

## 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 second year of the current Five (5) Year Consolidated Plan (2018 – 2022), the City invested in economic development and public service activities due to the Coronavirus, which struck in the middle of our 2019 program year. A significant project, the Salvation Army Day Center, was cancelled at the request of Salvation Army. Those funds were reallocated to Coronavirus response in support of food distribution and homeless response.

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

Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Affordable Housing	Affordable Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0				
Affordable Housing	Affordable Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	3	3	100.00%	4	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	20	21	105.00%	54	0	0.00%
General Administration	Administration	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	0.00%
General Administration	Administration	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	0.00%
General Administration	Administration	CDBG: \$	Jobs created/retained	Jobs	0	0		0	0	0.00%

General Administration	Administration	CDBG: \$	Businesses assisted	Businesses Assisted	0	0		0	0	0.00%
General Administration	Administration	CDBG: \$	Other	Other	1	0	0.00%			
Homeless Continuum of Care	Homeless	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	200	0	0.00%			
Homeless Continuum of Care	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	4,100	0	0.00%			
Homeless Continuum of Care	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	1,000	0	0.00%			
Homeless Continuum of Care	Homeless	CDBG: \$	Housing for Homeless added	Household Housing Unit	75	0	0.00%			
Land Acquisition	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1	0	0.00%			
Land Acquisition	Non-Housing Community Development		Other	Other	0	0				

Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10,000	0	0.00%	1,242	0	0.00%
Public Services	Non-Homeless Special Needs	CDBG: \$ / CDBG-CV: \$237,383	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	700	43,289	100%	2,000	40,137	100%

**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 2019 Annual Action Plan period were public service and economic development. When the cap on public services was waived in response to Coronavirus, the City funded several activities to include food distribution to vulnerable populations like seniors, homeless individuals and low-income families. The City also increased PY 2019 awards to the Thurston Economic Development Council and Enterprise for Equity for training and technical assistance to small and micro businesses. The Thurston Economic Development Council focused on trainings to help small businesses prepare for Coronavirus restrictions. Enterprise for Equity focused on art-prenuers as the industry suffered tremendously during the statewide shut-downs.

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

easily sanitized to contain the spread of the virus.

In addition to those priorities, the City maintained its emphasis on economic development and many safety and crime prevention activities were undertaken. Eleven (11) safety lighting projects based on a comprehensive downtown safety assessment intended to enhance the safety of downtown Olympia were completed during PY 2019. This project began in 2015 and created/retained an aggregate of nine (9) jobs for low-moderate-income folks.

The City also funded a Homeless Response Coordinator (HRC) in PY 2019 in response to the prevention of Coronavirus. The position was previously funded through an outside grant from the Evergreen Christian Community, but the organization was no longer able to fund the position so CDBG funds were allocated to support the position until February 2022. The HRC works closely with the Thurston County Department of Human and Social Services to locate and quarantine homeless individuals who are high risk for the virus. The HRC coordinated shelter beds, mitigation site interviews, and Plum Street Village interviews to get people off the street during the pandemic. Olympia counted 995 homeless individuals in the 2020 Point-in-Time Census, which is a 195 person increase since 2019. It is expected to increase again in 2021, as many individuals have fallen into homelessness over the year.

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

Before Coronavirus, the City had plans to acquire land for a future affordable housing project, but that goal was put on hold in order to prevent, prepare and respond to Coronavirus. These funds were made available when a Salvation Army project was not completed due to the shelter closing during the pandemic. The City instead allocated these funds and prior year funds to the public service activities listed above, as well as the completion of a PY 2017 sewer connection project who incurred overrun costs during the final stages of the project. The City also made its' final payment to the Section 108 Loan received in 2013 for Crime Prevention through Economic Development (CPTED) activities.

## 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	34,432
Black or African American	2,393
Asian	863
American Indian or American Native	396
Native Hawaiian or Other Pacific Islander	156
<b>Total</b>	<b>38,240</b>
Hispanic	1,172
Not Hispanic	37,068

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 and Homeless Response program did not 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	866,363	\$371,820
Other	public - federal	237,383	\$0

Table 3 - Resources Made Available

### Narrative

Projects in PY 2019 are still in progress as our CV funds were amended into our PY2019 Annual Action Plan. Expenditures will be drawn during Program Year 2020 through 2022.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Downtown Urban Core	90	92%	

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The PY 2019 Annual Action Plan was intended to focus primarily on downtown Olympia given the high concentration of the lowest income households given the American Community Survey data showing this to be one of the lowest income census areas (Tract 101, Block 1).

## Leveraging

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

Projects funded with Olympia's CDBG monies also receive funding from other sources, which leverages, or matches, other fund sources to meet the needs in our community. The City leveraged economic recovery dollars (\$603,300) to support economic development, as well as partnering with Thurston County to distribute funds to local food banks and Meals on Wheels.

**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.**

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

**Table 5 – Number of Households**

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

**Table 6 – Number of Households Supported**

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

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

The City will utilize the local tax funded “Olympia Home Fund” to provide \$2,300,000 to expand the City’s capacity to create new affordable housing, rehabilitate existing units and provide direct homeless shelter assistance.

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

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

**Include the number of extremely low-income, low-income, and moderate-income persons**

served by each activity where information on income by family size is required to determine the eligibility of the activity.

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	31,925	N/A
Low-income	7,105	N/A
Moderate-income	2336	N/A
<b>Total</b>	<b>41,366</b>	N/A

**Table 7 – Number of Households Served**

**Narrative Information**

Funds supported food banks, a community kitchen, street-dependent and mentally ill folks, and job creation/retention.

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

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

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

The City's Downtown Ambassador Program and Homeless Response Coordinator work together to provide resources and support to unsheltered homeless folks.

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

The City, County and local partners stood up a 38 bed shelter during the pandemic to assist in the capacity reductions issued during the statewide shutdown in response to Coronavirus. 13 folks were transitioned into permanent housing from May 2020 – November 2020. No CDBG funds were used to support the shelter, but CDBG funds support staffing costs for the Homeless Response Coordinator.

**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**

No CDBG funds were utilized for these activities in Program Year 2019.

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

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

Other non-federal funds were used to support homeless shelters for homeless adults. Through the Regional Housing Council partnership, other shelters, affordable housing and social services

were funded with a variety of federal, state and local funds.

In 2017 Olympia passed the Home Fund Levy, a sales tax levy for affordable housing construction and homeless and behavioral health services. That program has helped fund two supportive housing projects in the last two years that successfully competed for state Housing Trust Fund awards and 9% Low Income Housing Tax Credits. Those two projects will produce 68 units of supportive housing and 60 beds of single adult shelter.

The City participated the 2020 Point in Time Homeless Census with Thurston County, and provides additional City monies to support this effort. Quality data serves to inform regional homeless policy and investments.

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

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

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

No actions were taken to assist Public Housing during Program Year 2019 with CDBG funds. Olympia did award \$1.1 million from the Home Fund for homeless families, that project will construct 64 units. CDBG supported the acquisition of that property in a previous program year.

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

There were no activities to encourage public housing residents to become more involved in management and participate in homeownership during Program Year 2019.

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

There were no activities to assist troubled PHA's during Program Year 2019. The City of Olympia works closely with the Housing Authority of Thurston County. Our PHA has contributed project-based vouchers to support permanent supportive housing projects in Olympia in the last two years.

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

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

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

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

The City considers all CDBG-funded social services in PY 2019 as actions to meet underserved needs.

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

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

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

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

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

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

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

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

on reviewing housing cost drivers in code to find more ways to slow the growth of housing costs.

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

The City undertook an exhaustive Assessment of Fair Housing in partnership with Thurston County to conduct a comprehensive assessment of current laws, instances of discrimination and ultimately developed a set of five recommendations to strengthen Fair Housing in Thurston County and the City of Olympia. 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

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

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

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

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

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

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

The City's Citizen Participation Plan will offer an opportunity for all stakeholders to examine the report for 15 days prior to submission on February 15, 2021. Electronic copies of the plan will be presented at local stakeholder meetings, such as the Regional Housing Council and City Council, as well as the City of Olympia website.

## **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.**

The City reallocated funding to respond to Coronavirus mid-year. The City funded public service activities and economic development activities, and will focus on affordable housing in future plans.

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

No. However Olympia does have a Brownfields Assessment Grant from EPA.