain the primary areas of funding and the current need in Thurston County. The section, “Past Projects,” provides greater detail about how the funds have been used over the last three years.

Figure 2: Past CDBG and HOME Expenditures, 2010-2012





# Affordable Housing

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 accelerated by 74 percent from 2002 through 2007, an average of \$126,930. 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 3).

As the housing stock starts to recover from the recession, 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.

## Seniors may drive changes in housing

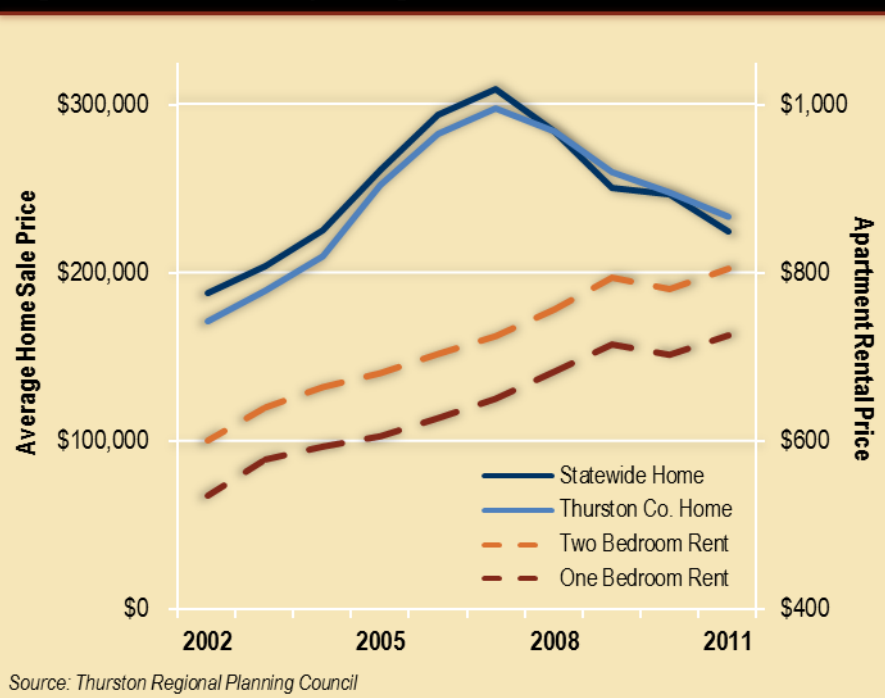
Housing will grow and change along with the county’s population. Larger families may still choose single-family suburban homes. However, single people and empty-nesters, as well as low-income and disabled residents, may prefer apartments and homes on small city lots close to stores, parks, bus stops, and jobs. Projected population growth among senior citizens, in particular, may help drive demand for smaller, lower-maintenance housing near medical services.

The rental market – representing about one-third of all housing – has 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 4). 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 more than 6 percent. 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.

Even after the housing bubble burst incomes have not kept pace with housing costs. Housing is considered affordable when it accounts for 30 percent or less of

*Above: The playground at the Salmon Run Apartments, a development funded through HOME and other state and federal grants.*

**Figure 3: Thurston County Average Home Sale and Rental Price**



monthly household income. 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 (Figure 5), 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.

**‘Severely cost-burdened’ owners up 57 percent**

The numbers of cost-burdened renters and owners in Thurston County have both increased since 2011. 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 homeowners – a category which has increased by 57 percent in the last 10 years.

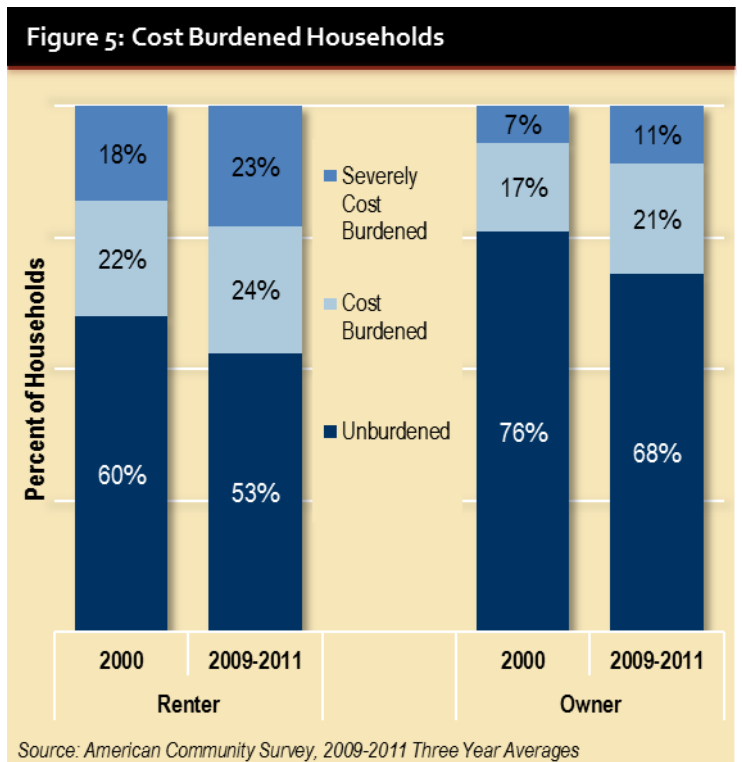
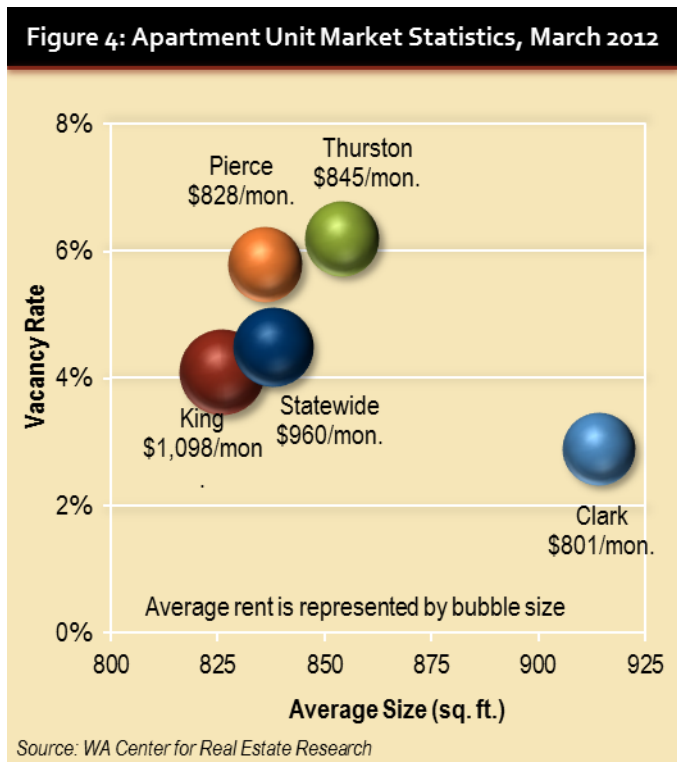
The principal intended beneficiaries of CDBG and HOME are households with incomes less than 80 percent of area median income (AMI), a number that equated to \$49,617 in 2010. More than two-thirds of these households are cost burdened. For the poorest households, those with incomes less than 30 percent of AMI, more than 80 percent are cost burdened.

Many cost-burdened home owners 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.

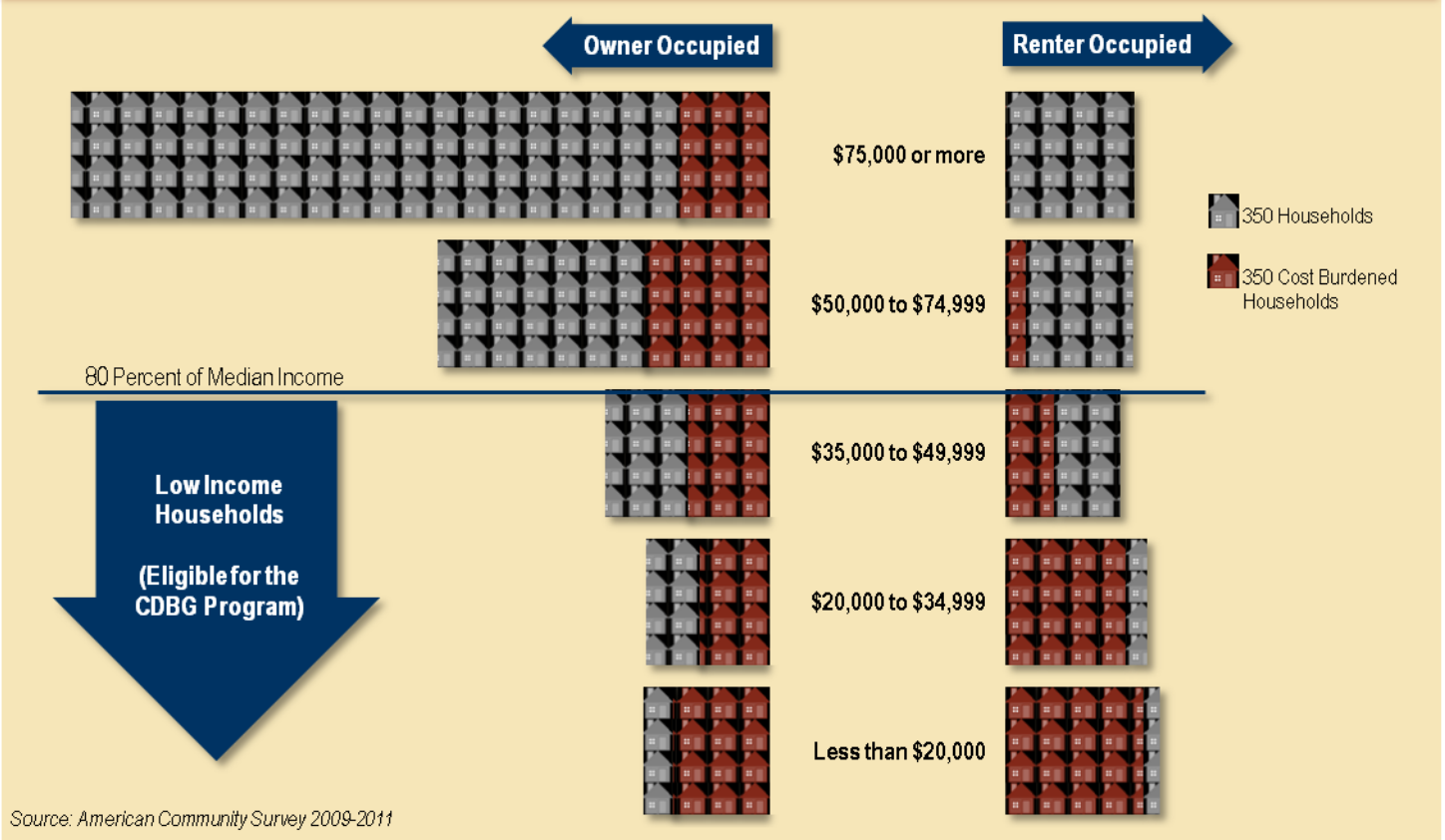
These loans can be used to eliminate hazards, such as failing electrical systems and lead-based paint. The loans can also reduce utility costs by upgrading insulation and heating systems. Rehabilitation loans provide less expen-



*The Salmon Run Apartments are a 40-unit affordable housing complex in Yelm, completed in 2012. The apartments are designed to serve families making 40 to 50 percent of area median income.*



**Figure 6: Owner and Renter Households, by Income and Cost Burden**



Olympia Mayor Stephen Buxbaum and Tumwater City Councilmember and HOME Consortium Chair Neil McClanahan participate in a HOME Consortium meeting in December, 2012.

sive way to support low-income housing than alternatives such as new construction.

Note that rehabilitation loans are repaid in most cases. This allows funds to be “reused” for other eligible activities.

### Examples of recent affordable housing projects

The following projects were funded, at least in part, through CDBG and HOME grants during the last three years:

- The HOME program leveraged funds from the Housing Trust Fund and federal housing tax credits to construct Yelm’s Salmon Run apartments, providing affordable housing to 40 low-income households.
- The City of Olympia provided a CDBG grant to Homes First! to acquire and rehabilitate a single-family property for use as housing for up to four developmentally disabled adults. Homes First! is a Lacey-based nonprofit that has renovated and preserved affordable renting housing for low-income families and people with special needs since 1990.
- Tenant Based Rental Assistance (TBRA) is a program that has helped several hundred families avoid homelessness by providing short-term rent money. This program is partly funded by HOME grants that were provided by the Community Action Council and the Housing Authority of Thurston County.



# Building a Future

## Habitat For Humanity — The Burns Family

The Burns family is one of five now enjoying a new home in the Shepherd's Grove complex in Tumwater. Completed in June 2012, Shepherd's Grove is the latest housing project from South Puget Sound Habitat for Humanity.

The homes are in a low-impact development cluster with shared community spaces, native landscaping, and rain gardens. Each home is 1,250 square feet on a 2,500-square-foot lot, and completely ADA compliant.

The homes were built with the help of hundreds of volunteers donating thousands of hours of labor, students from New Market School's Construction Trades Department, donations of money and material, and the sweat equity of the future homeowners themselves. The partner families purchase the homes with a no-profit loan. The mortgage payments will be used to build more Habitat homes in the future.

For Aaron and Trisha Burns, sons Aiden and Emry, and daughter Makayla, home ownership has meant the end of shuffling between cramped apartments.

"If you're renting it's like throwing your money away because you don't

own anything," Aaron says.

Each adult in the family is required to spend 250 hours working to build their home. Aaron spent much more time than that on the construction while also going to college. In fact, he worked on all five houses — and in the process learned a lot.

"He was like a kid in the candy store," says Trisha. "Every week we came, he couldn't sit still he was so excited. And it was neat, too, to be able to work with our neighbors so that we got to know them before we moved in and we had a bond. I think that made a big difference."

Trisha is now in college studying early childhood development, and Aaron is an IT specialist.

"It gives our kids stability," says Trisha. "In the apartments, we were constantly moving.

To have your own place, you have so much more pride in what you have, especially since we built it."



*Above: The Burns family on the porch of their new home. Below: Emry, Aiden, and Makayla enjoy a space of their own.*





## Social Services

As the national economic downturn has increased levels of cost burden, the poverty rate has also risen. The federal Census Bureau establishes the poverty rate annually based on family size, ages of the members, and income. Within Thurston County, the overall poverty rate is 11.5 percent, and 6 percent of the population had incomes below 50 percent of the poverty level (Figure 7).

More African-American, Latino, American Indian, and Alaskan Native residents are poor. Residents without a high school diploma had nearly double the average rate of poverty, and more than one-quarter of those unemployed reported living in poverty.

### Poverty rate is higher for children

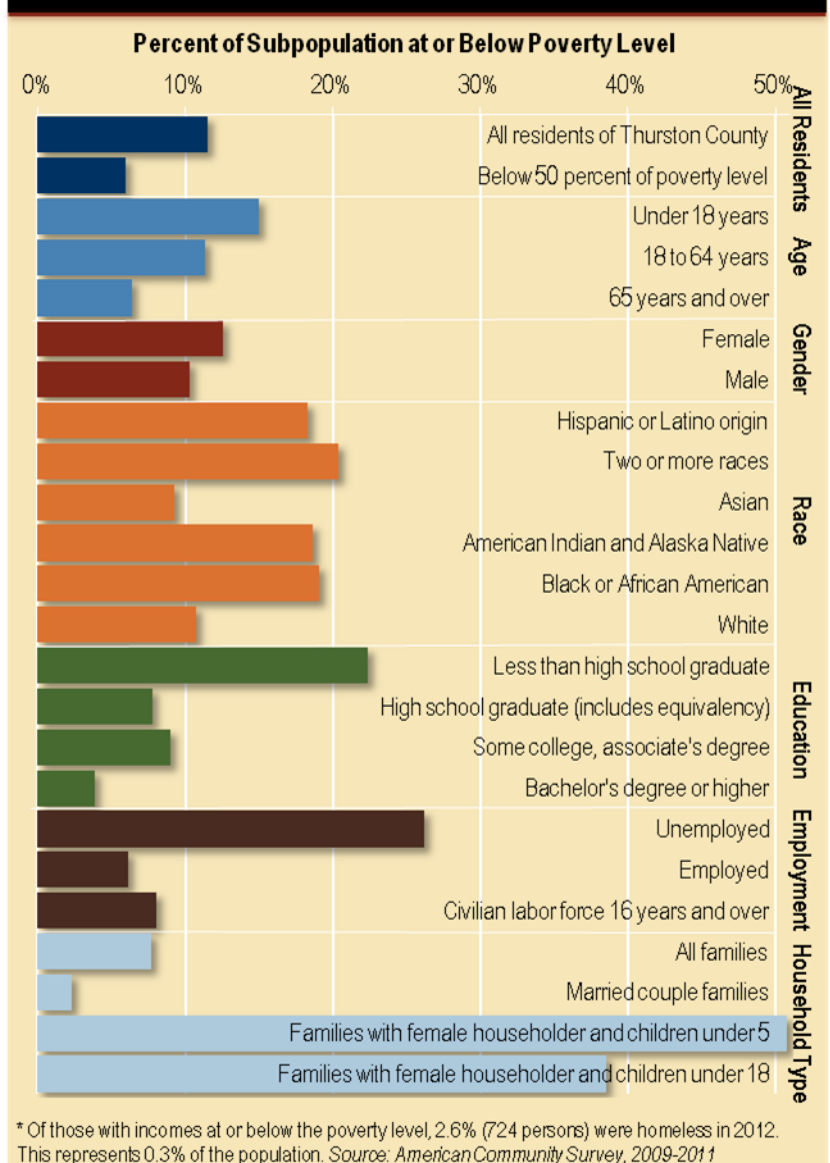
The poverty rate is higher than average for children in the county under age 18, of whom 8,130 are poor. Of these, 3,396 are in extreme poverty, meaning that they live in families with incomes less than 50 percent of the federal poverty rate.

One quarter of families with children are headed by single mothers. More than 50 percent of female-headed families with children under five years old are in poverty. 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.

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

*Above: A staff member at Rosie's Place, a center for homeless and low-income youth, distributes socks.*

**Figure 7: Thurston County Poverty Demographics**



## Enrollment in the National School Lunch Program grew by 31 percent over the last six years.

schools. The county's enrollment growth outpaced the state's over the last six years — 31 percent vs. 27 percent. All eight of the county's districts have saw significant increases (Figure 8).

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 overall, which hover around 50 percent. The number at the top of each column is the total number of students in each school district receiving a free or reduced price lunch.

### Homelessness surpasses local shelter capacity

Thurston County participates in a statewide annual count of homeless persons, known as the Point in Time 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.

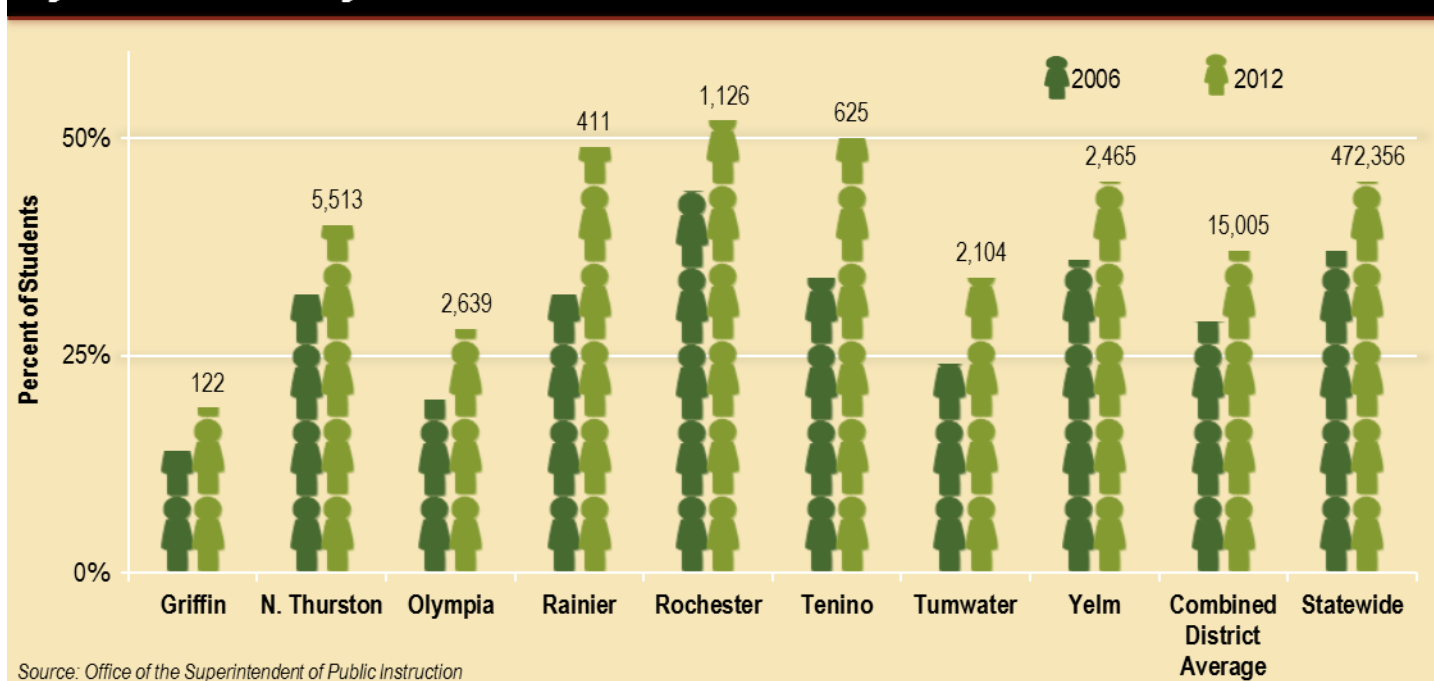
As housing costs and unemployment rates have risen, the number of people without a place to live has grown significantly — 64 percent since 2006. The 2012 count found that 724 individuals were homeless or lived in emergency or transitional housing. In addition, 162 people were counted as temporarily living with friends or family, bringing the total number of individuals without a stable place to live to 886. Nearly one-quarter of the homeless people counted were unsheltered.

Sixty-three percent of those counted had been homeless for more than one year or had experienced four or more episodes of



*Camp Quixote was founded in 2007 to provide a safe, warm, and dry community of homeless adults. The nonprofit Panza mobilizes financial support and acts as a liaison with city and county officials. Above, Jill Severn (in front), the President of Panza, stands with members of the Camp Resident Council Dale Starkweather, Don Hutchings, and Lynette Schaeffer.*

**Figure 8: Students Receiving Free and Reduced-Price School Lunches**

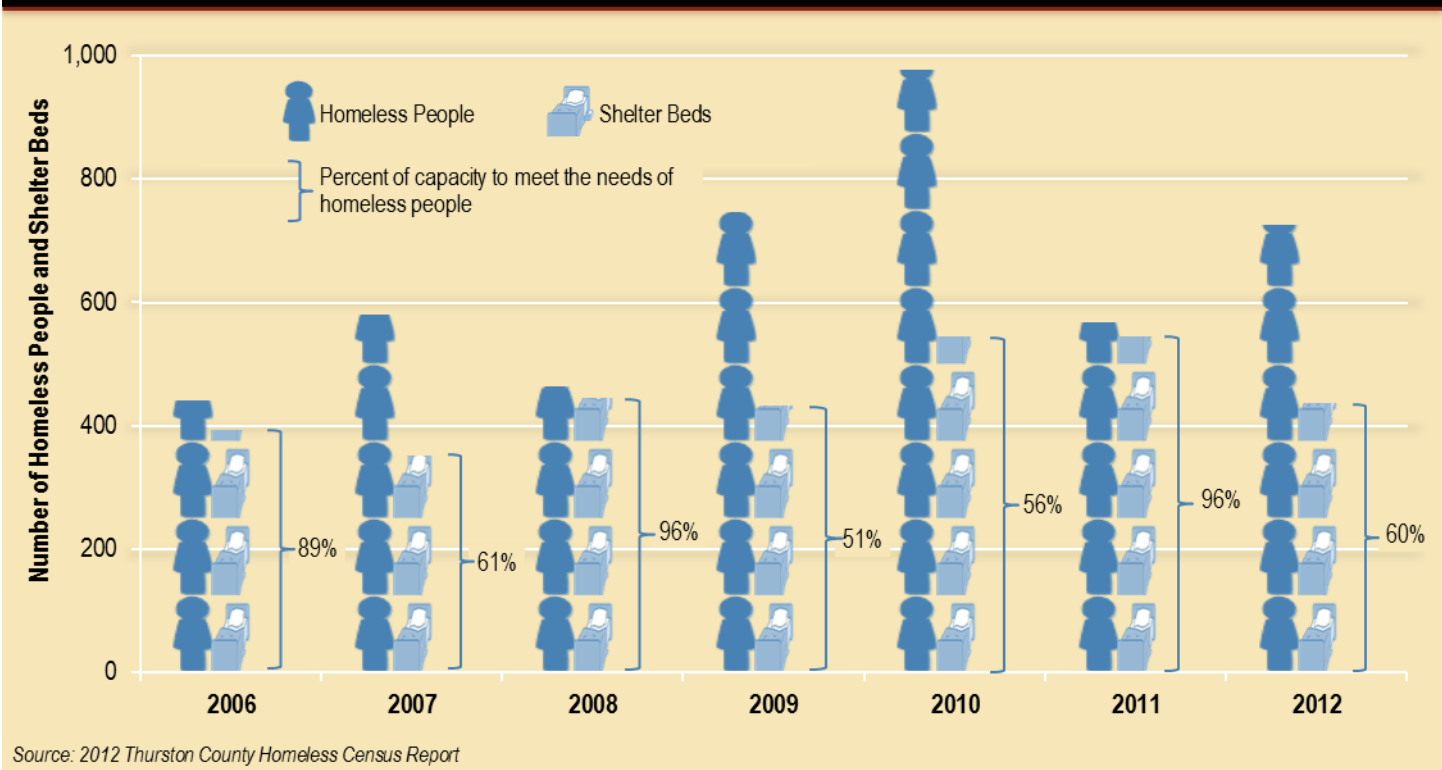




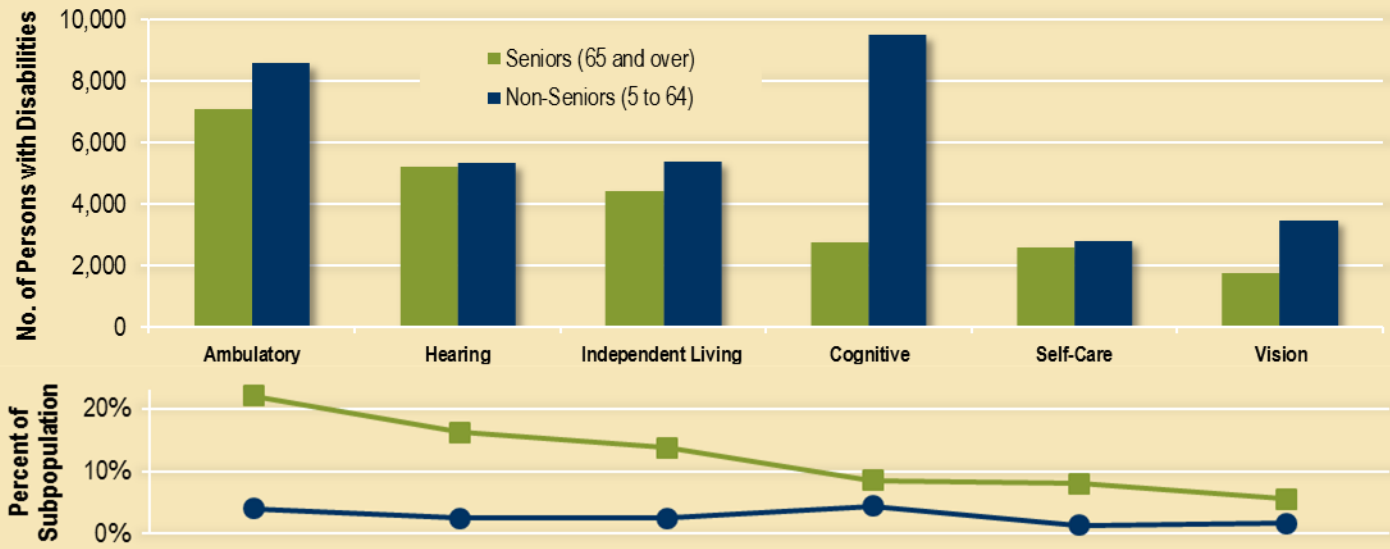
Housing all of those currently homeless in Thurston County, would require an additional 288 shelter beds.

The 2012 Point-in-Time count found 724 homeless individuals, of whom 171 were unsheltered. An additional 156 people were “couch-surfing” or staying with friends or family. Photo by Alicia Crowley.

Figure 9: Thurston County Homeless Capacity



**Figure 10: Thurston County Residents with Disabilities by Type**



Source: American Community Survey, 2009-2011 Three Year Averages

homelessness in three years. The definition of chronic homelessness – a HUD designation that attempts to identify which individuals are most in need of permanent supportive housing – includes having a disability as well as experiencing multiple episodes of homelessness.

A family crisis or relationship break-up was the number one cause self-reported for homelessness, followed closely by economic reasons. The next top three reasons listed for an individual becoming homeless were domestic violence, job loss, and mental illness, respectively.

Thurston County’s homeless shelter capacity has increased by 11 percent since 2006, but that has not kept pace with the need. To house all of those homeless in the county as of 2012, an additional 288 beds would have been needed. Table 9 illustrates the gap between homeless people and shelter capacity over the last seven years.

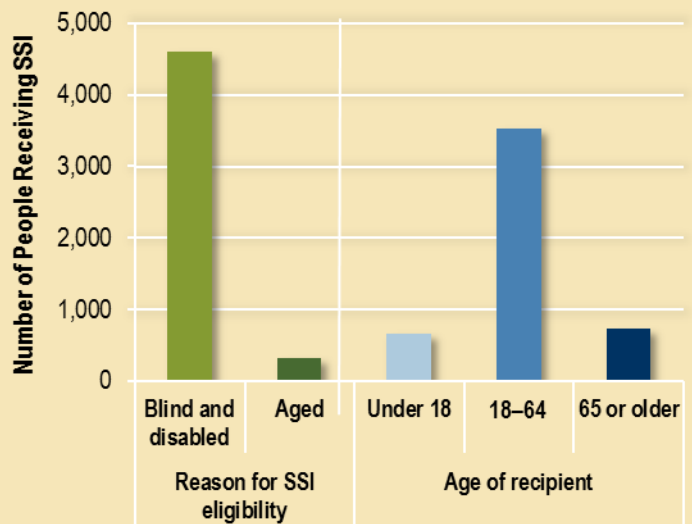
Over the last year, county and city staff worked with social service providers to conduct an in-depth analysis of the homeless housing service delivery system. That effort has identified gaps that, if filled, would result in more effective and efficient programs to reduce and ultimately end homelessness. The analysis concluded that the region needs more programs that provide rapid rehousing for families and permanent supportive housing for adults with special needs.

Service providers indicated that increased “low-barrier” shelter capacity is needed for adults — particularly men — who are underserved and may resist or be ineligible for existing shelter options. Lastly, with more than one-third of the homeless under age 21, the area needs more youth-specific shelters and programs to connect young people to services.

### Social services, seniors, and the disabled

More than 30 percent of Thurston County residents received services from the state Department of Social and Health Services (DSHS) in 2009, the most recent year for which complete data are available (Figure 10). The largest

**Figure 11: Thurston County Residents Receiving SSI**



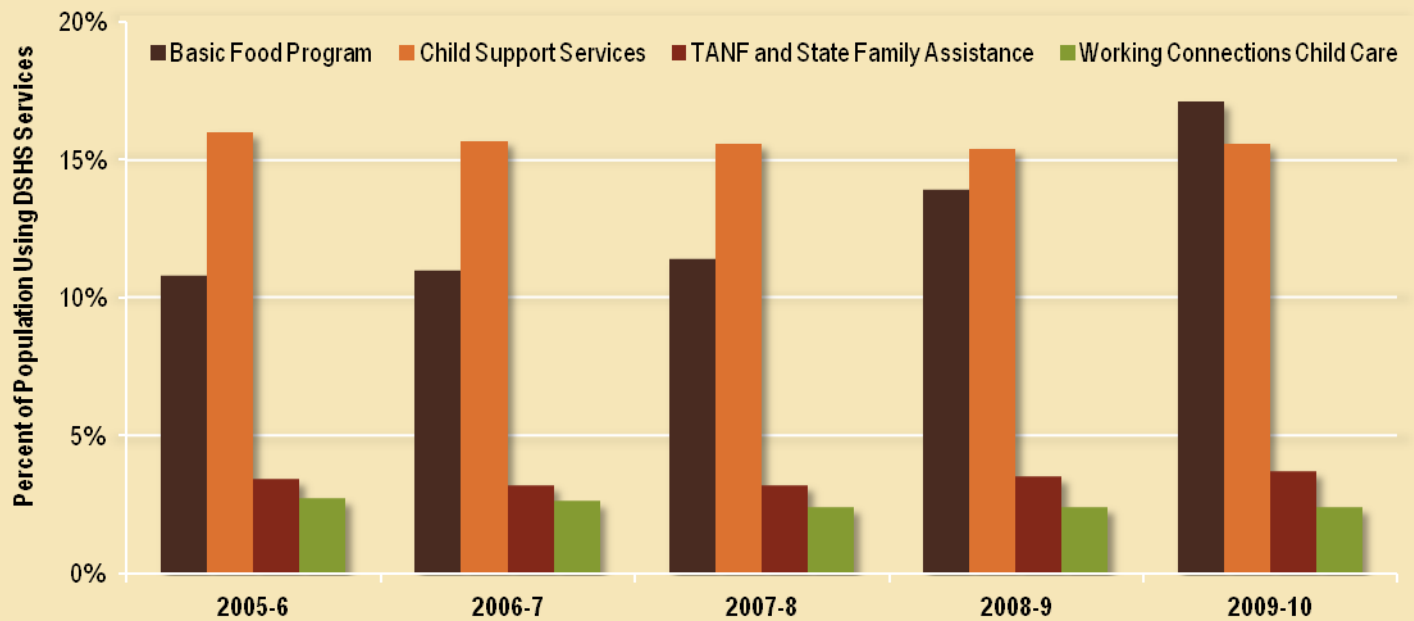
Source: Social Security Administration

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.

In 2010, residents age 65 and older made up less than 14 percent of the total county population. The number of seniors is expected to grow to approximately 23 percent of the population by 2030. The first of the “baby boomers” – those born between 1946 and 1964 – turned 65 in 2011.

A disability is defined by federal law as the inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment(s) that can be expected to result in death, or which has lasted for at

**Figure 12: Rates of DSHS Service Utilization in Thurston County**



Source: DSHS



*After-school tutoring programs by the nonprofit called Together! provide economically disadvantaged youth with a safe place, caring adults, and constructive activities that encourage positive social, emotional, and cognitive outcomes.*

least one year. 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 (Figure 11).

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

### Examples of recent social services projects

The following projects were funded, at least in part, through CDBG and HOME grants during the last three years:

- Together!, an organization dedicated to preventing youth violence and substance abuse, received a CDBG grant to provide an after-school and summer program in 2010. The activities, based at a low-income housing project on Olympia’s west side, benefited 95 very low-income youth.
- CDBG funds in 2010 and 2011 went to support Rosie’s Place, operated by Community Youth Services. Meals, clothing, and hygiene products were provided for up to 45 homeless youth each day. In addition, the center allows young people to use computers, join workshops and activities, and get help with job searches from on-site advocates.
- The Family Support Center provides an emergency shelter, counseling, employment assistance, and other needed services to homeless and low-income families in Thurston County. In 2010, a CDBG grant provided staffing for homeless prevention and case management for 592 families at high risk for homelessness.

# A Door to Stability

## Community Action Council — Shannon Wood

When Shannon Wood walked into the Community Action Council's (CAC) Family Resource Center in 2012 she was out of options.

The single mother of two was working as a cashier. She was also living in her car behind the store while her children stayed with family. "The CAC was the last place I came to and the first place where I was able to get the information I needed," she says.

The Community Action Council of Lewis, Mason and Thurston Counties was able to get Shannon and her children into a foreclosed home it had acquired in 2012 and assist her with rent. CAC is also helping Shannon apply for energy assistance. And the nonprofit agency has acted as a referral agency for everything from school supplies to assistance for Shannon's autistic son.

"We try to connect them to every possible resource that's out there," says CAC Family Service and Development Director Jan Naughton of the people who walk into their Family Resource Center. "We had an internal rental assistance program that we were able to

qualify Shannon for, and we connected her to the Section 8 voucher program. She can stay in that house as long as she needs to."

Shannon served in the U.S. Army with a promising military career. She attended George Washington University, served on staff of the Fort Lewis base commander, traveled extensively overseas, served in Egypt, and was shot in Afghanistan.

But in 2005, days before her scheduled deployment to Iraq, she was viciously attacked with a butcher's knife while having her hair done in a Lacey beauty salon. The attack by a mentally ill woman was completely random. Shannon spent the next seven months in hospitals, had more than 30 surgeries, and was left disabled. She was discharged from the military and because her injury was not service-related, was denied VA medical or disability benefits.

"The resources that I was accustomed to for 15 years are just not there," she said of her post-military life. "I've



been gainfully employed since I was 15 years old. This is an entirely new situation for me."

Shannon says she fell through all of the cracks — "literally every loophole that you could possibly think of for someone in my situation. I wondered, what am I going to do?"

Today, with the help of CAC, Shannon has been able to get her life back on track and provide a stable environment for her children. She is currently pursuing a nursing degree at South Puget Sound Community College.

Shannon's story is an example of how CAC provides services directly, and through partnerships, to empower and strengthen families, and promote self-sufficiency.

Jan Naughton says that the CAC is "committed to improving the quality of life for those in our community by helping meet the basic needs of housing, heating, safety, mental health, and food and nutrition for families and individuals, and to lessen the impact of poverty."

Funding comes from a variety of sources, including HOME and CDBG grants. In many cases, one funding source will help leverage another.



*Shannon Wood, at right, speaks with Cheryl Huffman, the Lead Client Service Representative for the Community Action Council.*



## Public Facilities & Infrastructure

CDBG is a flexible funding source that can be used for the construction and improvement of public facilities and infrastructure projects. There's only one caveat. 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.

A major benefit of many of these projects is that they help low- or moderate-income residents make ends meet in a com-

munity whose living costs tend to be above the national average (Figure 13). For example, the cost of utilities in Olympia is more than 110 percent of the average for U.S. cities.

### Rural areas benefit from infrastructure funding

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.

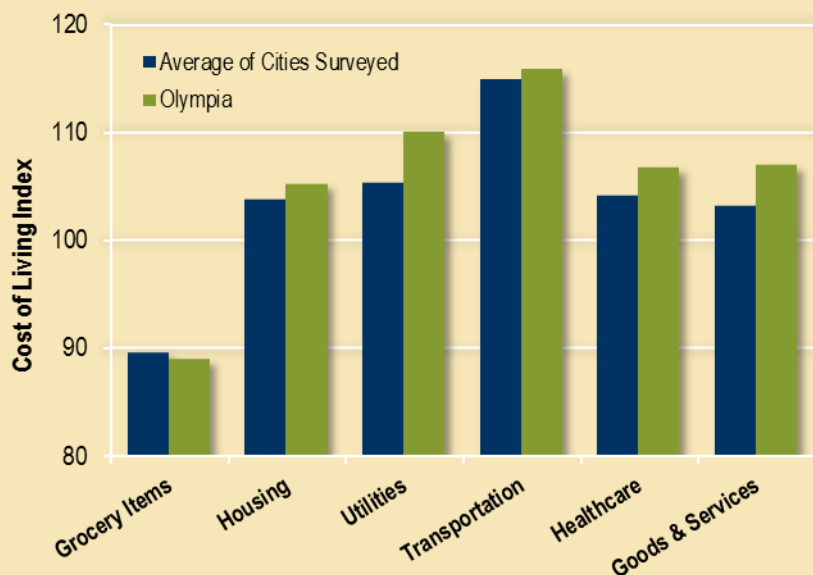
This is because smaller cities and towns often have limited access to much-needed debt and equity capital that would allow them to invest in expensive infrastructure upgrades.

### Capital facilities plans and CDBG

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

*Above: A City of Lacey sewer serves the public restrooms at the Woodland Creek Community Park. The 72-acre park is also home to the Lacey Community Center and Lacey Senior Center.*

**Figure 13: Olympia's Cost of Living Compared to Average of Cities**



Source: Council of Community and Economic Research and the Thurston Regional Planning Council



# A Solid Foundation of Service

## Yelm Community Services

Cindy Marchand-Cecil, Executive Director of Yelm Community Services, calls herself the biggest fan of the CDBG program. In the more than 40 years since the nonprofit agency was formed, its facilities and services have greatly expanded due in large part to CDBG.

When Marchand-Cecil began working at Yelm Community Services in 1986 its facilities were limited. A few years before, the organization lost its home to a fire on New Year's Eve.

The result: "We used to hold day camp at Yelm City Park, and that was before they put the sewer project in. We had to quit meeting there because you could only flush the toilet so many times," Marchand-Cecil recalls.

The bottom line, she says, is that "you have to have the facilities to serve people."

Since Yelm Community Services began the City of Yelm has grown from a population of less than 700 to an estimated 7,000 residents in 2011. In order to meet the needs of a rapidly expanding community, Yelm Community Services has looked to assistance from the CDBG program for a new facility and expansion.

Beginning in 1991, the agency obtained a series of CDBG grants, which were used to leverage other funds to create a Community Services Center on five acres. The most recent grant, for \$750,000, completed the third phase of an expansion that included construction of a Child Care and Youth Center, and expansion of a thrift shop and food bank. CDBG funds also helped with the development of a separate 24-unit apartment complex for low-income seniors and people with developmental disabilities.

Today, the \$2 million Community Services Center complex consists of the food and clothing banks in a 6,000-square-foot building, a 1,088-square-foot home with six beds for a homeless family to stay in for up to three months, a central 16,000-square-foot center with a reception area for requesting assistance, classrooms and kitchens for Head Start and Summer Day Camp, and a large gymnasium.

Yelm Community Services continues to expand the facilities and services.



"We just got a grant from the county to put in a bathroom, a laundry facility, and a shower so that people who are homeless but don't want to stay at the shelter, they can come in, wash their clothes and take a shower," Marchand-Cecil says. "That's a good way that CDBG funds leverages other money to make other services available."

*Cindy Marchand-Cecil, above. Luis Morales, below, delivers 1,000 pounds of food to the Food Bank three times a week.*



County and its cities and towns are required to issue comprehensive plans that include plans for land use, housing, utilities, shoreline policies, and transportation.

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

As a case in point, the county's recently adopted 2013-2018 capital facilities plan identifies \$491,334,500 in total costs over the next 20 years. Thirty-seven percent of those 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.

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.

### Examples of recent CDBG projects

Following are some examples of public facilities and infrastructure projects funded, at least in part, through CDBG grants during the last three years.

- The City of Olympia used CDBG funds in 2011 to install audible traffic signals at 14 high-traffic intersections. These signals issue a series of beeps and an automated voice to let sight-impaired residents know when it's safe to cross the street.

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## CDBG allows rural and urban areas to prioritize needs for funding based on the conditions in their communities.

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- The City of Olympia's former Smith Office Building has been slated for redevelopment into an emergency shelter to assist homeless families with children, using CDBG funds. This 12,000-square-foot building on the eastside of Olympia had previously housed the city's public works and planning departments and now sat vacant. Under an agreement with the city, the Family Support Center will develop the facility to provide 28 beds of emergency shelter and 34 beds of permanent affordable housing. The families will receive supportive services to help them work toward independence.

The state CDBG program, managed by the state Department of Commerce, has also made grants to benefit low and moderate income residents of Thurston County:

- A state-funded CDBG grant provided vital sewer system improvements in the Woodland Creek Estates and Covington Place neighborhoods in Lacey. The 2011 project converted on-site septic systems to a public sewer system, thereby reducing fecal coliform bacteria and nitrate pollution into Henderson Inlet.
- In 2012, another state-funded CDBG grant supported the development of a community center at Camp Quixote. Camp Quixote is a self-governed community of homeless individuals whose council and supporters are currently planning for a permanent location for the camp.



# Audible Signals Improve Accessibility

## Curb Cuts and Walk Signals — Larry Watkinson

Larry Watkinson, a manager at the Department of Licensing in Olympia, is blind and takes his independence seriously. "I am only truly disabled if I'm not independent."

That's what he told the Olympia City Council at a meeting in early 2012. The Council was considering, and eventually approved, installing audible traffic signals at 14 intersections to improve pedestrian safety at crosswalks. The signals, located at busy intersections throughout the city, issue a series of beeps and an automated voice to let sight-impaired pedestrians know when it's safe to enter a crosswalk.

The project was funded in part with CDBG funds. Before the 2012 project, the city had audible signals at only four intersections, and no new signals had been installed during the prior 10 years.

Larry works on the state Capitol

Campus, about a mile away from his home in the Eastside neighborhood. With assistance from his guide dog, Huey, Larry walks to and from his home through a gauntlet of low-hanging branches, uneven sidewalks, street crossings, and a host of challenges most of us take in stride. In the fall of 2011, he shared those challenges with city leaders directly.

"I went with Steve Hall, City Manager of Olympia, on a walk and I showed him how difficult it was for me to get across those intersections," Larry explains. "Steve experienced life with me from the new City Hall up to Plum Street, down Plum Street to Union, and we ended up here at my house and then walked back to City Hall. At Plum and Union, I asked him to shut his eyes and experience crossing that street with me. He used that as a launching pad to pro-



pose to the City Council that we improve some intersections."

The changes to the large Plum and Union intersection, the most dangerous on Larry's route, have helped. Traffic flowing off Interstate 5 merges with city traffic from downtown and the Capitol Campus at the busy intersection. Before the audible signals were installed, Larry would have to judge traffic by sound of vehicles alone, often waiting through several cycles of light changes before feeling confident enough to cross.

"I really appreciate the city's effort to move some funds in the block grants to demonstrate their commitment to an inclusive city," said Larry. "There's good value in having these audible lights. Olympia's an historic town, and it's kind of unique. We can still maintain that character, though, and make it accessible at the same time."

*Larry Watkinson and his guide dog Huey navigate a downtown intersection on his daily commute. Above photo: One of 56 audible traffic signals installed at 14 intersections using CDBG funds.*





# Economic Development

Over the last two years as the county has begun to pull out of the recession. Consumer confidence is up, unemployment rates have declined, and household incomes have stabilized, according to the Economic Vitality Index published annually by the Thurston Economic Development Council

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.

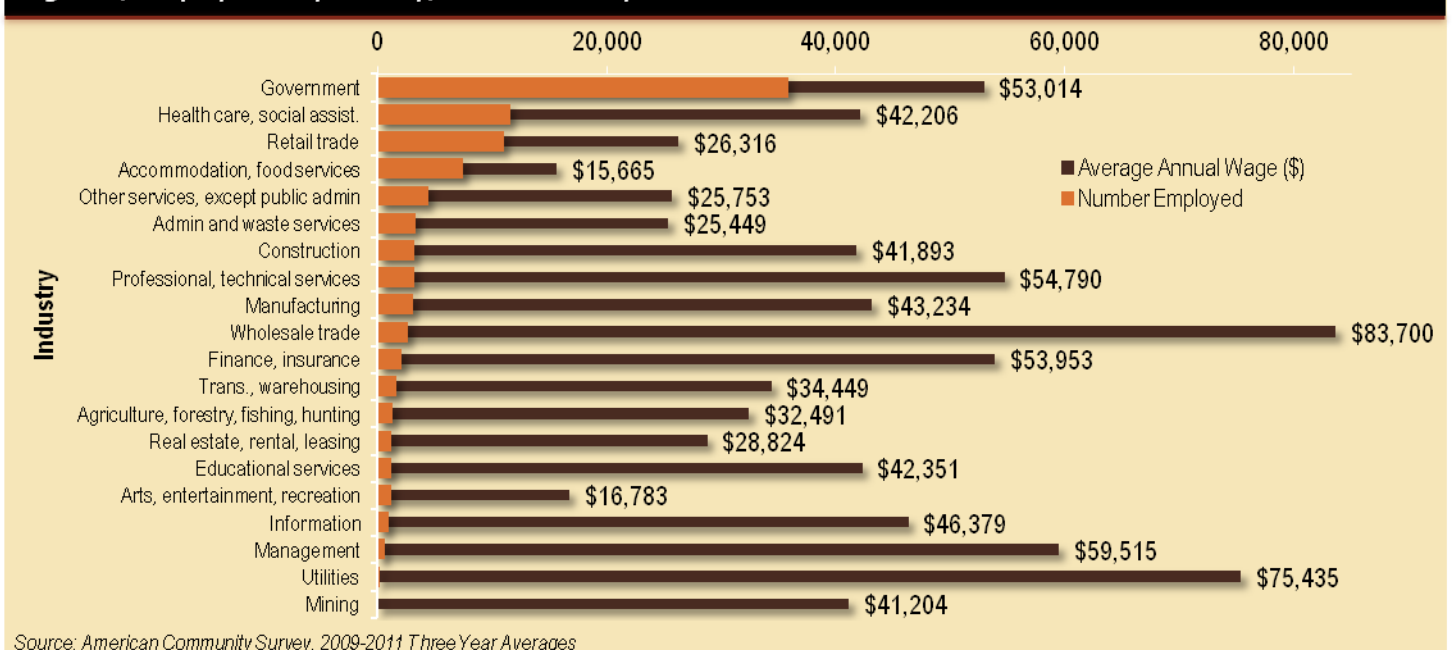
Figure 14 shows employment by industry in the county. Government is by far the largest employer, with about 36,000

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.

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

*Above: The Yelm water tower overlooks the city’s downtown. Yelm has seen the county’s fastest rate of growth since 2000.*

**Figure 14: Employment by Industry, Thurston County**



Source: American Community Survey, 2009-2011 Three Year Averages

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## In 2011, the county lost more than 500 government jobs.

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wages to keep a family out of poverty status.

### Median income higher, joblessness lower than state

In 2011, Thurston County's median household income of \$60,621 was higher than that of the state (\$57,244). This level was below the 10-year peak for 2008 (\$63,009), but slightly above the median household income for 2010 (\$60,038). The median household income in unincorporated portions of the county was higher than in the incorporated communities.

Trends in the local unemployment rate tend to mirror patterns in the state and nation (Figure 15). Thurston County's rate reached 8.9 percent in 2010, but may have not reached the statewide high rates due to high levels of government employment. Since patterns in government employment, which are funded through tax revenue, tend to lag behind other sectors, the government sector may take longer to fully recover from the effects of the recession. Nevertheless, as of July 2012 the county unemployment rate had fallen to less than 8 percent and currently remains below the state average.

### HUD loan guarantee program leverages grant dollars

The HUD Section 108 loan guarantee program enables local governments to pledge their current and future CDBG allocations as security for low-interest loans. Under this program, communities can borrow up to five times their most recent CDBG award for eligible projects that meet national objectives. Unlike annual CDBG awards, these loans must be repaid within 20 years. The loans are typically used for economic development or housing projects that can generate income for repayments. The City of Olympia has been approved by HUD to participate in the Section 108 program in order to leverage funding for larger projects.

### Microenterprise training supported

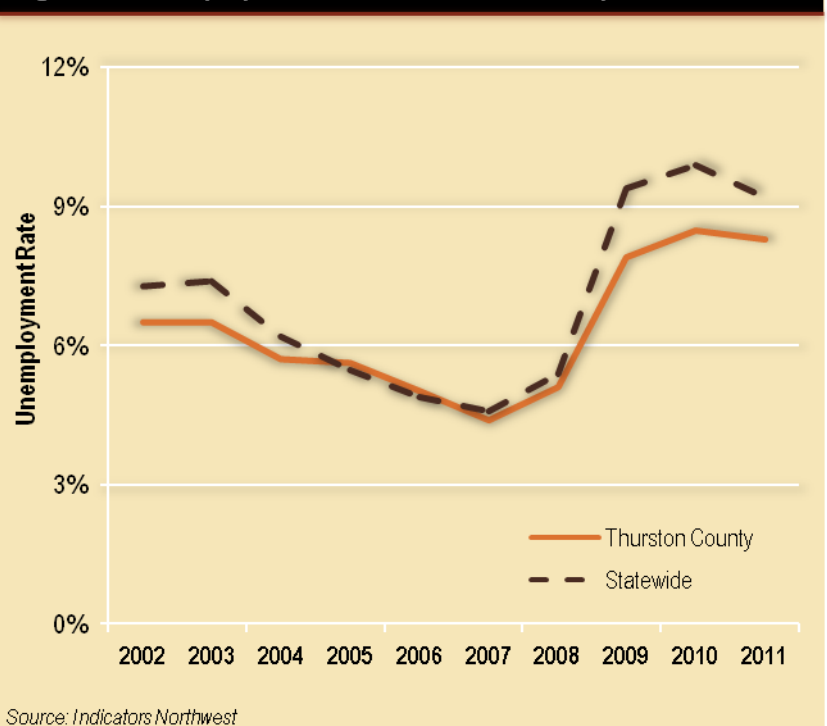
During the last three years, the primary economic development activity funded through CDBG has been microenterprise training provided by the nonprofit Enterprise for Equity. Microenterprises are businesses with five or fewer employees. These small businesses account for more than 17 percent of all employment, but frequently struggle to find training and resources specific for their needs.

National research indicates that after receiving microenterprise training, more than half of recipients were able to increase their household earnings enough to rise out of poverty. Enterprise for Equity provides technical assistance and support to low-income entrepreneurs through their Business Readiness workshops. Thanks to CDBG funds, 25 people graduated from their Comprehensive Business Training program in 2010 and 2011.



*A empty storefront in the Masonic Lodge Building in downtown Tenino. Taxes on business retail sales fund public transportation and law enforcement. Photo by Joe Mabel.*

**Figure 15: Unemployment Rate for Thurston County and Statewide**



# Fermenting Small Businesses

## *Enterprise for Equity — OlyKraut LLC*

OlyKraut is a small but yeasty food company in Olympia. Its raw gourmet sauerkraut continues to gain followers in markets from Portland to Seattle.

Early on, the startup business took advantage of training from Enterprise for Equity. This local nonprofit has been helping low-income people launch small businesses since 1999.

OlyKraut co-owners Sash Sunday and Summer Bock were each independently pursuing food fermentation ideas when friends encouraged them to meet. They teamed up and formed OlyKraut, but soon realized they could use additional help with the business side of things.

Enter, Enterprise for Equity, which offers a full menu of business training, technical assistance, and support services to low-income entrepreneurs. Sunday and Bock graduated from a business training program in 2010.

"It was really helpful," Sunday says. "I wanted a better business plan, and that's exactly what we got. They are such a great resource, and they really want to help everybody."

OlyKraut has doubled its production and revenue every year since. It current-

ly employs eight people, buys extensively from local farms using organic practices, and markets its product in health food stores, food co-ops, and farmer's markets.

In 2012, the business partners traveled to San Francisco to accept the national "Good Food Award" in the pickled or fermented foods category, and anticipate continued growth in its future.

"We are moving to organically certified," Sunday says. "We have always used produce from farms using organic practices but this past year switched to those with specific organic certification. That will help in expanding our market (to retailers) like Whole Foods."

Graduates of the Enterprise for Equity program are also eligible for microloans. Recently, OlyKraut received a small loan from Enterprise for Equity to build a new fermentation room.

"Enterprise for Equity made good use of CDBG funding from the City of Olympia to fuel small business development for people with low incomes," says Lisa



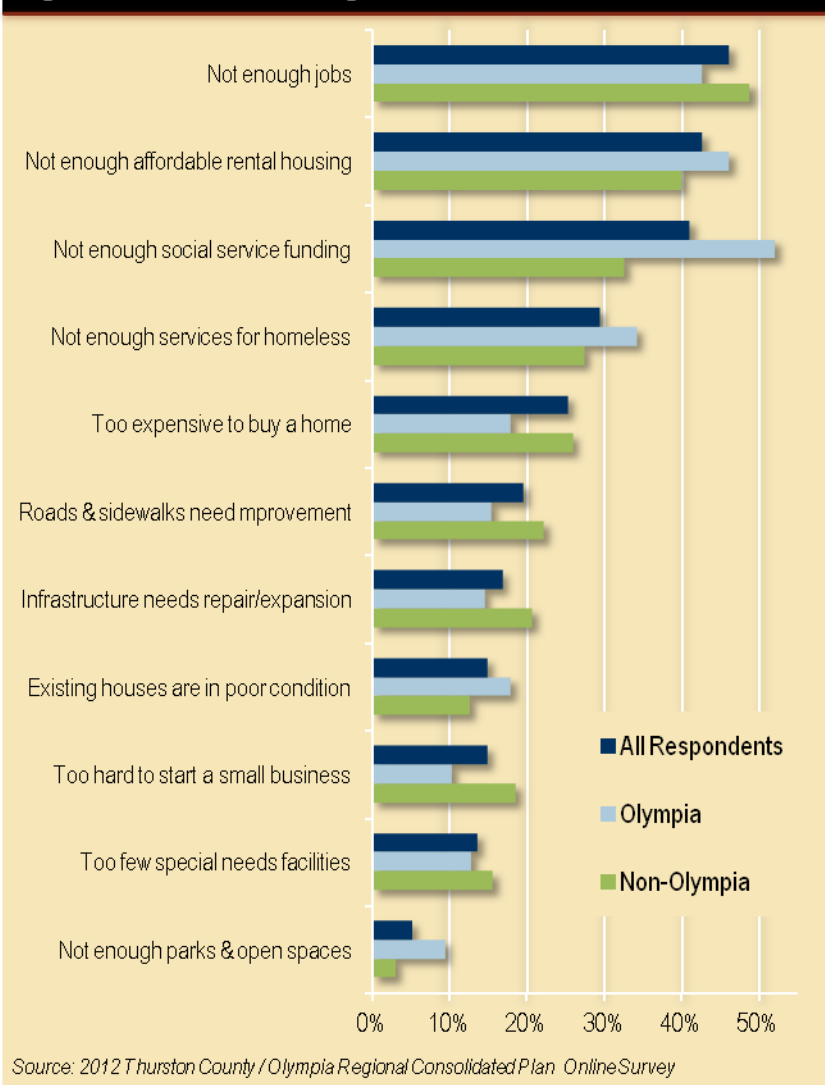
Smith, the nonprofit's executive director. CDBG funds also helped the organization secure additional funds for small business training. Enterprise was able to "leverage nearly \$200,000 in additional federal grants into our community. It had a tremendous impact on our organization and the numbers of people we could reach."

*Sash Sunday, above, co-founded OlyKraut three years ago. Below, employee Nate Masse readies an order for shipment.*





**Figure 16: Perceived Challenges**



More than 350 people participated in the planning process for the 2013-2017 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.

A survey designed to gauge perceptions of challenges, needs, and priorities for the use of CDBG and HOME funds was conducted from October 31 to December 20, 2012. The survey was distributed by email to community partners and stakeholders, who were encouraged to forward the survey to their constituencies, and paper copies of the survey were distributed to social service providers.

A total of 319 people responded. 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. 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. Nearly half (48 percent) of the survey participants worked in a social service or nonprofit organization serving low-income clients. This level of participation from the target population of the CDBG and HOME Programs helps to ensure that disadvantaged

*Above: Thurston County commissioner Karen Valenzuela and Yelm councilmember Mike McGowan at a HOME Consortium meeting.*



“Rural Thurston County needs to be involved in all aspects of the process – we should be full players and be listened to. We want to be included and not left out.”

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. Full survey results are available in the *2013-2017 Consolidated Plan* report.

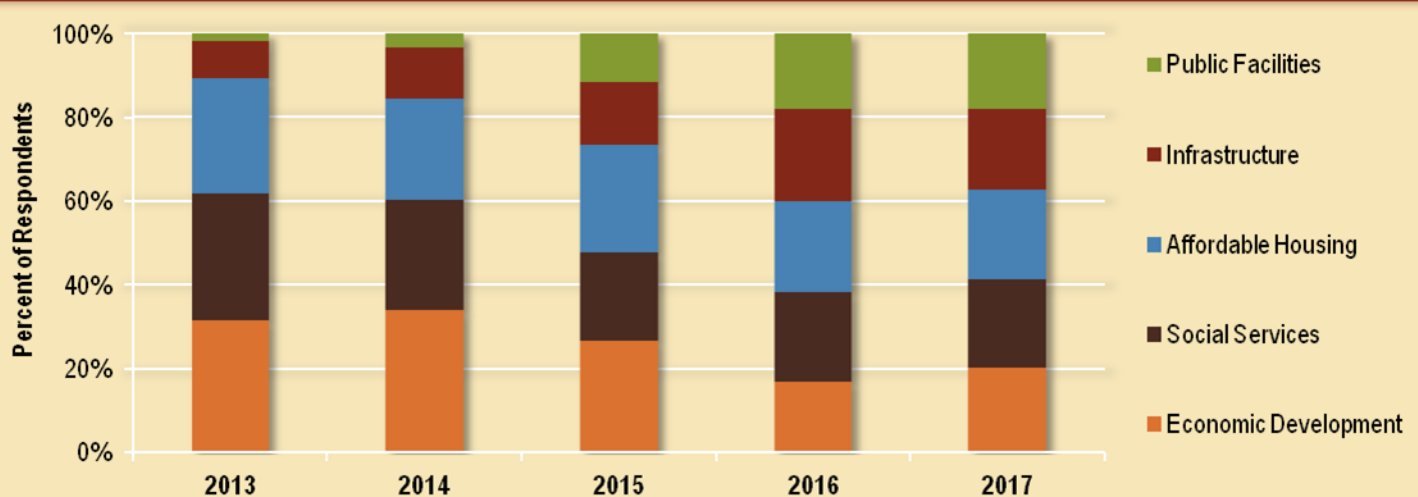
### Jobs, rental housing are top challenges

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 16 displays the perceived challenges indicated by survey takers. Each respondent could only choose three challenges. The results are delin-

*Clockwise from top left: Dennis McVey, Rob Richards, Bob Ricks, Curt Andino, Danny Kadden, and Bonnie Hill participate in discussions about how to best use CDBG and HOME dollars to address the community's social and economic needs.*

**Figure 17: Priorities for the Next Five Years**



Source: 2012 Thurston County / Olympia Regional Consolidated Plan Online Survey



eated between all respondents, those who live in Olympia, and those who live elsewhere in Thurston County.

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 lack of social service funding as the top issue.

Under 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 designated services for homeless persons as the top area of need, followed closely by health services (51.8 percent) and employment services (51 percent). Substance abuse services was 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.

### Economic development top regional priority

Next, respondents were asked to choose one of the five areas to focus on in each of the next five years (Figure 17). 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.

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.

“Everything that CDBG does is very important – housing, rehabilitation, land acquisition, new construction. Planning is very important too. We need to understand that Rome wasn’t built in a day.”

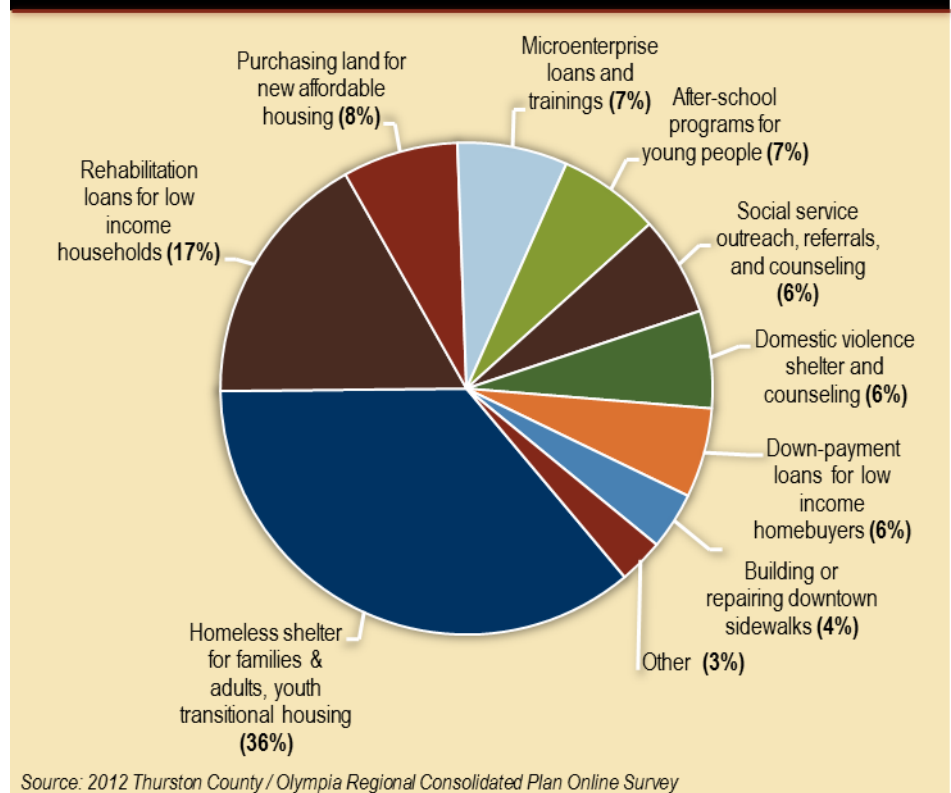
### How to allocate \$1.15 million?

In the survey’s budgeting exercise, respondents were asked to allocate \$1.15 million across 12 activities. \$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.”

“Purchasing land” received fewer allocations, but respondents gravitated toward a higher dollar figure, which averaged \$271,000. “Transitional housing for homeless youth,” “Rehabilitation loans for low income homeowners” and “Homeless shelter for adults” also received high dollar amounts.

Figure 18: Respondents Allocate \$1.15 Million Across 12 Activities



## Public process to be conducted through June

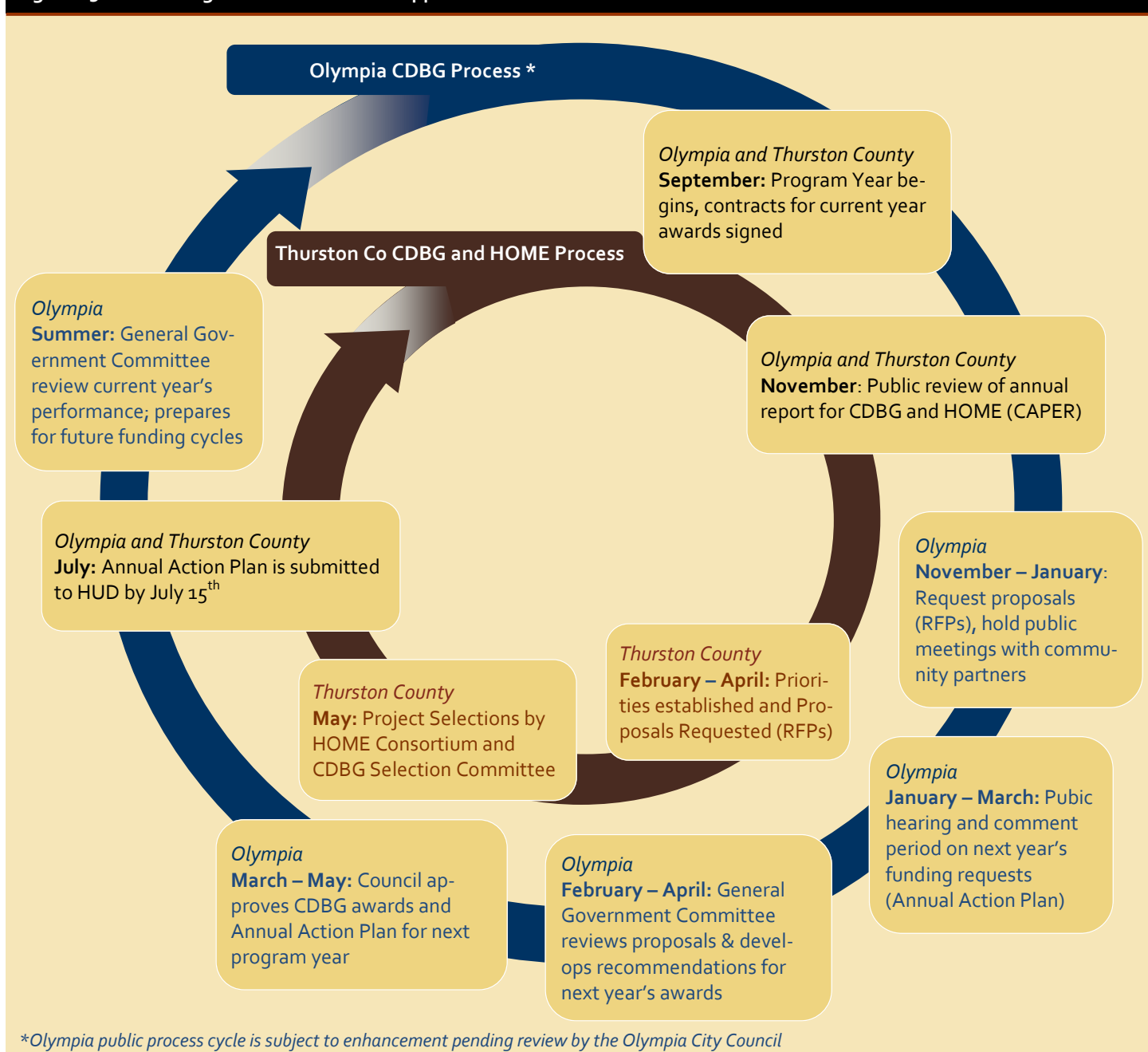
A public comment period for the Consolidated Plan will begin on June 2 and conclude on July 2, 2013. During the month of June, two public hearings will allow members of the public to speak directly to the members of the Thurston County Regional Health and Human Services Council and elected officials 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, this *Citizen's Summary* was produced and will be distributed to community partners and stakeholders.

For more information about the input gathered through public participation, including full survey results and com-

ments from the focus groups, please see the full *2013-2017 Consolidated Plan* report, available on the websites of Thurston County and the City of Olympia. The Health and Human Services Council is committed to providing citizens with the opportunity to review and comment on the CDBG and HOME programs. During each CDBG and HOME program year there are opportunities for residents to get involved in evaluating past performance and helping develop the annual Action Plan, shown in Figure 19.

Citizens, nonprofit organizations, public agencies, and other interested parties are also invited to receive information about the CDBG program and submit comments on proposed activities. For more information, or to comment on *2013-2017 Consolidated Plan*, see contact information on the back page.

Figure 19. CDBG Program Fiscal Year and Opportunities for Public Involvement



# Stakeholder Feedback

## Excerpts from the Public Process

"We need stable funding for programming for before- and after-school **programs for youth.**"

"**Rental assistance** would be very helpful for many single-parent households, because people have to choose between paying their bills or paying rent."

"As people age, they need to have modifications made to their home for wheelchairs, like **ramps and step-in showers.**"

"Our most compelling need is **sewer** in Rainier. We would love to have affordable housing, but we can't do that with a septic system."

"Everything that CDBG does is very important – housing, rehabilitation, land acquisition, new construction. **Planning is very important too.**"

"Rural Thurston County needs to be involved in all aspects of the process – we should be full players and be listened to. **We want to be included.**"

"We need **public facilities** – sewer, sidewalks for safe routes to school, water systems that support housing, and a community center for youth and anyone else in the community that needs assistance."



"In the urban core, the big issue is **homelessness**. In rural areas, the top need is housing rehab – for both renters and homeowners."

"Not having a job creates 10 other problems. We need to help people **connect with jobs**, because people don't know how to find them."

"In downtown Olympia, a big priority is having a consolidated service **drop-in center** where multiple providers can come together."

"The most compelling need for youth is shelter and **transitional housing.**"

"In the rural areas, CDBG should be used for **rehabilitation** – a huge difference can be made just by repairing people's floors."

"**Economic development** can help people in the long term through job creation and microenterprise training. Let's give people the path to share their talents."

"We can't find **housing for our homeless clients**, and as a result people are in shelter much longer."

"**Dental care** and other medical needs are the highest priority needs in my community."

"We need **comprehensive case management** to address the root causes of why people are homeless."

"**Rental assistance** keeps people in their homes. Once they become homeless, it's much more expensive to address their issues."

"We need services for people in housing with **more intensive needs**, particularly mental illness."

*Three public focus group meetings were held in Thurston County to discuss needs and priorities for CDBG and HOME funding. Some of the thoughts shared at those meetings are listed here. (Photo: Cindy Marchand-Cecil and Pastor Jerry Collet at the Yelm focus group.)*



Approximately \$3.2 million has been invested in affordable housing, community facilities, and social services in the last three years through CDBG and HOME projects.

### Housing rehabilitation

Seventeen percent of CDBG expenditures and 64 percent of HOME expenditures provided for rehabilitation of rental and owner-occupied housing. CDBG paid for rehabilitation of 83 rental housing units and one owner-occupied housing unit. HOME covered the costs of rehabilitation for 31 rental housing units and 24 owner-occupied housing units.

CDBG funds were dispersed as low-interest loans. As these loans are repaid, the CDBG program can lend the funds again to other low-income homeowners and property owners, or use the monies for other eligible activities. Rehabilitation loans also help maintain the supply of decent and affordable housing, representing a less expensive way to support low-income housing than alternatives, such as new construction.

Loans for rehabilitation improve the region's housing stock by eliminating hazards, such as old electrical systems and lead-based paint, installing more efficient heating systems and improved insulation, and generating loan repayments, allowing CDBG funds to be recycled into new projects.

### Social services and homelessness assistance

CDBG funds can be spent on social services, including assistance for homeless adults and families. From 2010 to 2012, 6 percent of CDBG funds were spent on social services. These included:

- **Transitional housing** for 52 homeless young adults, with 17 dependent children.
- **After-school activities** for 95 low-income children.
- **Job search assistance** and a place to hang out for up to

*Above: St. Michael Catholic Church and other local faith groups have hosted the cold weather shelter for single homeless people.*

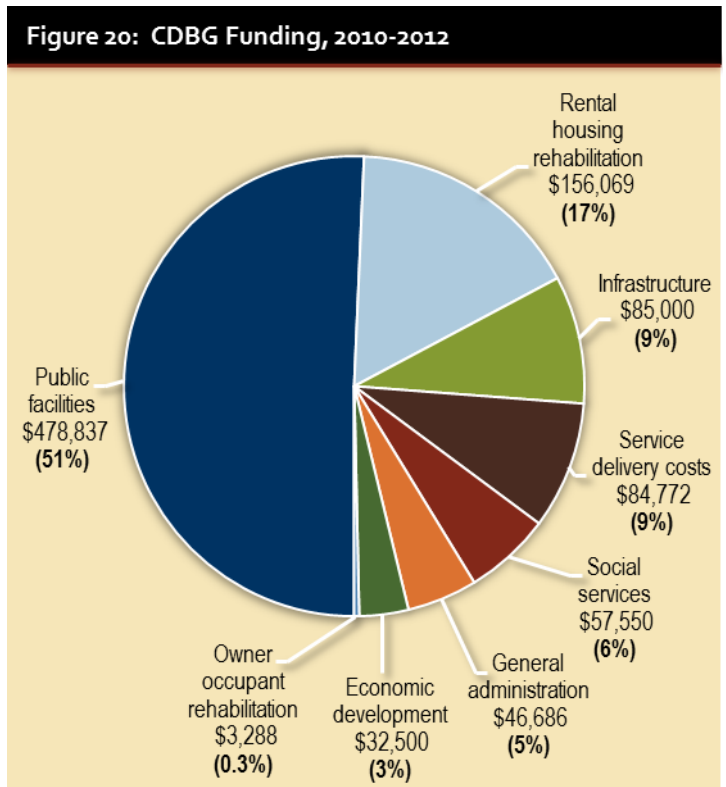
45 youth per day in 2010 and 2011.

- **Emergency shelters** that have provided 11,210 bed nights for those who most needed a place to stay.
- **Case management** focused on preventing homelessness for 592 families, including 226 children.

### Tenant based rental assistance

HOME provided tenant-based rental assistance to low-income individuals and families. Twenty-six vouchers helped these tenants remain in their homes and avoid homelessness.

**Figure 20: CDBG Funding, 2010-2012**



## Land acquisition

Land acquisition comprised 11 percent of HOME spending. Funding land acquisition furthers the goal of increasing the supply of housing available to low-income households and persons with special needs. In 2011, HOME funds purchased a five-acre parcel of land for the nonprofit Habitat for Humanity. The Lacey site, named Wood's Glen, will eventually consist of 36 homes for low-income families with children, elderly couples, and disabled families without children. Construction will begin in spring 2013.

## Public facilities and infrastructure

During the last three years, slightly more than half of CDBG funds were allocated for two public facilities. The largest of these projects is the redevelopment of the Smith Building family shelter and housing project, a vacant city-owned building that will be converted into emergency and permanent housing. This building will allow up to 32 homeless parents and their children get off the streets each day. It will also provide permanent housing with supportive services for up to 28 parents with children.

The second project, currently in development, is a community center managed by SafePlace to serve women and children fleeing domestic violence.

CDBG funded the installation of 56 audible traffic signals at 14 intersections throughout Olympia to assist sight-impaired people. See page 19 for more details.

## Economic development

CDBG grants allowed 23 low-income people to graduate from the Enterprise for Equity business training course. See pages 21 and 22 for more information about this program.

## Administration

Administration of the HOME program cost 8 percent of total expenditures. General administration of CDBG cost 5 percent of program costs, and management of service delivery was 9 percent of the total.

Beyond ensuring that program resources are used appropriately, administrative funds provide tangible benefits to the CDBG and HOME program participants. These funds allow staff to offer technical assistance to applicants and recipients, pay for oversight of contractors on rehabilitation projects, and provide education and outreach around issues like fair housing and lead-based paint hazards.

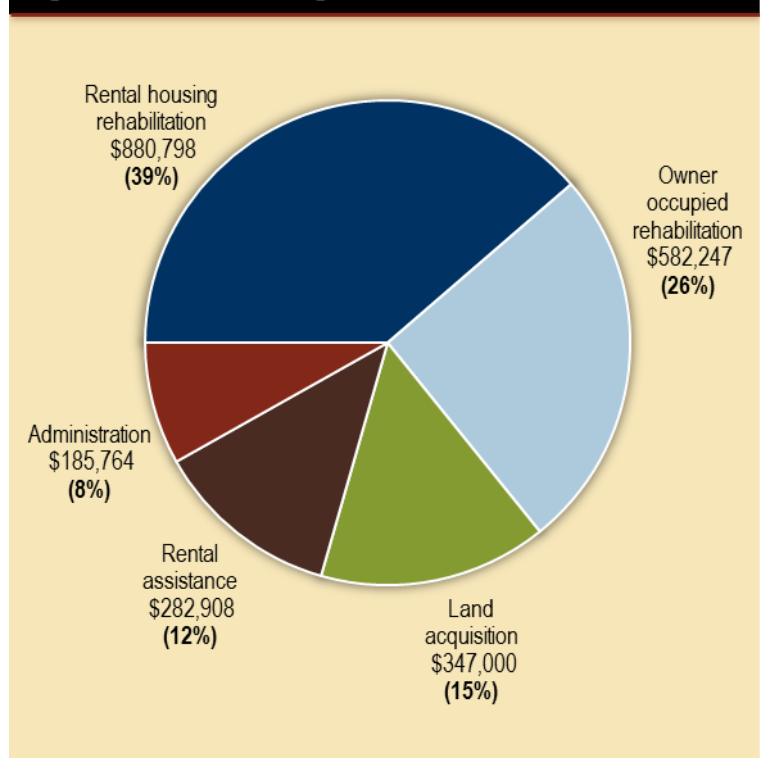
These funds also ensure planning and coordination of projects between Thurston County's jurisdictions and community partners.

## 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

Figure 21: HOME Funding, 2010-2012



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 awards 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.



## Priorities and Plans

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 to low- and moderate-income persons, eliminate slums or blight, and meet urgent needs.

### Six strategic goals

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** that principally benefits 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.
- **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

*Above: A staff member at Rosie's Place, a center for homeless and low-income youth in downtown Olympia. Rosie's Place provides job search assistance in addition to many needed services.*

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.

### Anticipated resources

The region's CDBG and HOME programs will receive an estimated \$2.17 million in each of the next five years to address the strategic goals. See Figure 22 for details.

**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 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.

Particularly in today's economic climate, finding private investment sources for economically distressed areas is a difficult charge. However, such private investment is critical,

and Section 108 enables communities to leverage their CDBG funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects. These projects create jobs, renew neighborhoods, and provide critical affordable housing to low- and moderate-income families.

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 HUD guidance. These activities may include acquisition, clearance, demolition, removal, site preparation, eligible housing rehabilitation, 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 Fund will be available through September 30, 2018, or until all funds are expended.

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.

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The region’s CDBG and HOME programs will receive an estimated \$2.17 million each of the next five years to address the strategic goals.

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**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** 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.

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.

Homeless **Continuum of Care** includes a coordinated,

**Figure 22: Anticipated Resources, 2013-2017**

	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	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
<b>TOTAL</b>	<b>\$2,168,212</b>	<b>\$2,168,212</b>	<b>\$2,168,212</b>	<b>\$2,168,212</b>	<b>\$2,168,212</b>

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.

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 for 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.

### Urban county CDBG 2013 action plan

An inter-jurisdictional group, including representatives from Thurston County, Lacey, Tumwater, Yelm, Rainier, Tenino, and Bucoda have established a decision-making model for the Urban County CDBG program. This group has decided to rotate funding each year to focus on a different region of the county (see Figure 23). The following projects were selected for 2013, focused on smaller south county cities:

- In Yelm, where 44 percent of the population is under age

25, \$439,208 is allocated to construct a **skate park.**

- \$60,000 will allow Tenino to invest in **sidewalks**, benefiting all residents of the town.
- Phase I of the **Water Systems Project** will help all residents of Bucoda have access to safe and clean water.
- Phase II and Phase III of the **Bucoda Water Systems Project** are designated as back-up projects for 2013 in the event that more funding is available.

### Olympia CDBG 2013 action plan

The Olympia City Council approves projects to be funded by CDBG after consulting with stakeholders and community members. In 2013, Olympia will direct its CDBG funds to the following projects:

- **Panza** will receive \$55,000 to continue developing cottage housing for up to 30 formerly homeless people at **Quixote Village**. An additional \$40,500 will allow the organization to provide **social services** for these residents.
- **Rosie’s Drop-In Young Adult Center** at Community Youth Services will use \$144,000 in funding to serve 45 youth each day as well as to provide 10 shelter beds for homeless youth.
- The Family Support Center has been allocated \$158,000 for the **Smith Building Family Shelter and Affordable Housing Project**, which will house seven formerly homeless families and assist a total of 60 individuals.

*Below: Children from the Evergreen Villages Community Center working on a graffiti removal project in their apartment complex as part of the Together program. Right: Olympia’s isthmus connects the west side to downtown. Photos by Robert Whitlock.*







Figure 23: HOME and CDBG Annual Action Plan Priorities

Program Year	Urban County CDBG	HOME	City of Olympia CDBG
2013	<u>Unincorporated County and Bucoda, Rainer, Tenino, Yelm</u> Economic Development Affordable Housing Land Acquisition Public Services Public Facilities ( <b>Highest</b> ) Homeless Continuum of Care	County Wide Affordable Housing	Economic Development ( <b>Highest</b> ) Housing Rehabilitation Land Acquisition Public Services Public Facilities
2014	<u>Tumwater or Lacey</u> Economic Development Affordable Housing Land Acquisition Public Services Public Facilities Homeless Continuum of Care	County Wide Affordable Housing	Economic Development ( <b>Highest</b> ) Housing Rehabilitation Land Acquisition Public Services Public Facilities
2015	<u>Lacey or Tumwater</u> Economic Development Affordable Housing Land Acquisition Public Services Public Facilities Homeless Continuum of Care	County Wide Affordable Housing	Economic Development ( <b>Highest</b> ) Housing Rehabilitation Land Acquisition Public Services Public Facilities
2016	<u>Unincorporated County and Bucoda, Rainer, Tenino, Yelm</u> Economic Development Affordable Housing Land Acquisition Public Services Public Facilities Homeless Continuum of Care	County Wide Affordable Housing	Economic Development ( <b>Highest</b> ) Housing Rehabilitation Land Acquisition Public Services Public Facilities
2017	<u>Tumwater or Lacey</u> Economic Development Affordable Housing Land Acquisition Public Services Public Facilities Homeless Continuum of Care	County Wide Affordable Housing	Economic Development ( <b>Highest</b> ) Housing Rehabilitation Land Acquisition Public Services Public Facilities

- \$10,000 will be allocated to Community Youth Services for **transitional housing for youth**, helping 55 youth in 15 units.
- Out of the Woods will receive \$12,000 for its **family shelter**, providing 2,190 beds nights each year to up to 48 family members.
- Together! will use \$5,000 for its **Evergreen Villages Youth Program**, which serves up to 50 low-income school children every day.
- \$25,500 is allocated to Enterprise for Equity to enable the organization to train up to 12 **new entrepreneurs** looking to start their own businesses, and to continue assisting 28 existing businesses.
- Removing two derelict buildings on **Olympia's isthmus** is a back-up project for 2013 in the event that more funding is available.

### HOME 2013 action plan

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 HOME Consortium has selected the following projects to fund for 2013:

- \$398,673 is allocated to the Family Support Center to renovate the **Smith Building Family Shelter and Affordable Housing Project**, which will provide both emergency shelter units and permanent housing for other-

wise homeless families.

- The Housing Authority of Thurston County will receive \$200,000 for its **Housing Rehabilitation Program** to rehabilitate up to eight low-income owner-occupied homes.
- Homes First! will receive \$24,000 for **roof replacement** for five affordable housing properties.
- \$48,000 is allocated to Yelm Community Services for the **Krislen Apartments Rehabilitation**, to replace roofs and paint 24 units for low-income seniors and persons with disabilities.
- The Community Action Council will receive \$40,000 to acquire and rehabilitate the **Killion Court Apartments**, a 20-unit apartment complex serving low-income seniors.

### Regional Consolidated Plan

Additional information about these projects can be found in the full *2013-2017 Consolidated Plan*, available on the websites of Thurston County and Olympia. The *Consolidated Plan* also provides information on the other sources of funds that the region receives to address homelessness and provide affordable housing for low-income persons and families, as well as a more detailed assessment of countywide needs.

*The Smith Building project will provide up to 60 beds of shelter and permanent housing for homeless families with children.*





*The Other Bank, a project of the YWCA since 1986, distributes products that cannot be purchased with food stamps but are essential for maintaining health and personal dignity. CDBG funds were used to renovate the Other Bank's Community Center.*

## Thurston County

Thurston County Commissioners  
 District 1 **Cathy Wolfe, Vice-Chair**  
 District 2 **Sandra Romero, Chair**  
 District 3 **Karen Valenzuela**

Public Health & Social Services  
 Director **Don Sloma**  
 Social Services Division Director **Mark Freedman**

Housing and Community Renewal Program  
 Housing Program Manager **Gary Aden**

## HOME Consortium

City of Tumwater **Neil McClanahan, Chair**  
 City of Rainier **Dennis McVey, Vice-Chair**  
 City of Yelm **Michael McGowan**  
 City of Tenino **Robert Scribner**  
 City of Olympia **Jim Cooper**  
 City of Lacey **Ron Lawson**  
 City of Bucoda **Vacant**  
 Thurston County **Karen Valenzuela**

## Health and Human Services Council

Thurston County Commissioner **Kathy Wolfe**  
 Lacey Council Member **Jeff Gadman**  
 Olympia Council Member **Jim Cooper**  
 Tumwater Council Member **Betsy Spath**

## City of Olympia

City of Olympia Council  
 Position 1 **Stephen H. Buxbaum, Mayor**  
 Position 2 **Steve Langer**  
 Position 3 **Nathaniel Jones, Mayor Pro Tem**  
 Position 4 **Karen Rogers**  
 Position 5 **Julie Hankins**  
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# 2013-2017 THURSTON COUNTY AND OLYMPIA REGIONAL CONSOLIDATED PLAN

Prioritizing HOME and Community Development Block Grant Resources

**DRAFT FOR PUBLIC COMMENT**

June 2013



# 2013-2017 Consolidated Plan Development Team

## ***Thurston County***

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*District 2* **Sandra Romero, Chair**  
*District 3* **Karen Valenzuela**

Public Health & Social Services  
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Social Services Division  
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Housing and Community Renewal Program  
*Housing Program Manager* **Gary Aden**

## ***HOME Consortium***

City of Tumwater **Neil McClanahan, Chair**  
City of Rainier **Dennis McVey, Vice-Chair**  
City of Yelm **Michael McGowan**  
City of Tenino **Robert Scribner**  
City of Olympia **Jim Cooper**  
City of Lacey **Ron Lawson**  
City of Bucoda **Vacant**  
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*Tumwater Council Member* **Betsy Spath**

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## **Appendix A: Maps**

*Map 1 – Poverty in Thurston County*

*Map 2 – Poverty in Olympia, Lacey, and Tumwater*

*Map 3 – Minority Populations in Thurston County*

**Appendix B: HUD Tables**

**Appendix C: Demographic Data**

**Appendix D: Housing Inventory Chart**

**Appendix E: Olympia-Specific Needs Data**

**Appendix F: Monitoring Plan**

**Appendix G: Anti-Displacement and Anti-Relocation Policy**

**Appendix H: Survey Results**

**Appendix I: Public Comments**

# 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
<b>Total Urban County CDBG: \$1,032,731</b>				
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	\$5,000
	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>	\$450,000*
	City of Olympia	General admin. (20% cap)		\$60,000
	City of Olympia	Rehab. Projects Delivery Costs		\$50,000
<b>Total Olympia CDBG: \$1,010,000</b>				

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
<b>Total Thurston County HOME: \$770,969**</b>				

\*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;

## Executive Summary

- 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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(360) 867-2532



## 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.

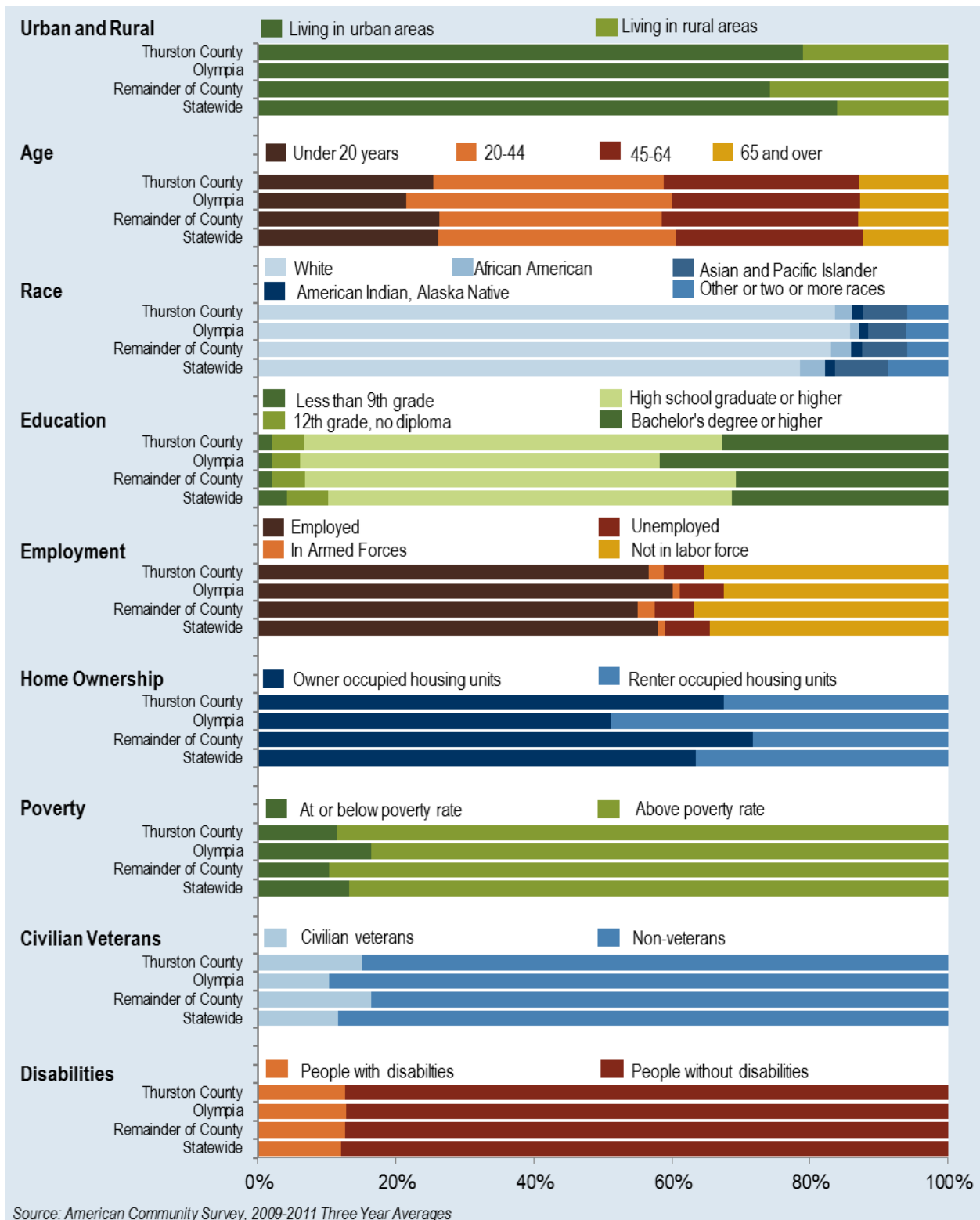
To qualify as an urban area, an area must encompass 2,500 or more people, at least 1,500 of whom must reside outside institutions. Fourteen percent of the land area in Thurston County is incorporated in cities. The census considers all residents of Olympia to reside in urban areas. Approximately 26 percent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

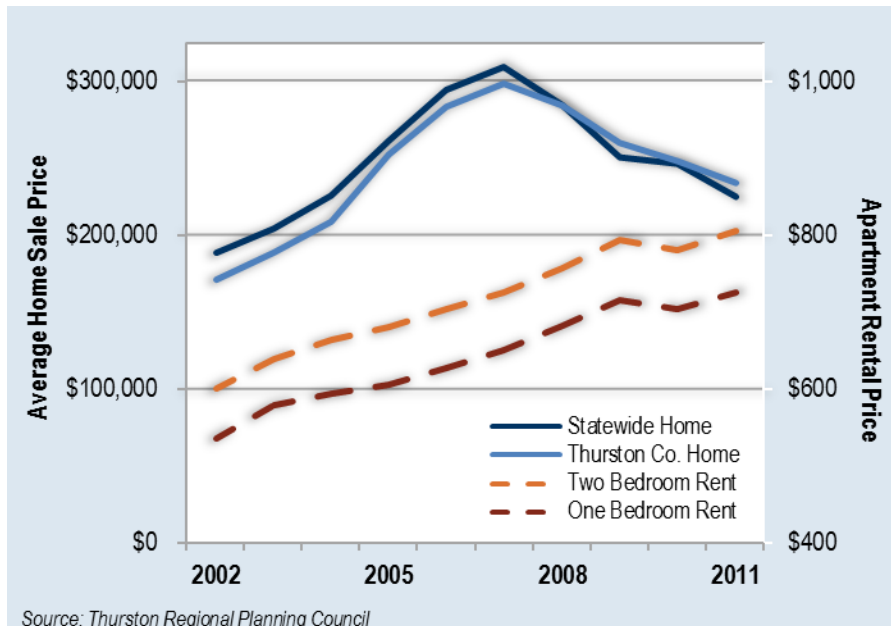
According to data from the Thurston Regional Planning Council (TRPC), housing starts and home values have declined during the past five years, resulting in greater affordability for buyers but fewer multifamily units being built. The bulk of the growth that is occurring is in urban Thurston County.

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.

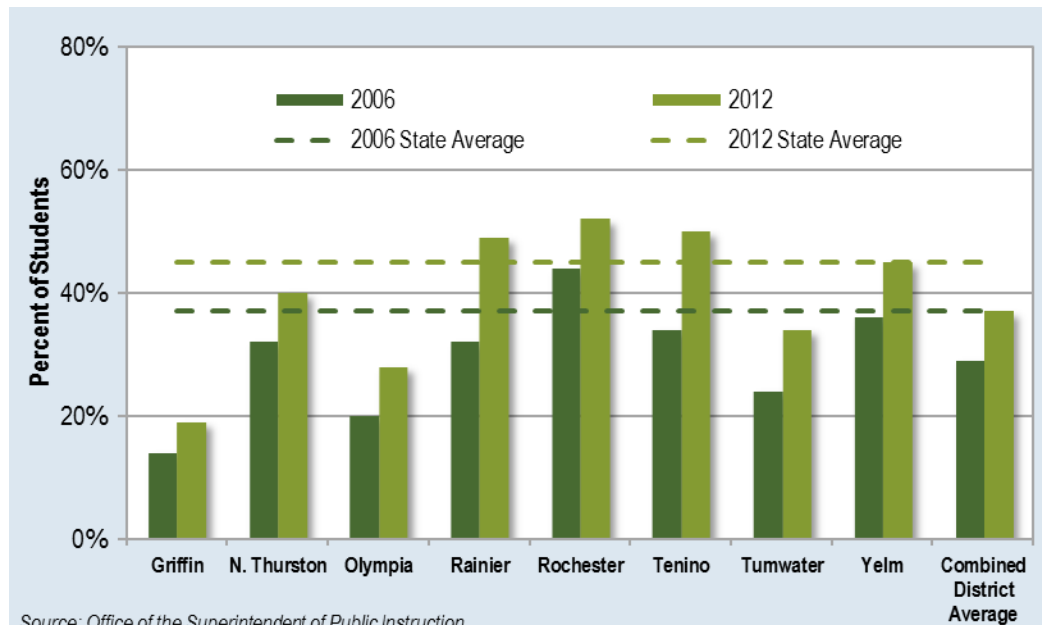
The only category for which the county has a higher proportion of residents living in poverty compared to Olympia is single-parent households headed by a female. Overall, 23 percent of families with children under age 18 in Thurston County are headed by single mothers. More than 50 percent of female-headed 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).

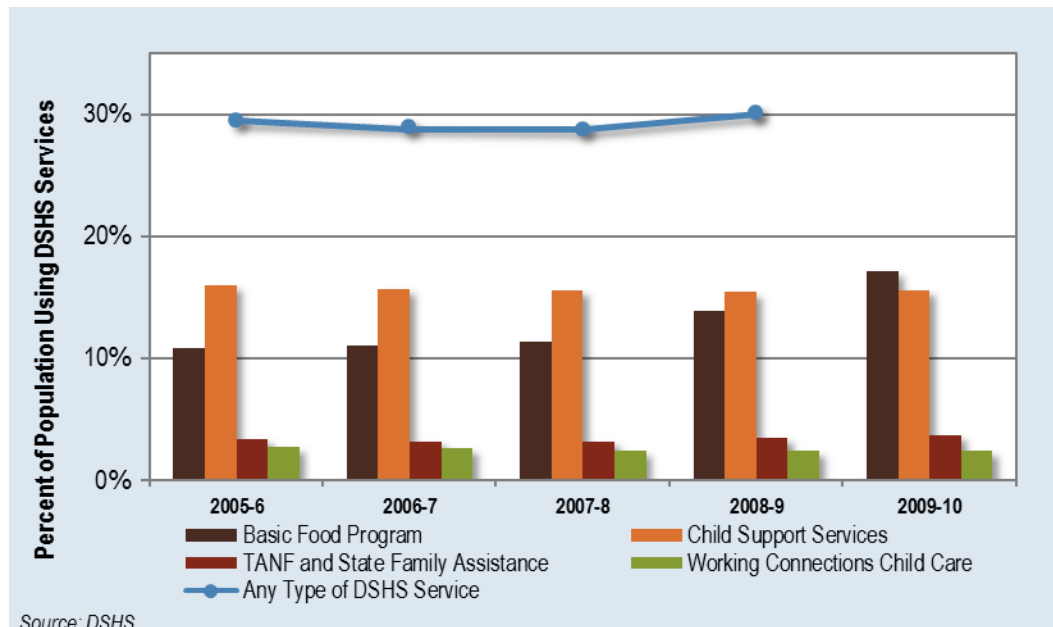
The Olympia School District showed the biggest jump during that period, with the number of enrolled students growing 42 percent. However, Rochester, Tenino, and Rainier have the highest percentages of enrollment overall, at rates around 50 percent.

**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.

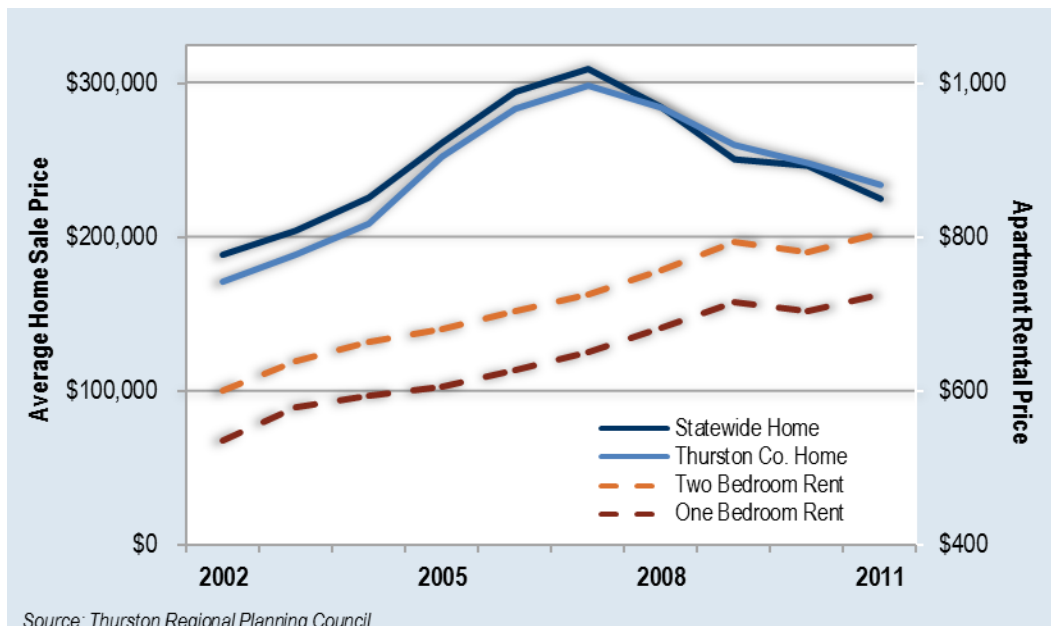
# Chapter 2: Housing Market Analysis

## 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).

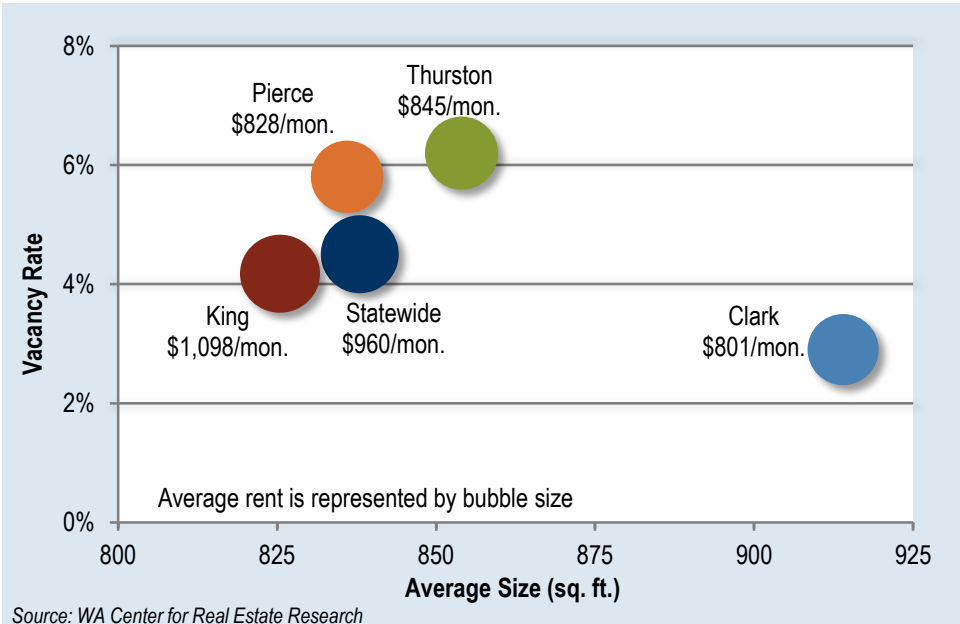
**Figure 5. Thurston County Average Home Sale and Rental Price**



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%
<b>Total</b>	<b>86,652</b>		<b>108,566</b>		<b>25%</b>

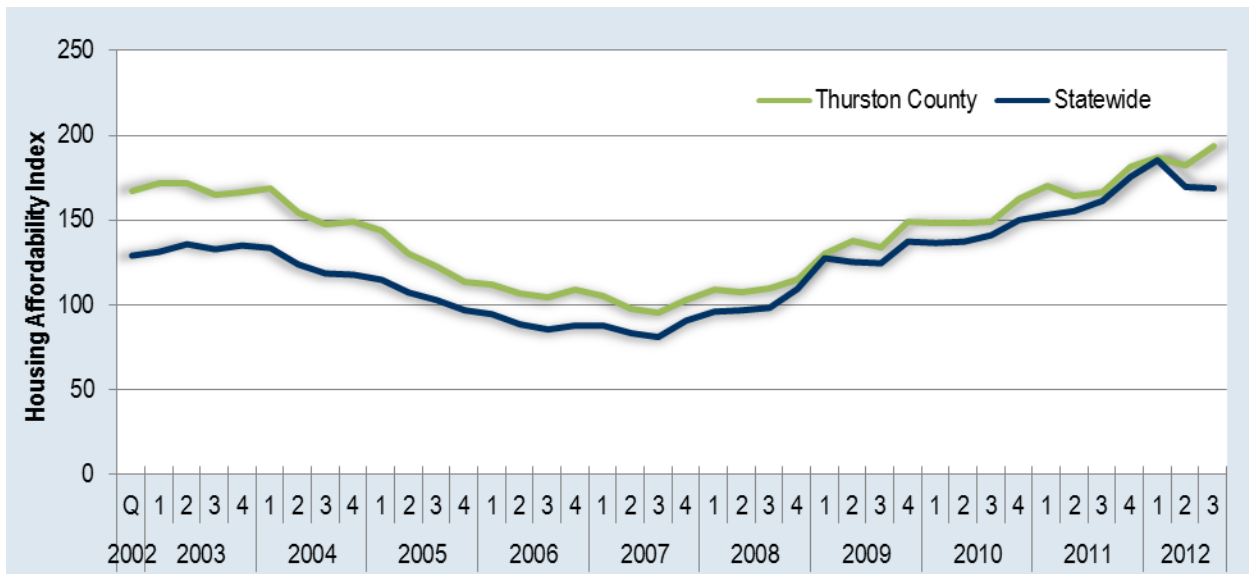
Source: American Community Survey 2009-2011

### 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).

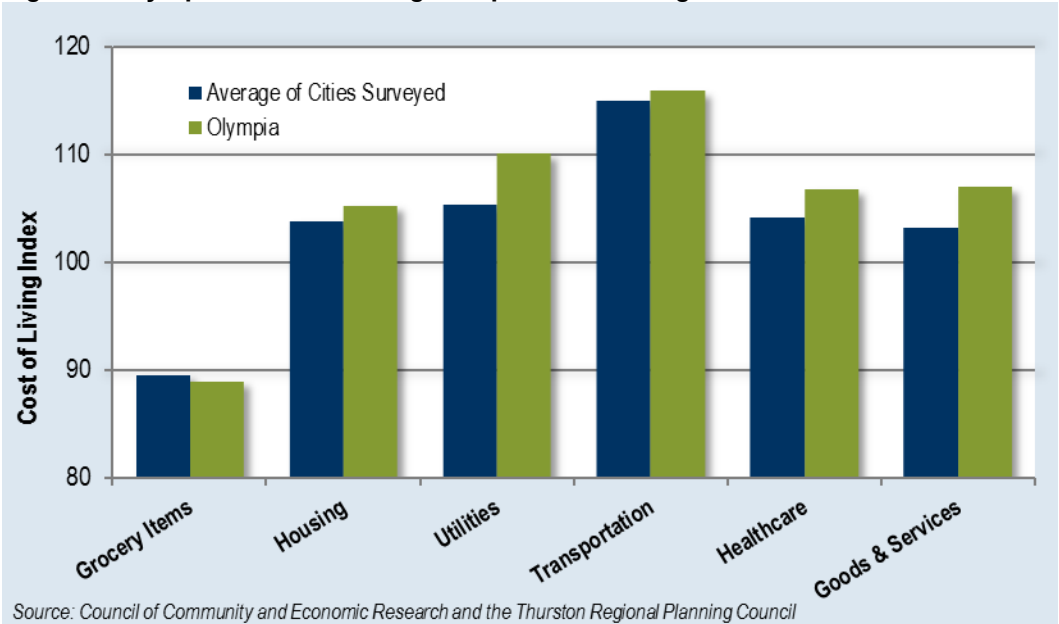
**Figure 7. Housing Affordability Index**



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.”

## Chapter 2: Housing Market Analysis

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
<b>Total households</b>		100,507	
<b>Owners</b>	<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%
<b>Renters</b>	<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
<b>Total</b>	<b>108,566</b>		<b>12,248</b>

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:

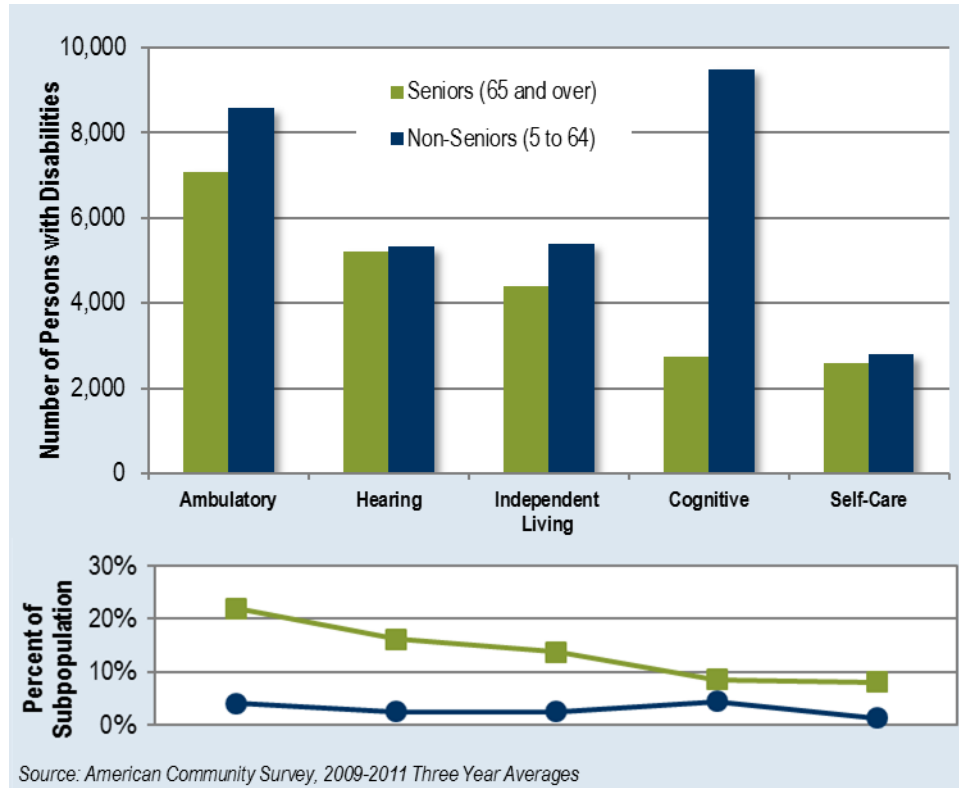
- 67 living units for developmentally disabled residents;
- 310 family home beds for developmentally disabled adults, of which 254 accept Medicaid;
- 170 beds and 114 units of permanent supportive housing for previously homeless persons, many of whom have chronic, disabling conditions;
- 12 homes and 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**

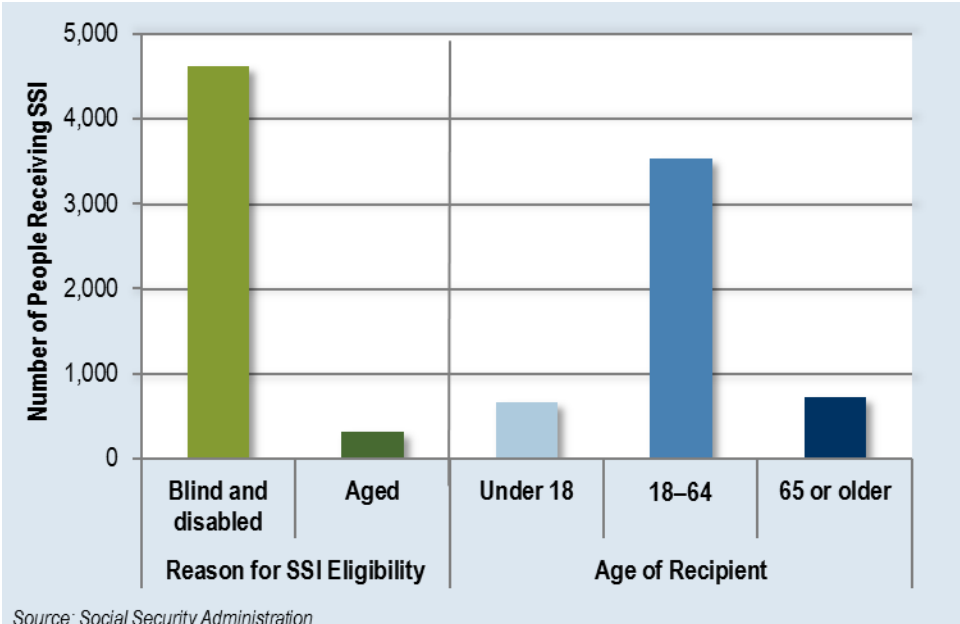
Thurston County residents with a physical or sensory disability included 1.8 percent reporting a hearing disability, 2.1 percent a vision disability, and 1.9 an ambulatory disability, according to 2009-2011 ACS data. Among those with disabilities, the level of unmet housing need is not known. However, 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

## Chapter 2: Housing Market Analysis

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.

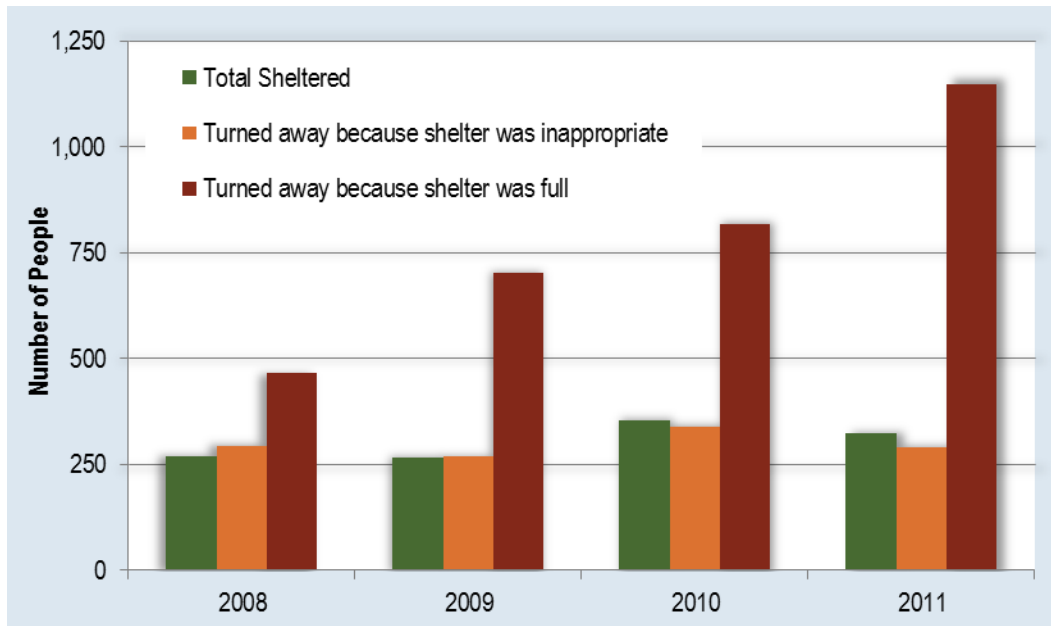
Oxford House, Inc. is a national nonprofit organization which establishes self-run, self-supported recovery houses. The independent homes, which are rented, provide an affordable, alcohol- and drug-free housing option for individuals in recovery. In Thurston County there are 13 Oxford Houses, according 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%
<b>Total Persons</b>	<b>686</b>	

Source: 2013 PIT Count

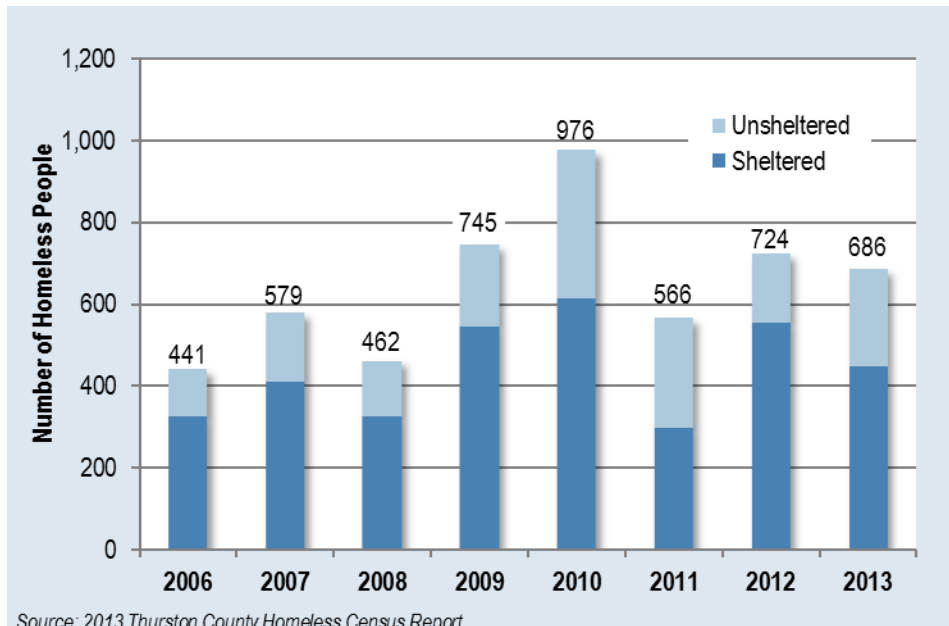
The 2013 census represents a 56 percent increase, or 245 more people than identified in the 2006 census of 441 people. However, this year's results indicate a significant 30 percent drop in homelessness from the 2010 all-time high of 976.

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.

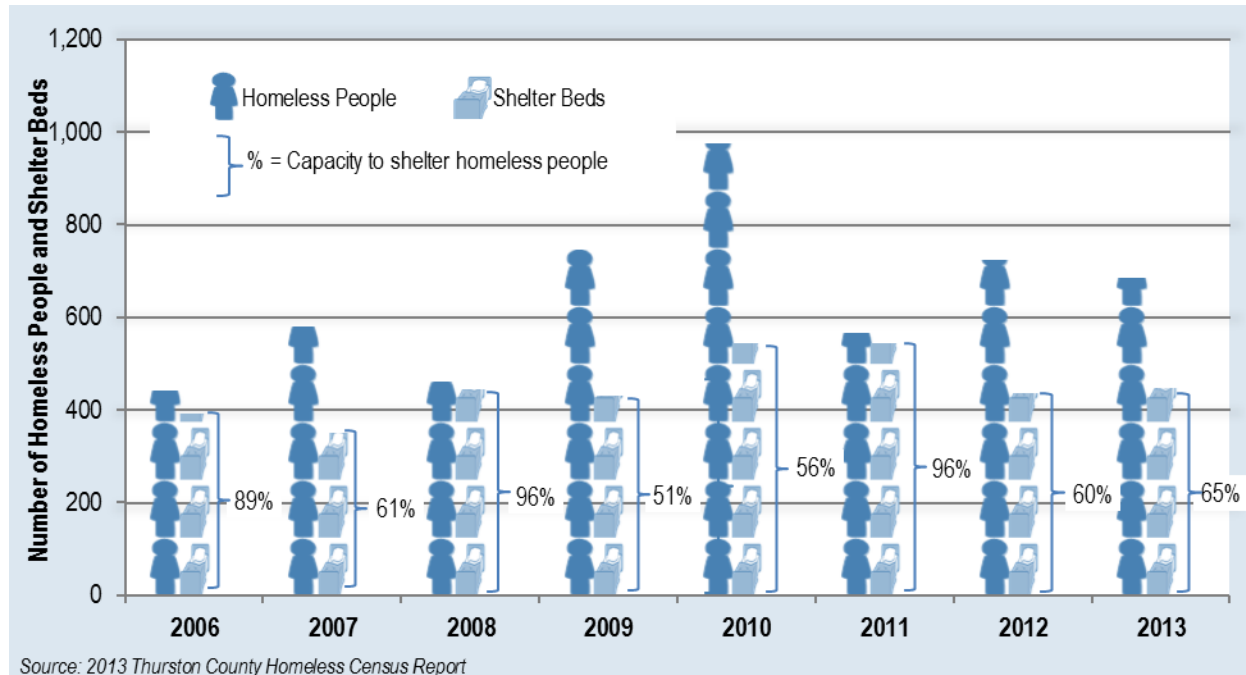


In 2008, DSHS issued a report entitled *Homelessness and the Working-Age Disabled*. The agency examined data on homelessness collected by their Automated Client Eligibility System (ACES) for individuals receiving DSHS medical coverage and other benefits due to having a short- or long-term disability. 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**

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

*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**

<b>Individuals – Men</b>	<b>Beds</b>	<b>Households</b>
Salvation Army – Men	42	42
Drexel House	16	16
<b>Individuals – Women</b>	<b>Beds</b>	<b>Households</b>
Salvation Army	16	16
Emergency Shelter Network – Interfaith Works	18	18
Bread and Roses	12	12
<b>Families with Children</b>	<b>Beds</b>	<b>Households</b>
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
<b>Youth</b>	<b>Beds</b>	<b>Households</b>
Community Youth Services – Haven House	10	10
Community Youth Services – Rosie’s Shelter	10	10
<b>Totals</b>	<b>214</b>	<b>149</b>

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**

<b>Individuals – Men and Women</b>	<b>Beds</b>	<b>Households</b>
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
<b>Families with Children</b>	<b>Beds</b>	<b>Households</b>
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
<b>Youth</b>	<b>Beds</b>	<b>Households</b>
Community Youth Services	58	34
<b>Totals</b>	<b>286</b>	<b>144</b>

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**

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

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**

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

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



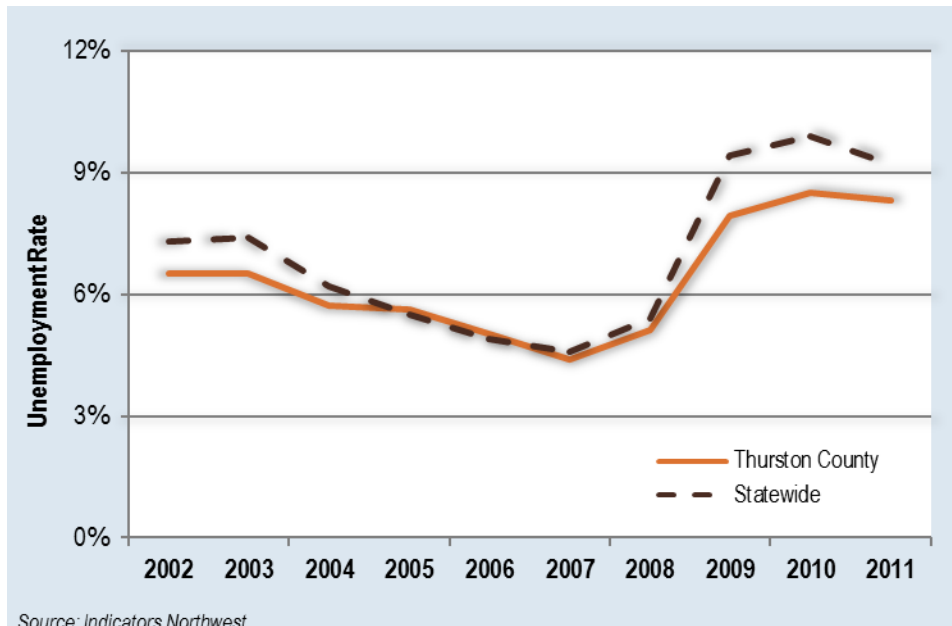
# Chapter 4: Community Development Needs Assessment

## 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**

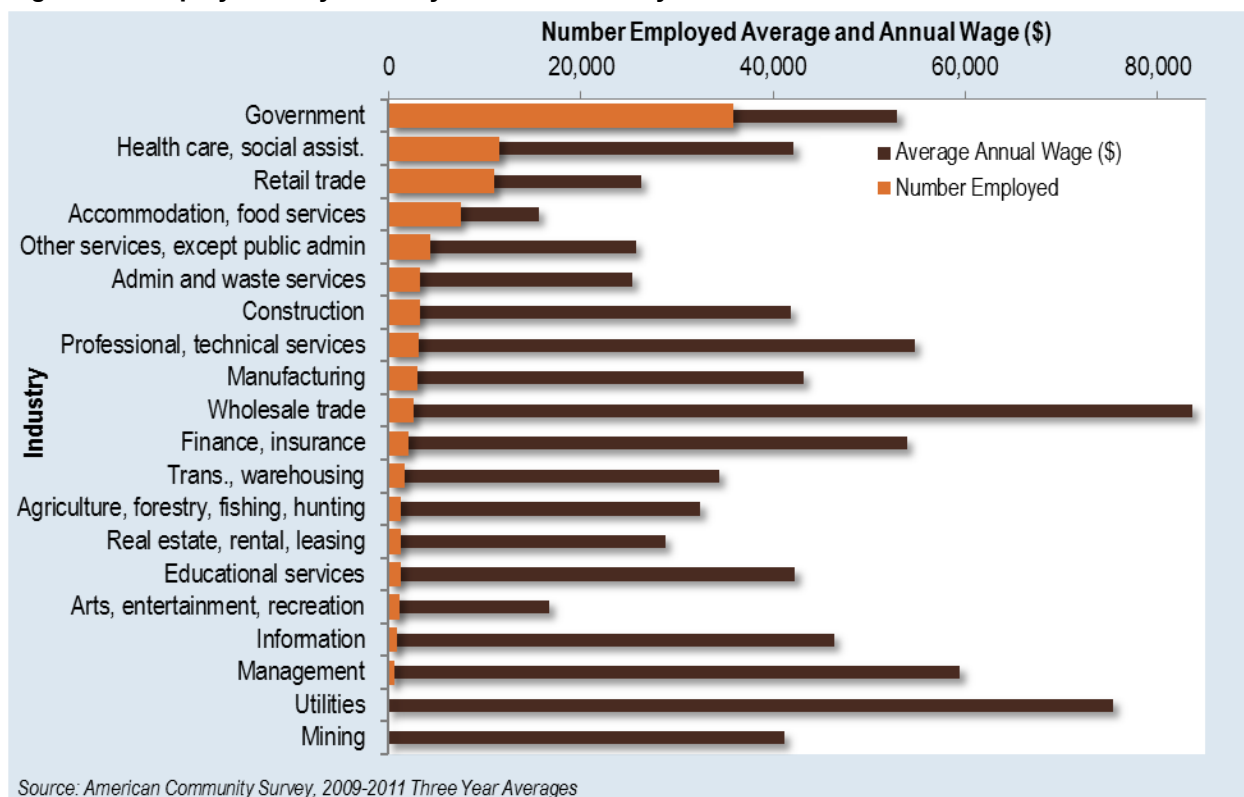


Data show some improvements over the last two years as the county has pulled out of the recession. According to the Economic Vitality Index published annually by the Thurston Economic Development Council, consumer confidence is up, unemployment rates have steadily declined, and household incomes have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



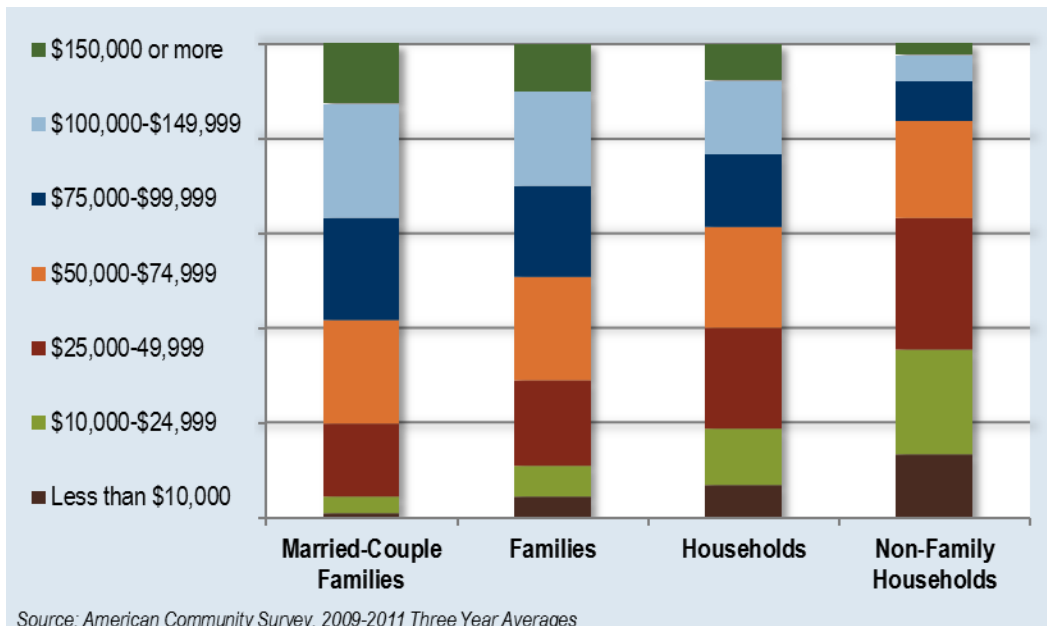
With relatively low employment, wholesale trade and utilities had the highest annual wages, at \$83,700 and \$75,435 respectively. Accommodation and food services had the fourth highest employment numbers, with more than 7,500 finding work in these industries. However, this category had the lowest annual 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,

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
<b>Total</b>	<b>\$100,175,348</b>

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.

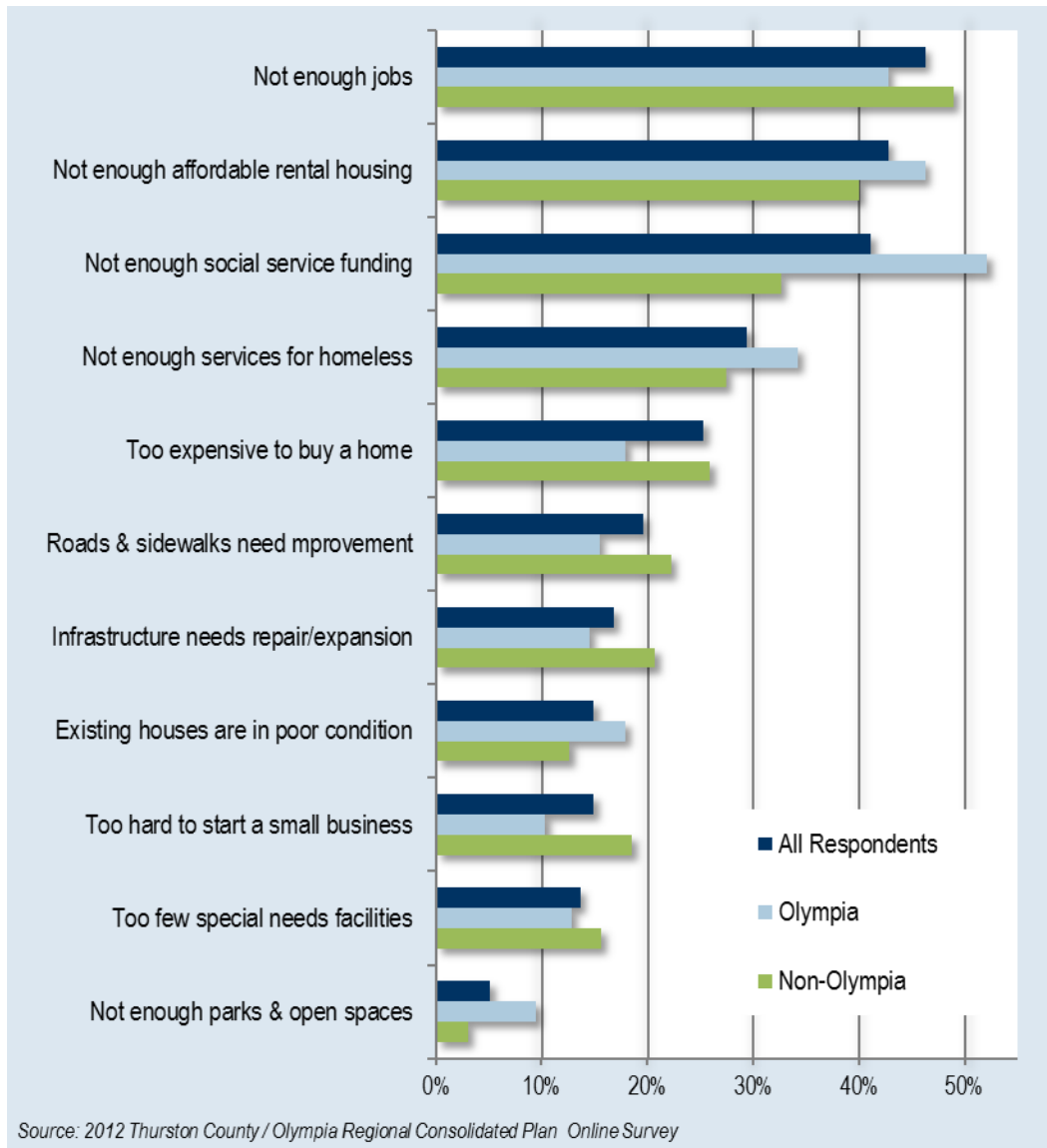
Homeowners were the majority of respondents, at 74 percent, while renters comprised 22 percent. Four people indicated they lived with family and friends, and three people reported being at risk for homelessness or being homeless.

### **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.

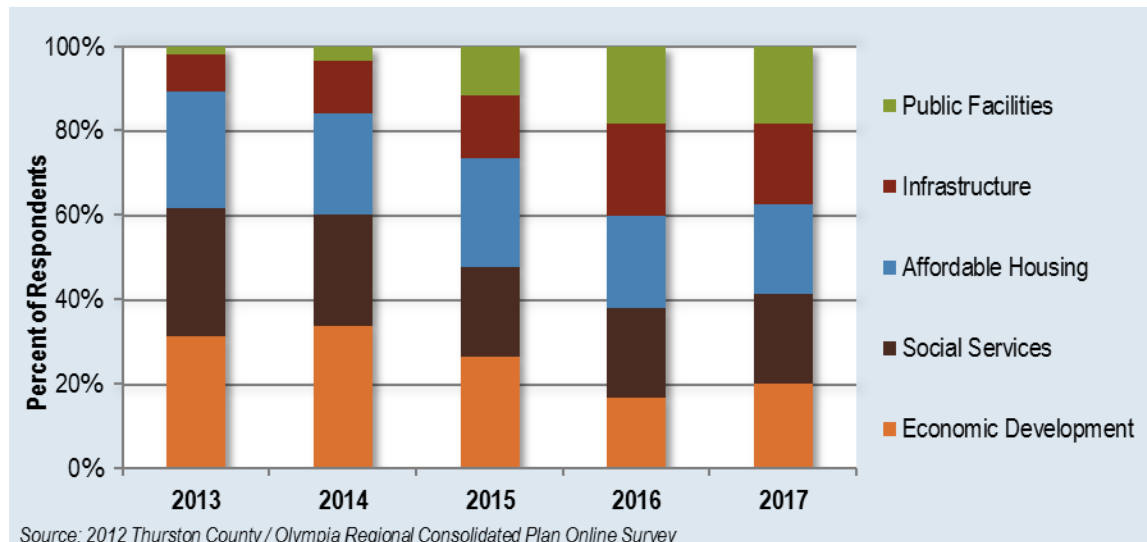
In the infrastructure category, no areas were selected as high need. Respondents indicated that sidewalk improvements, sewer improvements, and flood prevention/drainage improvements were all medium priority.

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**



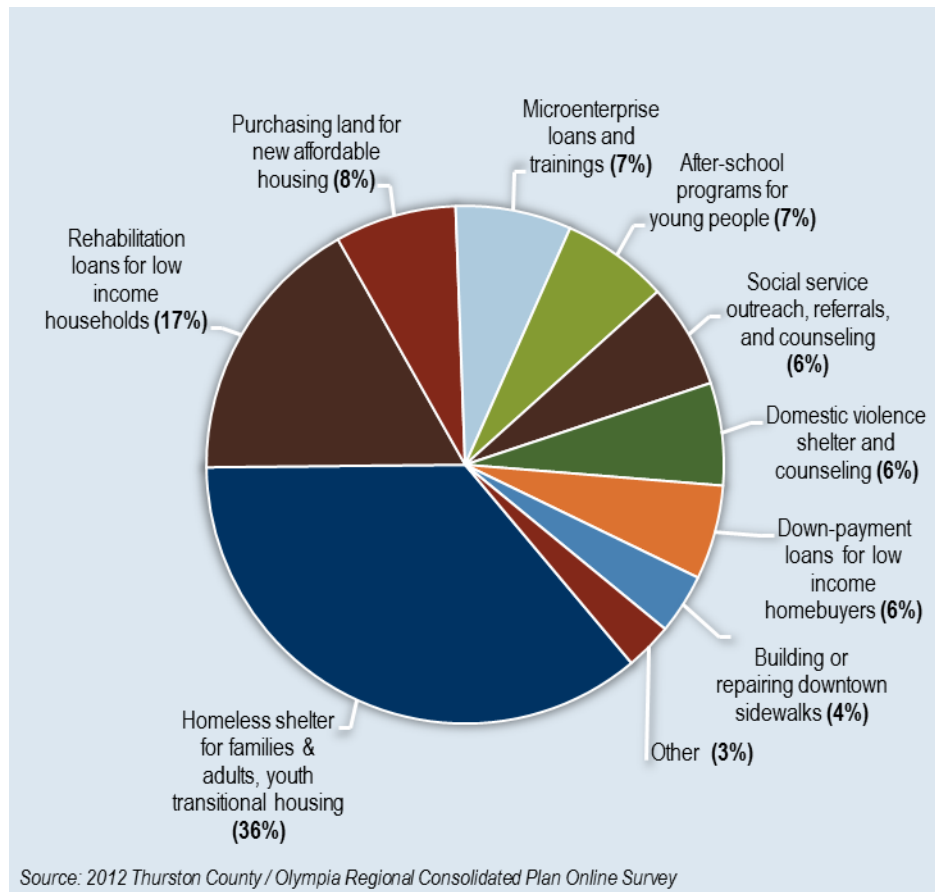
In 2014 and 2015, the differences both between Olympians and non-Olympians, as well as the differences in priority between the categories, are gradually erased. Looking into the future, respondents rank all five of the categories as important.

### 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 meetings 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***

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"><li>• Behavioral Health Resources</li><li>• Bread &amp; Roses</li><li>• Capital Clubhouse</li><li>• Catholic Community Services</li><li>• Community Action Council</li><li>• Enterprise for Equity</li><li>• Family Support Center</li><li>• South Puget Sound Habitat for Humanity</li></ul> | <ul style="list-style-type: none"><li>• Interfaith Works</li><li>• Low Income Housing Institute (LIHI)</li><li>• Olympia Union Gospel Mission</li><li>• Out of the Woods Emergency Shelter</li><li>• SafePlace</li><li>• Salvation Army</li><li>• Senior Services for South Sound</li></ul> | <ul style="list-style-type: none"><li>• Thurston County Economic Development Council</li><li>• Thurston County Food Bank</li><li>• Pierce County AIDS Foundation</li><li>• Washington State Coalition Against Domestic Violence</li></ul> |
|---|---|---|

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



## **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](http://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](http://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 4<sup>th</sup> 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

## Chapter 6: Strategic Plans

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	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
<b>Total</b>	<b>\$2,168,212</b>	<b>\$2,168,212</b>	<b>\$2,168,212</b>	<b>\$2,168,212</b>	<b>\$2,168,212</b>

## 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



- 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;



- 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.

## Chapter 6: Strategic Plans

*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
<b>Urban County CDBG Total:</b>					<b>\$1,032,731</b>

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	\$5,000
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

## Appendix I: Public Comments

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	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
<b>Olympia CDBG Total:</b>					<b>\$1,010,000*</b>

\*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
<b>HOME Total:</b>			<b>\$770,969**</b>

\*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**

<b>Funding Source</b>	<b>Project/Activity</b>	<b>Anticipated 2013 Award</b>
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
		<b>Total: \$3,363,000</b>





# 2013-2017 THURSTON COUNTY AND OLYMPIA REGIONAL CONSOLIDATED PLAN

Prioritizing HOME and Community Development Block Grant Resources

APPENDICES

**DRAFT FOR PUBLIC COMMENT**

June 2013



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*District 2* **Sandra Romero, Chair**  
*District 3* **Karen Valenzuela**

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Social Services Division  
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City of Rainier **Dennis McVey, Vice-Chair**  
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City of Tenino **Robert Scribner**  
City of Olympia **Jim Cooper**  
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City of Bucoda **Vacant**  
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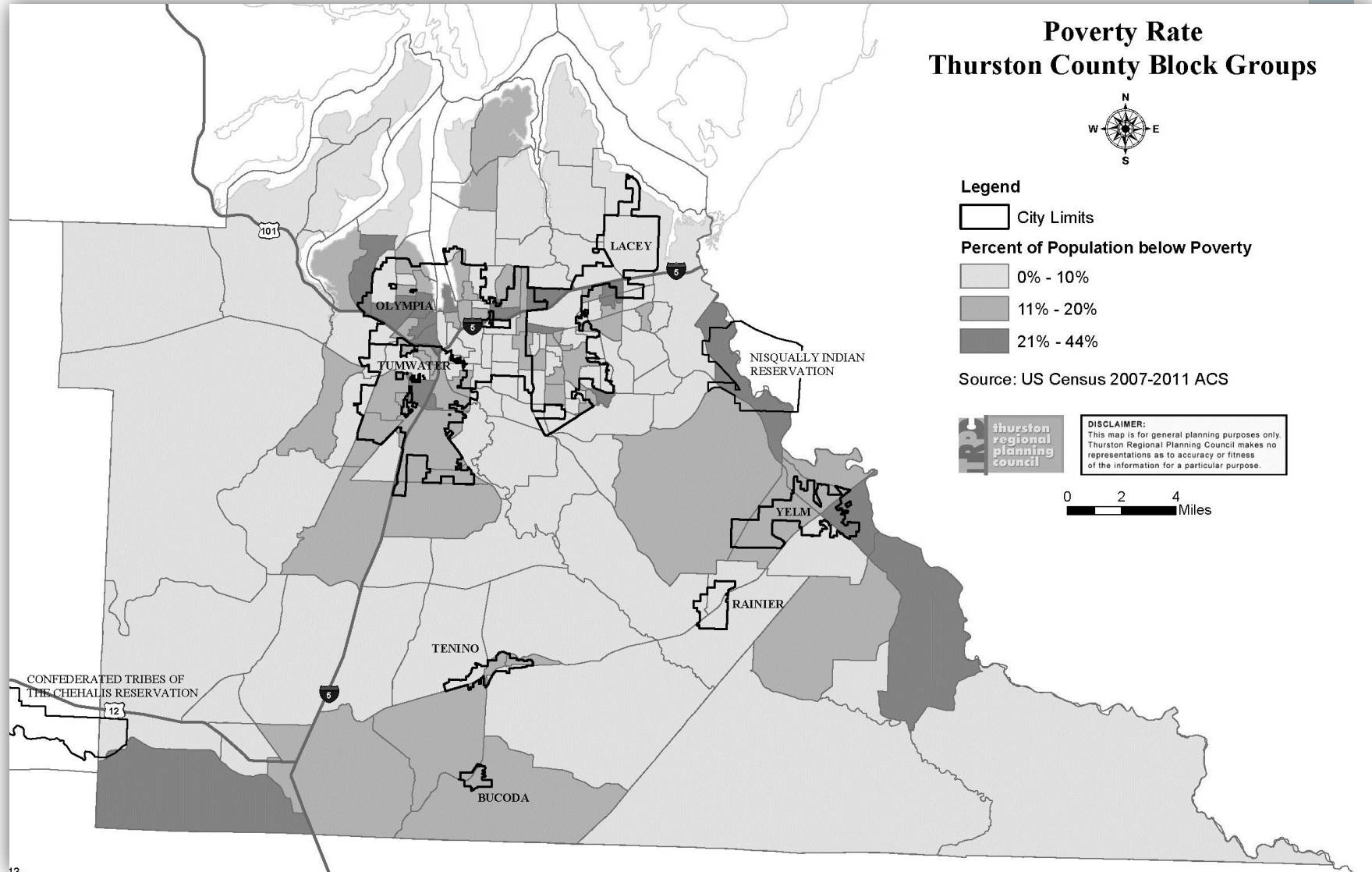
To request a copy of this publication in an alternative format, please contact Heather Reed at (360) 753-8436 or email her at [hreed@ci.olympia.wa.us](mailto:hreed@ci.olympia.wa.us).

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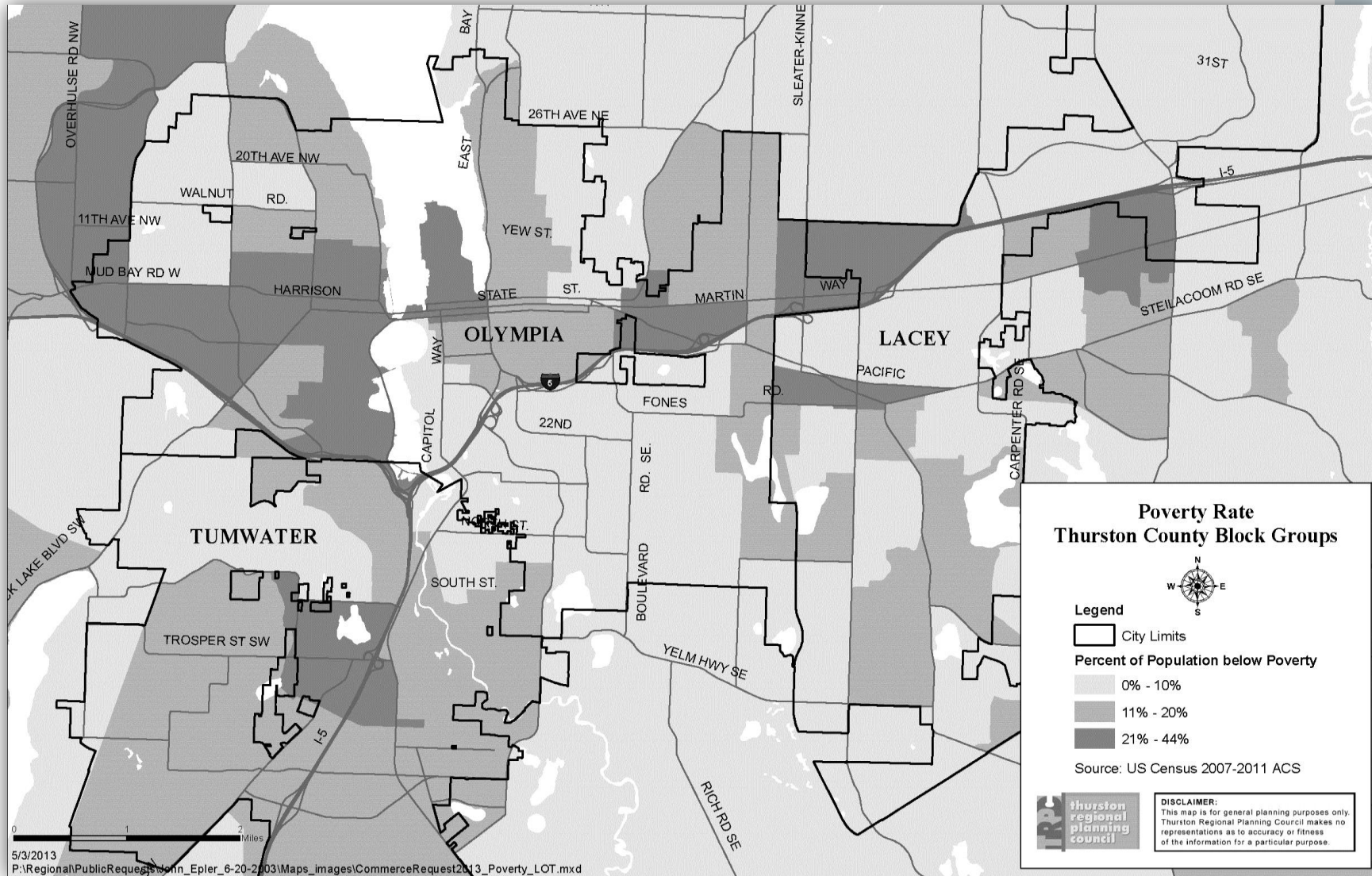
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# Appendix A: Maps

# Map 1 – Poverty in Thurston County

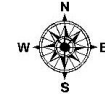


## Map 2 – Poverty in Olympia, Lacey, and Tumwater



# Map 3 – Minority Populations in Thurston County

## Minority Population Thurston County Block Groups



### Legend

City Limits

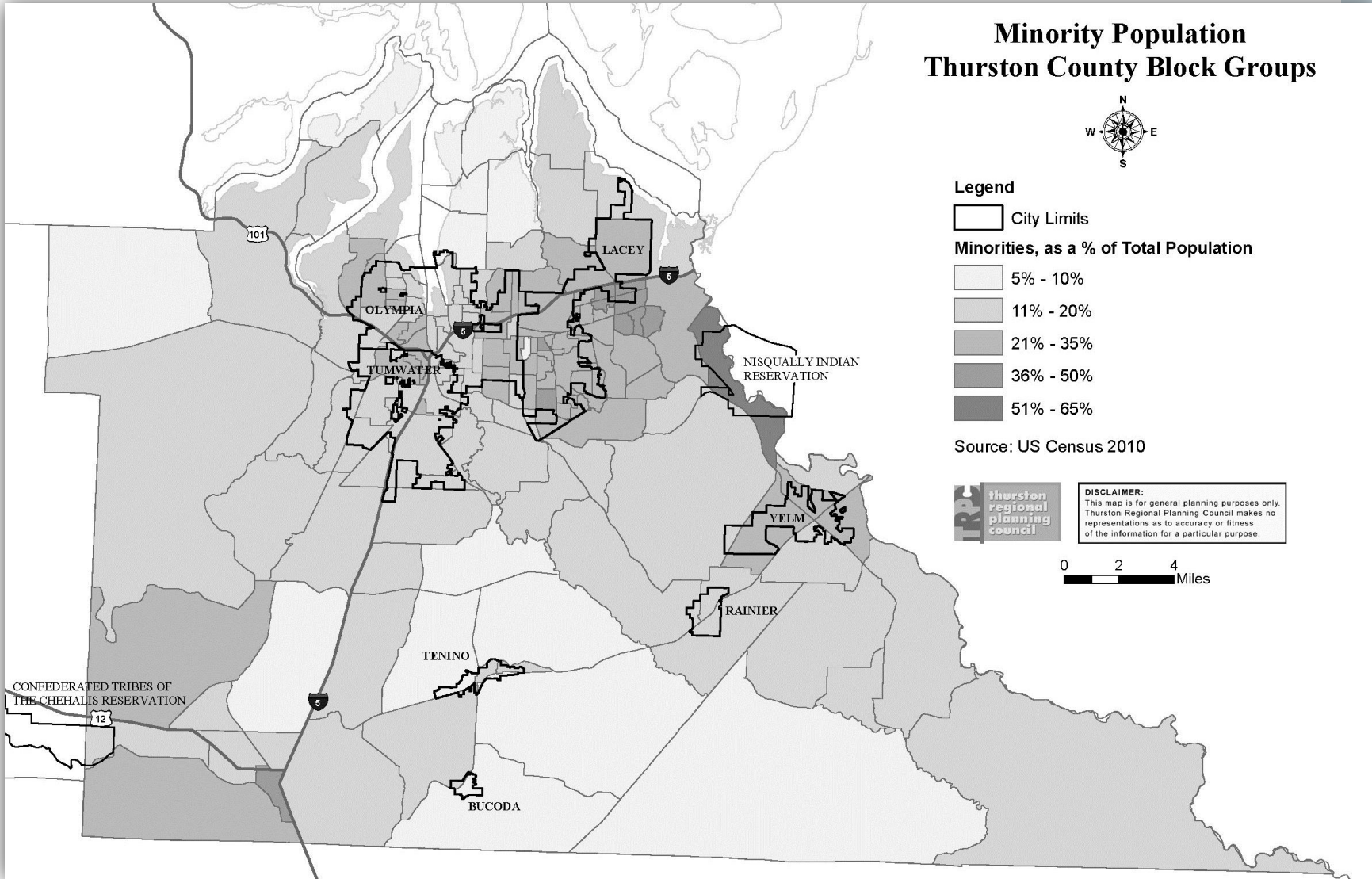
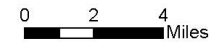
### Minorities, as a % of Total Population

- 5% - 10%
- 11% - 20%
- 21% - 35%
- 36% - 50%
- 51% - 65%

Source: US Census 2010



**DISCLAIMER:**  
This map is for general planning purposes only. Thurston Regional Planning Council makes no representations as to accuracy or fitness of the information for a particular purpose.





## Appendix B: HUD Tables

## Required HUD Tables

**Table 1 – Responsible Agencies**

Agency Role	Name	Department/Agency
Lead Agency	Thurston County	Public Health and Human Services
Participating jurisdiction	Olympia	
Participating jurisdiction	Lacey	
Participating jurisdiction	Tumwater	
Participating jurisdiction	Yelm	
Participating jurisdiction	Tenino	
Participating jurisdiction	Bucoda	
Participating jurisdiction	Rainier	

**Table 2 – Agencies, Groups, and Organizations Who Participated**

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?

\*Table will be completed following public comment period.

Table 3 – Other Local / Regional / Federal Planning Efforts

Name Of Plan	Lead Organization	How Do The Goals of Your Strategic Plan Overlap With The Goals of Each Plan?
2012 Thurston County Homeless Census Report	Thurston County Board of Commissioners and the Thurston County HOME Consortium	The Consolidated Plan relied on data from the Homeless Census Report to determine priorities and goals. Annual homeless census results are reported to the state and federal governments to ensure a proportionate level of public funding for local shelters, transitional housing, and related supportive services. These numbers also help to create an accurate picture of homelessness in the region. Locally, census results are presented to all community stakeholders—concerned citizens, policy makers, funders, service providers, and the homeless themselves.
Thurston Economic Vitality Index	Thurston County Economic Development Council	The economic development goals overlap with the Economic Vitality Index, which is calculated on a monthly basis and is composed of five indicators which include: total residential building permits, initial unemployment claims, consumer sentiment, stocks of local interest, and U.S. securities yield spread.
Thurston County Capital Facilities Plan	Thurston County	The Capital Facilities Plan (CFP) is a six-year plan of capital infrastructure improvement projects with estimated dates and costs, and proposed methods of financing. The Plan is reviewed and updated annually, and each project listed in the CFP goes through a separate future approval and environmental review process.
United Way of Thurston County 2012 Community Assessment	United Way of Thurston County	The United Way gathers quantitative and qualitative data on economic and social conditions in Thurston County. By utilizing a focus group approach, the United Way encourages discussion about many of the same goals shared by the Consolidated Plan.
Thurston County Ten-Year Homeless Plan Housing Plan	Thurston County	The Consolidated Plan draws upon the Ten-Year Homeless Plan, which describes the county's plans to reduce homelessness by 50 percent by 2015. The plan targets the creation of 690 units of low income and affordable housing by creating 150 homeless units, 200 affordable units, and providing 340 new housing rental assistance vouchers.
The Profile	Thurston County Regional Planning Council	The Profile is an annual compilation of statistics, trends, analyses and comparisons for Thurston County and its individual jurisdictions. The Consolidated Plan shares the goal of providing accessible data and analysis to HUD, the public, and the region's decision makers.

**Table 4 – Citizen Participation Outreach**

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Online survey	People who live and work in Thurston County	319 people took the survey.	Please see Appendix H	Available following public comment period	
Stakeholder groups	Elected officials, social service providers, and citizens	15 people participated in three stakeholder groups held in Olympia, Yelm, and at the Thurston County Health Department.	Available following public comment period	Available following public comment period	
Public comment period	Residents of Thurston County	TBD	Available following public comment period	Available following public comment period	
Public hearings	Residents of Thurston County	TBD	Available following public comment period	Available following public comment period	

**Table 5 – Housing Needs Assessment Demographics**

Demographics	Based Year	Most Recent Year	% Change
Population	42,514	45,147	6%
Households	19,738	19,491	-1%
Median Income	\$46,975	\$62,021	32%

**Table 6 – Total Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total households *	9,675	10,154	16,078	9,984	
Small family households *	3,253	3,799	6,142	30,835	
Large family households *	308	462	1,221	4,302	
Household contains at least one person 62-74 years of age	1,226	1,591	2,635	1,513	7,743
Household contains at least one person age 75 or older	1,419	1,870	2,295	1,208	3,138
Households with one or more children 6 years old or younger *	1,938	1,950	3,191	8,078	

\* The highest income category for these family types is >80% HAMFI

Source: 2005-2009 CHAS

Table 7 – Housing Problems

Number of Households	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking Complete Plumbing or Kitchen Facilities	240	365	85	35	<b>725</b>	55	140	35	100	<b>330</b>
Severely Overcrowded - With >1.51 People Per Room (and Complete Kitchen and Plumbing)	45	45	30	0	<b>120</b>	0	4	55	0	<b>59</b>
Overcrowded - With 1.01-1.5 People Per Room (and None of the Above Problems)	145	110	190	85	<b>530</b>	55	80	95	69	<b>299</b>
Housing Cost Burden Greater Than 50% of Income (and None of the Above Problems)	4,234	1,590	280	15	<b>6,119</b>	2,224	1,139	1,503	520	<b>5,386</b>
Housing Cost Burden Greater Than 30% of Income (and None of the Above Problems)	419	2,985	2,479	415	<b>6,298</b>	493	1,184	2,723	2,175	<b>6,575</b>
Zero/Negative Income (and None of the Above Problems)	319	0	0	0	<b>319</b>	308	0	0	0	<b>308</b>

Source: 2005-2009 CHAS

**Table 8 – Housing Problems**

Number of Households	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	4,649	2,120	590	135	<b>7,494</b>	2,329	1,359	1,683	695	<b>6,066</b>
Having none of four housing problems	1,128	3,764	6,184	2,959	<b>14,035</b>	922	2,890	7,629	6,195	<b>17,636</b>
Household has negative income, but none of the other housing problems	319	0	0	0	<b>319</b>	308	0	0	0	<b>308</b>

Source: 2005-2009 CHAS

**Table 9 – Cost Burden > 30%**

Number of Households	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small related	1,984	2,255	1,333	<b>5,572</b>	913	824	2,050	<b>3,787</b>
Large related	175	214	169	<b>558</b>	113	154	486	<b>753</b>
Elderly	945	975	397	<b>2,317</b>	1,041	910	917	<b>2,868</b>
Other	1,962	1,605	994	<b>4,561</b>	752	564	825	<b>2,141</b>
Total Need by Income	5,066	5,049	2,893	<b>13,008</b>	2,819	2,452	4,278	<b>9,549</b>

Source: 2005-2009 CHAS

Appendix B: HUD Tables

**Table 10 – Cost Burden > 50%**

Number of Households	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,845	680	50	<b>2,575</b>	829	509	727	<b>2,065</b>
Large Related	160	95	15	<b>270</b>	103	115	159	<b>377</b>
Elderly	805	480	65	<b>1,350</b>	802	274	335	<b>1,411</b>
Other	1,787	555	150	<b>2,492</b>	564	379	280	<b>1,223</b>
Total Need by Income	4,597	1,810	280	<b>6,687</b>	2,298	1,277	1,501	<b>5,076</b>

Source: 2005-2009 CHAS

**Table 11(a) – Crowding Information**

Number of Households	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single Family Households	130	120	185	55	<b>490</b>	90	90	115	79	<b>374</b>
Multiple, Unrelated Family Households	25	0	15	0	<b>40</b>	0	10	35	0	<b>45</b>
Other, Non-Family Households	35	35	20	30	<b>120</b>	0	0	0	0	<b>0</b>
Total Need by Income	190	155	220	85	<b>650</b>	90	100	150	79	<b>419</b>

Source: 2005-2009 CHAS



Table 11(b) – Crowding Information

Number of Households	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Households with Children Present	Data not available to assess					Data not available to assess				

Source: 2005-2009 CHAS

Table 12 – Disproportionally Greater Need 0 - 30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income, but none of the other housing problems	Percent having one of four housing problems	Percent of population
Jurisdiction as a Whole	7,903	1,130	627	81.8%	
White	6,418	1,021	492	80.9%	83.60%
Black / African American	283	0	0	100.0%	2.50%
Asian	329	0	70	82.5%	5.60%
American Indian, Alaska Native	213	14	14	88.4%	1.50%
Pacific Islander	20	4	0	83.3%	0.80%
Hispanic	458	45	35	85.1%	7.10%

Source: 2005-2009 CHAS

**Table 13 – Disproportionally Greater Need 30 - 50% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income, but none of the other housing problems	Percent having one of four housing problems	Percent of population
Jurisdiction as a Whole	7,670	2,489	0	75.5%	
White	6,429	2,165	0	74.8%	83.60%
Black / African American	210	15	0	93.3%	2.50%
Asian	234	74	0	76.0%	5.60%
American Indian, Alaska Native	145	23	0	86.3%	1.50%
Pacific Islander	0	0	0	0.0%	0.80%
Hispanic	473	185	0	71.9%	7.10%

Source: 2005-2009 CHAS

**Table 14 – Disproportionally Greater Need 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income, but none of the other housing problems	Percent having one of four housing problems	Percent of population
Jurisdiction as a Whole	7,482	8,618	0	46.5%	
White	6,393	7,577	0	45.8%	83.60%
Black / African American	74	75	0	49.7%	2.50%
Asian	348	195	0	64.1%	5.60%
American Indian, Alaska Native	189	88	0	68.2%	1.50%
Pacific Islander	45	25	0	64.3%	0.80%
Hispanic	274	394	0	41.0%	7.10%

Source: 2005-2009 CHAS

**Table 15 – Disproportionally Greater Need 80 - 100% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income, but none of the other housing problems	Percent having one of four housing problems	Percent of population
Jurisdiction as a Whole	3,425	6,559	0	34.3%	
White	2,955	5,804	0	33.7%	83.60%
Black / African American	55	90	0	37.9%	2.50%
Asian	105	170	0	38.2%	5.60%
American Indian, Alaska Native	25	58	0	30.1%	1.50%
Pacific Islander	0	10	0	0.0%	0.80%
Hispanic	220	193	0	53.3%	7.10%

Source: 2005-2009 CHAS

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income, but none of the other housing problems	Percent having one of four housing problems	Percent of population
Jurisdiction as a Whole	6,978	2,050	627	72.3%	
White	5,684	1,747	492	71.7%	83.60%
Black / African American	279	4	0	98.6%	2.50%
Asian	274	55	70	68.7%	5.60%
American Indian, Alaska Native	183	53	14	73.2%	1.50%
Pacific Islander	20	4	0	83.3%	0.80%
Hispanic	434	69	35	80.7%	7.10%

Source: 2005-2009 CHAS

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income, but none of the other housing problems	Percent having one of four housing problems	Percent of population
Jurisdiction as a Whole	3,479	6,654	0	34.3%	
White	2,858	5,715	0	33.3%	83.60%
Black / African American	95	130	0	42.2%	2.50%
Asian	110	198	0	35.7%	5.60%
American Indian, Alaska Native	115	48	0	70.6%	1.50%
Pacific Islander	0	0	0	0.0%	0.80%
Hispanic	254	404	0	38.6%	7.10%

Source: 2005-2009 CHAS

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income, but none of the other housing problems	Percent having one of four housing problems	Percent of population
Jurisdiction as a Whole	2,273	13,813	0	14.1%	
White	1,848	12,147	0	13.2%	83.60%
Black / African American	25	124	0	16.8%	2.50%
Asian	135	414	0	24.6%	5.60%
American Indian, Alaska Native	70	207	0	25.3%	1.50%
Pacific Islander	35	35	0	50.0%	0.80%
Hispanic	115	555	0	17.2%	7.10%

Source: 2005-2009 CHAS

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income, but none of the other housing problems	Percent having one of four housing problems	Percent of population
Jurisdiction as a Whole	830	9,154	0	8.3%	
White	720	8,049	0	8.2%	83.60%
Black / African American	0	145	0	0.0%	2.50%
Asian	20	250	0	7.4%	5.60%
American Indian, Alaska Native	0	83	0	0.0%	1.50%
Pacific Islander	0	10	0	0.0%	0.80%
Hispanic	75	338	0	18.2%	7.10%

Source: 2005-2009 CHAS

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Housing Cost Burden	<30%	30-50%	>50%	No / negative income (not computed)	Percent with cost burden
Jurisdiction as a Whole	61,877	18,548	12,940	642	33.7%
White	53,744	15,714	10,869	507	33.1%
Black / African American	1,390	424	389	0	36.9%
Asian	2,133	734	520	70	37.0%
American Indian, Alaska Native	749	273	283	14	42.6%
Pacific Islander	182	60	35	0	34.3%
Hispanic	2,368	937	680	35	40.6%

Source: 2005-2009 CHAS

**Table 21 – Public Housing by Program Type**

	Program Type								
	Certifi- cate	Mod- Rehab	Public Housing	Total	Project - Based	Tenant - Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of Unit Vouchers in Use	182	79	0	<b>1,806</b>	2	1,694	35	14	49

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

Source: PIC (PIH Information Center)

Table 22 – Characteristics of Public Housing Residents by Program Type

	Program Type								
	Certifi- cate	Mod- Rehab	Public Housing	Total	Project - Based	Tenant - Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	10,134	8,344	0	12,038	8,807	12,002	11,830	10,600	
Average Length of Stay	2	3	0	6	0	6	0	1	
Average Household Size	1	1	0	2	2	2	1	2	
# Homeless At Admission	1	0	0	1	0	1	0	0	
# of Elderly Program Participants (>62)	28	13	0	340	0	316	1	0	
# of Disabled Families	86	46	0	882	1	828	24	1	
# of Families Requesting Accessibility Features	182	79	0	1,806	2	1,694	35	14	
# of HIV/AIDS Program Participants	0	0	0	0	0	0	0	0	
# of DV Victims	0	0	0	0	0	0	0	0	

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

Source: PIC (PIH Information Center)

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

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - Based	Tenant - Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	159	73	0	1,538	1	1,447	21	13	48
Black/ African American	11	1	0	122	1	103	12	1	1
Asian	6	5	0	87	0	85	2	0	0
American Indian/ Alaska Native	5	0	0	45	0	45	0	0	0
Pacific Islander	1	0	0	14	0	14	0	0	0

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

Source: PIC (PIH Information Center)

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

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - Based	Tenant - Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	14	2	0	137	0	134	0	0	2
Not Hispanic	168	77	0	1,669	2	1,560	35	14	47

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

Source: PIC (PIH Information Center)



Table 25 – Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year*	Estimate the # becoming homeless each year*	Estimate the # exiting homelessness each year*	Estimate the # of days persons experience homelessness*
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	449	237				
Persons in Households with Only Children	273	26				
Persons in Households with Only Adults	11	42				
Chronically Homeless Individuals	76	128				
Chronically Homeless Families	7	2				
Veterans	41	21				
Unaccompanied Child	6	3				
Persons with HIV	0	0				

\*This data is not available from the PIT counts. To the extent data is available from HMIS, it will be entered. A data request is pending.

**Table 26 – HOPWA Data**

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	300
Area incidence of AIDS	
Number of new cases prior year (3 years of data)	53
Rate per population	0.08%
Rate per population (3 years of data)	0.02%
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIC (PLWH)	188
Area Prevalence (PLWH per population)	0.08%
Number of new HIV cases reported last year	6

Source: CDC HIV Surveillance

**Table 27 – HIV Housing Need**

<b>Type of HOPWA Assistance</b>	<b>Estimates of Unmet Need</b>
Tenant based rental assistance	N/A
Short-term Rent, Mortgage, and Utility	N/A
Facility Based Housing (Permanent, short-term or transitional)	N/A

Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**Table 28 – Residential Properties by Unit Number**

Property Type	Number	%
1-Unit Detached Structure	67,586	68%
1-Unit, Attached Structure	3,753	4%
2-4 Units	6,841	7%
5-19 Units	6,713	7%
20 or More Units	4,832	5%
Mobile Home, Boat, RV, Van, etc	10,349	10%
<b>Total</b>	<b>100,074</b>	<b>100%</b>

Source: 2005-2009 ACS Data

**Table 29 – Residential Properties by Unit Number**

	Owners		Renters	
	Number	%	Number	%
No Bedroom	211	0%	775	3%
1 Bedroom	1,354	2%	6,003	20%
2 Bedrooms	10,463	16%	12,287	41%
3 or More Bedrooms	52,201	81%	10,746	36%
<b>Total</b>	<b>64,229</b>	<b>99%</b>	<b>29,811</b>	<b>100%</b>

Source: 2005-2009 ACS Data

**Table 30 – Cost of Housing**

	Based Year	Most Recent Year	% Change
Median Home Value	145,200	254,900	76%
Median Contract Rent	655	979	49%

Source: 2000 Census (Base Year); 2005-2009 ACS (Most Recent Year)

## Appendix B: HUD Tables

**Table 31 – Rent Paid**

Rent Paid	Number	%
Less than \$500	4,369	14.70%
\$500-999	19,029	63.80%
\$1,000-1,499	5,425	18.20%
\$1,500-1,999	771	2.60%
\$2,000 or More	217	0.70%
<b>Total</b>	<b>29,811</b>	<b>100%</b>

Source: 2005-2009 ACS Data

**Table 32 – Housing Affordability**

% Units Affordable to Households Earning	Renter	Owner
30% HAMFI	1,278	No Data
50% HAMFI	5,821	2,252
80% HAMFI	15,076	6,902
100% HAMFI	No Data	10,597
<b>Total</b>	<b>22,175</b>	<b>19,751</b>

Source: 2005-2009 CHAS

**Table 33 – Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$721	\$787	\$963	\$1,394	\$1,706
High Home Rent	\$721	\$787	\$963	\$1,273	\$1,400
Low Home Rent	\$677	\$725	\$870	\$1,005	\$1,121

Source: HUD FMR and HOME Rents

**Table 34 – Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With One Selected Condition	18,202	28%	12,988	44%
With Two Selected Conditions	517	1%	934	3%
With Three Selected Conditions	90	0%	268	1%
With Four Selected Conditions	12	0%	0	0%
No Selected Conditions	45,408	71%	15,621	52%
<b>Total</b>	<b>64,229</b>	<b>100%</b>	<b>29,811</b>	<b>100%</b>

Source: 2005-2009 ACS Data

**Table 35 – Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or Later	10,991	17%	3,911	13%
1980-1999	26,683	42%	11,171	37%
1950-1979	20,249	32%	11,813	40%
Before 1950	6,306	10%	2,916	10%
<b>Total</b>	<b>64,229</b>	<b>100%</b>	<b>29,811</b>	<b>100%</b>

Source: 2005-2009 CHAS

**Table 36 – Risk of Lead-Based Paint**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	26,555	41%	14,729	49%
Housing Units build before 1980 with children present	5,471	9%	2,507	8%

Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

**Appendix B: HUD Tables**

**Table 37 – Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			8,059
Abandoned Vacant Units			
REO Properties			340
Abandoned REO Properties			

*Data request pending.*

**Table 38 – Total Number of Units by Program Type**

	Program Type								
	Certifi- cate	Mod- Rehab	Public Housing	Total	Project - Based	Tenant - Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of Unit Vouchers Available	183	73		1,957	182	1,775	289	198	676
# of Accessible Units									
# of FSS Participants									
# of FSS Completions									

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

**Table 39 – Public Housing Condition**

Public Housing Development	Average Inspection Score
Casa Madrona	83% (most recent score)

**Table 40 – Facilities Targeted to Homeless Persons**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	77 <sup>(1)</sup>	18	133	0	32 <sup>(2)</sup>
Households with Only Adults	101 <sup>(3)</sup>	55 <sup>(4)</sup>	120 <sup>(5)</sup>	0	28 <sup>(6)</sup>
Chronically Homeless Households	0	0	0 <sup>(7)</sup>	39 <sup>(8)</sup>	0
Veterans	1 <sup>(9)</sup>	0	3 <sup>(10)</sup>	0	0
Unaccompanied Child(ren) <sup>(11)</sup>	16 <sup>(12)</sup>	0	N/A	N/A	N/A

<sup>[1]</sup> Includes 16 beds at HATC, 28 at SafePlace, 6 at Yelm Community Services, 3 at Hope House in Tenino, 24 at Family Support Center, and 12 at Out of the Woods.

<sup>[2]</sup> Family Support Center Smith Building Project

<sup>[3]</sup> Includes 42 beds for men and 16 for women at Salvation Army, 16 beds at Drexel House, and 12 beds at Bread and Roses

<sup>[4]</sup> Includes 25 at Salvation Army, 12 at Saint Michaels/Sacred Heart, and 18 through Interfaith Works.

<sup>[5]</sup> 54 of these units are for “transition age youth” only, generally age 18 through 23, 10 are at OUGM, 14 are at BHR (through CAC), 5 are at LIHI Arbor Manor, 11 are at LIHI Fleetwood, 26 are at Drexel House.

<sup>[6]</sup> Family Support Center Smith Building Project

<sup>[7]</sup> Housing services for Chronically Homeless Households, who tend to struggle with mental illness and substance abuse, tend to be Permanent Supporting Housing, not Transitional Housing.

<sup>[8]</sup> Of these units, 29 are with BHR. BHR maintains 58 units of permanent supportive housing for individuals with mental illness. These units are intended as a pipeline to standard Section 8 vouchers and other permanent housing options, but there is not a time limit for these units, and are considered permanent. Previously they had been counted as Transitional beds, though the actual funding source and stipulations for the units have not changed. 29 units are reserved for Chronically Homeless individuals with mental illness, and 29 are available to other homeless individuals with mental illness. The other ten are at Drexel House.

<sup>[9]</sup> Salvation Army

<sup>[10]</sup> Drexel House

<sup>[11]</sup> Unaccompanied Children are placed in foster care, or returned to their family of origin after leaving shelter facilities, so transitional housing and permanent housing are not needed.

<sup>[12]</sup> 10 of these beds are at Haven House, operated by Community Youth Services. The remaining 6 are beds at licensed foster homes. Of these 6 beds, 3 are for the HOPE Program, and 3 are for the Safe Shelter Program. 1 Bed at Haven House is also reserved for the HOPE Program.

**Table 41 – HOPWA Assistance Baseline**

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	N/A
PH in Facilities	N/A
STRMU	N/A
ST or TH Facilities	N/A
PH Placement	N/A

Note: The housing listed in Table 40 is available for people with HIV/AIDS, as are all other services and housing funded with CDBG, HOME, and other sources of local, state and federal funding.

Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**Table 42 – Business Activity**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,714	386	3	1	-2
Arts, Entertainment, Accommodations	9,400	8,479	19	17	-2
Construction	8,739	3,731	14	7	-7
Education and Health Care Services	23,124	16,556	42	36	-6
Finance, Insurance, and Real Estate	6,988	5,267	12	11	-1
Information	1,594	1,215	3	2	-1
Manufacturing	6,678	1,604	10	3	-7
Other Services	4,951	5,067	10	10	0
Professional, Scientific, Management Services	9,785	3,618	18	7	-10
Public Administration	20,601	33,884	37	72	35
Retail Trade	12,658	13,310	21	27	5
Transportation and Warehousing	4,517	1,038	7	2	-5
Wholesale Trade	2,751	2,647	4	5	1
<b>Total</b>	<b>113,500</b>	<b>96,802</b>	<b>--</b>	<b>--</b>	<b>--</b>

Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)



**Table 43 – Labor Force**

Category	Value
Total Population in the Civilian Labor Force	121,794
Civilian Employed Population 16 Years and Over	113,500
Unemployment Rate	6.81
Unemployment Rate for Ages 16-24	2.67
Unemployment Rate for Ages 25-65	4.06

Source: 2005-2009 ACS Data

**Table 44 – Occupations by Sector**

	Median Income
Management, Business And Financial	\$ 45,371
Farming, Fisheries And Forestry Occupations	\$ 726
Service	\$ 18,640
Sales And Office	\$ 28,914
Construction, Extraction, Maintenance And Repair	\$ 9,528
Production, Transportation And Material Moving	\$ 10,321

Source: 2005-2009 ACS Data

**Table 45 – Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	75,836	69%
30-59 Minutes	25,632	23%
60 or More Minutes	7,983	7%
<b>Total</b>	<b>109,451</b>	<b>100%</b>

Source: 2005-2009 ACS Data

**Table 46 – Educational Attainment by Employment Status**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less Than High School Graduate	4,605	667	3,275
High School Graduate (Includes Equivalency)	21,491	1,410	7,972
Some College or Associate's Degree	35,870	2,035	10,547
Bachelor's Degree or Higher	34,454	831	6,763

Source: 2005-2009 ACS Data

**Table 47 – Educational Attainment by Age**

Educational Attainment	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less Than 9th Grade	260	432	609	1,057	1,345
9th to 12th Grade, No Diploma	2,975	2,263	1,469	2,840	2,674
High School Graduate, GED, or Alternative	7,274	8,526	8,038	14,737	9,140
Some College, No Degree	8,048	9,815	8,466	17,444	6,982
Associate's Degree	1,404	3,513	3,851	7,147	1,582
Bachelor's Degree	1,528	6,518	6,788	13,517	4,435
Graduate or Professional Degree	78	2,030	3,988	10,299	3,179

Source: 2005-2009 ACS Data

**Table 48 – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less Than High School Graduate	\$20,387
High School Graduate (Includes Equivalency)	\$33,276
Some College or Associate's Degree	\$38,594
Bachelor's Degree	\$51,004
Graduate or Professional Degree	\$66,906

Source: 2005-2009 ACS Data

**Table 49 – Geographic Priority Areas**

N/A

**Table 50 – Priority Needs Summary**

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		

**Table 51 – Influence of Market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA) TBRA for Non-Homeless Special Needs	
New Unit Production Rehabilitation	The number of sub-standard housing units; The availability of private sector funding
Acquisition, including preservation	

*Data request pending.*

**Table 52 – Anticipated Resources**

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	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
<b>Total</b>	<b>\$2,168,212</b>	<b>\$2,168,212</b>	<b>\$2,168,212</b>	<b>\$2,168,212</b>	<b>\$2,168,212</b>

**Table 53 – Institutional Delivery Structure**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Thurston County HOME Consortium	Local Public or Quasi-Public and Housing Related Organizations	Provide affordable housing and services through coordination among providers, consumers, and the private sector.	Thurston County
Health and Human Services Council	Local Public or Quasi-Public and Housing Related Organizations	Consortium funded by local governments to assist in provision of services	Thurston County
Community Housing Development Organizations	Local Public or Quasi-Public and Housing Related Organizations	Provide capacity for housing development, rehabilitation, and home ownership.	Thurston County
Thurston County Department of Public Health and Social Services	Local Public or Quasi-Public and Housing Related Organizations	Coordinates Consolidated Plan activities, and administers CDBG and HOME activities; Provides supportive services to low-income, special needs populations; Provides limited health services to low-income families.	Thurston County
Housing Authority of Thurston County	Local Public or Quasi-Public and Housing Related Organizations	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.	Thurston County
Thurston Regional Planning Council	Local Public or Quasi-Public and Housing Related Organizations	Implements planning activities, including housing, land use, and transportation.	Thurston County
Intercity Transit	Local Public or Quasi-Public and Housing Related Organizations	Provides public transit for Thurston County, including services for elderly and disabled	Thurston County
School Districts North Thurston, Olympia, Griffin, Rainier, Rochester, Tenino, Tumwater, and Yelm	Local Public or Quasi-Public and Housing Related Organizations	Provide primary and secondary public education for public schools students including homeless students.	Thurston County

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Colleges and universities The Evergreen State College, South Puget Sound Community College, and St. Martin's University	Local Public or Quasi-Public and Housing Related Organizations	Provides higher educational instruction and technical/job training.	Thurston County
Department of Commerce	State Government	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. Coordinates Rural Continuum of Care for state.	Thurston County
Washington Housing Finance Authority	State Government	Issues bonds awards Low Income Housing Tax Credits to develop affordable housing and to promote homeownership.	Thurston County
Washington State Rehabilitation Council	State Government	Provides financial and supportive services to individuals with severe disabilities.	Thurston County
Dept. of Social and Health Services	State Government	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).	Thurston County
Dept. of Transportation	State Government	Provides financial assistance to local governments for street and highway improvements; funds other modes of transportation, including rail and transit.	Thurston County
State Legislature	State Government	Passage of affordable housing and homeless legislation; Adequate funding of mainstream and housing programs; Reduction of barriers to implementation.	Thurston County

**Appendix B: HUD Tables**

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Behavioral Health Resources	Nonprofit Organizations	Provides mental health and supportive services to persons with mental illnesses, disabilities, and disorders; owns and manages housing for persons with special needs.	Thurston County
Sea Mar Community Health Center	Nonprofit Organizations	Provides health services to very low-income families and individuals.	Thurston County
Lewis-Mason-Thurston Area Agency on Aging	Nonprofit Organizations	Provides housing, information, and referral services; Provides in-home services, meals on wheels, and other direct services to seniors..	Thurston County
South Puget Sound Habitat for Humanity	Nonprofit Organizations	Habitat for Humanity assists low-income persons to achieve home ownership through sweat equity.	Thurston County
Community Action Council of Lewis, Mason, and Thurston Counties	Nonprofit Organizations	Provides a variety of housing and anti-poverty programs, including home weatherization and minor home repair.	Thurston County
Homes First!	Nonprofit Organizations	Provides housing and supportive services to persons with developmental disabilities.	Thurston County
United Way	Nonprofit Organizations	Raises and distributes funds to support services to families and children.	Thurston County
Homeless housing and service providers	Nonprofit Organizations	Provide a variety of housing and service programs.	Thurston County
American Red Cross	Nonprofit Organizations	Provides short-term supportive/emergency services to people homeless as the result of a disaster.	Thurston County
Columbia Legal Services	Nonprofit Organizations	Provides legal assistance to low-income persons.	Thurston County
Financial Institutions and Community Development Lenders	Private industry	Provide underwriting, insuring, and lending/financing for affordable housing projects.	Thurston County



Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Private Developers	Private industry	Provide private investment and management for the development of affordable housing; includes seeking potential affordable housing financing approval.	Thurston County
Real Estate Industry	Private industry	Provides assistance in identifying housing which could help qualify or secure rental or homeownership opportunities; Participation in first-time homebuyer program and Fair Housing activities.	Thurston County
Construction Industry	Private industry	Provides new construction and rehabilitation of housing.	Thurston County
Thurston Economic Development Council	Private industry	Provides technical assistance to businesses and markets the area to prospective employers who will pay a living wage.	Thurston County
Chambers of Commerce	Private industry	Represents private businesses not directly related to housing, but with information regarding affordable housing issues.	Thurston County

**Table 54 – Homeless Prevention Services Summary**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	Yes	Yes	Yes
Legal Assistance	Yes	No	No
Mortgage Assistance	Yes	No	No
Rental Assistance	Yes	Yes	No
Utilities Assistance	Yes	Yes	No
<b>Street Outreach Services</b>			
Law Enforcement	Yes	Yes	No
Mobile Clinics	Yes	Yes	Yes
Other Street Outreach Services	Yes	Yes	No
<b>Supportive Services</b>			
Alcohol & Drug Abuse	Yes	No	No
Child Care	Yes	No	No
Education	Yes	No	No
Employment and Employment Training	Yes	Yes	No
Healthcare	Yes	Yes	Yes
HIV/AIDS	Yes	No	Yes
Life Skills	Yes	Yes	No
Mental Health Counseling	Yes	Yes	No
Transportation	Yes	Yes	No
<b>Other</b>			
Other			

Table 55 – Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Economic Development	2013	2017		Thurston County	Benefit to low- and moderate-income residents	CDBG	
Affordable Housing	2013	2017		Thurston County	Benefit to low- and moderate-income residents	CDBG, HOME, other sources	
Public Facilities and Infrastructure	2013	2017		Thurston County	Benefit to low- and moderate-income residents	CDBG	
Public Services	2013	2017		Thurston County	Benefit to low- and moderate-income residents	CDBG	
Homeless Continuum of Care	2013	2017		Thurston County	Benefit to low- and moderate-income residents	CDBG, HOME, other sources	
Acquisition of Land	2013	2017		Thurston County	Benefit to low- and moderate-income residents; elimination of slum and blight	CDBG	

**Table 56 – Expected Resources Priority Table – Thurston County**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Reminder of ConPlan	Narrative Description	
			Annual Allocation	Program Income	Prior Year Resources			
CDBG	Federal	Infrastructure	\$1,000,000	\$0	\$0	\$1,000,000	\$5,000,000	Provide infrastructure including water systems. Sidewalks and other projects servicing low income in our south county city's and towns
HOME	Federal	Affordable Housing	\$550,000	\$25,000	\$0	\$550,000	\$2,750,000	Construction, Rehabilitation, new construction and acquisition of affordable housing.
CHG	State	Homeless programs	\$315,000	\$0	\$0	\$315,000	\$1,575,000	Prevention and transitional housing, operating and maintenance
HEN	State	Homeless programs	\$1,100,000	\$0	\$0	\$1,100,000	\$5,500,000	Rental assistance and essential needs
ESG	State	Homeless programs	\$248,000	\$0	\$0	\$248,000	\$1,240,000	Prevention programs and operating and maintenance
2060	Local	Homeless programs	\$350,000	\$0	\$0	\$350,000	\$1,750,000	Rental assistance, new construction, rehabilitation of low income housing
2163	Local	Homeless programs	\$1,350,000	\$0	\$0	\$1,350,000	\$6,750,000	All activities to end homelessness as identified in local homeless plan

Table 56 – Expected Resources Priority Table – Olympia

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Federal	Rehabilitation; Public Facilities; public services; economic development; land acquisition	\$357,512	\$150,000	\$205,000	\$712,512	\$1,520,000	Funds will be prioritized each year based on needs assessment. Priority for projects involving economic development.

Table 57 – Goals Summary – Thurston County

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Affordable Housing	2013	2014	Rehabilitation	Rural County	Housing Stock	Home	
Affordable Housing	2013	2015	Transitional Housing	Urban Area	Homeless Housing	HOME	
Affordable Housing	2013	2014	Rehabilitation	Rural County	Preservation	Home	
Affordable Housing	2013	2014	Rehabilitation	Urban County	Preservation	HOME	
Infrastructure	2013	2015	Infrastructure	Rural County	Basis Needs	CDBG	
Homeless Housing and Services	2013	2014	Homelessness	All County	Homelessness	Local Fee Revenue/State Homeless Programs	

**Table 57 – Goals Summary – Olympia**

Goal Name	Start Year	End Year	Category	Geo-graphic Area	Needs Addressed	Fund-ing	Goal Outcome Indicator
Economic Development	2013	2017	Economic Development	Olympia City-wide	Job Creation or job retention for LMI	CDBG	Number of jobs created for LMI
Land Acquisition	2013	2017	Land Acquisition	Olympia City-wide	Contingent upon end use of property	CDBG	Contingent upon end use of property
Housing Rehabilitation	2013	2017	Housing Rehabilitation	Olympia City-wide	Safe, decent & sanitary housing for LMI renters	CDBG	Number of housing units rehabilitated
Public Facilities	2013	2017	Public Facilities	Olympia City-wide	Contingent upon end use of facility	CDBG	Contingent upon type of facility (i.e. shelter = bednights community center = daily visitors)
Public services	2013	2017		Olympia City-wide	Case management; referrals; youth center activities; other services	CDBG	Number of service recipients served

Table 58 – Project Summary – Thurston County

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Smith Building	Urban County	Homeless Transitional Housing	Homeless	351,900 HOME
Housing Rehabilitation	Rural and Urban County	Rehabilitation of owner housing	Preservation	200,000 HOME
Krislin Apartments	Rural County	Rehabilitaion of existing hosuing	Preservation	48,000 HOME
HOMEs First!	Urban County	Rehabilitation of rental units	Preservation	24,000 HOME
Bucoda Water System	Rural County	Infratstructure	Replacement of unsafe systems	326,976 CDBG
Tenino Sidewalks	Rural County	Infrastructure	Provide sidewalks	60,000 CDBG
Yelm Skatepark	Rural County	Infrastructure	Provide public facility	376,064 CDBG
12-14 Agency Operating and Maintenance Grants	All Thurston County	Homeless Housing and Services	Provide operating funding for agencies	400,000 Local fee and state Homeless Grants (2060,2163, HEN,CHG,ESG)
3-5 Rental Assistance or Rapid Re housing grants	AllThurston County	Homeless Housing and Services	Provide direct rental assistance or rapid re-housing assistance to homeless or at risk households	1,000,000 Local fee and state Homeless Grants (2060,2163, HEN,CHG,ESG)
Capital Investments to End Homelessness	All Thurston County	Homeless Housing and Services	Provide public facility or rehabilitation to existing facilities that serve homeless populations	950000 Local fee and state Homeless Grants (2060,2163, HEN,CHG,ESG)
System Change Investments	All Thurston County	Homeless Housing and Services	Provide funding for system wide changes to enhance service delivery to homeless and at risk populations	100,000 Local fee and state Homeless Grants (2060,2163, HEN,CHG,ESG)

## Appendix B: HUD Tables

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
3-5 Rental Assistance or Rapid Re housing grants	All Thurston County	Homeless Housing and Services	Provide direct rental assistance or rapid re-housing assistance to homeless or at risk households	100,000 Local fee and state Homeless Grants (2060,2163, HEN,CHG,ESG)
Transitional Housing programs	All Thurston County	Homeless Housing and Services	Provide funding for operating and staffing of transitional housing programs	500,000 Local fee and state Homeless Grants (2060,2163, HEN,CHG,ESG)
3 programs that provide services to homeless populatons	All Thurston County	Homeless Housing and Services	Provide direct rental assistance or rapid re-housing assistance to homeless or at risk households	100000 Local fee and state Homeless Grants (2060,2163, HEN,CHG,ESG)



**Table 58 – Project Summary – Olympia**

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Quixote Village	Olympia	Public facility	Community Center	\$55,000
Quixote Village	Olympia	Public Services	Social services for formerly homeless adults	\$40,500
Community Youth Services/Rosie's Drop in Cetner & Young Adult Shelter	Olympia	Public Facilities	Construction of shelter and community center (public facility)	\$144,000
Smith Building Family Housing	Olympia	Emergency Shelter & Transitional Housing	Construction of shelter (public facility) and housing rehabilitation	\$158,000
Community Youth Services/Transitional Housing	Olympia	Public Services	Case management and other services for youth and transition aged youth	\$10,000
Out of the Woods Shelter	Olympia	Public Services	Homeless services to families with kids	\$12,000
Together/Evergreen Villages Center	Olympia	Public Services	Activities, case management and other services for youth and their parents	\$5,000
Enterprise for Equity Business Training	Olympia	Economic Development	Micro- Enterprise Training for LMI entrepreneurs	\$25,500
Isthmus Park	Olympia	Public Facilities	Park facilities in a LMI area	450,000

**Table 59 – Project Information – Thurston County**

#	Project Name
1	Yelm Skate Park
2	Tenino sidewalks
3	Bucoda Water Systems Phase I
4	Smith Building Family Shelter and Affordable Housing Project
5	Housing Rehab. Program
6	Affordable Housing Roof Replacement
7	Krislen Apartments Rehabilitation
8	Killion Court Apartments Acquisition and Rehabilitation

**Table 59 – Project Information – Olympia**

#	Project Name
1	Quixote Village - Facility
2	Quixote Village - Services
3	CYS Shelter & Center
4	Smith Building Housing & Shelter
5	CYS Transitional Housing
6	Out of the Woods Family Shelter
7	Together/ Evergreen Villages Center
8	Enterprise for Equity Business Training
9	Isthmus Park

**Table 60 – Geographic Distribution – Thurston County**

Target Area	Percentage of Funds
Urban county	29% federal funds; 95% state and local funds
Rural County	71% federal funds; 5% state and local funds

**Table 60 – Geographic Distribution – Olympia**

Target Area	Percentage of Funds
Olympia City-wide	100%

**Table 61 – One-Year Goals for Affordable Housing by Support Requirement – Thurston County**

One Year Goals for the Number of Households to be Supported	
Homeless	21
Non-Homeless	2,337*
Special-Needs	5
<b>Total</b>	<b>2,363*</b>

\*Totals include populations of Tenino and Bucoda who will be served by projects benefitting the area.

**Table 61 – One-Year Goals for Affordable Housing by Support Requirement – Olympia**

One Year Goals for the Number of Households to be Supported	
Homeless	193
Non-Homeless	177
Special-Needs	0
<b>Total</b>	<b>370</b>

**Table 62 – One-Year Goals for Affordable Housing by Support Type – Thurston County**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	450*
The Production of New Units	7
Rehab of Existing Units	37
Acquisition of Existing Units	0
<b>Total</b>	<b>494</b>

\*Rental assistance is an estimate based on funding projections for state CHG, ESG, HEN, and local 2060 and 2163 funds.

**Table 62 – One-Year Goals for Affordable Housing by Support Type – Olympia**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	0
Rehab of Existing Units	53
Acquisition of Existing Units	0
<b>Total</b>	<b>68</b>

# Appendix C: Demographic Data

## Appendix C: Demographics

### City of Olympia and Thurston County Demographics

	Thurston County		Olympia		Remainder of County		Statewide	
	No.	%	No.	%	No.	%	No.	%
Total population	252,264		46,769		205,495		6,724,540	
<b>Urban and Rural</b>								
Living in urban areas	199,317	79%	46,769	100%	152,548	74%	5,651,869	84%
Living in rural areas	52,947	21%	0	0%	52,947	26%	1,072,671	16%
<b>Age</b>								
Under 20	64,187	25%	10,043	21%	54,135	26%	1,759,151	26%
20 to 44	83,247	33%	18,240	39%	65,758	32%	2,286,344	34%
45 to 64	70,634	28%	12,628	27%	57,539	28%	1,815,626	27%
Over 65	32,794	13%	6,080	13%	26,714	13%	806,945	12%
<b>Race</b>								
White	211,707	84%	40,139	86%	171,568	83%	5,312,511	79%
Black or African American	6,424	3%	623	1%	5,801	3%	239,524	4%
American Indian and Alaska Native	3,864	2%	603	1%	3,261	2%	93,760	1%
Asian and Pacific Islander	16,179	6%	2,601	6%	13,578	7%	523,429	8%
Other or two or more races	15,003	6%	2,803	6%	12,200	6%	577,582	9%
<b>Education</b>								
Completed less than 9th grade	3,534	2%	652	2%	2,882	2%	282,431	4%
Completed 9th to 12th grade, no diploma	7,948	5%	1,285	4%	6,663	5%	403,472	6%
High school graduate or higher	103,797	61%	16,575	52%	87,222	62%	3,927,131	58%
Bachelor's degree or higher	56,093	33%	13,245	42%	42,848	31%	2,104,781	31%

	Thurston County		Olympia		Remainder of County		Statewide	
	No.	%	No.	%	No.	%	No.	
<b>Employment</b>								
Employed	111,488	57%	22,931	60%	88,557	55%	3,900,233	58%
In Armed Forces	4,454	2%	398	1%	4,056	3%	67,245	1%
Unemployed	11,554	6%	2,398	6%	9,156	6%	437,095	7%
Not in labor force	71,626	35%	12,383	33%	59,243	37%	2,319,966	35%
<b>Home Ownership</b>								
Owner-occupied housing units	67,852	68%	10,537	51%	57,315	72%	4,263,358	63%
Renter-occupied housing units	32,655	33%	10,030	49%	22,625	28%	2,461,182	37%
<b>Poverty</b>								
At or Below Poverty Rate	29,010	12%	7,717	17%	21,293	10%	894,364	13%
Above Poverty Rate	223,254	89%	39,052	84%	184,202	90%	6,724,540	87%
<b>Civilian Veterans</b>								
Civilian veterans	29,016	15%	3,791	10%	25,225	16%	780,047	12%
Non-Veterans	223,248	85%	42,978	90%	180,270	84%	6,724,540	88%
<b>Disabilities</b>								
People with disabilities	31,397	13%	5,828	13%	25,569	13%	813,669	12%
People without disabilities	220,867	87%	40,941	87%	179,926	87%	6,724,540	88%

# Appendix D: Housing Inventory Chart



Housing Inventory Chart

Agency	Facility/ Program/ Service Name	City	Type of Housing or Service	Maximum Length of Time Subsidized Housing is Provided
Behavioral Health Resources	B & B Apartments	Olympia	Multi-family home	Permanent (housing subsidy does not end)
Behavioral Health Resources	The Cove	Olympia	Multi-family home	Permanent (housing subsidy does not end)
Behavioral Health Resources	The Gardens	Tumwater	Multi-family home	Permanent (housing subsidy does not end)
Bread & Roses	Bread & Roses Guest House	Olympia	Single-family home	Up to 2 years
Capital Clubhouse	O&M	Olympia	Services only	Up to 2 years
Catholic Community Services	CCS - SSVF Thurston	Olympia	Rent assistance	Up to 6 Months
Catholic Community Services	Community Kitchen	Olympia	Services only	
Catholic Community Services	Drexel House- Permanent	Olympia	Multi-family home	Permanent (housing subsidy does not end)
Catholic Community Services	Drexel House- Shelter	Olympia	Congregate facility (can include cots or mats)	Up to 3 months
Catholic Community Services	Drexel House- Transitional	Olympia	Multi-family home	Up to 2 years
Catholic Community Services	ESG	Tacoma	Rent assistance	Up to 2 years
Community Action Council of LMT	ESG	Lacey	Rent assistance	Up to 2 years
Community Action Council of LMT	HPRP	Lacey	Rent assistance	Up to 3 months
Community Action Council of LMT	Local TBRA	Lacey	Rent assistance	Up to 1 year
Community Action Council of LMT	Rapid Rehousing	Lacey	Rent assistance	Up to 1 year
Community Youth Services	ECHO	Olympia	Rent assistance	Up to 2 years

**Appendix D: Housing Inventory**

<b>Agency</b>	<b>Facility/ Program/ Service Name</b>	<b>City</b>	<b>Type of Housing or Service</b>	<b>Maximum Length of Time Subsidized Housing is Provided</b>
Community Youth Services	ESG	Olympia	Rent assistance	Up to 2 years
Community Youth Services	Haven House	Olympia	Single-family home	Up to 3 months
Community Youth Services	HPRP	Olympia	Rent assistance	Up to 3 months
Community Youth Services	Independent Youth Housing Program	Olympia	Rent assistance	More than 2 years (housing subsidy ends)
Community Youth Services	Pear Street Transitional Housing	Olympia	Scattered sites (provider based- not rent)	Up to 2 years
Community Youth Services	Rosie's	Olympia	Services only (please describe in column CB)	1 month or less
Family Support Center	ESG	Olympia	Rent assistance	Up to 2 years
Family Support Center	ESN (local TBRA)	Olympia	Rent assistance	Up to 2 years
Family Support Center	Homeless Family Svcs	Olympia	Services only (please describe in column CB)	1 month or less
Family Support Center	HPRP	Olympia	Rent assistance	Up to 18 months
Family Support Center	Local TBRA	Olympia	Rent assistance	Up to 1 year
Family Support Center	local TBRA	Olympia	Rent assistance	Up to 2 years
Housing Authority of Thurston County	HATS	Olympia	Multi-family home	Up to 2 years
Housing Authority of Thurston County	Homeless Prevention and Rapid Re-housing	Olympia	Rent assistance	Up to 3 months
Housing Authority of Thurston County	McKenna	Tumwater	Multi-family home	Permanent (housing subsidy does not end)
Housing Authority of Thurston County	Spring Court Shelter	Tumwater	Multi-family home	Up to 3 months
Housing Authority of Thurston County	WA Families Fund	Tumwater	Multi-family home	Up to 2 years

Appendix D: Housing Inventory

Agency	Facility/ Program/ Service Name	City	Type of Housing or Service	Maximum Length of Time Subsidized Housing is Provided
Intercommunity Mercy Housing	Evergreen Vista Phase II	Olympia	Multi-family home	Permanent (housing subsidy does not end)
Interfaith Works	Seasonal Scattered-Site Emergency Shelters	Olympia	Scattered sites (provider based- not rent)	Up to 3 months
Interfaith Works	Sidewalk	Olympia	Rent assistance	Up to 1 year
Low Income Housing Institute	Arbor Manor	Lacey	Single-family home	Up to 2 years
Low Income Housing Institute	Fleetwood Apartments	Olympia	Multi-family home	Permanent (housing subsidy does not end)
Olympia Union Gospel Mission	Jeremiah House	Olympia	Single-family home	Up to 2 years
Olympia Union Gospel Mission (N)	Genesis Acres	Olympia	Single-family home	Up to 2 years
Out of the Woods	Out of the Woods	Olympia	Single-family home	Up to 3 months
PANZA	Camp Quixote	Olympia	Services only (please describe in column CB)	
Partners in Prevention Education	PIPE Outreach	Olympia	Services only (please describe in column CB)	
SafePlace	Emergency Shelter	Olympia	Single-family home	Up to 3 months
SafePlace	Hotel/Motel Vouchers	Olympia	Hotel/motel vouchers	1 month or less
SafePlace	Rent Assistance	Olympia	Rent assistance	1 month or less
Salvation Army	Salvation Army Cold Weather Shelter	Olympia	Scattered sites (provider based- not rent)	1 month or less
Salvation Army	Salvation Army TH	Olympia	Congregate facility (can include cots or mats)	Up to 2 years
St. Michael's Church	St. Michael's Church	Olympia	Scattered sites (provider based- not rent)	Up to 3 months

**Appendix D: Housing Inventory**

<b>Agency</b>	<b>Facility/ Program/ Service Name</b>	<b>City</b>	<b>Type of Housing or Service</b>	<b>Maximum Length of Time Subsidized Housing is Provided</b>
Subgrantee #RFP 2nd year	Admin and Data	Olympia		
Subgrantee #RFP Incentive Funds	Admin and Data	Olympia		
Tenino First Presbyterian Church	Hope House	Tenino	Single-family home	Up to 3 months
Thurston County	Admin and Data (lead grantee)	Olympia		
Thurston County	ESG	Olympia	Rent assistance	Up to 2 years
Thurston County	HEN	Olympia	Rent assistance	More than 2 years (housing subsidy ends)
Wellsprings Church	Tenino Food bank	Chehalis	Services only (please describe in column CB)	
Yelm Community Services	Prevention	Yelm	Rent assistance	Up to 3 months
Yelm Community Services	Yelm Community Services Shelter	Yelm	Single-family home	Up to 3 months
YWCA	Olympia Women's Resource Center	Olympia	Services only (please describe in column CB)	
Community Action Council of LMT	HEN	Lacey	Rent assistance	More than 2 years (housing subsidy ends)
Emmanuel Lutheran Church				
Habitat for Humanity	Shepard's Grove			

# Appendix E: Olympia-Specific Needs Data



**REVISED  
DRAFT**

# Appendix E: Olympia-Specific Needs Data

A CITIZEN'S SUMMARY OF THE 2013-2017

## **DRAFT CONSOLIDATED PLAN**

*Prioritizing Community Development Block Grant Resources*

Joint Consolidated Plan for Thurston County and City of Olympia

*Initial Draft - February 2013*

*Appendix - April 2013*

## OVERVIEW

This “Olympia-Specific Needs Data” document presents Olympia-based information as an appendix to the Thurston County regional **2013-2017 Consolidated Plan**. As part of the Consolidated Plan regional process, HUD requires that recipients examine their community needs to determine their strategies and identify what activities should receive federal funding. This Olympia-specific needs data will be considered in the context of the broader Countywide needs data to understand current conditions. This data presents key needs for housing, economic development, employment, and to a limited degree, the needs for social services.

The following excerpts present key conditions in Olympia:

### **Housing:**

**Highest** percentage of **renter occupied housing** Olympia (50.5%) than the entire County (33.4)

**Lowest percentage of rental vacancies** Olympia (3.9%), County (4%), Washington (4.5%)

*(Healthy vacancy rate of 5% – 7% creates competition for landlords and choices for tenants)*

**Highest** percentage of **cost-burdened renters**: Olympia (55%) than the entire County (47%)

*(Cost burden is defined as households that pay more than 30% of their income for housing costs)*

**Lower** percentage of **cost-burdened owner occupants**: Olympia (27%) than the entire county (32%)

### **Homelessness:**

**90% of homeless people** counted in the 2013 Homeless Census stayed in Olympia

Yet **only 47% homeless people were originally from Olympia**

Over **90% of the homeless shelters and services** are located in Olympia

### **Income & Cost of Living:**

**Highest percentage** of residents living in **poverty** Olympia (16.3%) compared to County (10.3%)

**Higher cost of living** compared to select Washington cities

**Lower average unemployment** Olympia (7.9%) than Washington State (8.9%)

### **Economic Vitality:**

**Highest sales tax revenues** - \$1,700,990,898 in 2011, approximately 45% of the total sales tax revenues in Thurston County - \$3,754,015,869

**Third lowest percent increase** in sales tax revenues, 2000 – 2011 Olympia (1.8%) than Thurston County (3.6%) or Lacey (6.7%)

**11.15% storefront vacancies** in the downtown core, slightly higher than the national average (10 – 11%), but **disproportionately clustered** vacancies contribute to a **perceived** high vacancy rate

**Concentrated Workforce in Olympia** – 37% in Government, followed by 12% in health care and 11% in retail sales.

**DRAFT Consolidated Plan - Appendix  
Olympia-Specific Needs Assessment Data / May 9, 2013**

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 360-753-8183 (p)



## Section 1: General Information

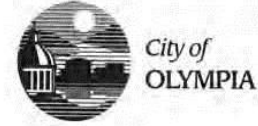
- General information about the City of Olympia.
  - ⇒ Statistical Profile - from Thurston Regional Planning
  - ⇒ Population Demographics

Thurston Regional Planning Council

**Statistical Profile:  
City of Olympia**

City info: (360) 753-8447

www.ci.olympia.wa.us



Demographics

Population, 1990		33,729
Population, 2000		42,514
Population, 2010		46,478
Av. Ann. Pop. Growth, 1990-2000		2.3%
Av. Ann. Pop. Growth, 2000-2010		0.9%
Households, 2010		20,761
Avg. Household Size, 2010		2.18
<b>Age Structure, 2010:</b>		
17 and under	9,064	20%
18 - 64	30,955	67%
65 and over	6,459	14%
Median Age	38	--
<b>Race and Ethnic Categories, 2010:</b>		
White	38,895	84%
Black/African American	931	2%
American Indian & Alaska Native	498	1%
Asian	2,799	6%
Native Hawaiian & Other Pacific Islander	180	0%
Other Race	847	2%
Two or More Races	2,328	5%
Hispanic <sup>2</sup>	2,919	6%

Olympia was “the black bear place” to the Coastal Salish Indian people, who inhabited the area for centuries before Edmund Sylvester and Levi Lathrop Smith became the first Americans to permanently settle in the area in 1846.

Olympia became the port of entry for Puget Sound in 1851 and the county seat for Thurston County, Oregon Territory in 1852. When Washington became a separate territory in 1853, Olympia was designated as temporary Territorial Capital, (made permanent in 1855). The community was officially incorporated in 1859.

Despite a challenge from Tumwater and West Olympia in 1861, the city has remained the county seat, with the county courthouse located in six different sites around the city. Named state capital in 1889, the city developed around the waterfront and is a hub of commerce and government.

Housing

<b>Housing Units, 2012 Estimate:</b>		
Single-Family		12,170
Multifamily		9,830
Manufactured Homes		880
Median House Value, 2006-2010 <sup>1</sup> :		\$262,000
Average House Sale Price, 2011:		\$267,644

Employment and Income

Median Household Income:			<b>Taxable Retail Sales, 2011:</b>	\$1,700,990,898
1999 (Census 2000)	\$40,846		<b>Total Jobs, 2010 Estimate:</b>	<b>52,899</b>
2006-2010 <sup>1</sup> (ACS Estimate)	\$49,461		Manufacturing	637
<b>Households by Income Category, 2006-2010<sup>1</sup>:</b>			Construction and Utilities	1,369
Less than \$24,999	5,696	28%	Transportation and Warehousing	436
\$25,000 to \$49,999	4,684	23%	Retail	6,291
\$50,000 to \$74,999	3,535	17%	Services	22,126
\$75,000 to \$99,999	2,629	13%	Finance, Insurance, Real Estate	4,311
\$100,000 or more	4,037	20%	Government	16,179

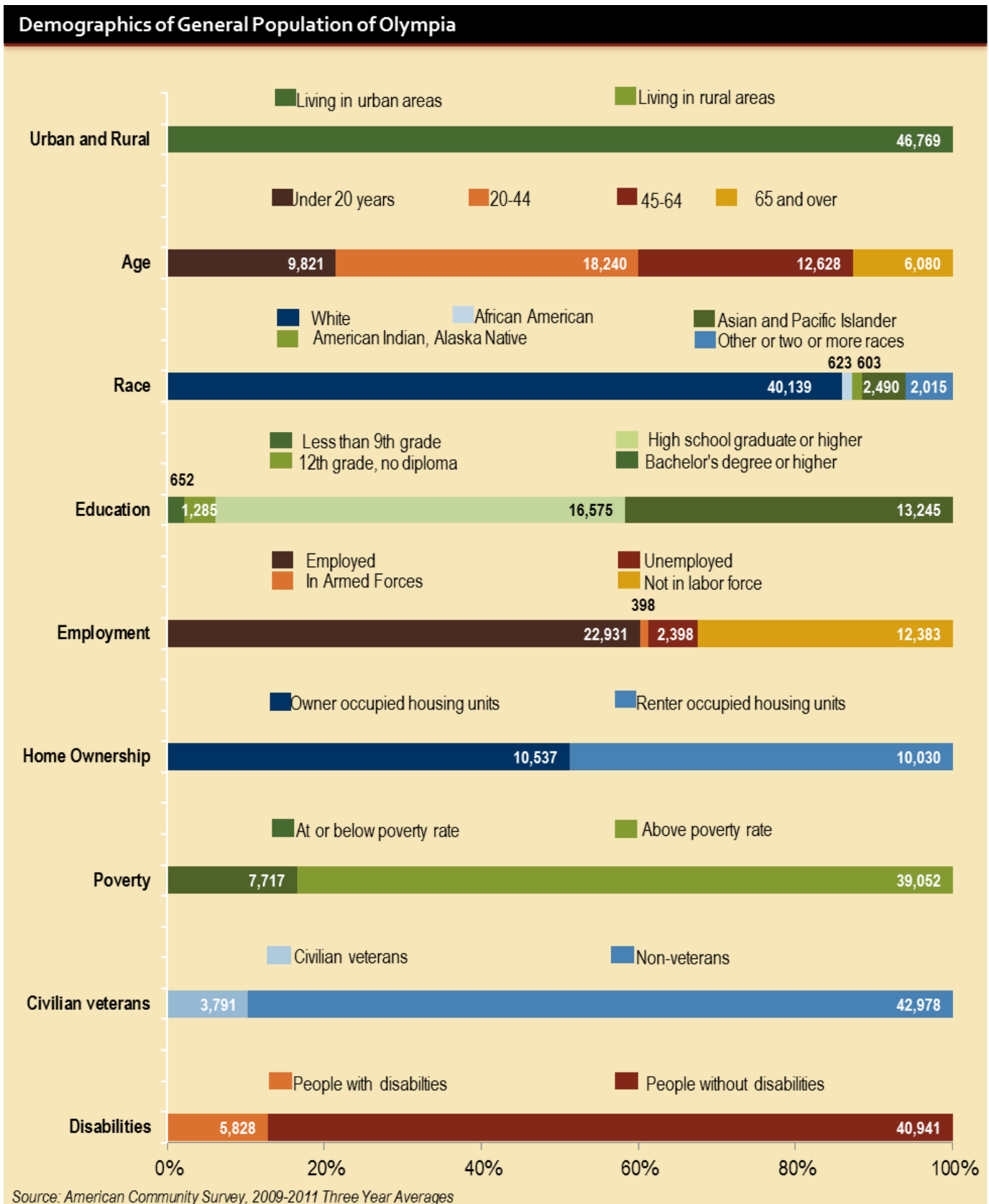
Development Activity

<b>Total New Permitted Residential Units, 2011:</b>		<b>Subdivision Activity, 2011:</b>		
Single-Family	110	Short Plat	1	2
Multifamily	151	Long Plat	0	0
Manufactured Homes	0			
<b>Total</b>	<b>261</b>			

Explanation: <sup>1</sup>Based on five-year estimate data from the U.S. Census Bureau American Community Survey. May not represent actual total.

<sup>2</sup>Person of Hispanic Origin can be of any race.

Source: TRPC, Profile 2012 (www.trpc.org).



## Section 2: Affordable Housing Needs

- General housing conditions, property valuations, costs and configurations (i.e. numbers of bedrooms; rentals vs. owner occupied), and housing inventory of downtown Olympia.
- Data on homelessness from the 2013 Thurston County Homeless Census Report.

**Table III-1**  
**Total Housing Units by Jurisdiction, 1970-2010**

Jurisdiction Type	Census Recording					Proportion of Total Units by Year				
	1970	1980	1990	2000	2010 <sup>1</sup>	1970	1980	1990	2000	2010
<b>BUCODA</b>										
Single-family	143	181	177	196		0.5%	0.4%	0.3%	0.2%	
Multifamily	0	0	0	0		0.0%	0.0%	0.0%	0.0%	
Manuf/Other <sup>2</sup>	8	32	34	33		0.0%	0.1%	0.1%	0.0%	
<b>Total Units</b>	<b>151</b>	<b>213</b>	<b>211</b>	<b>229</b>	<b>243</b>	<b>0.5%</b>	<b>0.4%</b>	<b>0.3%</b>	<b>0.3%</b>	<b>0.2%</b>
<b>LACEY</b>										
Single-family	2,456	3,186	4,548	7,604		8.6%	6.3%	6.8%	8.7%	
Multifamily	736	2,434	2,836	4,546		2.6%	4.8%	4.3%	5.2%	
Manuf/Other <sup>2</sup>	86	218	697	928		0.3%	0.4%	1.0%	1.1%	
<b>Total Units</b>	<b>3,278</b>	<b>5,838</b>	<b>8,081</b>	<b>13,078</b>	<b>18,493</b>	<b>11.5%</b>	<b>11.5%</b>	<b>12.2%</b>	<b>15.1%</b>	<b>17.1%</b>
<b>OLYMPIA</b>										
Single-family	6,725	8,169	9,351	10,623		23.6%	16.1%	14.1%	12.2%	
Multifamily	2,209	3,938	5,637	8,228		7.8%	7.8%	8.5%	9.5%	
Manuf/Other <sup>2</sup>	242	453	940	851		0.9%	0.9%	1.4%	0.9%	
<b>Total Units</b>	<b>9,176</b>	<b>12,560</b>	<b>15,928</b>	<b>19,702</b>	<b>22,086</b>	<b>32.2%</b>	<b>24.8%</b>	<b>24.0%</b>	<b>22.7%</b>	<b>20.4%</b>
<b>RAINIER</b>										
Single-family	99	179	224	416		0.3%	0.4%	0.3%	0.5%	
Multifamily	11	20	14	29		0.0%	0.0%	0.0%	0.0%	
Manuf/Other <sup>2</sup>	10	106	119	114		0.0%	0.2%	0.2%	0.1%	
<b>Total Units</b>	<b>120</b>	<b>305</b>	<b>357</b>	<b>559</b>	<b>717</b>	<b>0.4%</b>	<b>0.6%</b>	<b>0.5%</b>	<b>0.6%</b>	<b>0.7%</b>
<b>TENINO</b>										
Single-family	289	369	389	431		1.0%	0.7%	0.6%	0.5%	
Multifamily	36	95	85	96		0.1%	0.2%	0.1%	0.1%	
Manuf/Other <sup>2</sup>	17	38	50	93		0.1%	0.1%	0.1%	0.1%	
<b>Total Units</b>	<b>342</b>	<b>502</b>	<b>524</b>	<b>620</b>	<b>740</b>	<b>1.2%</b>	<b>1.0%</b>	<b>0.8%</b>	<b>0.7%</b>	<b>0.7%</b>
<b>TUMWATER</b>										
Single-family	1,431	1,785	2,563	2,825		5.0%	3.5%	3.9%	3.3%	
Multifamily	604	936	1,504	2,657		2.1%	1.8%	2.3%	3.1%	
Manuf/Other <sup>2</sup>	78	199	396	469		0.3%	0.4%	0.6%	0.5%	
<b>Total Units</b>	<b>2,113</b>	<b>2,920</b>	<b>4,463</b>	<b>5,951</b>	<b>8,064</b>	<b>7.4%</b>	<b>5.8%</b>	<b>6.7%</b>	<b>6.9%</b>	<b>7.5%</b>
<b>YELM</b>										
Single-family	173	341	403	852		0.6%	0.7%	0.6%	1.0%	
Multifamily	22	103	77	338		0.1%	0.2%	0.1%	0.4%	
Manuf/Other <sup>2</sup>	13	26	30	127		0.0%	0.1%	0.0%	0.1%	
<b>Total Units</b>	<b>208</b>	<b>470</b>	<b>510</b>	<b>1,317</b>	<b>2,523</b>	<b>0.7%</b>	<b>0.9%</b>	<b>0.8%</b>	<b>1.5%</b>	<b>2.3%</b>
<b>UNINCORPORATED</b>										
Single-family	10,293	20,513	24,898	32,088		36.2%	40.5%	37.5%	37.0%	
Multifamily	784	3,463	2,814	3,978		2.8%	6.8%	4.2%	4.6%	
Manuf/Other <sup>2</sup>	1,381	3,923	8,678	9,130		4.9%	7.7%	13.1%	10.5%	
<b>Total Units</b>	<b>12,458</b>	<b>27,899</b>	<b>36,390</b>	<b>45,196</b>	<b>55,316</b>	<b>43.8%</b>	<b>55.0%</b>	<b>54.8%</b>	<b>52.2%</b>	<b>51.1%</b>
<b>COUNTY TOTAL</b>										
<b>Single-family</b>	<b>21,609</b>	<b>34,723</b>	<b>42,553</b>	<b>55,035</b>		<b>75.9%</b>	<b>68.5%</b>	<b>64.0%</b>	<b>63.5%</b>	
<b>Multifamily</b>	<b>4,402</b>	<b>10,989</b>	<b>12,967</b>	<b>19,872</b>		<b>15.5%</b>	<b>21.7%</b>	<b>19.5%</b>	<b>22.9%</b>	
<b>Manuf/Other<sup>2</sup></b>	<b>2,443</b>	<b>4,995</b>	<b>10,944</b>	<b>11,745</b>		<b>8.6%</b>	<b>9.9%</b>	<b>16.5%</b>	<b>13.6%</b>	
<b>Total Units</b>	<b>28,454</b>	<b>50,707</b>	<b>66,464</b>	<b>86,652</b>	<b>108,182</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Bureau of Census, 1970, 1980, 1990, 2000 and 2010 Decennial Census

Explanations: <sup>1</sup>Structure type was not included in the 2010 Census.

<sup>2</sup>To promote comparability between decennial Census data, all seasonal and migratory structures (such as boats, RVs and vans) were included within the classification "Manufactured Homes/Other." These structures were not enumerated by jurisdiction as part of the 1970 Census, and, as a result, 1970 jurisdictional totals do not equal the county total.

The following chart shows the number and percentage of housing units by occupancy (renter v. owners) region wide:

**Table III-12**  
**Thurston County Occupied Housing Units, 2010**

Jurisdiction	Total Housing Units	Total Occupied Housing Units	Occupancy Rate	Owner-Occupied Housing Units		Renter-Occupied Housing Units	
				#	%	#	%
Bucoda	243	222	91.4%	161	72.5%	61	27.5%
Lacey	18,493	16,949	91.7%	9,716	57.3%	7,233	42.7%
Olympia	22,086	20,761	94.0%	10,280	49.5%	10,481	50.5%
Rainier	717	656	91.5%	514	78.4%	142	21.6%
Tenino	740	691	93.4%	474	68.6%	217	31.4%
Tumwater	8,064	7,566	93.8%	4,097	54.2%	3,469	45.8%
Yelm	2,523	2,299	91.1%	1,459	63.5%	840	36.5%
Unincorporated County	55,316	51,506	93.1%	40,368	78.4%	11,138	21.6%
<b>Thurston County</b>	<b>108,182</b>	<b>100,650</b>	<b>93.0%</b>	<b>67,069</b>	<b>66.6%</b>	<b>33,581</b>	<b>33.4%</b>
Chehalis Reservation <sup>1</sup>	247	213	86.2%	119	55.9%	94	44.1%
Nisqually Reservation <sup>1</sup>	190	182	95.8%	148	81.3%	34	18.7%

Source: U.S. Census Bureau, 2010 Census.

Explanation: <sup>1</sup>Data is for the reservation and off-reservation trust lands as a whole, including those portions outside Thurston County.

This chart presents regional information on the estimated value of existing housing stock:

**Table III-13**  
**Housing Value of Owner-Occupied Housing Units**  
**2006-2010 Five-Year Estimate**

Jurisdiction	Value (% of Households)				
	Less than \$99,999	\$100,000 to \$199,999	\$200,000 to \$299,999	\$300,000 or more	Median
Bucoda	9.4%	70.5%	20.1%	0.0%	\$145,600
Lacey	8.7%	20.6%	51.4%	19.3%	\$238,400
Olympia	7.4%	12.6%	42.6%	37.3%	\$262,000
Rainier	6.0%	41.5%	48.8%	3.8%	\$203,900
Tenino	13.6%	57.8%	19.7%	8.9%	\$170,000
Tumwater	11.2%	17.0%	36.7%	35.0%	\$260,400
Yelm	2.8%	23.5%	65.9%	7.8%	\$223,800
<b>Thurston County<sup>1</sup></b>	<b>8.0%</b>	<b>17.9%</b>	<b>38.0%</b>	<b>36.1%</b>	<b>\$257,800</b>
Chehalis Reservation <sup>2</sup>	24.3%	56.4%	12.1%	7.1%	\$122,500
Nisqually Reservation <sup>2</sup>	17.1%	34.2%	42.1%	6.6%	\$196,400
<b>Washington State</b>	<b>8.4%</b>	<b>19.3%</b>	<b>25.6%</b>	<b>46.6%</b>	<b>\$285,400</b>

Source: U.S. Bureau of the Census, 2006-2010 American Community Survey Five-Year Estimates.

Explanations: <sup>1</sup>Thurston County includes unincorporated and incorporated Thurston County.

<sup>2</sup>Data is for the reservation and off-reservation trust lands as a whole, including those portions outside Thurston County.

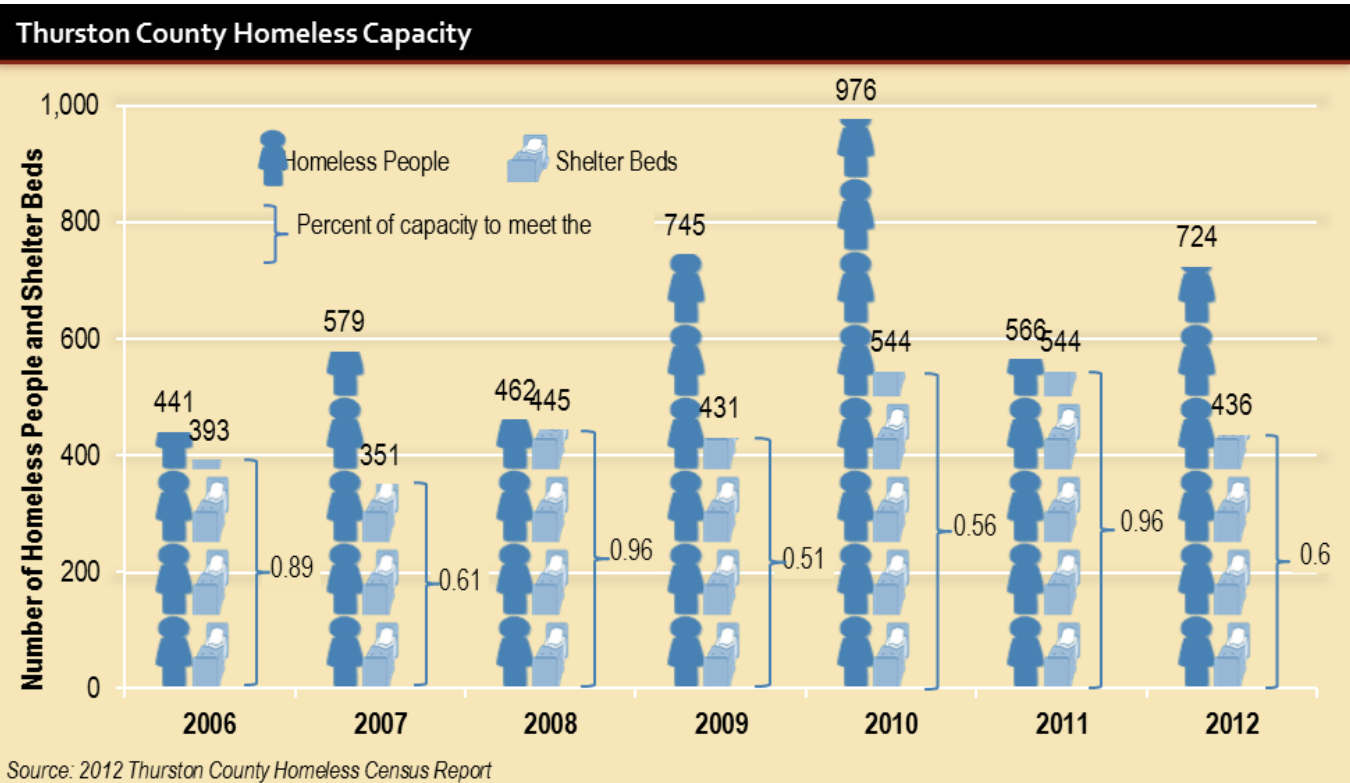
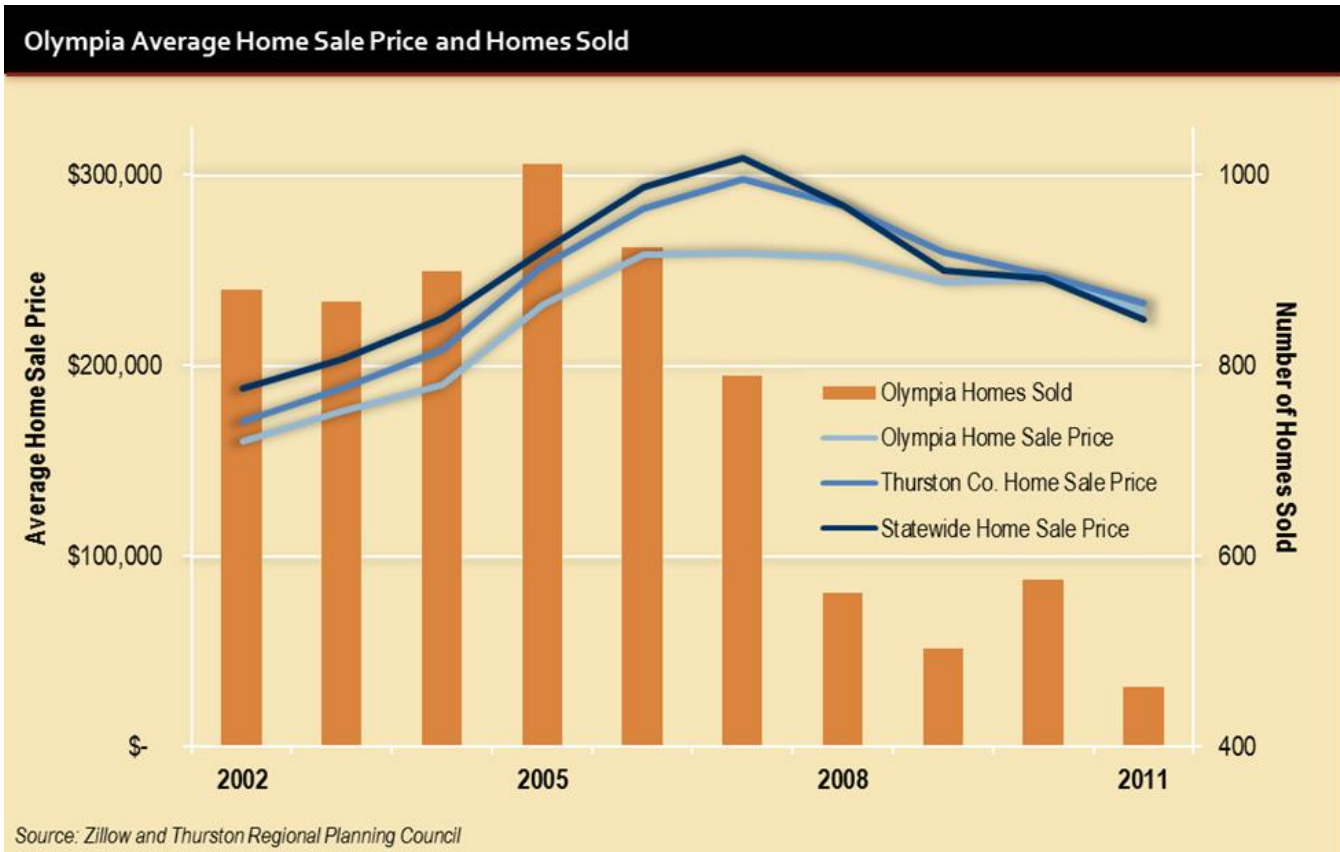
The following chart presents 20 years of rental costs by size of unit from 1990 - 2011 with the percentage of change over time listed at the bottom.

**Table III-14**  
**Average Home and Duplex Rental Costs**  
**Lacey, Olympia, and Tumwater, 1990, 1995-2011**

Year	2 Bedroom			3 Bedroom		
	Lacey	Olympia	Tumwater	Lacey	Olympia	Tumwater
1990	\$385	\$447	\$460	\$539	\$656	\$605
1995	\$538	\$575	\$571	\$759	\$801	\$764
1996	\$591	\$593	\$564	\$797	\$791	\$785
1997	\$624	\$631	\$590	\$765	\$836	\$803
1998	\$620	\$620	\$618	\$775	\$816	\$780
1999	\$582	\$622	\$614	\$802	\$856	\$969
2000	\$608	\$635	\$634	\$886	\$934	\$893
2001	\$605	\$633	\$649	\$899	\$945	\$854
2002	\$660	\$721	\$768	\$956	\$1,019	\$1,015
2003	\$689	\$744	\$770	\$1,001	\$1,045	\$1,000
2004	\$711	\$735	\$747	\$954	\$1,013	\$981
2005	\$728	\$795	\$737	\$1,001	\$1,060	\$1,014
2006	\$783	\$797	\$854	\$1,061	\$1,108	\$1,144
2007	\$796	\$797	\$811	\$1,045	\$1,162	\$1,167
2008	\$900	\$870	\$884	\$1,164	\$1,235	\$1,245
2009	\$920	\$852	\$850	\$1,169	\$1,240	\$1,226
2010	\$832	\$880	\$862	\$1,174	\$1,127	\$1,110
2011	\$789	\$793	\$854	\$1,204	\$1,349	\$1,212
<b>Average Annual Rate of Change</b>						
1990-2000	4.7%	3.6%	3.3%	5.1%	3.6%	4.0%
2000-2011	2.4%	2.0%	2.7%	2.8%	3.4%	2.8%

Source: Thurston Regional Planning Council survey of home rental costs.



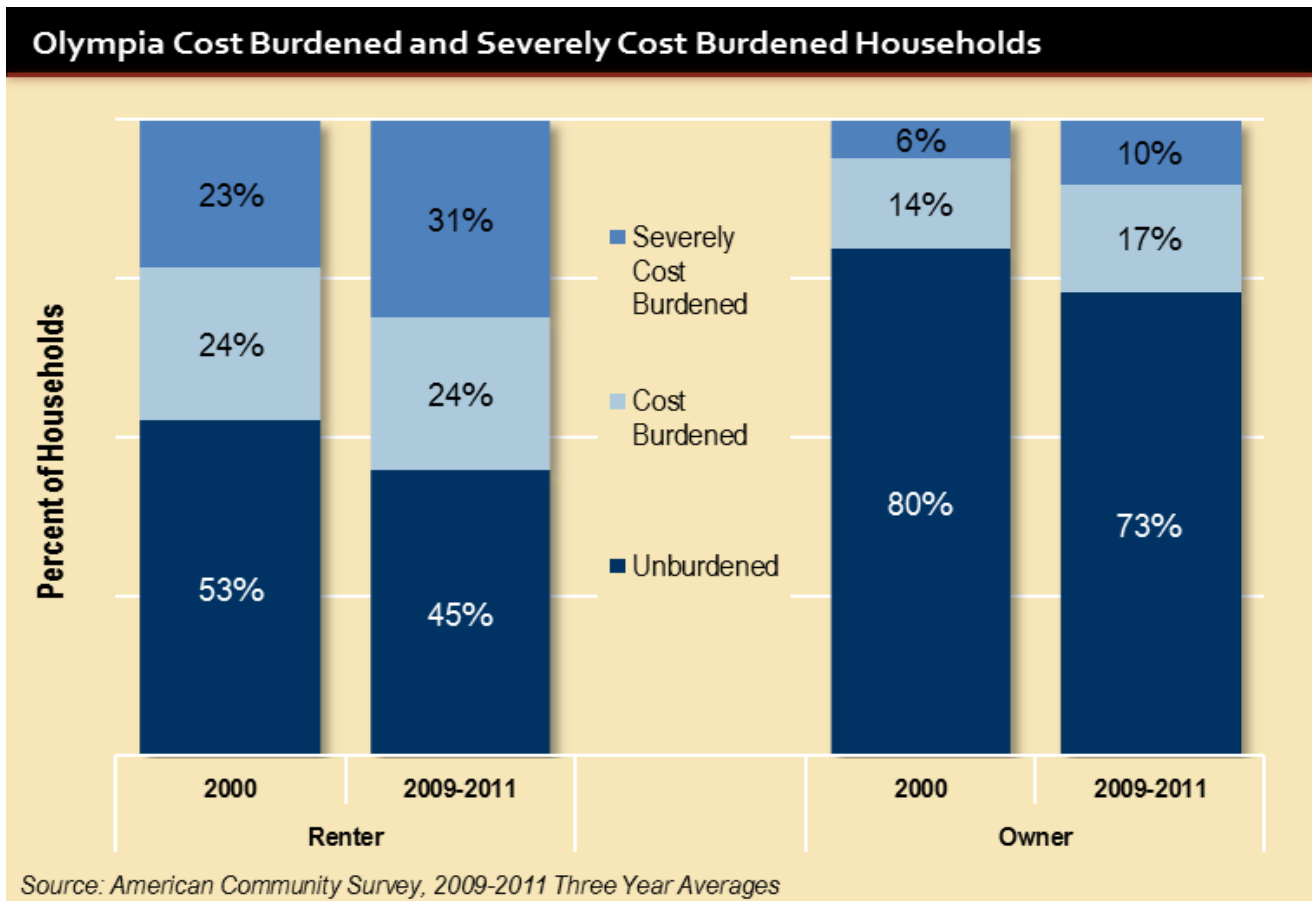


## Appendix E: Olympia-Specific Needs Data

<b>DRAFT DOWNTOWN HOUSING UNITS (02/02/13)</b>			
<p>Overview: This DRAFT report was compiled to present a comprehensive assessment of Olympia’s downtown housing stock. Information is presented to show the numbers and percentages of units broken out by: subsidized low-cost housing; un-subsidized low-cost housing; market rate housing; and, live-aboard marina based housing. Also included is draft list of current housing projects underway. Downtown is defined as the central area of Olympia bonded by Puget Sound on the North, Capital Lake on the West, the State Capital Campus on the South and Eastside street on East.</p>			
<b>TOTAL DOWNTOWN HOUSING UNITS</b>			
<b>TYPE</b>	<b># of Units</b>	<b>% of Total Existing Units</b>	
Directly Subsidized	573	37%	
Unsubsidized Low-Cost Units (Multi-unit & single family)	690	44%	
Existing Market Rate Housing	163	10%	
Live-aboard Marina Housing	131	9%	
<b>EXISTING TOTAL DOWNTOWN HOUSING UNITS</b>	<b>1,557</b>	<b>100%</b>	
<b>DIRECTLY SUBSIDIZED (Funded by HUD Section 312, CDBG, Rental Rehab, Olympia Local Funds, Section 8)</b>			
<b>NAME</b>	<b>ADDRESS</b>	<b># of Units</b>	
Angelus Apts.	204 4 <sup>th</sup> Avenue	23	
Bentler Apts.	600 13th Ave SE	4	
Bettman House Apts.	216 9 <sup>th</sup> Ave SE	11	
Boardwalk Apartments	410 Capitol Way N	142	
Boardwalk Apartments	510 Capitol Way S	142	
Brentwood Apts.	527 11 <sup>th</sup> Ave SE	85	
Capital View Apts.	720 – 725 Franklin/ 302 8 <sup>th</sup>	7	
Cove Apts.	527 13th Ave SE	13	
Elks Building	607 – 615 Capital Way S	39	
Fleetwood Building	119 7 <sup>th</sup> Ave SE	43	
Franklin Street Apts.	920 Franklin	14	
Hale Bldg Apts.	502 – 504 4 <sup>th</sup> Ave East	9	
Huston Apts.	1055 – 1059 Adams	7	
Jefferson Apts.	114 -118 Jefferson	8	
Kelly Bldg Apts.	501 4 <sup>th</sup> Ave East	8	
Lui Apts.	213 ½ 4 <sup>th</sup> Ave East	7	
Munro Bldg Apts.	125 Columbia NW	6	
Olympia Hotel Apts.	539 Washington SE	50	
Rex Building Apts.	303 4 <sup>th</sup> Ave	18	
Senate House Apts.	1216 Chestnut SE	22	
Staples Bldg Apts.	702 4 <sup>th</sup> Ave East	7	
Stuart Place Apts.	110 Legion Way SE	36	
Thompson Apts.	208 Legion Way SE	8	
Uhler House Apts.	914 Franklin SE	4	
	<b>TOTAL SUBSIDIZED UNITS</b>	<b>573</b>	

**CONTINUED**

<b>UNSUBSIDIZED LOW-COST UNITS</b>		
<b>TYPE</b>		<b># of Units</b>
Unsubsidized Low-Cost Units Multi-Unit and Single-Family		690
<i>Please note: Subject to a Summer 2013 inventory to be conducted by interns</i>		
	<b>TOTAL UNSUBSIDIZED LOW-COST UNITS</b>	<b>690</b>
<b>EXISTING DOWNTOWN - MARKET RATE HOUSING</b>		
<b>NAME</b>	<b>ADDRESS</b>	<b># of Units</b>
Meconi Bldg Condo Project	Union & Capital	7
Capital Crossing	1112 Chestnut SE	78
Capital Steps	621 Eastside	26
Chestnut Ridge Apts.	715 - 719 Chestnut	28
Percival Landing Condos	606 Columbia	5
	1009 - 1003 Columbia SW	15
	911 5th Ave SE	4
	<b>TOTAL MARKET RATE UNITS</b>	<b>163</b>
<b>EXISTING DOWNTOWN - LIVEBOARD MARINA HOUSING</b>		
<b>NAME</b>	<b>ADDRESS</b>	<b># of Units</b>
Fiddlehead Marina Inc.	611 Columbia St NW	15
Olympia Yacht Club	201 Simmons St NW	3
Port of Olympia	1022 Marine Dr NE	70
West Bay Marina	2100 West Bay Dr NW	40
Zittels Marina Inc.	9144 Gallea St NE	3
	<b>TOTAL LIVE-ABOARDS</b>	<b>131</b>
<b>PLANNED DOWNTOWN MARKET RATE HOUSING</b>		
<b>NAME</b>	<b>ADDRESS</b>	<b># of Units</b>
Brian Colb Project Bldg #2	Adams & Legion Way	14
Brian Colb Project Bldg #3	Adams & Legion Way	14
Columbia Heights Project	123 4th Avenue West	123
Cunningham Bldg Project	4 <sup>th</sup> & Adams St	11
	<b>PLANNED TOTAL DOWNTOWN MARKET RATE HOUSING</b>	<b>162</b>



**Rental Housing Vacancy Rates**

Rental housing vacancy rates are considered a useful measurement or “metric” for looking at economic vibrancy of the rental housing market. High rental vacancy rates indicate a struggling rental market and lost revenues for rental property owners, whereas lower rental vacancy rates indicate a competitive market for tenants who face higher rents and more limited housing options.

Historically, the “healthy” vacancy rate in the Olympia area has been 5 – 6 %. Data on vacancy rates varies significantly by sources, two of the most cited are Apartments Insight Washington (*replaced Dupre & Scott*) and the Washington Center for Real Estate Research based at the University of Washington. Following are current recent statistics on local and regional vacancy rates:

March 2013	March 2012	Source
3.9%	6.5%	Olympia ( <i>Apartments Insight survey cited by the Olympian 4/3/13</i> )
4%	6.2%	Thurston County ( <i>Apartments Insight survey cited by the Olympian 4/3/13</i> )
4.5%	<i>unk</i>	State ( <i>Washington Center for Real Estate Research at the UW</i> )

Research Services

February 15, 2013



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## Olympia Housing Inventory and Forecast for Selected Populations

*By David Wallace, Senior Economist*

This paper explains the methodology and approach used in creating forecasted need for housing for selected groups in the City of Olympia. The forecasts are meant to address the need for current estimates and projected demand for government-assisted housing, housing for low-income families, group homes and foster care facilities.

### General Approach

The general approach of this effort has been to find the most up-to-date estimates of existing inventory, then apply existing forecasts where available and growth rates based on forecasted local population growth where specific forecasts are lacking.

**Table 1: Estimates for subsidized and low-income households and group home and foster care clients, City of Olympia, 2012 and 2035**

Year	Subsidized Households		Low-Income Households				Group Home Clients				Foster Care Clients	
	County Forecast	City Historical Rate	County Forecast		City Historical Rate		DSHS County Forecast	DSHS City growth rate	Census County Forecast	Census City growth rate	County forecast	City Historical rate
			<30% AMI	<50% AMI	<30% AMI	<50% AMI						
2012	1,356	1,307	3,183	5,490	3,185	5,494	130	130	79	79	95	95
2035	1,812	1,616	4,251	7,333	3,940	6,796	170	159	103	96	112	105
Average Annual Growth	1.3%	0.9%	1.3%	1.3%	0.9%	0.9%	1.2%	0.9%	1.2%	0.9%	0.7%	0.4%
Additional Need by 2035	455	309	1,069	1,843	754	1,301	40	28	24	17	17	10

Sources: HUD, DSHS, Census, OFM

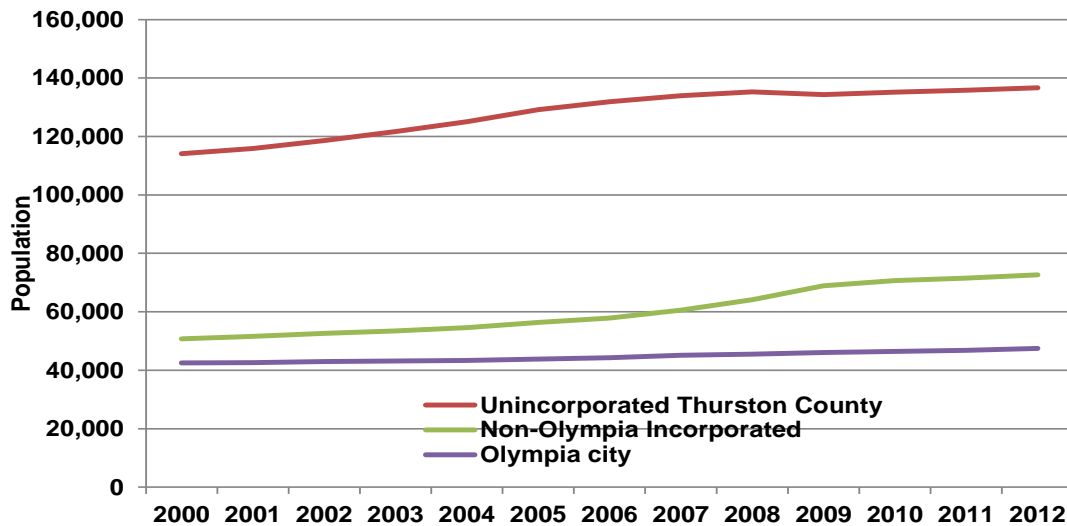
### Government-assisted Housing

In the case of government-assisted housing, the best source of data was the Housing and Urban Development (HUD) Department. They produce household-level data for various jurisdictions, including at the city level. In the most recent year available, 2009, there was an estimated 1,268 government-assisted households in Olympia. This includes all federal programs such as Public Housing, Section 8, Federal Housing Administration programs, and Low Income Housing Tax Credit.

As there are no existing forecasts for government-assisted housing in Washington State, so projections after 2009 were based on population forecasts or, alternatively, historical growth rates. Population forecasts at the county level are produced by Office of Financial Management<sup>1</sup>. Using these forecasted growth rates, the number of government households are expected to grow from 1,268 in 2009 to 1,812 in 2035. This would indicate an additional need of 455 housing units and amount to an annual average growth rate of 1.3 percent. This data is tabulated in Table 1 at the end of this document.

One potential flaw in this approach is the assumption that the City of Olympia would have future population growth equal to that of the county. From 2000-2012, Olympia had an average annual population growth rate of 0.93 percent compared to 1.80 percent for unincorporated Thurston County and 3.03 percent for other (non-Olympia) incorporated areas in Thurston County. Clearly the experience of the past dozen years would caution against routinely applying the county rate to the City of Olympia. On the other hand, the most recent data (2011-2012) shows Olympia growing at an annual rate of 1.54 percent compared to 1.62 percent for other incorporated areas and 0.57 percent for unincorporated areas. See Figure 1 showing this historical data.

**Figure 1: Population for areas in Thurston County and City of Olympia, 2000-2012**

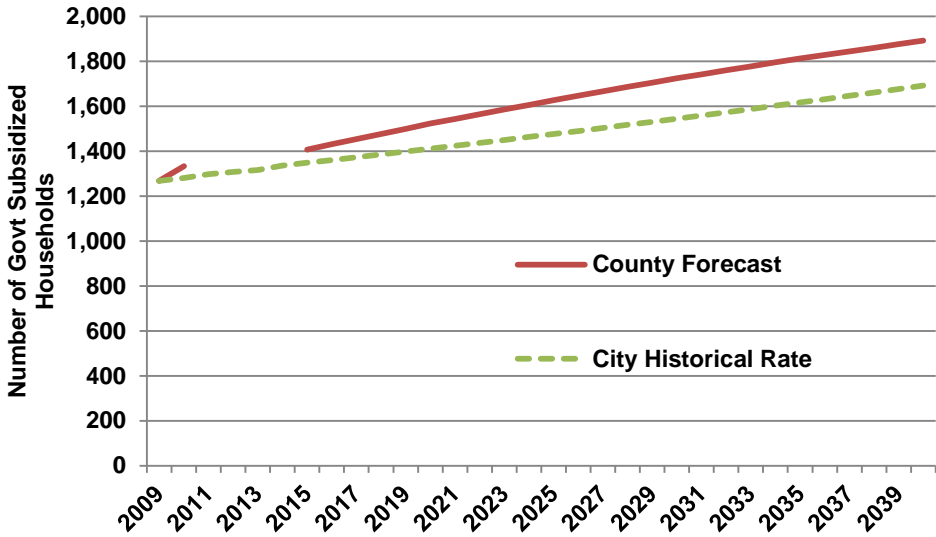


<sup>1</sup> <http://www.ofm.wa.gov/pop/gma/default.asp>

Source: Office of Financial Management

For these reasons, the following projections will include both those based on county employment projections as well as based on the average annual rate of growth for Olympia between 2000 and 2012. Given recent history, it seems unlikely that Olympia will grow as fast as the rest of the county in the coming decades, but given the city growth in the last several years, it is likely to grow faster than the rate experienced from 2000-2012. The two estimates produced by the different rates will give a range for which future growth is likely to fall within.

**Figure 2: Existing and projected number of subsidized households, City of Olympia, 2009-2040**



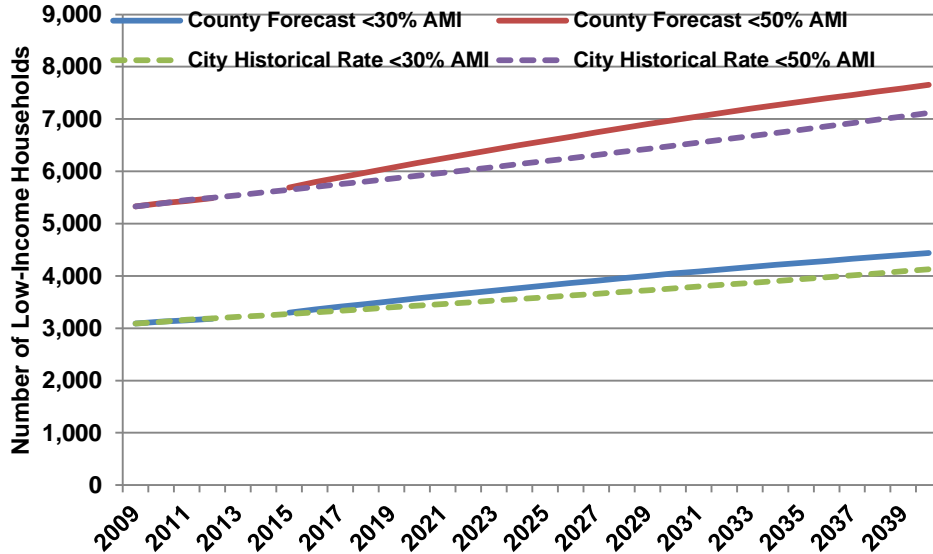
Source: HUD, Assisted Housing Data: County growth projections unavailable for 2011, 2013, and 2014 .

Figure 2 displays the projections for government subsidized housing, based on both county projections and the city historical rate. Using this approach gives a projected demand for subsidized housing in 2035 ranging from 1,616 to 1,818, meaning that the city would have demand for a net additional 309 to 455 subsidized units by 2035.

**Low-income Households**

The source data for low-income households, like government subsidized households, is HUD, and more specifically the Comprehensive Housing Affordability Strategy (CHAS) data. HUD provides data on the Area Median Income (AMI) with thresholds of less than 30 percent, 30-50 percent, 50-80 percent 80-100 percent and over 100 percent. For this report and estimates, households of both below 30 percent AMI and below 50 percent AMI were provided to give some flexibility in how one defines “low-income.”

**Figure 3: Existing and projected number of low-income households, City of Olympia, 2009-2040**



Source: HUD, CHAS

As with the subsidized households, both the county projections and the recent city growth rate were applied to give the results shown in Figure 3.

Assuming the more restrictive low-income definition of less than 30 percent AMI means that there were an estimated 3,183 low-income households in Olympia in 2012. Using the county population projections leads to an additional net 1,069 households in the city by 2035, to reach a total of 4,251. The slower city growth rates leads to a net increase of 754 households to reach 3,940 by 2035.

The less restrictive definition of less than 50 percent of AMI amounts to 5,490 low-income households in Olympia in 2012. The county rate would lead to an additional 1,843 households by 2035, while the city growth rate would indicate a need for 1,301 households.

### Group Home Clients

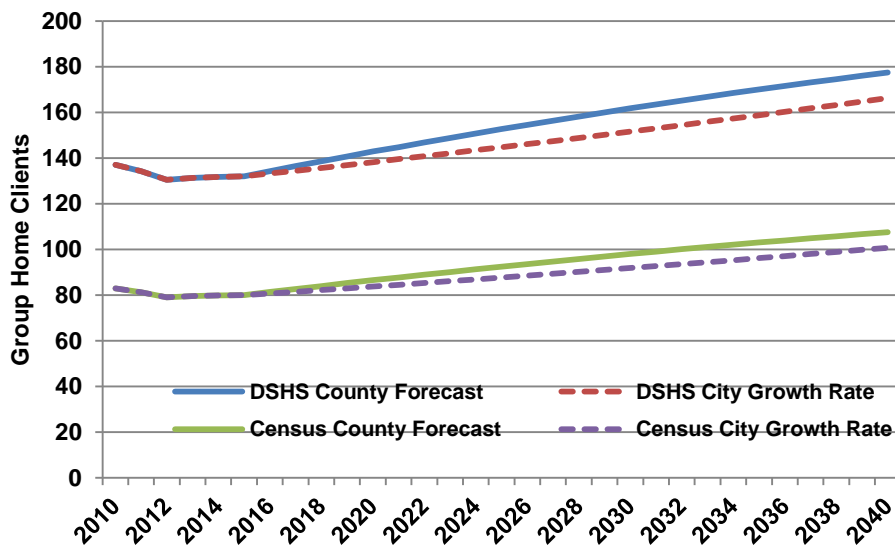
In the case of group home clients there were two sources of base estimates – the state Department of Social and Health Services (DSHS) and the Census. According the DSHS data there were 137 group home clients in Olympia in 2012. The DSHS data includes those reported as adult home clients as well as residential care clients. The Census found fewer – 83 clients in 2010. Census data is reported as those



living in group quarters and includes those in juvenile (non-correctional) group homes as well as adult group homes.

The Washington State Caseload Forecast Council provides statewide forecasts out to 2015 for adult family homes and residential care population. For projections the DSHS and Census estimates were used as base estimates. The Caseload Forecast Council projections were used for change between 2010 and 2015, then the county forecast and city historical growth rates were applied from 2015 to 2040.

**Figure 4: Existing and projected number of group home clients, City of Olympia, 2010-2040**



Source: DSHS

Using the DSHS estimate with the county population projections leads to an additional 40 group home clients by 2035. The slower city rate would lead to an additional 28 clients by 2035. Alternatively, if the smaller Census number estimates are used it would result in increases by 2035 of 24 and 127, respectively.

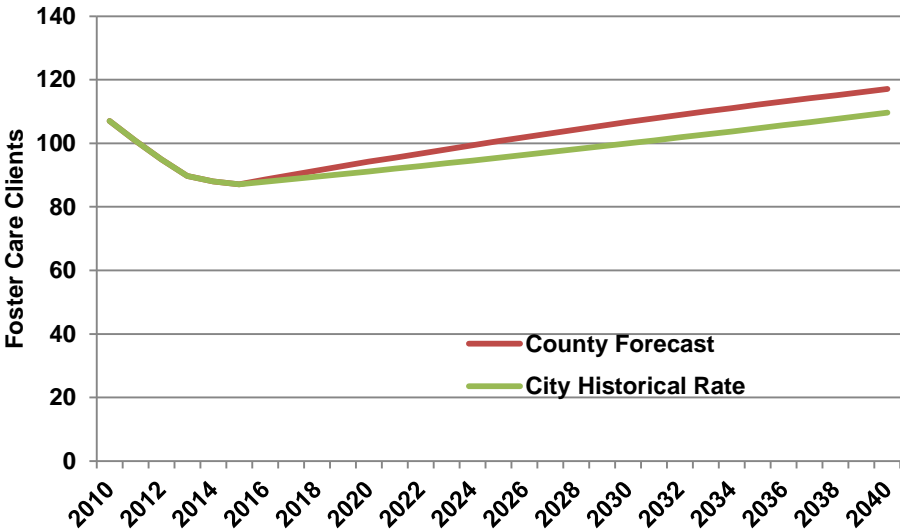
**Foster Care Clients**

The base estimate for foster care clients in Olympia comes from DSHS. Like the group home clients, there is also a relevant statewide forecast available from the Caseload Forecast Council out to 2015. Using those inputs would lead to an estimated 95 clients in 2012. This is forecasted to rise by a net 17 using the county projections and by a net 10 using the city growth rate. This data is displayed in Figure 5.

**Appendix E: Olympia-Specific Needs Data**

The projections shown in Figure 5 are for the number of clients, not specifically the need for foster care housing. According to the US Department of Health and Human Services,<sup>2</sup> each licensed Washington State foster care home hosts an average of 1.6 foster children using this benchmark would mean that estimated net additional need for foster care homes would range from six to about 11.

**Figure 5: Existing and projected number of foster care clients, City of Olympia, 2010-2040**



Source: DSHS

<sup>2</sup> <http://www.childrensrights.org/wp-content/uploads/2008/08/wa.pdf>

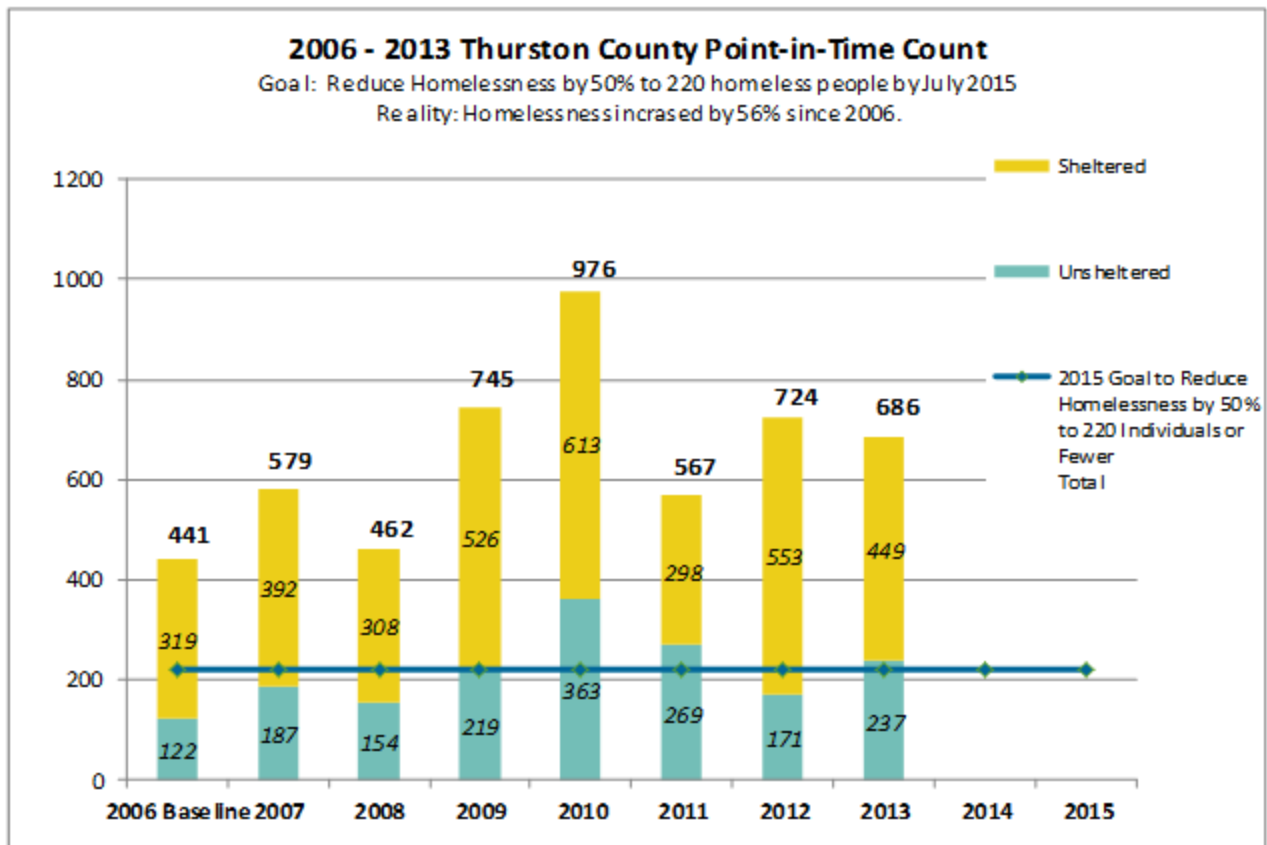
## Section 3: Homelessness Needs

### 2006—2013 Countywide Homeless Census Results

The annual Point in Time Census (PIT) occurs every year at the end of January, and presents a snapshot of who’s homelessness and why in Thurston County. This census is part of the County’s 10-year plan to reduce homelessness by half.

Starting in 2006, the census found 441 homeless people, which made the goal o reduce homelessness to 220 people or less, as represented by the blue horizontal line. Instead, homelessness is still 56% higher now than eight years ago, as represented by the yellow vertical bars. Homelessness spiked up to 976 people in 2009 and is slowly coming down, reaching 686 in 2013.

The blue vertical bars below represent the number of unsheltered homeless people who found refuge in a wide variety of substandard accommodations, including: tents, cardboard boxes, train tunnels, cars, under bridges, abandoned and substandard buildings.



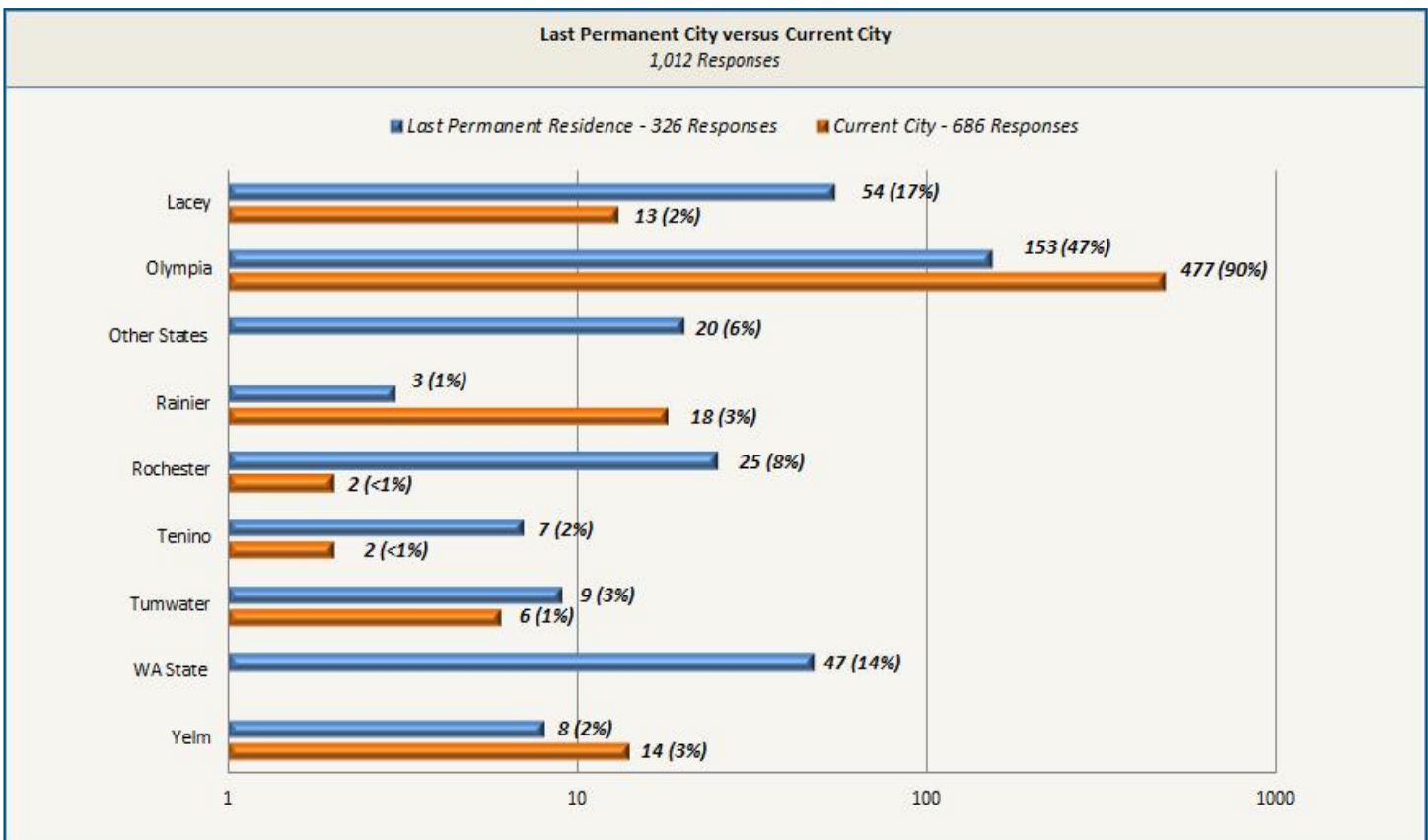
## Homeless Geography

### *Last Permanent Residence & Location During Homeless Census*

The graph below contrasts two sets of data related to homelessness. The blue bars in the graph represent the last permanent residence of the homeless, meaning the last place they lived and were more formally considered a part of a community. The red bars indicate where they were found during the 2013 homeless census.

Only 47% or 153 of 326 respondents stated that Olympia was their last residence. Yet 90% or 477 of 686 respondents said the spent the night of the Homeless Census in Olympia. (**Please note:** while the “where did you stay last night” question was mandatory for inclusion in the census, other questions were optional.)

Another 17% or 54 said their last permanent city was Lacey yet only 2% or 13 homeless people stayed there the night of the census. This graphically shows how the concentration of homeless shelters in the urban hub result in a significant change of geography in homelessness; limited choices for services or shelter often drive homeless people away from the places they consider home into the urban hub to find assistance.



**EMERGENCY SHELTER LIST**

**Thurston County - MAY 2013**

*Following is a comprehensive listing of the current homeless shelters located in Olympia, broken down by the demographic served. Please note: some listings are not address specific because of either confidentiality or operating plans that involve rotation between host sites.*

**SINGLE ADULTS**

**BREAD & ROSES** | 1320 8<sup>th</sup> Avenue, SE | Phone: 754-4085

Year-round for Single Women – 12 beds

Host organization: Bread & Roses

**CAMP QUIXOTE** | First Christian Church, 701 Franklin Street, SE

Year-round for Single Men and Women – 30 beds in tents

Host Organization: Panza

**SALVATION ARMY SHELTER** | 808 5<sup>th</sup> Avenue, SE | 352-8596

(Corner of 5<sup>th</sup> Avenue and Plum Street)

Year-round for Single Men (42 beds) and Single Women (16 beds)

Host Organization: Salvation Army

**Salvation Army Cold Weather Shelter:** *Temperature below 32 degrees*

Cold Weather Shelter for Single Men (25 beds) and Single Women (4 beds)

Host Organization: Salvation Army

**DREXEL HOUSE** | 604 Devoe Street, SE | 753-2295

Year-round for Single Men (16 beds)

Host Organization: Catholic Community Services

**INTERFAITH WORKS WOMEN’S SHELTER** | Scattered Sites | 357-7224

Year-round for Single Women (18 beds)

Host: Scattered Sites – Faith Communities in Olympia’s Urban Hub

**Interfaith Works Men’s Cold Weather Shelter:** *Temperature below 32 degrees*

Cold Weather Shelter for Single Men (12 beds)

Two locations:

St. Michael’s Church, 1208 11<sup>th</sup> Avenue, SE, Olympia

Sacred Heart Church, 812 Bowker Street, SE, Lacey

Host: Interfaith Works

*(Continued)*

## **FAMILIES**

### **FAMILY SUPPORT CENTER** | 701 Franklin Street, SE | 628-7343

Year-round for seven (7) Families (28 beds total)

Host: First Christian Church

### **HOUSING AUTHORITY FAMILY SHELTER** | Scattered Sites | 753-8292

Year-round for four (4) Families (16 beds total)

### **OUT OF THE WOODS** | 2409 Division Street, NW | 570-0423

Year-round for three (3) families (12 beds total)

Host: Unitarian Universalist Church

### **YELM COMMUNITY SERVICES CENTER** | 624 Crystal Springs Road, NW, Yelm | 360-458-7000

Year-round for one (1) family (6 beds total)

Host: Yelm Community Services Center Shelter

## **YOUTH (Under 21)**

### **COMMUNITY YOUTH SERVICES, ROSIE'S PLACE** | 711 State Avenue, E | 943-7861

(Near Corner of Plum Street and State Avenue)

Year-round for youth under 21; males, females and transgendered individuals (up to 10 beds)

### **COMMUNITY YOUTH SERVICES, HAVEN HOUSE** | Confidential Sites | 943-7861

(Confidential Sites c/o 711 State Avenue, E)

Year-round for youth under 21, males, females and transgendered individuals

## **DOMESTIC VIOLENCE VICTIMS**

### **SAFEPLACE** | Confidential Sites | 754-6300 or TTY 943-6703

(Confidential Sites c/o 314 Legion Way, E)

Year-round for 28 Domestic Violence Victims, up to 10 families

Host: Safeplace

## Section 4: Economic Development Needs

- Information on current employment by trade or category, unemployment, business vacancy data, along with economic vitality indicators.



## Olympia 2013 Employment and Average Annual Wage

When analyzing the economic needs of Olympia, it is crucial to understand where people are finding jobs, and how much income they receive, as it directly influences consumer spending and economic development.

The following three charts provide a snapshot of the top workforce industries in Olympia, in 2013.

- The **table** is a complete summary of all of the data
- The **pie chart** shows the percent of the total employed in each industry
- The **bar graph** provides a visual compare and contrast between how many people are employed in each industry, to their average annual salary.

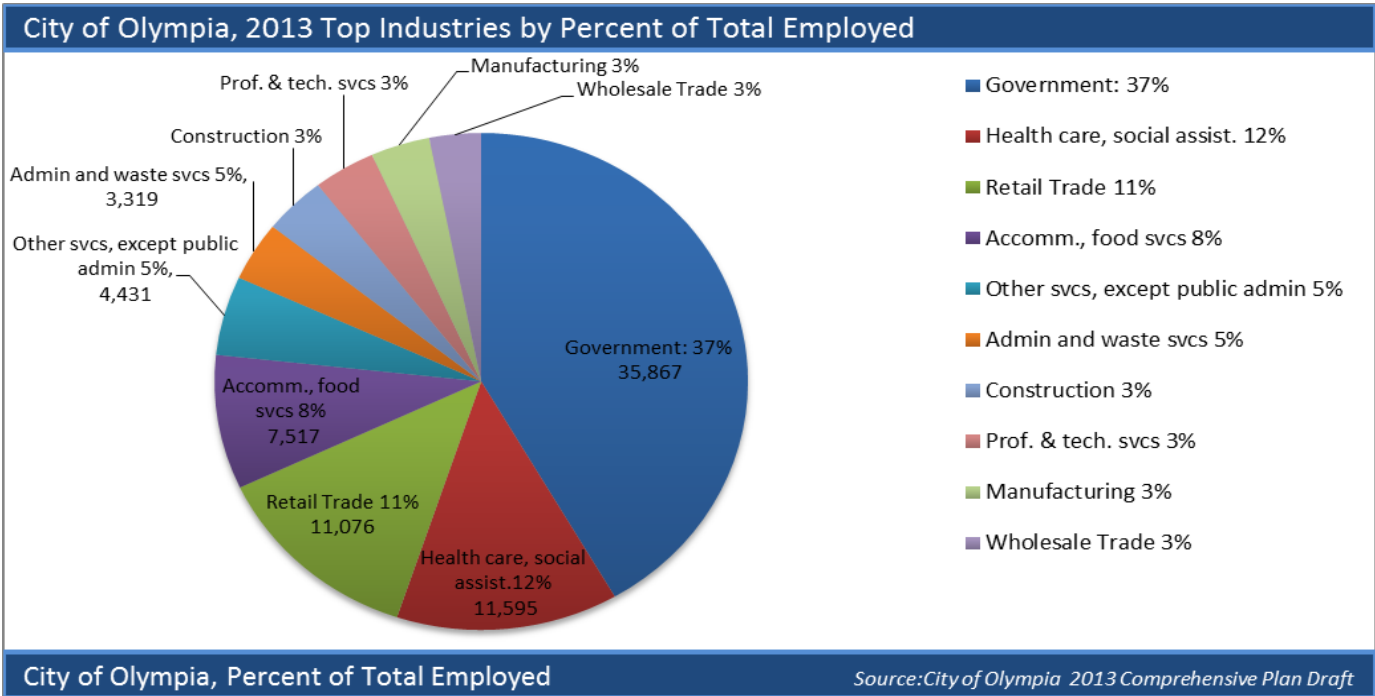
The full breakdown of the major industries in Olympia is shown in the list below. The industries are listed by percent of total average workforce employed, starting with the Government, which employs 37%, and ending with the Mining industry, which has on average 35 employees, and represents 0% of the total Olympia workforce.

2013 Olympia Summary Chart of Employment	Average Employed	Average Annual Wage	
Government	37%	35,867	\$53,014
Health care, social assistance	12%	11,595	\$42,206
Retail Trade	11%	11,076	\$26,316
Accommodation, food services	8%	7,517	\$15,665
Other services except public administration	5%	4,431	\$25,753
Administration and waste services	5%	3,319	\$25,449
Construction	3%	3,274	\$41,893
Professional and technical services	3%	3,244	\$54,790
Manufacturing	3%	3,088	\$43,234
Wholesale Trade	3%	2,697	\$83,700
Finance, insurance	2%	2,159	\$53,953
Transportation, warehousing	2%	1,684	\$34,449
Agriculture, forestry, fishing, hunting	1%	1,370	\$32,491
Real estate, rental, leasing	1%	1,272	\$28,824
Educational services	1%	1,271	\$42,351
Arts, entertainment, recreation	1%	1,189	\$16,783
Information	1%	991	\$46,379
Management of companies & enterprise	1%	663	\$59,515
Utilities	0%	169	\$75,435
Mining	0%	35	\$41,204
<b>Total Average Workforce</b>		<b>96,767 employees</b>	<b>\$42,370 average salary</b>

Source: City of Olympia, 2013 Comprehensive Plan Draft

### The Top Industries in Olympia Percent of the Total Average Workforce, or 96,767 People

Some industries within the pie chart are omitted, as the percent of employed was smaller than 3% of the total workforce, and was too small to adequately register on the chart. The full list of industries, as well as the corresponding percentiles, are listed in the first chart, entitled “2013 Olympia Summary Chart of Employment”

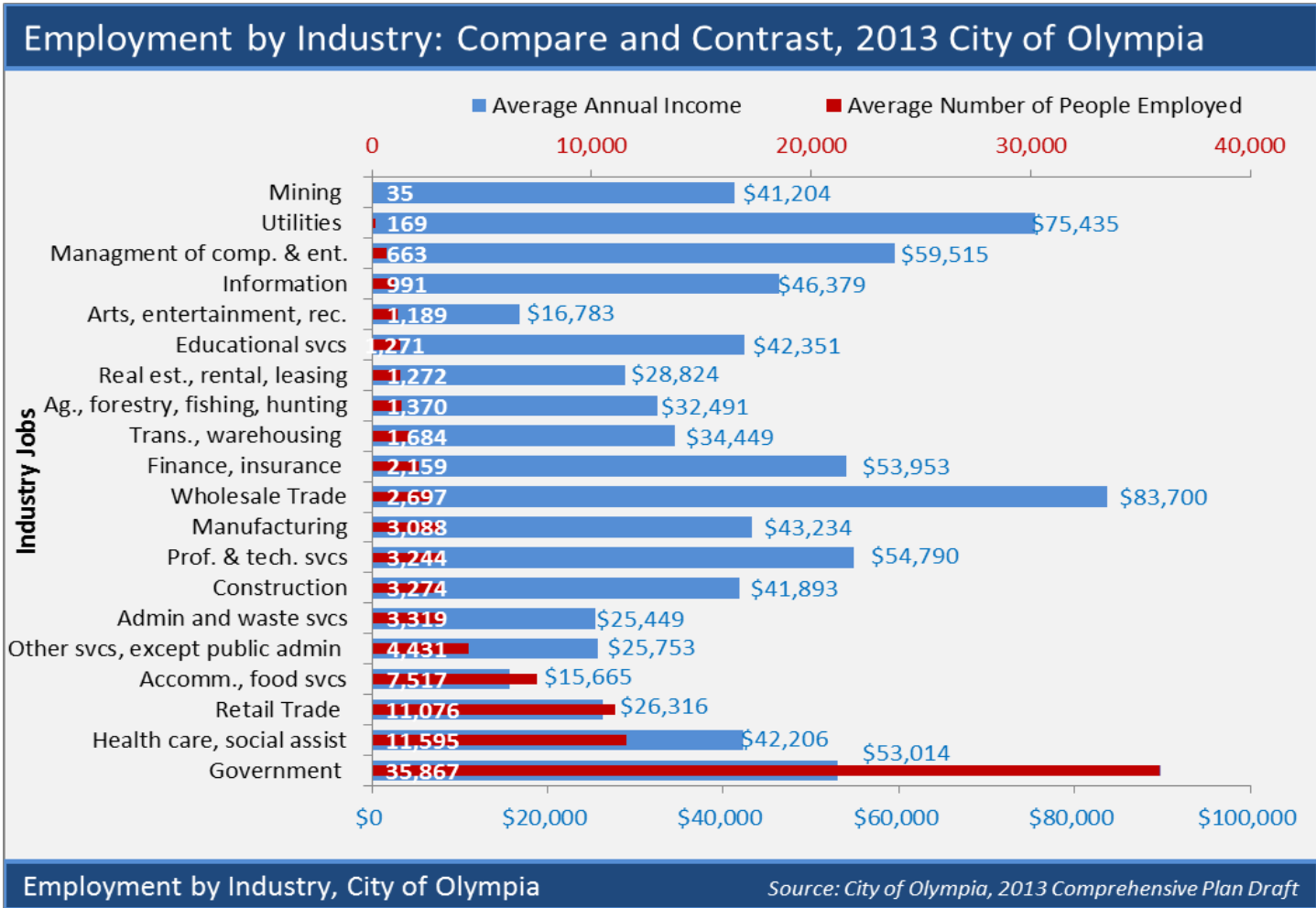


### Olympia 2013: Employment Compare and Contrast

In order to understand the full scope of the industries in the area, the graph below compares the total average number of people employed in each industry (red), to the average annual salary of that industry (blue).

On average, Olympia employs 96,767 people, with an average annual salary of \$42,370.

One of the largest industries in Olympia is the Government, which employs on average 35,867 people, or 37% of the workforce. When analyzing government employees average annual salary, it is roughly \$53,014. By comparison, the wholesale trade industry employs 2,697 people, or 3% of the workforce, but receives the highest average annual salary, of \$83,700.

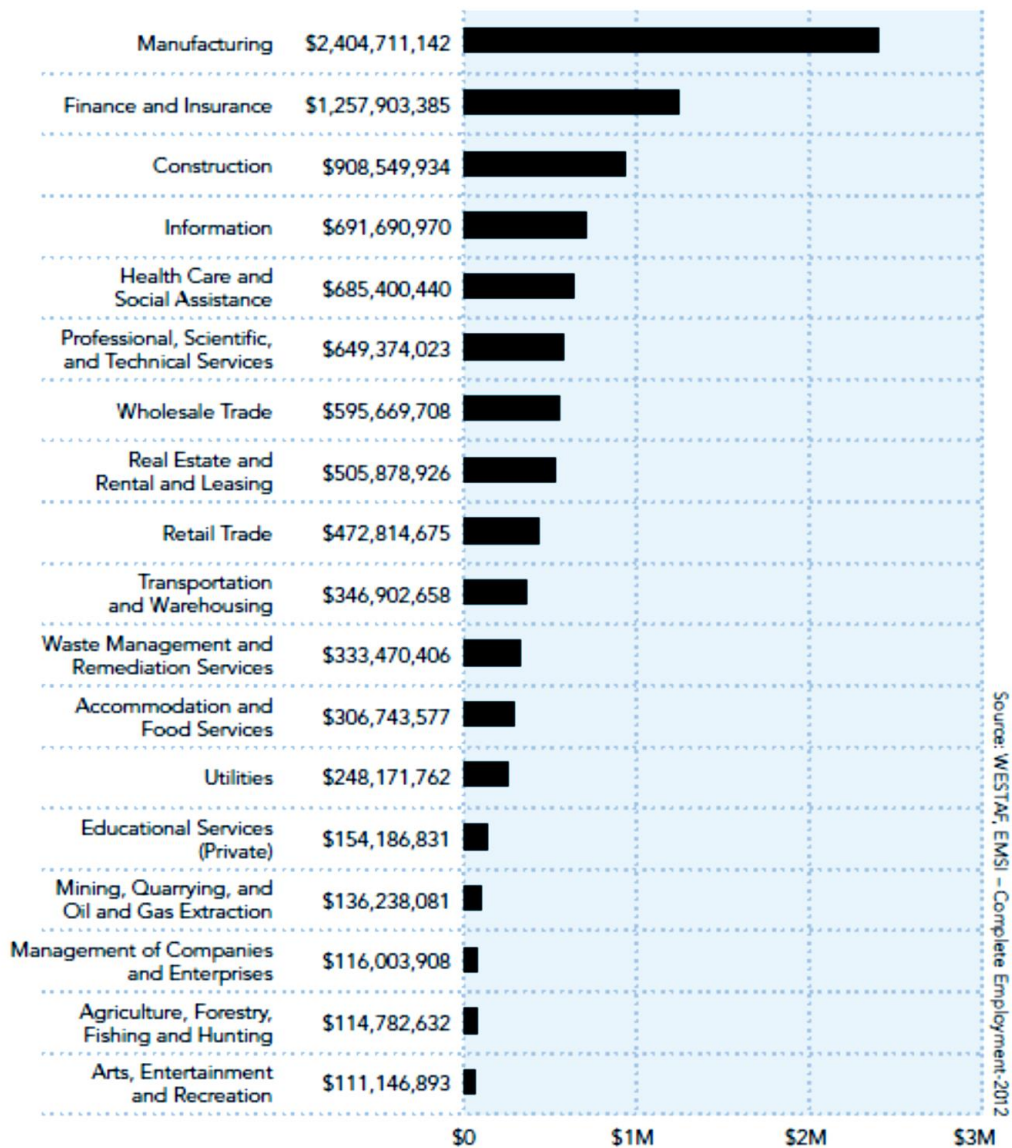


## Core Industry Imports: 2012

### Targeted opportunities to substitute industry imports

In 2012, the Thurston County Economic Development Council (EDC), examined sales records in Thurston County. The goal was to evaluate what jobs and revenue would be created if Thurston County *insourced* industry products and services that are currently *outsourced*.

The findings revealed key industries where import substitution, or providing goods and services locally instead of from imports, could help build the local Thurston County economic base. The chart below highlights the core industries where import substitution could expand the local economy, and shows the sales records each made for imported goods and services.



Source: Thurston County Economic Development Council, 2012 Economic Vitality Report

## Thurston County Economic Vitality Index (EVI)

### Leading Indicators Index: 2000-2012

**Leading Indicators** are a widely used and accepted means of measuring the economic development of a given community. Leading Indicators are the measurable factors in a local economy that sets a specific trend in that area before the entire economy has changed. The leading contributors used to evaluate Thurston County are:

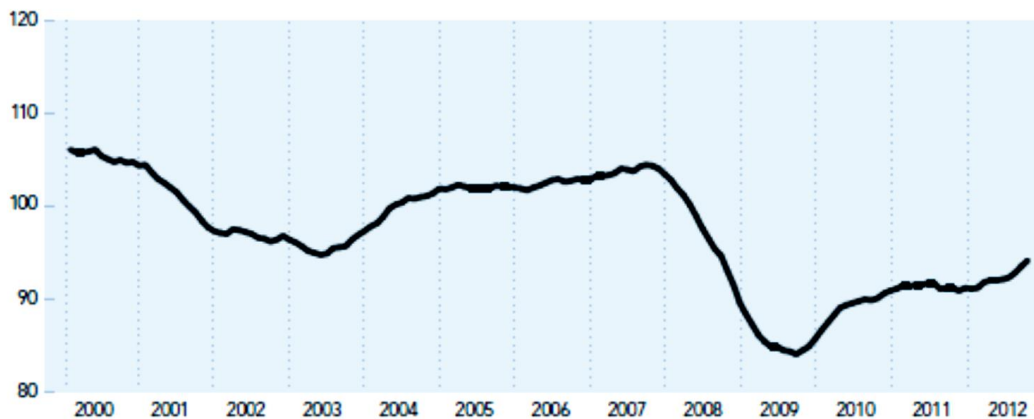
- **Total residential building permits**
- **Initial unemployment claims**
- **Consumer sentiment**
- **U.S security yield spread** (anticipated changes in interest rates: a smaller yield means less risk for investors)
- **Stocks and local interest**

Produced by the Thurston County Economic Development Council (EDC), the **composite leading index** for Thurston County is calculated monthly based off these indicators. It has fluctuated between the years 2000-2012, mirroring national trends. Based on the chart below, the numbers declined in 2009, but are now showing a steady growth, leveling off at 94.1 by the end of 2012.

This chart serves as a useful tool to illustrate Thurston County's growth pattern. Other factors that specifically contribute to the local upward trend are:

- The County region's **continued appeal to businesses** as a place to operate and invest in
- The close **proximity to Joint Base Lewis McCord (JBLM)**, and the resulting economic stimulus that spills into Thurston County.

### Thurston County EVI Leading Indicators Index: 2000-2012



Source: Thurston County Economic Development Council, 2012 Thurston Economic Vitality Index

### 2013 Top Olympia Based Employers

The chart below is a list of some of the top employers in Olympia, in 2013, and provides the total number of employees at each.

These lists provide a best estimate of the top employers. Not every business was able to provide accurate totals prior to completion of this report. Any omission of a business was due to the lack of available information by that deadline.

Rank	<u>Private Sector</u> <u>Olympia Based Companies</u>	# of Employees in 2013
1	St. Peters Hospital	2,200
2	Capital Medical Center	500
3	Group Health Cooperative	400
4	Intercity Transit	308
5	Mother Joseph Care	220
6	Home Depot	121
7	Puget Sound Energy	70

	<u>Public Sector</u> <u>Olympia Based Companies</u>	# of Employees in 2013
1	<i>Washington State*</i>	<i>9,982*</i>
2	<i>Port of Olympia</i>	1,898
3	<i>Thurston County</i>	1,281
4	<i>Evergreen State College</i>	768
5	<i>South Puget Sound C.C</i>	708
6	<i>City of Olympia</i>	514

Source: Personal verification from each individual business, provided the total number of employees

\* Washington State employee number based on the estimate that 50% of State employees located in Thurston County are based in Olympia. The Thurston County total State employees is 19,964, provided from Washington State Human Resources.

### Olympia Specific Unemployment Rate: 2012-2013 Comparison

The data below is a comparison between the unemployment rates in Olympia, from 2012 to 2013, as well as to Washington State. The data is provided by the Employment Security Department of Washington State, and corroborated by the U.S Bureau of Labor Statistics, "Olympia Economy at a glance".

While unemployment in Washington State has decreased by 1.4%, Olympia is still showing a positive decline. In the past year, Olympia has seen a 0.6% decrease in unemployment, or 800 people returning to work.

March 2013 preliminary				
Labor market areas	Labor force	Employment	Unemployment	Unemployment rate
Washington state total	3,484,130	3,223,610	260,520	7.5%
<b>Olympia</b>	<b>128,320</b>	<b>118,160</b>	<b>10,160</b>	<b>7.9%</b>

March 2012 revised				
Labor market areas	Labor force	Employment	Unemployment	Unemployment rate
Washington State total	3,491,900	3,181,430	310,470	8.9%
<b>Olympia</b>	<b>128,880</b>	<b>117,920</b>	<b>10,960</b>	<b>8.5%</b>

Source: Employment Security Department/LMEA; U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics



## Olympia Downtown Storefront Data

April 15, 2013

### Overview

Downtown business vacancy rates present a useful measure of a community’s economic vitality. While Olympia has many business districts located throughout the incorporated area, the high visibility of the downtown core serves to accentuate the impact of its business vacancy rates, signaling a real or perceived measure of Olympia’s economic vitality overall.

According to the National Board of Realtors, the suggested average business vacancy rates hover between 10 – 11%. The following charts present vacancy rates for Olympia’s downtown core. This data has been prepared by staff and interns utilizing two methodologies as indicated.

### Mainstreet Business Vacancies – April 2013

On April 12, 2013, Olympia interns conducted a survey of business storefronts on the arterials of the downtown core. This survey collected data based on the number of actual storefront businesses, as opposed to the vacancy rates by square footage presented later in this document. Following is a chart presenting storefront occupancy and vacancy statistics for the areas between State Ave NE, Plum St SE, Legion Way SE, and Water St SW.

### **Olympia Downtown Core Occupancy by Storefronts**

Data collected April 12, 2013

Storefront Status	Storefronts	Percent Total
Total Storefronts	269	100%
Occupied	239	88.85%
Vacant	30	11.15%

### Olympia Downtown Core Business Vacancies – 2<sup>nd</sup> Quarter 2011

An earlier survey of business occupancy collected data on the square footage of businesses by type in the downtown core, defined as the central area of Olympia bounded by the water on the north, Capitol Lake on the West, Eastside Street on the East and the State Capitol Grounds on the North. This data was collected by a team of Olympia interns during the 2<sup>nd</sup> Quarter of 2011. The percentages were based on square footage (calculated using the City of Olympia Economic Development GIS map). Attached please find a color-coded GIS map. **(Chart on next page)**



### Olympia Downtown Core Occupancy by Square Footage

Data collected 2<sup>nd</sup> Quarter, 2011

Business Type:	Square Footage:	Percent Total:
Total Street Level Area	2781813.44	100.00%
Vacancy	177052.39	6.36%
Retail (General)	363751.81	13.08%
Theatre Performance	53088.06	1.91%
Coffee House Café	19184.94	0.69%
Restaurant Bakery	187160.13	6.73%
Bar	48101.45	1.73%
Residential	225239.00	8.10%
Retail (Gallery Antiques)	33535.84	1.21%
Government	739261.85	26.57%
Professional (Trade, Service)	464562.28	16.70%
Light Industrial	124734.85	4.48%
Hotel	62895.60	2.26%
Auto Service	97744.07	3.51%
Financial (Bank)	109209.37	3.93%
Religious Spiritual	76291.74	2.74%

### Olympia Downtown Core Volume of Surface Parking Lots – 2<sup>nd</sup> Quarter 2011

The final chart presents the total volume of unstructured surface parking in the Olympia downtown core, defined as the central area of Olympia bounded by the water on the north, Capitol Lake on the West, Eastside Street on the East and the State Capitol Grounds on the North. This data was collected by a team of Olympia interns during the 2<sup>nd</sup> Quarter of 2011. The percentages were based on square footage (calculated using the City of Olympia Economic Development GIS map). (A color-coded GIS map designating all 2011 data is available upon request). As of 2<sup>nd</sup> quarter, 2011, nearly **25% of downtown was configured as open-air surface parking.**

Parking Lot Type	Square Footage	Percent Total
Total Parking Lot Area:	929,659	100.00%
City Managed (Monthly Fee)	39,480	4.20%
City Managed (Daily Fee)	33,102	3.60%
City Managed (Free)	22,765	2.40%
Private (Pay Lot)	248,654	26.70%
Private (Patron Only)	585,658	63.00%

## Appendix E: Olympia-Specific Needs Data

***For more information:***

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**Housing Program Manager**

City of Olympia Housing Program

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**Table V-11**  
**Taxable Retail Sales, Thurston County Jurisdictions, 1990, 1995, 2000, 2005, 2010-2011**

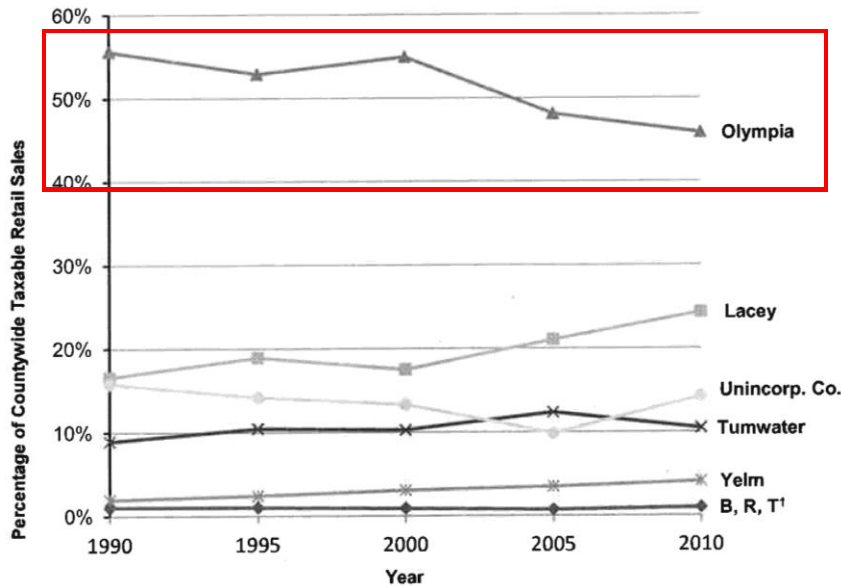
Jurisdiction	Taxable Retail Sales						Average Annual Percent Change	
	1990	1995	2000	2005	2010	2011	1990-2000	2000-2011
Bucoda	\$699,419	\$1,081,088	\$1,077,985	\$1,711,717	\$1,130,354	\$1,093,299	4.4%	0.1%
Lacey	\$229,175,649	\$361,012,388	\$443,262,850	\$763,330,219	\$924,304,180	\$908,730,794	6.8%	6.7%
<b>Olympia</b>	<b>\$768,421,602</b>	<b>\$1,008,392,985</b>	<b>\$1,391,499,232</b>	<b>\$1,744,047,109</b>	<b>\$1,742,558,948</b>	<b>\$1,700,990,898</b>	<b>6.1%</b>	<b>1.8%</b>
Rainier	\$4,236,901	\$7,939,038	\$7,633,999	\$8,831,652	\$14,324,993	\$13,140,030	6.1%	5.1%
Tenino	\$9,359,153	\$10,816,648	\$14,500,935	\$15,387,904	\$21,734,105	\$16,758,599	4.5%	1.3%
Tumwater	\$123,771,517	\$199,278,540	\$260,117,197	\$447,883,229	\$397,914,280	\$418,171,856	7.7%	4.4%
Yelm	\$27,375,025	\$46,648,768	\$77,792,761	\$125,801,677	\$156,390,959	\$151,370,538	11.0%	6.2%
Unincorp. County	\$218,349,234	\$270,430,246	\$337,326,350	\$357,570,093	\$542,436,303	\$543,760,521	4.4%	4.4%
<b>Thurston County</b>	<b>\$1,381,388,500</b>	<b>\$1,905,414,863</b>	<b>\$2,533,211,309</b>	<b>\$3,624,052,873</b>	<b>\$3,800,794,121</b>	<b>\$3,754,015,869</b>	<b>6.3%</b>	<b>3.6%</b>

Jurisdiction	Taxable Retail Sales (as Percentage of the Total County)						Difference in Percentage	
	1990	1995	2000	2005	2010	2011	1990-2000	2000-2011
Bucoda	0.05%	0.06%	0.04%	0.05%	0.03%	0.03%	-0.01%	-0.01%
Lacey	16.59%	18.95%	17.50%	21.06%	24.32%	24.21%	0.91%	6.71%
<b>Olympia</b>	<b>55.63%</b>	<b>52.92%</b>	<b>54.93%</b>	<b>48.12%</b>	<b>45.85%</b>	<b>45.31%</b>	<b>-0.70%</b>	<b>-9.62%</b>
Rainier	0.31%	0.42%	0.30%	0.24%	0.38%	0.35%	-0.01%	0.05%
Tenino	0.68%	0.57%	0.57%	0.42%	0.57%	0.45%	-0.11%	-0.13%
Tumwater	8.96%	10.46%	10.27%	12.36%	10.47%	11.14%	1.31%	0.87%
Yelm	1.98%	2.45%	3.07%	3.47%	4.11%	4.03%	1.09%	0.96%
Unincorp. County	15.81%	14.19%	13.32%	9.87%	14.27%	14.48%	-2.49%	1.17%
<b>Thurston County</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>-</b>	<b>-</b>

Explanation: Thurston County total is not equal to the sum of individual jurisdictions (as reported by the State).

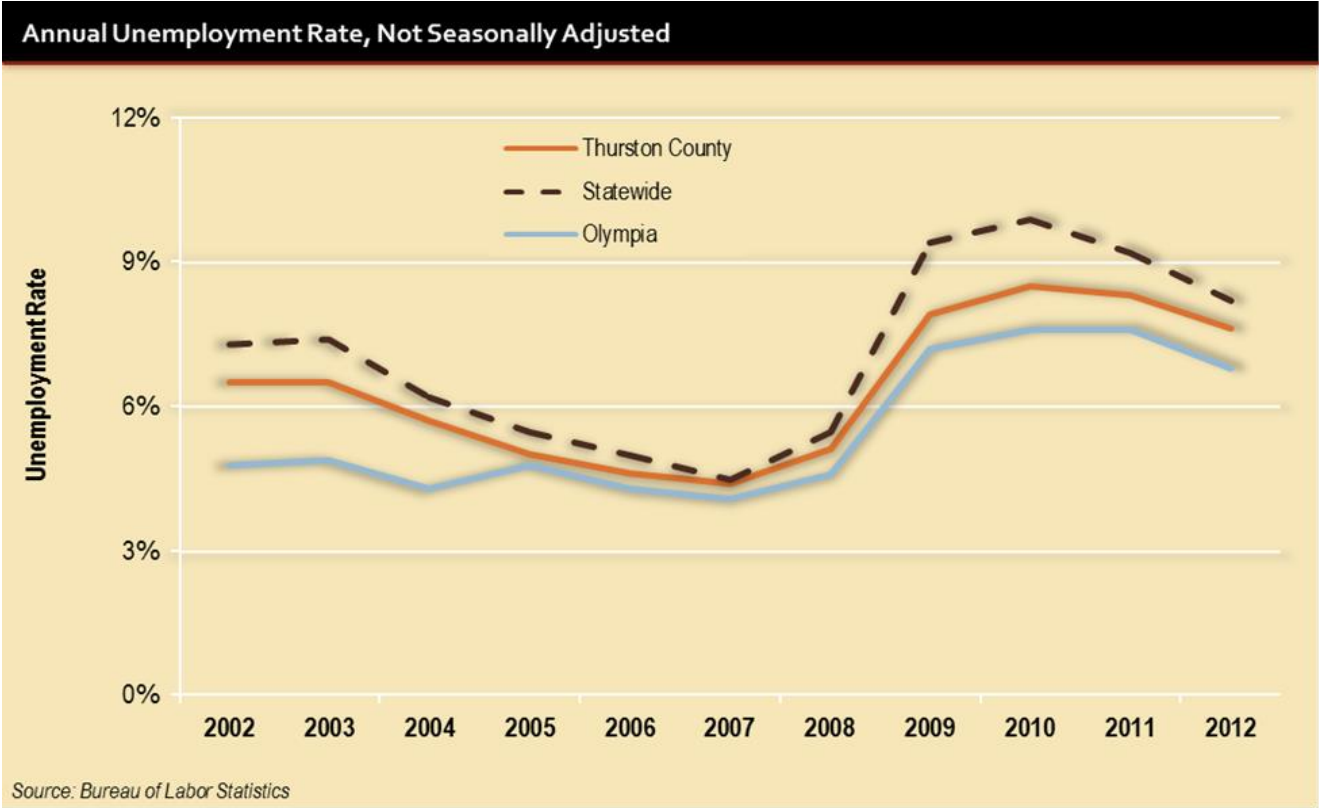
**Figure V-1**  
**Taxable Retail Sales by Jurisdiction as a Percentage of the Overall County 1990, 1995, 2000, 2005, 2010**



Source: Washington Department of Revenue, Research Division. Quarterly Business Review.

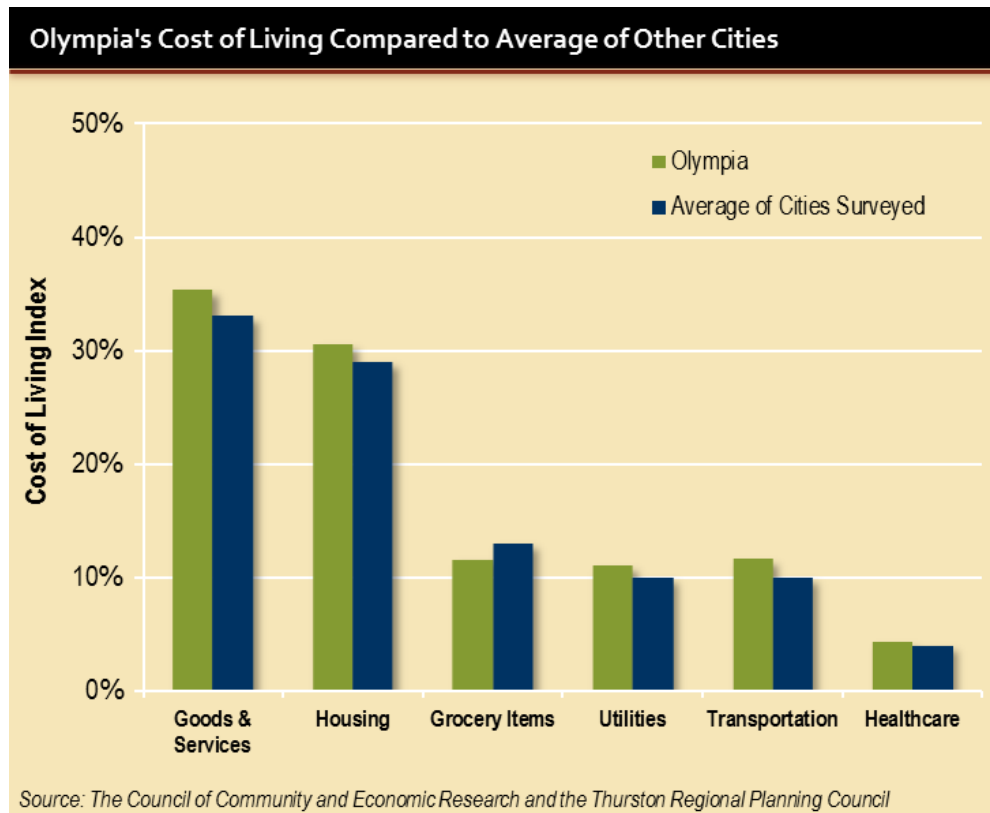
Explanations: See Table V-11 for supporting data.

B, R, T is a combination of Bucoda, Rainier and Tenino that has been used for ease of graph readability.



## Section 5: Income Needs

- Information on Olympia's general income rates, the cost of living compared to other cities, and poverty rates by demographic.

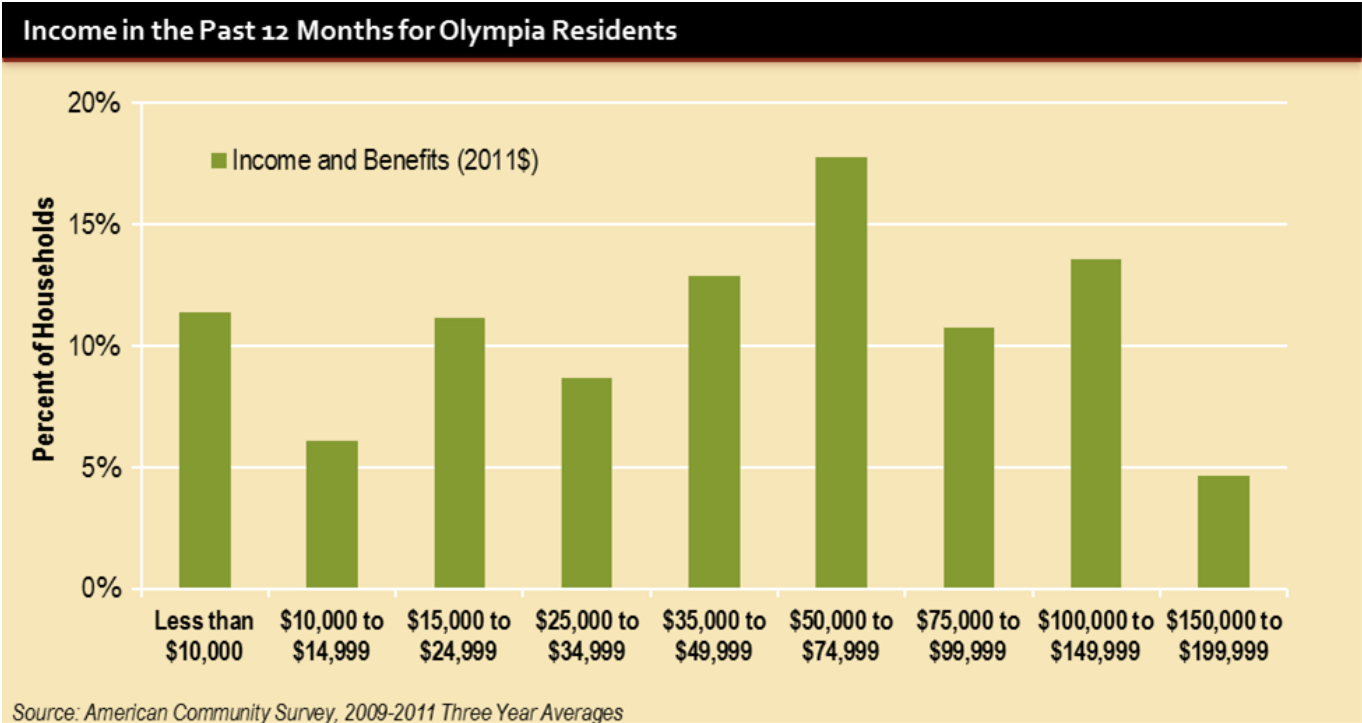


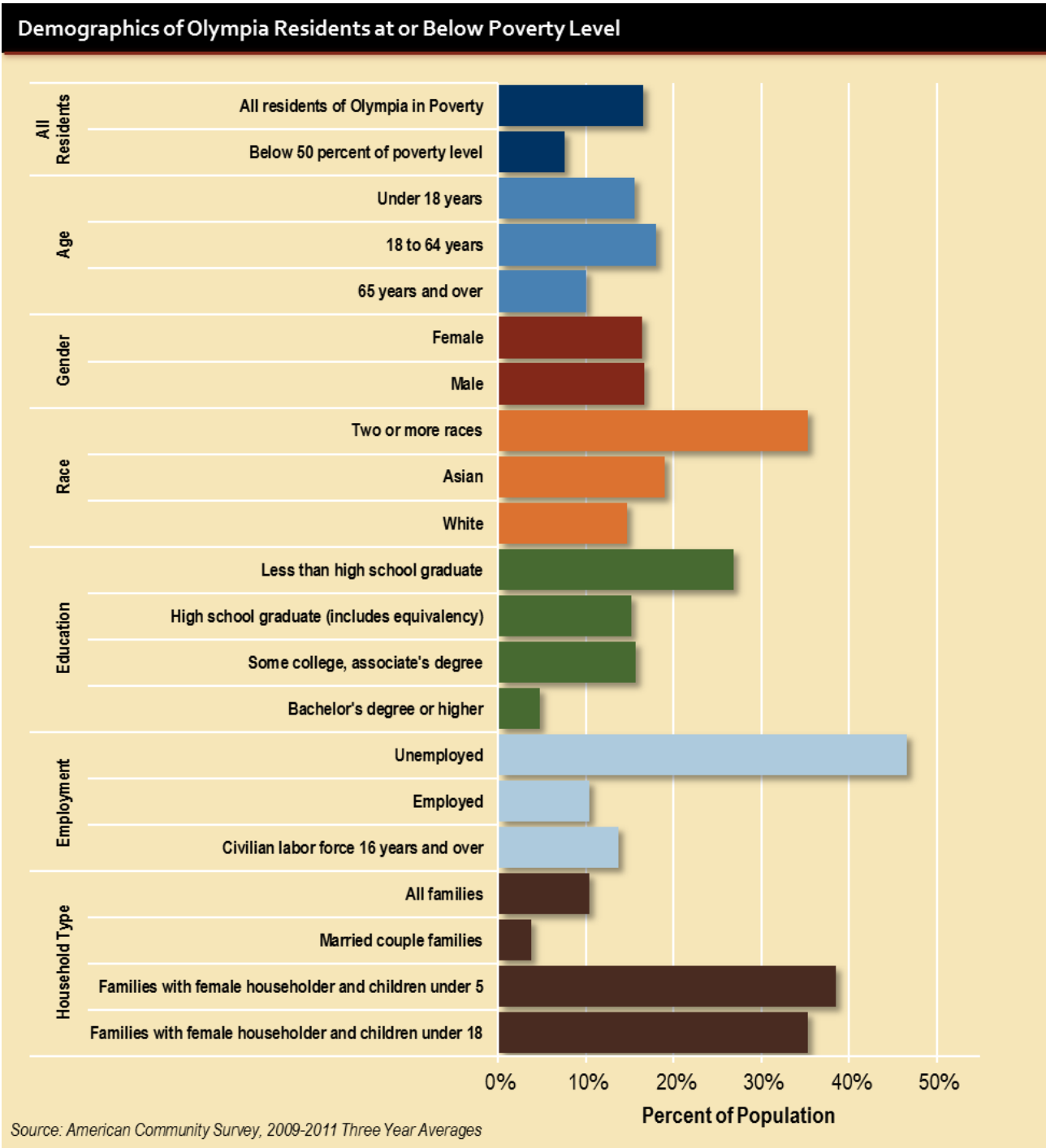
**Table V-8**  
**C2ER Cost of Living Index**  
**Select U.S. Metropolitan Areas, Second Quarter, 2012**

City	100% Composite Index	13% Grocery Items	29% Housing	9% Utilities	11% Trans- portation	4% Health Care	32% Misc. Goods & Services
<b>Average of Cities Participating in the Survey this Quarter</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Everett, WA	113.6	103.6	129.1	91.1	111.8	128.2	109.8
Kennewick-Richland-Pasco, WA	95.5	96.6	99.0	86.6	101.1	103.3	92.0
Moses Lake, WA	94.4	99.9	88.2	72.6	102.6	117.8	98.8
<b>Olympia, WA</b>	<b>106.4</b>	<b>104.1</b>	<b>106.0</b>	<b>87.0</b>	<b>115.2</b>	<b>117.5</b>	<b>109.8</b>
Seattle, WA	113.7	105.9	129.3	91.9	110.1	118.8	110.7
Tacoma, WA	107.3	102.1	103.5	94.7	110.2	107.1	116.0
Yakima, WA	91.2	99.4	86.6	75.9	102.8	106.8	91.0
Portland, OR	113.0	102.4	128.1	103.9	114.4	116.3	106.2
New York (Manhattan), NY	233.5	149.8	459.3	132.8	120.7	129.1	152.4
Atlanta, GA	96.0	105.1	80.8	94.7	108.1	103.9	101.0
Chicago, IL	116.2	116.1	134.1	115.2	115.5	107.8	102.1
Denver, CO	105.0	92.6	115.6	90.0	98.5	109.1	107.1
Los Angeles-Long Beach, CA	131.7	108.5	194.4	104.2	112.5	111.0	104.0

Sources: C2ER- The Council for Community and Economic Research; Thurston Regional Planning Council.

Notes: The Cost of Living Index compiles costs of consumer products on a quarterly basis. The average cost of living of all the cities participating in the survey is scaled to equal 100. The purpose of the index is to compare living costs in a particular location to the average. The index cannot be used to compare changes in costs over time, as cities participating in the survey change each quarter.







**Table V-6**  
**Individuals Below Poverty Level**  
**2006-2010 Five-Year Estimate**

Jurisdiction	Total Individuals		18+ Years		65+ Years		Related Children Under 18 Years	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Bucoda <sup>1</sup>	22	4.3%	22	5.7%	0	0.0%	0	0.0%
Lacey	4,283	10.7%	2,526	8.2%	449	7.1%	1,725	18.9%
Olympia	7,297	16.3%	5,792	16.3%	481	8.7%	1,467	16.0%
Rainier	191	12.2%	103	8.7%	3	1.8%	76	20.0%
Tenino	167	9.1%	131	9.2%	41	23.3%	36	9.0%
Tumwater	1,835	11.2%	1,107	8.7%	106	5.2%	728	19.4%
Yelm	797	13.0%	446	11.2%	27	6.1%	319	15.0%
<b>Thurston County</b>	<b>24,782</b>	<b>10.3%</b>	<b>17,630</b>	<b>9.5%</b>	<b>1,753</b>	<b>5.9%</b>	<b>6,925</b>	<b>12.6%</b>
Chehalis Reservation <sup>2</sup>	143	21.7%	74	16.9%	14	20.9%	66	30.3%
Nisqually Reservation <sup>2</sup>	103	17.5%	97	20.7%	2	6.3%	6	5.0%
<b>Washington State</b>	<b>780,009</b>	<b>12.1%</b>	<b>535,079</b>	<b>10.9%</b>	<b>59,933</b>	<b>7.9%</b>	<b>235,227</b>	<b>15.4%</b>

Source: U.S. Bureau of the Census, 2006-2010 American Community Survey Five-Year Estimates.

Explanations: Income in the past 12 months used to calculate poverty statistics. Percentage denotes proportion of total population in specified age category. Refer to Table II-10 for total population by age category.

<sup>1</sup>Data is likely lower than actual numbers due to the small sample size in the community.

<sup>2</sup>Data is for the reservation as a whole, including those portions outside Thurston County.

**Table V-7**  
**Families Below Poverty Level**  
**2006-2010 Five-Year Estimate**

Jurisdiction	Total Families	All Families Below Poverty Line						Female Head of Household Below Poverty Line					
		Total Families		With Children Under 18		With Children Under 5		Total Families		With Children Under 18		With Children Under 5	
		#	%	#	%	#	%	#	%	#	%	#	%
Bucoda <sup>1</sup>	122	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lacey	10,573	885	8.4%	776	7.3%	480	4.5%	596	5.6%	596	5.6%	324	3.1%
Olympia	11,118	1,283	11.5%	991	8.9%	390	3.5%	914	8.2%	881	7.9%	298	2.7%
Rainier	477	49	10.3%	40	8.4%	17	3.6%	33	6.9%	28	5.9%	15	3.1%
Tenino	494	36	7.3%	15	3.0%	11	2.2%	29	5.9%	15	3.0%	11	2.2%
Tumwater	4,386	348	7.9%	303	6.9%	222	5.1%	246	5.6%	246	5.6%	205	4.7%
Yelm	1,619	203	12.5%	203	12.5%	147	9.1%	174	10.7%	174	10.7%	147	9.1%
Uninc. Thurston County	36,483	1,856	5.1%	1,391	3.8%	826	2.3%	985	2.7%	929	2.5%	515	1.4%
<b>Thurston County</b>	<b>65,272</b>	<b>4,660</b>	<b>7.1%</b>	<b>3,719</b>	<b>5.7%</b>	<b>2,093</b>	<b>3.2%</b>	<b>2,977</b>	<b>4.6%</b>	<b>2,869</b>	<b>4.4%</b>	<b>1,515</b>	<b>2.3%</b>
Chehalis Reservation <sup>2</sup>	158	26	16.5%	24	15.2%	22	13.9%	16	10.1%	16	10.1%	8	5.1%
Nisqually Reservation <sup>2</sup>	157	26	16.6%	5	3.2%	2	1.3%	25	15.9%	5	3.2%	2	1.3%
<b>Washington State</b>	<b>1,665,378</b>	<b>136,379</b>	<b>8.2%</b>	<b>107,871</b>	<b>6.5%</b>	<b>55,287</b>	<b>3.3%</b>	<b>69,826</b>	<b>4.2%</b>	<b>63,225</b>	<b>3.8%</b>	<b>31,585</b>	<b>1.9%</b>

Source: U.S. Bureau of the Census, 2006-2010 American Community Survey Five-Year Estimates.

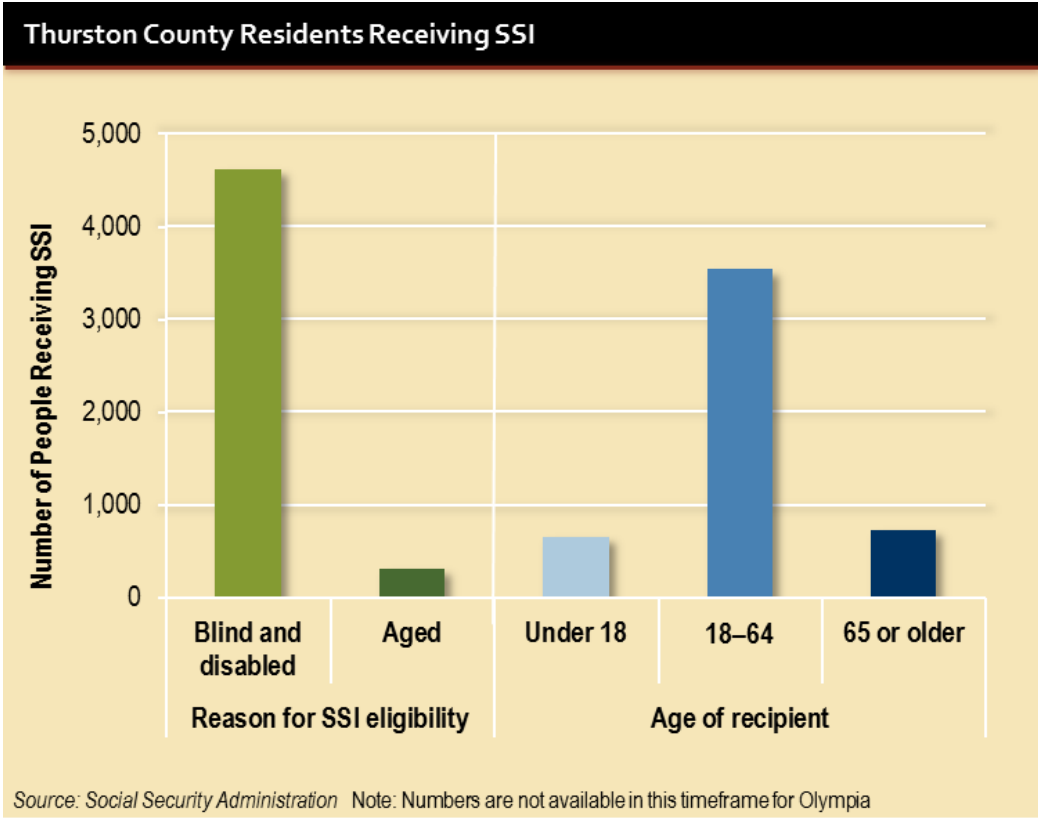
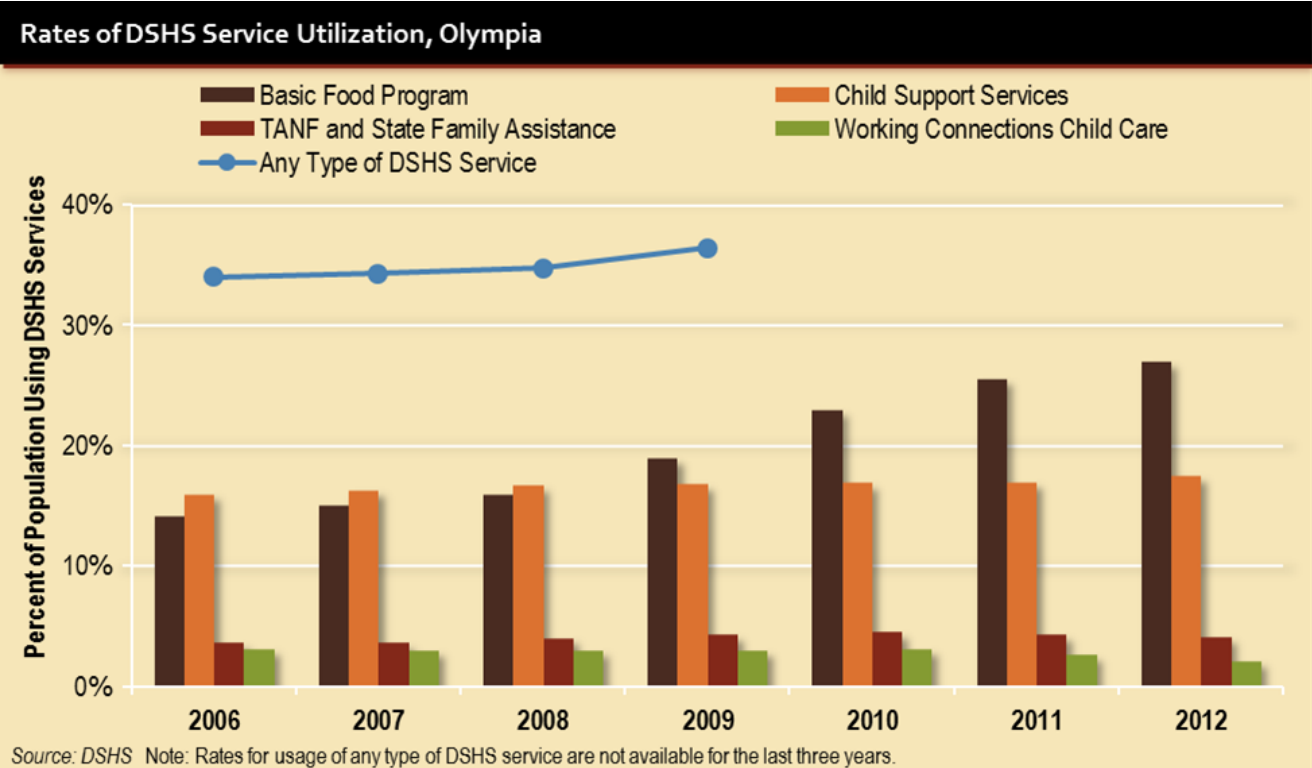
Explanations: Income over the past 12 months used to calculate poverty statistics. Total families sampled are families for whom poverty status is determined. Percentage denotes proportion of families below poverty line as a percent of total families in specified age category.

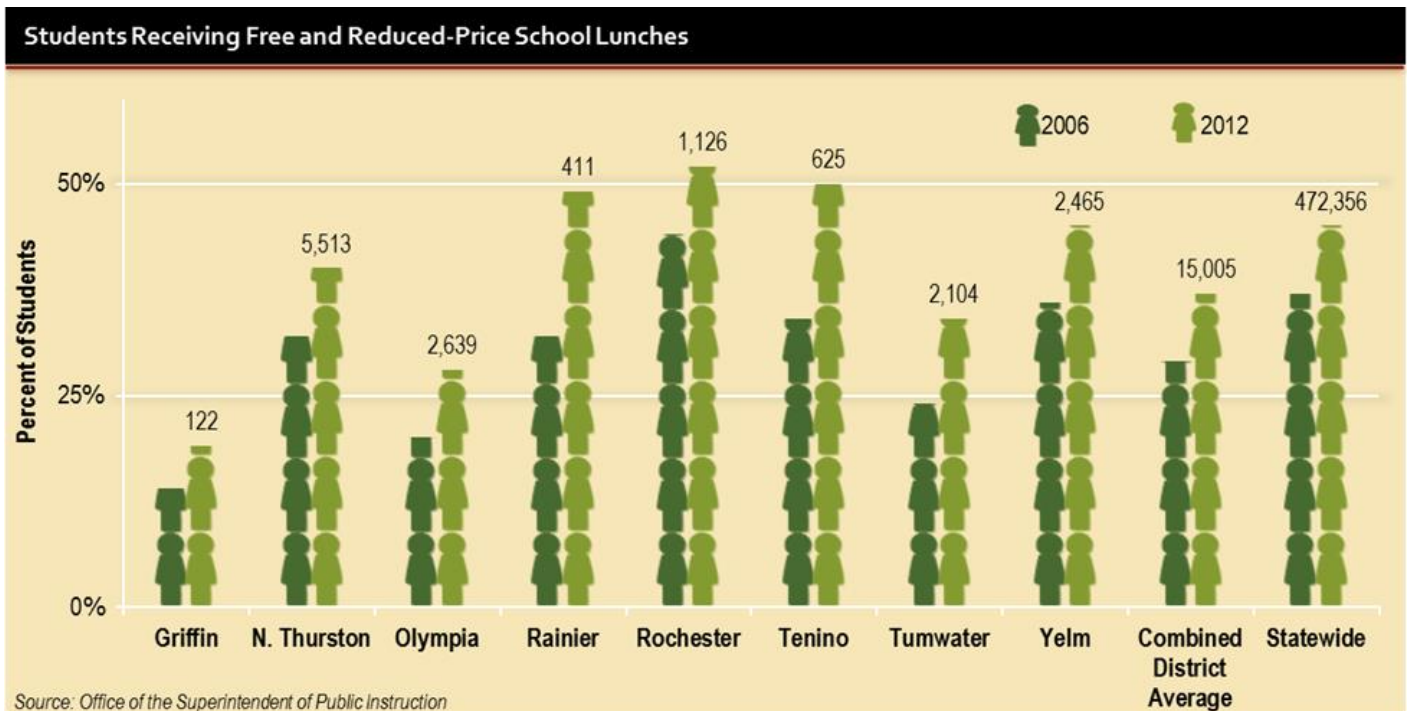
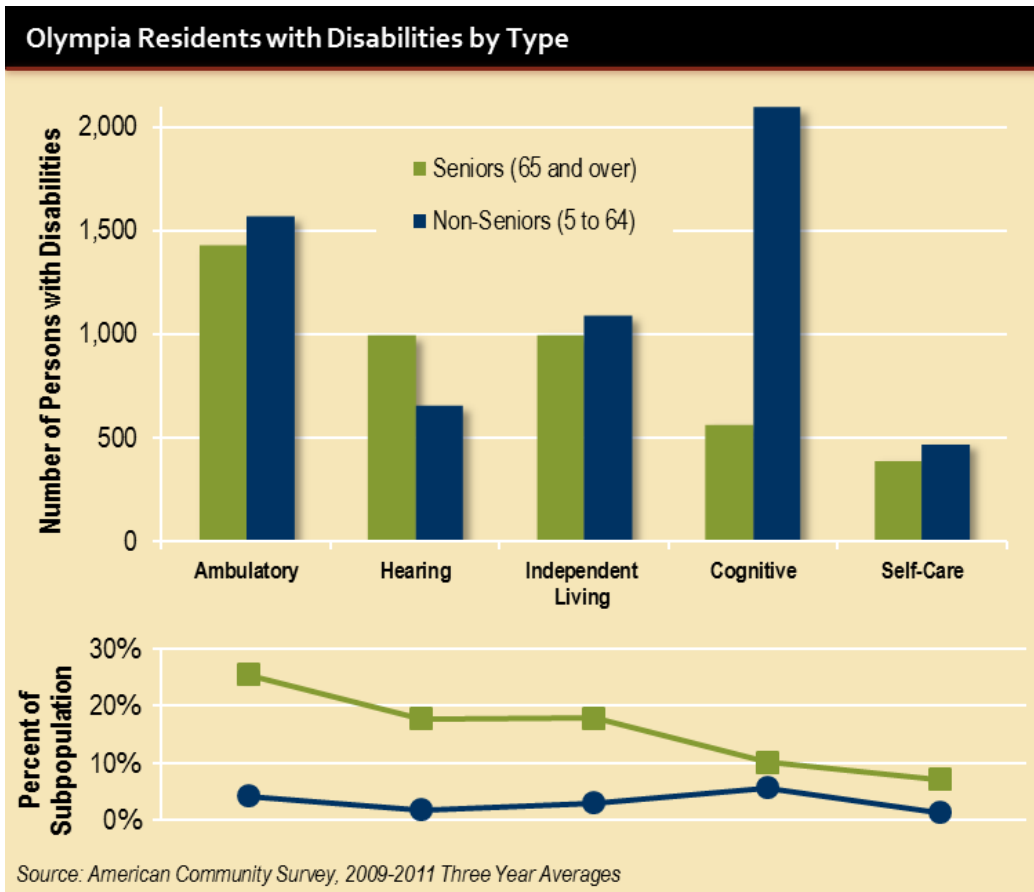
<sup>1</sup>Data is likely lower than actual numbers due to the small sample size in the community.

<sup>2</sup>Data is for the reservation as a whole, including those portions outside Thurston County.

## Section 6: Social Service Needs

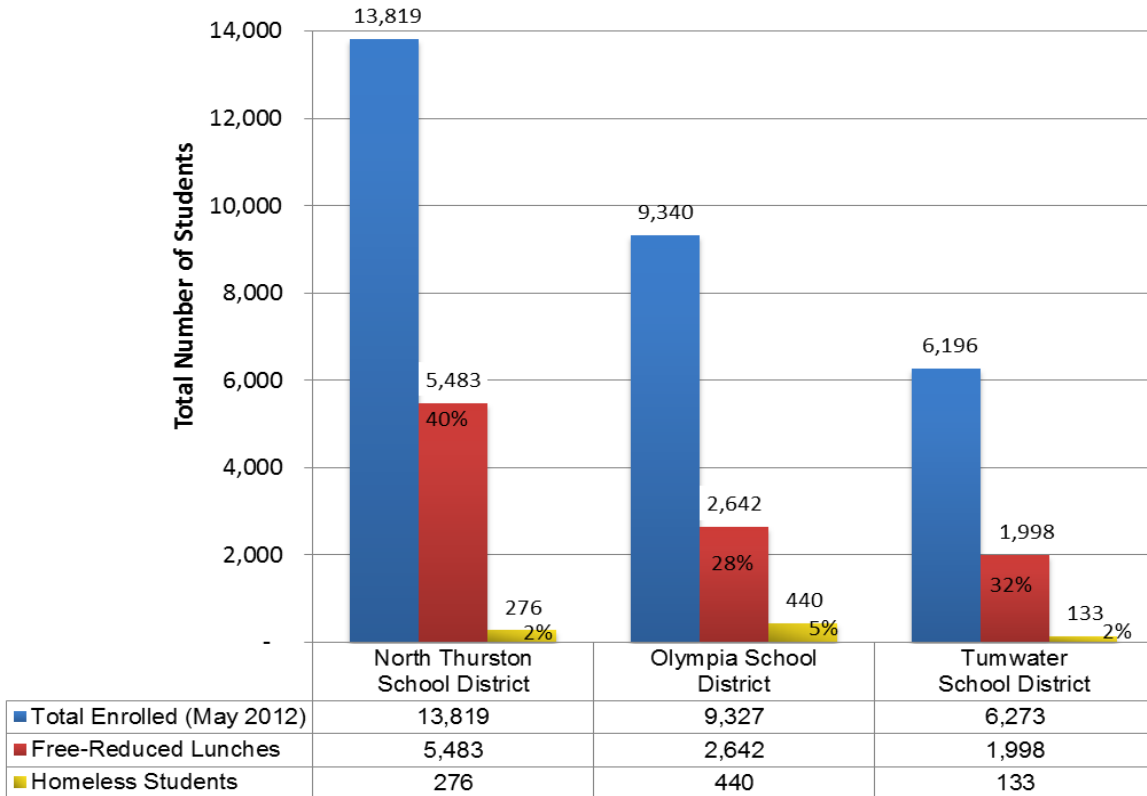
- Information on social service needs based on DSHS (Department of Social & Health Services) enrollment for specific programs; disability enrollment; the number of school-aged children enrolled in free and reduced lunches (a strong indicator of family poverty levels) and Social Security enrollment for the County. *(Not available for individual cities.)*





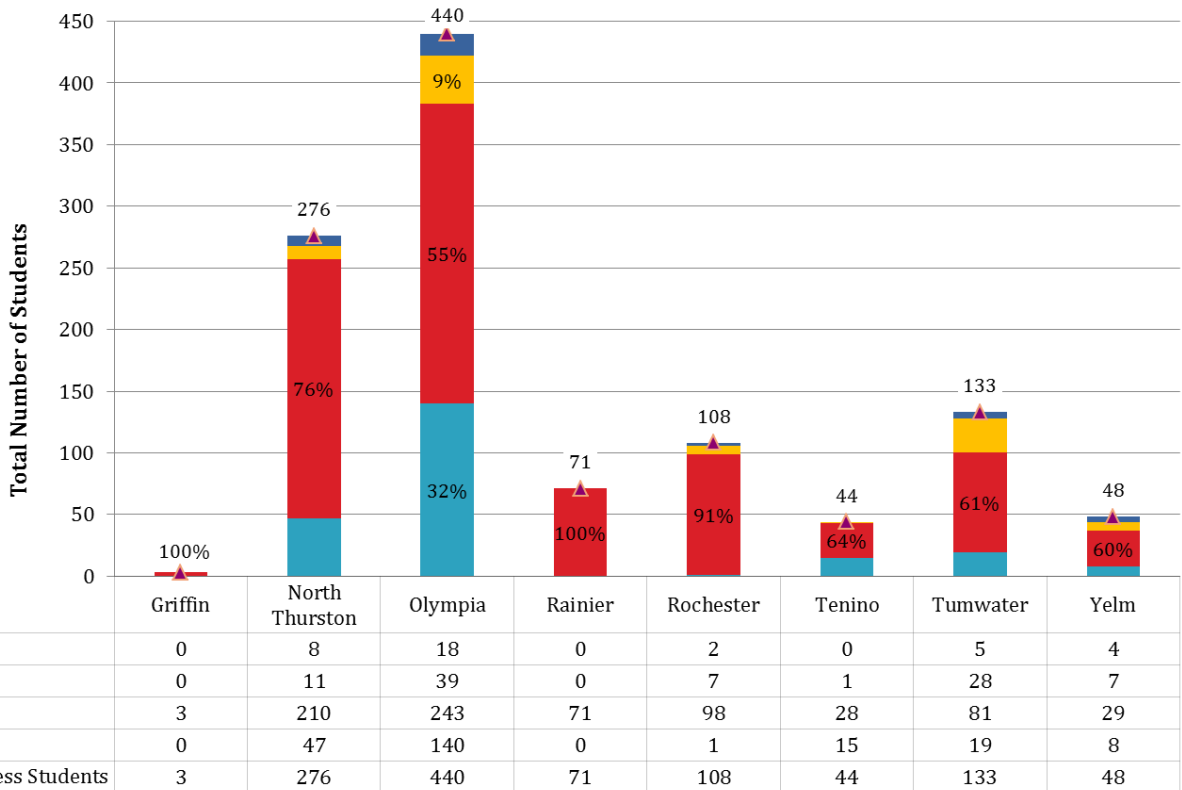
### 2013 Thurston County Urban District Report K-12

Data derived from the Office of Superintendent of Public Instruction (OSPI)



### 2013 Thurston County Homeless Students by District: Where They Stay

Reported in 2013 by the Office of Superintendent of Public Instruction (OSPI)



## Bibliography Sources

- **Thurston Regional Planning Council (TRPC)**, *The Profile* covers regional issues on population and demographics, employment, economics, governance and social services. *The Profile* is a heavily-used community resource document that provides a thorough overview of Thurston County on a year-to-year basis.  
**Address:** 2424 Heritage Court SW, Suite A, Olympia, Washington 98502  
**Telephone:** 360-956-7575 | **website:** <http://www.trpc.org/Pages/default.aspx>
- **Thurston County Economic Development Council (EDC)** is *The Thurston Economic Vitality Index (EVI)*, produced by the EDC, in collaboration with St. Martin's University and J Robertson and Company, provides an annual snapshot of economic conditions in the County. It's an established resource that tracks the performance of many leading economic indicators,.  
**Address:** 665 Woodland Square Loop #201, Lacey, WA 98503  
**Telephone:** 360-754-6320 | **website:** <http://www.thurstonedc.com/>
- **City of Olympia Housing Program** - Research by Staff and Interns Krosbie Arnold and Deandra Orr.  
**Address:** 601 4th Avenue, Olympia WA 98501  
**Telephone:** 360-753-8184 | **website:** <http://www.olympiawa.gov>
- **Washington State Department of Commerce Research Division** - Provides research services for the City of Olympia via Inter-local Agreement.  
**Address:** 1011 Plum Street, SE, Olympia WA 98501  
**Telephone:** 360-725-4000 | **website:** [www.commerce.wa.gov](http://www.commerce.wa.gov)
- **Washington Center for Real Estate Research (WCER) @ Runstad Center for Real Estate Studies/University of Washington.** The WCER is an industry-focused research institute that provides data on the Washington state housing conditions, including the rental housing market. Reports can be found online.  
**Website:** [www.wcer.wsu.edu](http://www.wcer.wsu.edu)
- **2013 Thurston County Homeless Point-In-Time Report** [www.co.thurston.wa.us/health](http://www.co.thurston.wa.us/health)
- **Apartment Insight Washington**—Apartment Insight replaces Dupre & Scott as the primary apartment vacancy report in Washington state.  
**Website:** [www.apartmentinsightswa.com](http://www.apartmentinsightswa.com)

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**Copies of source materials available upon request**

**For more information:** M. ANNA SCHLECHT, City of Olympia Housing Program Manager  
601 4<sup>th</sup> Avenue East | Olympia WA 98501 | [aschlech@ci.olympia.wa.us](mailto:aschlech@ci.olympia.wa.us) | 360-753-8183 (p)

# Appendix F: Monitoring Plan

## Urban County CDBG Program

### **Subrecipient Monitoring for CDBG Recipients**

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

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

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

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

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

### **Monitoring Activities**

#### ***Risk Assessment Process***

Each year, Housing and Community Renewal will monitor and assess each funded activity to determine the degree to which an activity or subrecipient is at risk of noncompliance with CDBG program requirements. Some activities may warrant additional visits where conditions exist that indicate an activity may be high risk. In an effort to address these potential problem areas, Thurston County will utilize a risk assessment process to aid in determining the timing and frequency of monitoring visits required for individual activities. Projects which are determined by this process to be higher risk would then be monitored before, and likely more frequently than, lower risk projects.



### ***Desk Monitoring***

Desk monitoring is an ongoing process of reviewing subrecipient performance using all available data and documentation in making assessments of subrecipient performance and compliance with CDBG requirements. This process takes place within the offices of the Housing and Community Renewal program and does not generally involve subrecipient participation beyond submission of requested information. The following are among the sources of information that may be used in making determinations during the desk monitoring process:

- Requests for reimbursement and accompanying source documents;
- Audit reports;
- Staff reports from prior monitoring visits;
- Client/citizen comments and complaints;
- Information provided by other federal, state, county, and local agencies;
- Subrecipient responses to monitoring and/or audit findings;
- Original grant application;
- Subrecipient Agreement (as amended);
- Quarterly progress reports; and
- Litigation.

### ***Capital Facilities Activities***

In addition to the above, monitoring of capital facilities activities occurs at several key points in the grant and construction process including but not limited to:

- 1) Environmental review process;
- 2) When the Subrecipient Agreement is written;
- 3) As design and procurement takes place;
- 4) At a scheduled pre-construction meeting with selected construction contractor;
- 5) At construction site for compliance monitoring of Davis Bacon and Related Acts regulations and contractors employee wage interviews;
- 6) Quarterly report for progress;
- 7) Careful review of cost reimbursement requests for appropriateness; and
- 8) At substantial completion and project close-out.

Grant agreements for capital projects will be executed following the completion of the environmental review of the project. Capital projects will be monitored at least quarterly to assess progress. Project monitoring is increased proportional to need. An example would be the case when a project triggers additional reporting requirements such as the need for weekly payroll reports for proof of federal prevailing wage compliance. Prior to approval, County staff will review all vouchers and backup documentation for payment. Environmental, lead-based paint inspections and contractor debarment issues will be reviewed with agency project managers at the beginning of each project. Public facilities projects involving real property are typically secured by recorded trust documents that specify the return of grant funds if the property changes to an ineligible use within a specified period.

### ***Use of Information***

The information provided to the Division will be used to observe patterns, changes, etc. in subrecipient activity and to identify any problems or potential problems and program status and accomplishments. Analysis of the data provided may indicate the need for on-site monitoring visits by the program staff to resolve issues of noncompliance or programmatic concerns.

### ***On-Site Monitoring***

In addition to the desk monitoring process, the program staff will conduct at least one on-site monitoring of each CDBG activity per month. Activities considered to be high risk will receive on-site monitoring first to head off any potential areas of noncompliance and provide the subrecipient with any technical assistance necessary to ensure compliance with CDBG requirements. Medium and low risk activities will receive on-site monitoring visits at the earliest possible date after all high risk activities have been monitored. Medium risk activities will receive monitoring priority over low risk activities. The program staff will notify subrecipients by mail of the time and date for their scheduled on-site monitoring visit. Notification will be provided approximately two weeks prior to the scheduled visit and will include identification of the areas to be monitored, any documentation to be made available and key staff that may need to be present.

### ***Monitoring Areas***

The Housing and Community Renewal Division will generally review some or all of the areas identified below during the monitoring visit. Other areas for review may apply depending on activity type, subrecipient, etc. The extent of the review of these areas will vary from one activity to another.

- Project Progress
- Project Benefit
- Financial Management Systems
- Procurement Standards
- Income Verification
- Individual Client Files
- Complaint Procedures
- Employee Records
- Minority and Women-Owned Business
- Section 504/Handicap Accessibility
- Requirements
- Record Keeping Systems
- Property Acquisition/Relocation
- Labor Compliance
- Contract Management
- Beneficiary Documentation
- Lobbying/Political Activity
- Professional Services
- Compliance
- Civil Rights

- State or Independent Audit Results
- Program Policies and Procedures

### ***Monitoring Visit***

When conducting an on-site monitoring visit, the Housing and Community Renewal Division will:

- 1) Conduct an entrance interview with key staff involved in conducting the activity.
- 2) Review all pertinent subrecipient files, including any third party contractor files, for necessary documentation.
- 3) Interview appropriate officials and employees of the subrecipient organization, and other parties as appropriate, to discuss the subrecipient's performance.
- 4) Visit the project site(s) or a sampling of the projects being conducted.
- 5) Discuss with the subrecipient any discrepancies resulting from the review of files, interviews, and site visits.
- 6) Conduct an exit interview with the appropriate officials and/or staff of the subrecipient organization to discuss the findings of the monitoring visit.

### ***Monitoring Results***

An official letter reporting the results of the monitoring visit will be sent to the authorized agency official (director, mayor, etc.) within 30 days of the monitoring visit. This letter will generally contain the following information:

- Project number and name of the activity monitored
- Date(s) of monitoring visit
- Name(s) of Housing and Community Renewal staff who conducted monitoring visit
- Scope of the monitoring visit
- Names of agency officials and staff involved in the monitoring visit
- Findings and results of the monitoring visit, both positive and negative, supported by facts considered in reaching the conclusions
- Specific recommendations or corrective actions to be taken by the subrecipient
- Time frame for completion of necessary action(s)
- If appropriate, an offer of technical assistance

### ***Follow-up Action***

If concerns or findings identified during the monitoring visit require corrective action by the subrecipient, those actions must be completed by the subrecipient within the time frame mandated in the monitoring letter. In the event that the subrecipient fails to meet a target date for making required actions, a written request for response will be sent to the authorized agency official.

The County may withhold further payment to the subrecipient if a subrecipient has not sufficiently responded within 30 days from the corrective actions deadline, submitted the required responses and/or taken the required corrective action. Further, those corrective actions and/or responses must be acceptable to the County. If responses or corrective actions are determined to be unacceptable, the County may continue to withhold funds until satisfactory actions are taken.

### ***Resolving Monitoring Findings***

The Housing and Community Renewal Program will mail a letter to the authorized official of the agency stating that the findings are resolved when reviews of all documentation of corrective actions taken by the subrecipient indicate that the identified concerns or findings have been corrected to the satisfaction of the program.

## HOME Program

### **Objectives**

The objective of the Thurston County HOME Monitoring Plan is to establish standards for evaluating and reporting a subrecipient's compliance with program requirements. Thurston County will conduct on-site reviews to verify accuracy of records/documents, review program policies and procedures, conduct housing inspections, and evaluate overall administrative compliance to HOME Regulations.

### **Monitoring Format**

A written report will be prepared and provided to the subrecipient following the completion of each monitoring review. The report will include the following information:

- An explanation of the purpose and scope of the review;
- A list of findings, comments, recommendations, and corrective actions to be taken;
- A list of the client files reviewed;
- A list of the houses/units inspected;
- A summary of project funds expended to date;
- An evaluation of project performance to date; and
- A time frame for taking corrective action.

### **Monitoring Compliance**

HOME activities (CHDO, Homeowner Rehabilitation Home Ownership and Rental Housing) will be evaluated on the basis of the following program areas:

- Adherence to HOME guidelines, procedures, and regulations;
- Subrecipient's administrative plan, Scope of Work, and program policies and procedures;
- Overall administration and management;
- Fair Housing;
- Housing Quality Standard Inspections;
- Davis-Bacon and Lead Based Paint, if applicable; and
- Environmental Review.

### **Pre-Monitoring Preparation**

Prior to an on-site monitoring visit, the County will provide written notification of the visit to the subrecipient. The notice will provide the following information:

- The date(s) and time of the visit;
- A copy of the monitoring checklist;
- A list of the properties to be inspected and client files to be reviewed;
- The subrecipient will be asked to provide the County with the following:
  - Disbursement and expenditure reports;
  - Agreements/contracts;
  - Policy guidelines and procedures, administrative plans, and operation manuals; and
  - Beneficiary and HMIS data.

### **Annual Monitoring and Inspection Process**

The Thurston County Housing Coordinator will provide program monitoring over three phases:

1. Contract Development Phase
  - Ensuring that projects are consistent with the Consolidated Plan;
  - Ensuring that all Environmental Review requirements have been met; and
  - Ensuring clients are income-eligible.
2. Development Phase
  - Ensuring that project costs, budgets, and timelines are adhered to; and
  - Ensuring conformance to HOME standards through periodic property inspections.
3. Post-Development Phase (Long-Term)
  - The duration and frequency of on-sight subrecipient monitoring and inspections is based on the length of the affordability period and the total number of project units.

## Olympia CDBG Program

The City of Olympia utilizes the following monitoring tools to ensure compliance with all applicable local, state and federal laws and regulations:

**A. CDBG Program Compliance:** City CDBG Program is operated as per federal regulations found at 24 CFR Part 570. Throughout the program year, Housing Program staff work closely with HUD officials, CDBG consultants and the City attorney's office review and enhance compliance with applicable statute and regulations. Housing Program staff also consult with other CDBG-funded programs to find appropriate models for administering the CDBG program. Staff also work closely with the State Auditor's staff who conduct the annual single audit on behalf of the federal department of HUD to continually improve the City's CDBG regulatory compliance and procedures.

**B. CDBG Contract Compliance:** All programs and projects that receive CDBG funds will be subject to Performance Agreements that stipulate full compliance with all CDBG and other applicable regulations. Performance Agreements are subject to full legal preview prior execution and State auditor review following the program year.

**C. Periodic Progress Reports:** Public Service and Micro-Enterprise activity subrecipients will be required to submit progress reports on their performance measurements along with all requests for reimbursement.

**D. Annual On-site Monitoring of CDBG Subrecipients:** Each subrecipient that has received CDBG funding for approved activities will be formally monitored during the July through August period of the fiscal year.

### **Subrecipient Monitoring for CDBG Recipients**

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

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

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

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

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

### **Monitoring Activities**

#### ***Risk Assessment Process***

Each year, the City Housing Program will monitor and assess each funded activity to determine the degree to which an activity or subrecipient is at risk of noncompliance with CDBG program requirements. Some activities may warrant additional visits where conditions exist that indicate an

activity may be high risk. In an effort to address these potential problem areas, The City will utilize a risk assessment process to aid in determining the timing and frequency of monitoring visits required for individual activities. Projects which are determined by this process to be higher risk would then be monitored before, and likely more frequently than, lower risk projects.

### ***Desk Monitoring***

Desk monitoring is an ongoing process of reviewing subrecipient performance using all available data and documentation in making assessments of subrecipient performance and compliance with CDBG requirements. This process takes place within the City offices and does not generally involve subrecipient participation beyond submission of requested information. The following are among the sources of information that may be used in making determinations during the desk monitoring process:

- Requests for reimbursement and accompanying source documents;
- Audit reports;
- Staff reports from prior monitoring visits;
- Client/citizen comments and complaints;
- Information provided by other federal, state, county, and local agencies;
- Subrecipient responses to monitoring and/or audit findings;
- Original grant application;
- Subrecipient Agreement (as amended);
- Quarterly progress reports; and
- Litigation (if any).

### ***Capital Facilities Activities***

In addition to the above, monitoring of capital facilities activities occurs at several key points in the grant and construction process including but not limited to:

- 1) Environmental review process;
- 2) When the Subrecipient Agreement is written;
- 3) As design and procurement takes place;
- 4) At a scheduled pre-construction meeting with selected construction contractor;
- 5) At construction site for compliance monitoring of Davis Bacon and Related Acts regulations and contractors employee wage interviews;
- 6) Quarterly report for progress;
- 7) Careful review of cost reimbursement requests for appropriateness; and
- 8) At substantial completion and project close-out.

Grant agreements for capital projects will be executed following the completion of the environmental review of the project. Capital projects will be monitored at least quarterly to assess progress. Project monitoring is increased proportional to need. An example would be the case when a project triggers additional reporting requirements such as the need for weekly payroll reports for proof of federal prevailing wage compliance. Prior to approval, City staff will review all vouchers and backup documentation for payment. Environmental, lead-based paint inspections, and contractor debarment issues will be reviewed with agency project managers at the beginning of each project. Public facilities projects involving real property are typically secured by recorded trust documents that specify the return of grant funds if the property changes to an ineligible use within a specified period.

### ***Use of Information***

The information provided to City staff will be used to observe patterns, changes, etc. in subrecipient activity and to identify any problems or potential problems and program status and accomplishments. Analysis of the data provided may indicate the need for on-site monitoring visits by the program staff to resolve issues of noncompliance or programmatic concerns.

### ***On-Site Monitoring***

Each program year, City staff will conduct one or more on-site monitoring of each CDBG activity. Activities considered to be high risk will receive on-site monitoring first to address potential areas of noncompliance and provide the subrecipient with any technical assistance necessary to ensure compliance with CDBG requirements. Medium and low risk activities will receive on-site monitoring visits at the earliest possible date after all high risk activities have been monitored. Medium risk activities will receive monitoring priority over low risk activities. The program staff will notify subrecipients by email of the time and date for their scheduled on-site monitoring visit. Notification will be provided approximately two weeks prior to the scheduled visit and will include identification of the areas to be monitored, any documentation to be made available and key staff that may need to be present.

### ***Monitoring Areas***

The City Housing Program will generally review some or all of the areas identified below during the monitoring visit. Other areas for review may apply depending on activity type, subrecipient, etc. The extent of the review of these areas may vary from one activity to another.

- Project Progress
- Project Benefit
- Financial Management Systems
- Procurement Standards
- Income Verification
- Individual Client Files
- Complaint Procedures
- Employee Records
- Minority and Women-Owned Business
- Section 504/Handicap Accessibility
- Requirements
- Record Keeping Systems
- Property Acquisition/Relocation
- Labor Compliance
- Contract Management
- Beneficiary Documentation
- Lobbying/Political Activity
- Professional Services
- Compliance
- Civil Rights



- State or Independent Audit Results
- Program Policies and Procedures

### **Monitoring Visit**

When conducting an on-site monitoring visit, the City Housing Program will visit the service agency or other location of CDBG subrecipient with a CDBG Program monitoring check-list:

- 1) Conduct an entrance interview with key staff involved in conducting the activity.
- 2) Review all pertinent subrecipient files, including any third party contractor files, for necessary documentation.
- 3) Interview appropriate officials and employees of the subrecipient organization, and other parties
- 4) as appropriate, to discuss the subrecipient's performance.
- 5) Visit the project site(s) or a sampling of the projects being conducted.
- 6) Conduct a spot check of randomly selected reimbursement requests (to be compared to agency record-keeping)
- 7) Conduct a spot check of randomly selected intake or other case-management files to ensure eligibility of beneficiary
- 8) Conduct a spot check of randomly selected program activity documentation to ensure eligibility for funding.
- 9) Discuss with the subrecipient any discrepancies resulting from the review of files, interviews, and site visits.
- 10) Conduct an exit interview with the appropriate officials and/or staff of the subrecipient organization to discuss the findings of the monitoring visit.
- 11) Take photos if appropriate.

### **Monitoring Results**

Following the monitoring visit, City staff will compile all notes, documentation and other materials into a formal Monitoring Report to be filed in the project file. City staff will send an official letter reporting the results of the monitoring visit will be sent to the authorized agency representative within 30 days of the monitoring visit. This letter will generally contain the following information:

- Project number and name of the activity monitored;
- Date(s) of monitoring visit;
- Name(s) of City staff who conducted monitoring visit;
- Scope of the monitoring visit;
- Names of agency officials and staff involved in the monitoring visit;
- Findings and results of the monitoring visit, both positive and negative, supported by facts considered in reaching the conclusions;
- Specific recommendations or corrective actions to be taken by the subrecipient;
- Time frame for completion of necessary action(s); and
- If appropriate, an offer of technical assistance.

### ***Follow-up Action***

If concerns or findings identified during the monitoring visit require corrective action by the subrecipient, those actions must be completed by the subrecipient within the time frame mandated in the monitoring letter. In the event that the subrecipient fails to meet a target date for making required actions, a written request for response will be sent to the authorized agency official.

The City may withhold further payment to the subrecipient if a subrecipient has not sufficiently responded within 30 days from the corrective actions deadline, submitted the required responses and/or taken the required corrective action. Further, those corrective actions and/or responses must be acceptable to the City. If responses or corrective actions are determined to be unacceptable, the City may continue to withhold funds until satisfactory actions are taken.

### ***Resolving Monitoring Findings***

The City Housing Program will mail a letter to the authorized official of the agency stating that the findings are resolved when reviews of all documentation of corrective actions taken by the subrecipient indicate that the identified concerns or findings have been corrected to the satisfaction of the program.

# Appendix G: Anti-Displacement and Anti-Relocation Policy

## Anti-Displacement and Anti-Relocation Policy

Thurston County and the City of Olympia will replace all occupied and vacant occupiable low/moderate-income dwelling units demolished or converted to a use other than as low/moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.496a(c) (b).

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. Before obligation or expending funds that will directly result in such demolition or conversion, Thurston County will make public and submit to the state or Washington the following information in writing:

A description of the proposed assisted activity.

- 1) The location on a map and the number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for low/moderate-income dwelling units as direct result of the assisted activity.
- 2) A time schedule for the commencement and completion of the demolition or conversion.
- 3) The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units.
- 4) The source of funding and a time schedule for the provisions of replacement dwelling units.
- 5) The basis for concluding that each replacement dwelling unit will remain low/moderate-income dwelling unit for at least ten years from the date of initial occupancy.
- 6) Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a two-bedroom unit with two one-bedroom units) is consistent with the housing needs of low/moderate income households in the jurisdiction.

Thurston County and City of Olympia will provide relocation assistance, as described in 570.496a9c(2), to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, Thurston County and City of Olympia will take the following steps to minimize the displacement of persons from their homes:







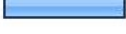





- 1) Use CDBG funds to provide seed money grants or loans, long-term mortgage loans and favorable rates, or capital grants to tenant groups of multi-family buildings to help them convert to cooperatives.
- 2) Stage rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, working with empty buildings or groups of empty units first so they can be rehabilitated first and tenants moved in before rehabilitation, working with empty buildings or groups of empty units first so they can be rehabilitated first and tenants moved in before rehabilitation on occupied units or buildings is begun.
- 3) Establish temporary relocation facilities in order to house families whose displacement will be of short duration, so they can move back to their neighborhoods after rehabilitation or new construction.

- 4) Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burdens on long-established owners or on tenants of multi-family buildings.
- 5) Establish counseling centers operated by the county or non-profit organizations to assist homeowners and renters to understand the range of assistance that may be available to help them in staying in the area in face of revitalization pressures.
- 6) Establish a program of grants or deferred loans for rehabilitation of repairs to property owners who agree to limit rent increases for five to ten years.
- 7) Develop displacement watch systems in cooperation with neighborhood organizations to continuously review neighborhood development trends, identify displacement problems and identify individuals facing displacement who need assistance.
- 8) Adopt policies, which help to ensure certain rights for tenants faced with condominium or cooperative conversions.
- 9) Consider the adoption of tax assessment policies to reduce the impact of rapidly increasing assessments on lower-income occupants or tenants in revitalizing areas, such as; (a) deferred neighborhood-wide reassessments if area has not yet been extensively upgraded; or (b) targeting public improvements into several other neighborhoods with potential for revitalization; and (c) conduction of advertising campaigns to attract interest in other neighborhoods.

# Appendix H: Survey Results

## Regional Consolidated Plan Survey

### 1. Keeping these goals in mind, what are the three biggest challenges facing the region in general?

		Response Percent	Response Count
It's too expensive to buy a home		25.4%	81
There isn't enough affordable rental housing		42.6%	136
Existing houses are in poor physical condition		14.7%	47
There are too few facilities for people with special needs		14.1%	45
There aren't enough services for homeless people		29.8%	95
There isn't enough social service funding in general		41.1%	131
Roads and sidewalks need to be improved		19.4%	62
Public infrastructure needs to be repaired or expanded		16.6%	53
There aren't enough parks and open spaces		5.0%	16
It's too hard to start a small business		15.0%	48
<b>There aren't enough jobs</b>		<b>46.1%</b>	<b>147</b>
Other (please specify)		9.7%	31
		<b>answered question</b>	<b>319</b>
		<b>skipped question</b>	<b>0</b>

## Appendix H: Survey Results

2. Affordable Housing					
	High	Medium	Low	No need	Rating Count
Owner-occupied Home Repair	15.7% (39)	<b>53.4% (133)</b>	26.5% (66)	4.4% (11)	249
Renter-occupied Home Repair	21.7% (54)	<b>56.6% (141)</b>	18.1% (45)	3.6% (9)	249
Code Enforcement	20.9% (50)	<b>39.7% (95)</b>	34.7% (83)	4.6% (11)	239
Homeowner Downpayment Assistance	37.3% (91)	<b>37.7% (92)</b>	20.5% (50)	4.5% (11)	244
Development of New Owner-Occupied Housing	14.4% (35)	32.5% (79)	<b>39.9% (97)</b>	13.2% (32)	243
Development of New Renter-Occupied Housing	18.6% (46)	<b>39.3% (97)</b>	34.0% (84)	8.1% (20)	247
Homeless/Transitional Housing	<b>58.8% (150)</b>	25.1% (64)	11.0% (28)	5.1% (13)	255
Tenant Based Rental Assistance/Housing Vouchers	<b>51.6% (131)</b>	29.5% (75)	15.7% (40)	3.1% (8)	254
Housing Facilities for Persons with Special Needs	42.1% (104)	<b>44.9% (111)</b>	10.5% (26)	2.4% (6)	247
Other	<b>48.6% (18)</b>	18.9% (7)	8.1% (3)	24.3% (9)	37
				If other, please specify:	26
				<b>answered question</b>	<b>265</b>
				<b>skipped question</b>	<b>54</b>



<b>3. Social Services</b>					
	<b>High</b>	<b>Medium</b>	<b>Low</b>	<b>No need</b>	<b>Rating Count</b>
Employment Services (e.g., Job Training)	<b>51.2% (132)</b>	39.1% (101)	8.9% (23)	0.8% (2)	258
Crime Prevention and Public Safety	30.7% (79)	<b>50.6% (130)</b>	17.5% (45)	1.2% (3)	257
Child Care	37.9% (97)	<b>47.7% (122)</b>	14.5% (37)	0.0% (0)	256
Health Services	<b>52.0% (133)</b>	39.1% (100)	9.0% (23)	0.0% (0)	256
Services for Homeless Persons	<b>52.5% (136)</b>	30.5% (79)	12.0% (31)	5.0% (13)	259
Substance Abuse Services (e.g., Counseling and Treatment)	<b>45.5% (116)</b>	36.9% (94)	16.5% (42)	1.2% (3)	255
Fair Housing Counseling	17.6% (44)	<b>47.2% (118)</b>	32.4% (81)	2.8% (7)	250
Education Programs	29.0% (74)	<b>49.8% (127)</b>	19.6% (50)	1.6% (4)	255
Energy Conservation	28.2% (72)	<b>43.1% (110)</b>	26.7% (68)	2.0% (5)	255
Welfare Services (Excluding Income Payments)	25.7% (64)	<b>44.2% (110)</b>	24.5% (61)	5.6% (14)	249
Services for Senior Citizens	34.5% (88)	<b>47.8% (122)</b>	16.9% (43)	0.8% (2)	255
Recreational Services	11.4% (29)	37.3% (95)	<b>41.6% (106)</b>	9.8% (25)	255
Other	<b>40.0% (10)</b>	12.0% (3)	8.0% (2)	<b>40.0% (10)</b>	25
				If other, please specify:	16
				<b>answered question</b>	<b>269</b>
				<b>skipped question</b>	<b>50</b>

## Appendix H: Survey Results

4. Public Facilities					
	High	Medium	Low	No need	Rating Count
Homeless Shelters	<b>55.2% (144)</b>	27.2% (71)	12.3% (32)	5.4% (14)	261
Domestic Violence Shelters	39.9% (103)	<b>45.3% (117)</b>	13.2% (34)	1.6% (4)	258
Senior Citizen Centers	20.3% (52)	<b>48.4% (124)</b>	27.7% (71)	3.5% (9)	256
Youth Centers	42.9% (112)	<b>45.2% (118)</b>	10.3% (27)	1.5% (4)	261
Centers for the Disabled	25.7% (65)	<b>53.8% (136)</b>	19.0% (48)	1.6% (4)	253
Child Care Centers/Preschool Daycare	28.9% (73)	<b>45.8% (116)</b>	24.5% (62)	0.8% (2)	253
Parks & Recreation Facilities	14.9% (39)	34.1% (89)	<b>42.1% (110)</b>	8.8% (23)	261
Parking Facilities	10.2% (26)	32.8% (84)	<b>40.6% (104)</b>	16.4% (42)	256
Remove Barriers to Persons with Disabilities	23.1% (58)	<b>44.2% (111)</b>	28.3% (71)	4.4% (11)	251
Public Transportation	34.5% (91)	<b>39.0% (103)</b>	23.5% (62)	3.0% (8)	264
Other	42.1% (8)	5.3% (1)	5.3% (1)	<b>47.4% (9)</b>	19
				If other, please specify:	10
				<b>answered question</b>	<b>269</b>
				<b>skipped question</b>	<b>50</b>

## 5. Infrastructure

	High	Medium	Low	No need	Rating Count
Water System Improvements	11.6% (29)	41.4% (103)	<b>41.8% (104)</b>	5.2% (13)	249
Sidewalk Improvements	24.0% (61)	<b>43.3% (110)</b>	28.3% (72)	4.3% (11)	254
Sewer Improvements	12.7% (31)	<b>44.9% (110)</b>	38.0% (93)	4.5% (11)	245
Flood Prevention/Drainage Improvements	25.3% (64)	<b>42.7% (108)</b>	29.2% (74)	2.8% (7)	253
Other	<b>45.8% (11)</b>	8.3% (2)	8.3% (2)	37.5% (9)	24
				If other, please specify:	16
				<b>answered question</b>	<b>261</b>
				<b>skipped question</b>	<b>58</b>







## 6. Economic Development

	High	Medium	Low	No need	Rating Count
Loans to Businesses that Employ Low-Income People	<b>45.1% (114)</b>	40.3% (102)	13.4% (34)	1.2% (3)	253
Business Support Services	29.1% (72)	<b>44.9% (111)</b>	23.9% (59)	2.0% (5)	247
Small Business Loans and Training	37.8% (94)	<b>46.2% (115)</b>	13.3% (33)	2.8% (7)	249
Other	<b>47.6% (10)</b>	9.5% (2)	4.8% (1)	38.1% (8)	21
				If other, please specify:	14
				<b>answered question</b>	<b>257</b>
				<b>skipped question</b>	<b>62</b>






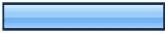

<b>7. If you had to choose one area to focus on in each of the next five years, what would it be?</b>						
	<b>Affordable Housing</b>	<b>Social Services</b>	<b>Public Facilities</b>	<b>Infrastructure</b>	<b>Economic Development</b>	<b>Rating Count</b>
2013	27.7% (74)	30.3% (81)	1.9% (5)	8.6% (23)	<b>31.5% (84)</b>	267
2014	24.5% (65)	26.0% (69)	3.4% (9)	12.1% (32)	<b>34.0% (90)</b>	265
2015	25.5% (67)	21.3% (56)	11.8% (31)	14.8% (39)	<b>26.6% (70)</b>	263
2016	<b>21.8% (57)</b>	21.4% (56)	17.9% (47)	<b>21.8% (57)</b>	17.2% (45)	262
2017	21.0% (55)	<b>21.4% (56)</b>	17.9% (47)	19.5% (51)	20.2% (53)	262
<b>answered question</b>						<b>267</b>
<b>skipped question</b>						<b>52</b>

**8. If the region's CDBG and HOME programs get \$1.15 million next year, how would you spend it? In this exercise, you can only fund six activities total, so there should only be one checkmark in each column.**

	\$50,000	\$100,000	\$100,000	\$200,000	\$300,000	\$400,000	Rating Count
Rehabilitation loans for low income homeowners	16.4% (19)	17.2% (20)	9.5% (11)	21.6% (25)	<b>22.4%</b> (26)	19.0% (22)	116
Rehabilitation loans for affordable rental units	12.8% (14)	12.8% (14)	12.8% (14)	22.0% (24)	<b>23.9%</b> (26)	15.6% (17)	109
Down-payment loans for low income homebuyers	13.2% (10)	11.8% (9)	18.4% (14)	21.1% (16)	13.2% (10)	<b>25.0%</b> (19)	76
Microenterprise loans and trainings	15.7% (16)	<b>19.6%</b> (20)	11.8% (12)	16.7% (17)	17.6% (18)	<b>19.6%</b> (20)	102
Homeless shelter for adults	8.3% (10)	15.8% (19)	19.2% (23)	20.0% (24)	<b>20.8%</b> (25)	15.8% (19)	120
Homeless shelter for families with children	4.6% (9)	9.2% (18)	13.8% (27)	19.5% (38)	21.5% (42)	<b>31.8%</b> (62)	195
Transitional housing for homeless youth	12.5% (19)	17.8% (27)	20.4% (31)	<b>22.4%</b> (34)	20.4% (31)	7.9% (12)	152
Shelter and counseling for victims of domestic violence	18.6% (21)	16.8% (19)	<b>28.3%</b> (32)	17.7% (20)	9.7% (11)	10.6% (12)	113
After-school programs for young people	<b>31.3%</b> (41)	16.8% (22)	19.1% (25)	16.8% (22)	6.9% (9)	9.9% (13)	131
Purchasing land so a non-profit organization can build new affordable housing	7.6% (6)	11.4% (9)	13.9% (11)	17.7% (14)	16.5% (13)	<b>39.2%</b> (31)	79
Outreach, referrals and counseling for people who need social services	<b>30.6%</b> (37)	18.2% (22)	19.0% (23)	10.7% (13)	16.5% (20)	7.4% (9)	121
Building or repairing downtown sidewalks	18.5% (10)	16.7% (9)	18.5% (10)	18.5% (10)	11.1% (6)	<b>20.4%</b> (11)	54
Other (please specify below)	16.0% (4)	24.0% (6)	16.0% (4)	12.0% (3)	12.0% (3)	<b>60.0%</b> (15)	25
						Other	37
						<b>answered question</b>	<b>249</b>
						<b>skipped question</b>	<b>70</b>







9. What are your living arrangements?			
		Response Percent	Response Count
Homeowner		73.4%	188
Renter		21.9%	56
Live with family and friends		1.6%	4
Currently homeless		0.4%	1
At risk of homelessness		0.8%	2
Other (please specify)		2.0%	5
answered question			256
skipped question			63

**10. Where do you live?**

		Response Percent	Response Count
Olympia		47.6%	120
Lacey		7.9%	20
Tumwater		7.9%	20
Yelm		3.6%	9
Bucoda		0.0%	0
Rainier		0.0%	0
Tenino		2.0%	5
Unincorporated Thurston County		25.8%	65
Other (please specify below)		5.2%	13
		Other	15
		answered question	252
		skipped question	67









**11. In what ZIP code is your residence located?**

	Response Count
	247
	answered question
	247
	skipped question
	72






12. How many people (including yourself) live in your household?			
		Response Percent	Response Count
1		12.1%	31
2		35.5%	91
3		26.6%	68
4		18.8%	48
5		5.9%	15
6 or more		1.2%	3
<b>answered question</b>			<b>256</b>
<b>skipped question</b>			<b>63</b>









**13. Are you:(Please pick the best answer that describes your interest in this survey.)**

		Response Percent	Response Count
Concerned citizen		40.2%	103
Social service provider		12.9%	33
Business owner		2.0%	5
Business employee		0.8%	2
Advocate		3.9%	10
Faith-based organization member		4.3%	11
Government staff or elected official		31.3%	80
Social services recipient		0.0%	0
Other (please specify)		4.7%	12
<b>answered question</b>			<b>256</b>
<b>skipped question</b>			<b>63</b>








**14. Based on the total combined income earned by you and people you lived with in 2012, was your household:**

		Response Percent	Response Count
Low Income		14.3%	36
Very Low Income		6.3%	16
Extremely Low Income		2.8%	7
<b>Not Low Income</b>		<b>75.4%</b>	<b>190</b>
Don't Know		1.2%	3
<b>answered question</b>			<b>252</b>
<b>skipped question</b>			<b>67</b>




**15. If you work in a social service, nonprofit or other type of organization, are the people that you serve generally:**

		Response Percent	Response Count
Low Income		7.8%	15
Very Low Income		18.2%	35
Extremely Low Income		22.4%	43
<b>Some Low Income and Some Not Low Income</b>		<b>30.7%</b>	<b>59</b>
Not Low Income		7.3%	14
Don't Know		13.5%	26
<b>answered question</b>			<b>192</b>
<b>skipped question</b>			<b>127</b>

**16. Race/Ethnicity (Choose all that apply)**

		Response Percent	Response Count
White		91.6%	230
African American		4.8%	12
American Indian		4.0%	10
Asian		3.6%	9
Pacific Islander		1.2%	3
Hispanic or Latino/a		2.8%	7
Other (please specify)		2.0%	5
<b>answered question</b>			<b>251</b>
<b>skipped question</b>			<b>68</b>

**17. Sex/Gender Identity**

		Response Percent	Response Count
Female		62.9%	158
Male		36.7%	92
Transgender		0.4%	1
<b>answered question</b>			<b>251</b>
<b>skipped question</b>			<b>68</b>

## Appendix H: Survey Results



### 18. Sexual Orientation

		Response Percent	Response Count
Heterosexual (straight)		93.4%	226
Gay		0.8%	2
Lesbian		2.5%	6
Bisexual		3.3%	8
answered question			242
skipped question			77

### 19. Age Range

		Response Percent	Response Count
Younger than 15		0.0%	0
15 - 24		1.7%	4
25 - 34		14.6%	35
35 - 44		20.4%	49
45 - 54		32.1%	77
55 - 64		23.3%	56
65 - 74		7.9%	19
Older than 75		0.0%	0
answered question			240
skipped question			79

**20. Are you disabled? (Under federal law, a disability is defined as the inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment(s) which can be expected to result in death, or which has lasted for at least one year.)**

		Response Percent	Response Count
Yes		6.0%	15
No		94.0%	236
answered question			251
skipped question			68

**21. Is there anything else you'd like to tell us about community development needs in the region?**

	Response Count
	67
answered question	67
skipped question	252

# Appendix I: Public Comments

## Public Comments

This section will be completed following the public comment periods concluding on June 30 and July 2, and will be available in the final plan.