

CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In this First year of the current Five (5) Year Consolidated Plan (2018 – 2022), the City has invested CDBG funds in the two priority activities of Land Acquisition for housing development and social services (aka public services). Several other prior year projects were also completed during this program year. One significant activity – the Salvation Army Day Center was cancelled, although it appears likely that this project will continue with private funding. Additionally, the City has maintained an emphasis on economic development through small business training and technical assistance in order to expand economic opportunities.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	5-Year Plan Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$99441	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10 Renter Units 8 Owner occupied units	0	0%	0	0	0%

Affordable Housing	Affordable Housing	CDBG: \$99441	Rental units rehabilitated	Household Housing Unit	50	10	20%	0	0	0%
Affordable Housing	Affordable Housing	CDBG: \$99441	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0%	0	0	0%
Economic Development	Non-Housing Community Development	CDBG: \$135000	Facade treatment/business building rehabilitation	Business	0	0	0%	8	4	50%
Economic Development	Non-Housing Community Development	CDBG: \$135000	Jobs created/retained	Jobs	0	30	30%	30	5	17%
Economic Development	Non-Housing Community Development	CDBG: \$135000	Businesses assisted	Businesses Assisted	120	91	72.80%	20	40	200%
Homeless Continuum of Care	Homeless		Homeless Person Overnight Shelter	Persons Assisted	2100	0	0%	0	0	0%
Homeless Continuum of Care	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	30	0	0%	0	0	0%
Homeless Continuum of Care	Homeless		Homelessness Prevention	Persons Assisted	600	0	0%	0	0	0%
Homeless Continuum of Care	Homeless		Housing for Homeless added	Household Housing Unit	150	0	0%	0	0	0%

Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$100000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	3357		0%	0	0%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$100000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	177		0	0	0%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$100000	Homeless Person Overnight Shelter	Persons Assisted	0	0	0	0	0	0
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$100000	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	0	0	0	0%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$100000	Homelessness Prevention	Persons Assisted	0	0	0	0	0	0%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$100000	Buildings Demolished	Buildings	2	0	0%	0	0	0%
Public Services	Non-Homeless Special Needs	CDBG: \$55000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	700	10770	1,538.57%	7,800	6,646	85%
Public Services	Non-Homeless Special Needs	CDBG: \$55000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0	0	0	0%

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

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

The two highest priority activities during the PY 2018 Annual Action Plan period were public facilities and housing rehabilitation. Given the 15% cap on public services, the City funded two activities – day center staffing at the Community Youth Services Rosie's Place facility and staffing for the Downtown Ambassador Program which provided critical outreach services to homeless and mentally ill street dependent people.. Affordable Housing was identified as the other priority CDBG Annual Action Plan activity. During PY2018, three affordable activities were undertaken to rehabilitate, or provide critical utility access to preserve 117 existing housing units. In addition to those priorities, the City maintained its emphasis on economic development and three activities were undertaken – a small business training and technical assistance programs that provided training for a total 40 individuals and their businesses. A related activity involved four (4) safety lighting safety projects based on a comprehensive downtown safety assessment intended to enhance the safety of downtown Olympia. Together, these three economic development activities created an aggregate of six (6) new FTE jobs for LMI people. Several other prior year activities were also completed during this program year.

The City did not make progress on the following strategies: No homeowner rehabilitation; fewer jobs created (6 versus the goal of 30); 40 businesses assisted not the goal of 125; no homeless shelters were directly funded; no homeless prevention was directly funded; no new housing units were added; and, no buildings were demolished to remove urban decay or spot blight. The primary reason for falling short of the goals is the limited amount of CDBG funding.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	4,990
Black or African American	197
Asian	233
American Indian or American Native	613
Native Hawaiian or Other Pacific Islander	113
Native & White	84
Asian & White	21
Black & White	248
Native American & Black	10
Other Multi-Racial	143
Total	6,646
Hispanic	1319
Not Hispanic	4,900

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

Narrative

The City's CDBG program benefited racial ethnic populations equivalent to our demography. Unfortunately, a significant number of social service beneficiaries of the Downtown Ambassador Program refused to self-identify their race or ethnicity.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public – federal	570,702.72	\$567,256.26

Table 3 - Resources Made Available

Narrative

35% of PY 2018 CDBG expenditures (\$138,320.31) were invested in the Downtown core for social services and economic development, while the affordable housing investments were made in other parts of the city.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Downtown & Scattered sites	%84 – Downtown and 16% Scattered Sites	%84 – Downtown and 16% Scattered Sites	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The original PY 2018 Annual Action Plan was intended to focus primarily on downtown Olympia given the high concentration of the lowest income households given the American Community Survey data showing this to be one of the lowest income census areas (Tract 101, Block 1).

Leveraging

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

Projects funded with Olympia's CDBG monies also receive funding from other sources, which "leverages" or matches with other fund sources to meet the needs in our community. This chart shows how the **City of Olympia leveraged an additional \$2,226,278** with federal CDBG funds in the amount of \$567,256 (fund sources shown below). The dollar amount in the far right column shows the leverage or match per CDBG dollar. Overall, for every CDBG dollar, an additional \$3.92 was leveraged as shown below:

Fund Source	Fund Amount	Percentage Total Funds	Leverage per CDBG Dollar
Federal: CDBG and Program Income	\$567,256	20%	
Local: City of Olympia Funds	\$575,428	21%	\$1.01
Local: Olympia Home Fund	\$1,000,000	36%	\$1.76
Local CIP* Funds	\$95,850	3%	\$0.17
Private Funds	\$25,000	1%	\$0.04
State Housing Finance Commission Land Acquisition Program	\$530,000	19%	\$0.93
TOTAL	\$2,793,534	100%	

There was no public land utilized in this year's CDBG Program.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	117
Number of households supported through Acquisition of Existing Units	0	0
Total	0	117

Table 6 – Number of Households Supported

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

The City has created a new local fund called the Olympia Home Fund to address our Affordable Housing goals. CDBG funds were focused on land acquisition for future housing construction; economic development activities and public services. Together, these combined funds helped to achieve the goals of Program Year 2018 as established in the Five-Year Consolidated Plan.

Discuss how these outcomes will impact future annual action plans.

The City will utilize the newly created local tax funded “Olympia Home Fund” to provide \$2,300,000 to expand the City’s capacity to create new affordable housing, rehabilitate existing units and provide direct homeless shelter assistance. The City will also adjust its annual goals to better reflect the available resources.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	6,646	0
Low-income	5	0
Moderate-income	2	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

The City has very limited CDBG funds available on an annual basis, as result the City can only undertake only a few affordable housing projects. During the PY 2018 Annual Action Plan period, the City launched a local tax-funded ballot measure called the Home Fund to raise 2,300,000 annually for the purpose of expanding resources for affordable housing. During PY 2018 \$1,000,000 was raised and allocated.

CDBG beneficiaries during PY 2018 were predominantly extremely low-income residents of the Downtown Ambassador and Rosie’s Place programs, with the beneficiaries of the package of economic development activities benefiting low and moderate income peoples.

In the other priority activity, the social services benefited extremely low-income homeless and mentally ill clients of the Day Center or the Downtown Ambassador Program.

Conversely, the beneficiaries of the two small business training programs and the Downtown Safety Program (the Olympia Downtown Alliance Safety Program) were five (5) FTE new employees who were low- and moderate-income. Please note: there were an additional three (3) jobs created via the business training program that were not included due to employee concerns on financial privacy.

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

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

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

The Downtown Ambassador Program and the Community Youth Services Day Center projects provided significant resources for unsheltered homeless people.

Addressing the emergency shelter and transitional housing needs of homeless persons

There were no CDBG-funded activities to address these needs during Program Year 2018.

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

There were no CDBG-funded activities to address these needs during Program Year 2018.

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

While homelessness is a regional issue, its locus is in Olympia, primarily concentrated in the urban hub. As a result, the City prioritized all of its CDBG funded social services on homeless and extremely mentally ill people. Specifically, the City used CDBG funding for street outreach to homeless and extremely mentally ill people. CDBG funds were also used to staff a Day Center for homeless people. Other non-federal funds were utilized to support homeless shelters for homeless adults. Through the regional Housing Action Team partnership, other shelters and transitional housing and social services were funded with a variety of federal, state and local funds.

The City coordinated the 2019 Point in Time Homeless Census via contract with Thurston County, and provides additional City monies to support this effort. Quality data serves to inform regional homeless

policy and investments.

The City also participates in the Regional Housing Action Team's Homeless Housing Hub to support the development of regional homeless policy.

Additionally, the City has: 1) hired a **Homeless Coordinator**; 2) established a **Homeless Response Team** of full time and adjunct City staff; 3) develop and began implementation of a **Homeless Response Plan**; 4) established a **"Tiny House Village"** called Pear Street Village for up to 40 households; 5) established a **"mitigation site"** which accommodated 120 tent-based households on City owned property; 6) established a **storage facility** for unhoused people; and 7) worked with regional partners on the **"Thurston County Homeless Crisis Response Plan, 2019 – 2022"**.

The City's Homeless Response Plan included the small amount of federal CDBG funding for the Downtown Ambassadors and the Community Youth Services' Rosie's Place program, however it was primarily funded with 1,800,000 in local funding.

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

Actions taken to address the needs of public housing

No actions were taken to assist Public Housing during Program Year 2018. The Thurston County Housing Authority is a strong partner in providing rental subsidies for regionally funded new housing projects.

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

There were no activities to encourage public housing residents to become more involved in management and participate in homeownership during Program Year 2018.

Actions taken to provide assistance to troubled PHAs

There were no activities to assist troubled PHA's during Program Year 2018.

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

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

The City's Planning Department continues to address zoning and development guidelines that make housing construction more expensive. This planning process to enact over 140 sweeping changes that affect housing affordability, termed "the Missing Middle" is scheduled for adoption in late Fall 2018. A petition for review of the Missing Middle zoning changes was filed with the Western WA Growth Management Hearings Board. The Board has ruled the changes are not in effect while their review continues.

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

The City considers all CDBG-funded social services described above as actions to meet underserved needs.

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

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

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

No actions during this program year.

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

The City's work on the "Missing Middle" housing policies effectively change the institutional structures that govern the development of affordable housing. The City continues to work with other regional jurisdictions to address zoning, development and other policies that affect the cost and availability of affordable housing.

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

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

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

The City undertook an exhaustive Assessment of Fair Housing in partnership with Thurston County to conduct a comprehensive assessment of current laws, instances of discrimination and ultimately developed a set of five recommendations to strengthen Fair Housing in Thurston County and the City of Olympia. Unfortunately, an executive order enacted a five-year delay for all AFH recommendations until the year 2022. However, local governments are pursuing those recommendations at the local level.

The City refers all Fair Housing complaints to:

- Fair Housing Center of Washington: 844-302-4674
- Washington State Human Rights Commission: 360-753-6770

The City also provided the annual Fair Housing Training on May 15th for residential property managers in conjunction with a crime prevention training offered by local law enforcement.

CR-40 - Monitoring 91.220 and 91.230

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

Each year the City conducts monitoring visits to each sub-recipient to ensure full compliance. The monitoring visits are designed in accordance with the CDBG Sub-Recipient Handbook with an emphasis on confirming that funds go to CDBG-eligible activities, that the beneficiaries are CDBG-eligible and that record keeping and internal controls comply with HUD standards.

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

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

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

The City's Citizen Participation Plan will offer an opportunity for all stakeholder to examine the report for 15 days prior to submission on November 15, 2018. Copies of the plan will be presented at local stakeholder meetings, such as the Housing Action Team and the Homeless Housing Hub; direct emailed to the CDBG stakeholder list; and, paper copies are made available at City Hall and the public library.

CR-45 - CDBG 91.520(c)

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

N/A

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

No

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

CR-45 - CDBG 91.520(c)

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

N/A

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

No

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

There were no Brownfield Economic Development Initiative activities during this program year.

