



## City Council

# Approval of a Resolution Authorizing the Renewal of the HOME Consortium Interlocal Agreement for Program Years 2025-2027 with Thurston County and the City of Lacey Regarding Federal Affordable Housing Funds

**Agenda Date:** 7/16/2024  
**Agenda Item Number:** 4.E  
**File Number:**24-0593

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**Type:** resolution **Version:** 1 **Status:** Passed

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### Title

Approval of a Resolution Authorizing the Renewal of the HOME Consortium Interlocal Agreement for Program Years 2025-2027 with Thurston County and the City of Lacey Regarding Federal Affordable Housing Funds

### Recommended Action

#### Committee Recommendation:

Move to approve the resolution authorizing the renewal of the HOME Consortium Interlocal Agreement (ILA) with Thurston County and the City of Lacey regarding federal affordable housing funds.

#### City Manager Recommendation:

Move to approve the resolution authorizing the renewal of the HOME Consortium ILA with Thurston County and the City of Lacey regarding federal affordable housing funds.

### Report

#### Issue:

Whether t to approve the resolution authorizing the renewal of the HOME Consortium ILA with Thurston County and the City of Lacey regarding federal affordable housing funds.

#### Staff Contact:

Anastasia Everett, Office of Community Vitality, CDBG Program Manager, 360.233.6197.

#### Presenter(s):

None - Consent calendar item.

#### Background and Analysis:

Thurston County, the City of Olympia and the City of Lacey are not individually eligible to receive a formal allocation in the HOME program. This agreement is entered into between Thurston County as the qualified Urban County, comprised of: City of Tumwater, City of Yelm, City of Rainier, City of

Tenino and the Town of Bucoda, a political subdivision of the State of Washington, and the Cities of Olympia and Lacey, municipal corporations within Thurston County, for the purpose of forming a Consortium to receive and administer federal funds under the HOME Investments Partnership (HOME) Program.

This federal program is not to be confused with the City of Olympia Home Fund (1406) which is also used to create and secure affordable housing. The agreement is renewed every 2 years and amended if a new member is added to the agreement. The City of Lacey is entering this agreement as a new partner in 2025. The City of Lacey is becoming its own CDBG entitlement community and will enter the HOME consortium similar to the City of Olympia.

The City of Olympia was a charter member in developing the HOME Consortium, the first inter-jurisdictional body founded via a countywide interlocal agreement dated June 30, 2002.

**Climate Analysis:**

HOME funds are used to build new affordable housing. The creation of new housing units does lead to increased carbon emissions, however individual projects within the City of Olympia will be required to meet City climate codes and minimum requirements. New buildings within the City will be all-electric in accordance with Resolution No. M-2289. This aligns with Thurston County Climate Mitigation strategy B4. Some buildings may incorporate local renewable energy sources such as solar to support Thurston County Climate Mitigation Plan strategy B5.

**Equity Analysis:**

HOME funds will benefit low- and moderate-income households at or below 80% area median income. These households are historically underserved and are often severely housing cost burdened. There are known disparities in affordable housing availability among communities of color and limited English proficiency households. HOME funds benefit historically marginalized communities. HOME funding decisions are made by the Regional Housing Council to provide equitable access to safe and affordable housing in Thurston County. The Regional Housing Council has two advisory boards: the Thurston Affordable Housing Advisory Board which makes recommendations to the Regional Housing Council on funding decisions and the Thurston Homeless Services Advisory Board. The creation of subsidized affordable housing is an important tool in addressing systemic housing inequities.

**Neighborhood/Community Interests (if known):**

HOME funds can be used regionally and within the City of Olympia. HOME funds benefit low- and moderate-income households. The creation of new units of affordable housing is beneficial to neighborhoods across the City as it decreases gentrification and increases the availability of affordable housing.

**Financial Impact:**

There will be approximately \$2m-\$4m in HOME funds distributed among the Consortium within program years 2025-2027.

**Options:**

1. Approve the resolution.
2. Amend the resolution with amendments.
3. Take action at another meeting- this risks the City's participation in the upcoming HOME

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consortium as the ILA is due to Thurston County by July 26.

**Attachments:**

Resolution

Agreement