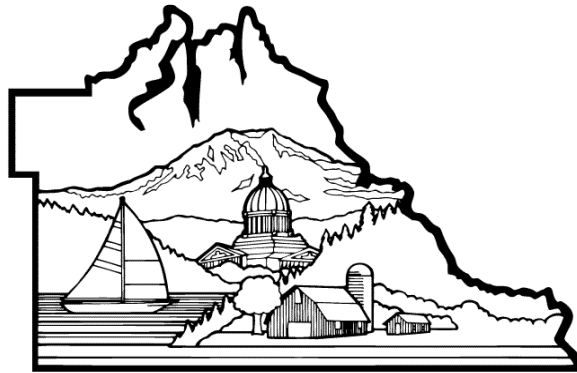


# Thurston County HOME Consortium



**THURSTON COUNTY**

**W A S H I N G T O N**

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## Consolidated Annual Performance and Evaluation Report 2008

(September 1, 2008 to August 31, 2009)

## DRAFT

# THURSTON COUNTY- HOME CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT 2008

(September 1, 2008 to August 31, 2009)

### **Purpose:**

The purpose of the Consolidated Annual Performance and Evaluation Report (CAPER) is to provide an annual evaluative report on the accomplishments and status of the goals and objectives established in the HOME Consolidated Plan Thurston County Fiscal Years 2008-2012. The 2008 CAPER is a one-year assessment (for September 1, 2008 to August 31, 2009) and report on how federal HOME (Home Investment Partnership Program) funds were allocated and spent for the year.

### **Geographic Area:**

The Thurston County Public Health and Social Services (PHSS)- Housing and Community Renewal administers the HOME Program on behalf of the Thurston County HOME Consortium, which is comprised of Thurston County and the incorporated cities and towns of Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, and Yelm. The County and Consortium are responsible for the preparation of the HOME Consolidated Plan and the CAPER.

### **Program Specific Information Available upon Request:**

This CAPER is designed to provide a meaningful overview of the Consortium's progress in addressing affordable housing needs and in improving the living environment of low-income residents. A copy of the 2008-2012 Thurston County Consolidated Plan is available on the Thurston County web site at [www.co.thurston.wa.us](http://www.co.thurston.wa.us). Those interested may also contact the Thurston County PHSS- Housing and Community Renewal, 412 Lilly RD NE, Olympia, WA 98506, or call (360)709-3065. Any comments on this report should be directed to Connie Rivera, Community Housing Program Manager at the above address or send an e-mail to: [riverac@co.thurston.wa.us](mailto:riverac@co.thurston.wa.us).

**Distribution of HOME Funds:**

The following table shows how 2008 HOME funds were distributed. The largest percentages of HOME funds (64%) were allotted for Rental Housing that includes funding to a Community Housing Development Organization (CHDO); Homeowner Rehabilitation at 18%; and Homeownership program, at 8%. Ten percent (10%) was allotted for Administration cost.

<b>2008 HOME Funds Distribution</b>					
Category	2008 Budget	Program Income	Expended	Cost Incurred	Balance
Admin	83,217	-	56,592		26,265
Homeownership	70,000	-	10,000	20,000	40,000
Homeowner Rehabilitation	148,500	-			148,500
Rental Housing (includes CHDO)	530,453	-			530,453
<b>Total</b>	<b>832,170</b>		<b>66,592</b>	<b>20,000</b>	<b>745,218</b>

**Projects Underway as of September 30, 2009:**

- Housing Authority of Thurston County- Homeowner Rehabilitation: delay in committing FY2008 funding for the county has received program income that has been allocated to FY2007 contract.

**New Projects not yet under contract as of September 30, 2009:**

- Community Action Council, a Thurston County certified non-profit CHDO received a conditional award letter for \$500,000 for the new Construction of Rental Housing (Salmon Run Apartments) in Yelm. Applications have been submitted to the Washington State Housing Tax Credit Program.

**Geographic Areas Covered:**

An illustration of how 2008 HOME dollars were spent by the number of household units per jurisdiction is provided in the table below. Note that use of funds allocated during the budgeted period may actually occur over a longer time frame than the fiscal year.

Jurisdiction	Number of Households Served					
	Homeownership		Home Owner Rehabilitation		Rental Housing	
	Completed	In Process	Completed	In Process	Completed	In Process
City of Olympia						
City of Lacey	1					
City of Tumwater						
City of Yelm						
City of Rainier						
City of Tenino		1				
Town of Bucoda						
County		1				
<b>TOTAL</b>	<b>1</b>	<b>2</b>	<b>0</b>		<b>0</b>	<b>0</b>

## **Summary of the Five-Year Strategic Plan and Priorities:**

**Goals:** The following goals were established by the Thurston County HOME Consortium during a retreat in November 2007, and established the foundation of the consolidated planning process for Fiscal Years 2008-2012.

1. Preserve affordable housing;
2. Increase the supply of subsidized housing and permanent, non-subsidized affordable housing;
3. Preserve mobile home parks;
4. Invest housing resources creatively;
5. Identify housing services that increase housing stability by transitioning people to independence;
6. Establish and improve housing services to rural areas and small cities;
7. Reduce the number of homeless persons and those at risk of being homeless;
8. Respond proactively to housing issues;
9. Foster and encourage neighborhood stabilization and revitalization.

**Strategies:** The Consolidated Plan discusses broad strategies for meeting the gaps identified between existing resources and identified affordable and homeless housing needs. The Plan identifies and elaborates on the following strategies:

1. Support Community Housing Development Organizations that meet specific goals or needs of targeted areas;
2. Expand opportunities for homeownership through the provision of financial and technical assistance, and the promotion of alternative housing and homeownership models;
3. Protect existing affordable housing through homeowner and rental rehabilitation and acquisition of properties that are likely to leave the affordable housing inventory;
4. Provide incentives for production and acquisition of rental housing, to provide more housing choices for low-to-moderate income households;
5. Promote diverse and thriving downtowns;
6. Promote service-enriched housing to assist persons to achieve economic independence;
7. Address neighborhood revitalization needs in the unincorporated areas of the county;
8. Expand capacity to address health, transportation, social service and homeless needs in the rural and southern portions of the County;
9. Use available funds to encourage housing and service partnerships that meet secondary community goals.

**Performance Objectives:**

This section provides specific objectives that the Thurston County HOME Consortium intends to initiate and complete, and describes objectives and activities that the Consortium will undertake to meet established priorities for affordable housing needs, homeless needs, and special needs over the five-year period covered by this Consolidated Plan (2008-2012). Those specifically using HOME funds or other HUD funds for implementation are noted in parentheses. One of the key goals of the Consortium for 2008-2012 is to invest creatively, and to leverage other funding to the maximum extent possible. Other potential sources of funds to accomplish the objectives are discussed briefly, by section.

The table below summarizes the Thurston County housing objectives for decent housing, suitable living environment, and economic opportunity, as they relate to availability and accessibility, affordability and sustainability.

<b>Objective/Outcome Codes used in HUD Tables below</b>			
<b>Objectives</b>	<b>Availability/Accessibility</b>	<b>Affordability</b>	<b>Sustainability</b>
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**Homeless and Special Needs Population: HUD Table 1C Summary of Specific Objectives**

<b>Homeless Objective: Availability/Accessibility of Suitable Living Environment (SL-1)</b>							
	<b>Specific Objective</b>	<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected #</b>	<b>Actual #</b>	<b>Percent Completed</b>
SL 1.1	Reduce overall homelessness in the community. Offer housing and services needed to end homelessness for families and individuals.	WA CoC, RHYA, WA Families Fund, Local Doc, Human Services Council, United Way, Vet Relief, HGAP, THOR, WA Trust Fund, AHP	2008	#Reduction in PIT Count of Homeless	0*	0	0 %
			2009		37		%
			2010		37		%
			2011		38		%
			2012		38		%
			<b>MULTI-YEAR GOAL</b>				150
*HOME is tracked on the fiscal year September-August, starting with FY2008. The Point in Time Count (PIT) was held January 2009; this will be the baseline for FY2009 report.							

Special Needs Objective: Affordability of Suitable Living Environment (SL-2)							
SL 2.1	Assist priority needs populations to meet their housing needs through regular HOME program activities. E.g., Provide housing rehabilitation to low income elders and disabled populations; Target new rental units, group homes or rental rehabilitation units for special needs such as severely mentally ill, drug/alcohol addicted, and homeless.	HOME, Doc Fees, WSHFC-Bonds, LIHTC, WA Trust Fund, CDBG, AHP, USDA, WA Energy & Weatherization	2008	# Households	12	5	42%
			2009	Assisted through	12		%
			2010	rehabilitation,	12		%
			2011	by acquisition,	12		%
			2012	production or conversion.	12		%
			<b>MULTI-YEAR GOAL</b>				

### Housing & Community Development Multi-year Objectives: HUD Table 2C Summary of Specific Objectives

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective	Source of Funds	Year	Performance Indicators	Expected #	Actual #	Percent Completed	
DH 1.1	Owner Housing: Expand homeownership opportunities to persons of low and moderate income.	HOME Program Income CDBG Doc Fees Habitat WSHFC-Bond WA Trust Fund AHP	2008	# New Home	8	9	63%
			2009	Owners	8		%
			2010	Assisted	8		%
			2011		8		%
			2012		8		%
			<b>MULTI-YEAR GOAL</b>				
Affordability of Decent Housing (DH-2)							
DH 2.1	Rental Housing: Prevent the loss of existing subsidized housing and affordable private multi-family housing and expand the supply of housing resources for renters earning up to 80% of median income.	HOME Doc Fees WSHFC-Bond, LIHTC WA Trust Fund AHP, Private	2008	# Units	9	0	%
			2009	Preserved	24		%
			2010	OR	9		%
			2011	# Units	24		%
			2012	Produced	9		%
			<b>MULTI-YEAR GOAL</b>				
DH 2.2	Provide TBRA to homeless households or renters earning 30% or less of area median income who are severely rent burden or have special needs.	HOME Doc Fees	2008	# of Extremely	75	75	100%
			2009	low-income	67		%
			2010	renter	70		%
			2011	households no	70		%
			2012	longer severely	70		%
			<b>MULTI-YEAR GOAL</b>				

Sustainability of Decent Housing (DH-3)							
<b>DH</b> 3.1	Rental Housing: Preserve and maintain the existing affordable rental housing stock.	HOME CDBG Doc Fees WSHFC- LIHTC WA Trust Fund Private	2008	#Units Rehabilitated	9	0	%
			2009		9	%	
			2010		9	%	
			2011		9	%	
			2012		9	%	
			<b>MULTI-YEAR GOAL</b>			45	0
<b>DH</b> 3.2	Homeowner: Provide assistance to low income homeowners in order to preserve their homes as an asset and to allow elders to age in place in their community.	HOME, Program Income Doc Fees CDBG AHP USDA WA Energy & Weatheriza- tion	2008	# Homes Rehabilitated	9	6	67%
			2009		9	%	
			2010		9	%	
			2011		9	%	
			2012		9	%	
			<b>MULTI-YEAR GOAL</b>			45	6

**Fair Housing & Barriers to Affordable Housing**

Strategies to overcome impediments to fair housing were identified in the Thurston County Analysis of Impediments to Fair Housing Choice, prepared by the Fair Housing Center of Washington in March of 2007. A Fair Housing workshop was hosted by City of Olympia on December 11, 2008. Strategies that will be pursued include:

1. Expand current education and outreach efforts, and standardize and better integrate fair housing information into programs and on-line resources offered by HOME jurisdictions and sub-recipients. Include Fair Housing information and links on the HOME Consortium web page.
2. Expand the availability of Fair Housing literature in multiple languages in use in Thurston County.
3. Incorporate information on predatory lending in the Consortium’s homeownership initiatives.
4. Strengthen the partnerships between members of the HOME Consortium and the agencies with primary responsibility for providing fair housing enforcement and education services to Thurston County residents.
5. Coordinate with other HOME partners in the delivery of affordable housing programs and services to achieve economies of scale and ensure services are effectively targeted.
6. Target homeownership and lending marketing to African-American and Hispanic households.
7. Participate in any discussions regarding allocation of “Fair Share Affordable Housing” targets between the county and each urban growth area (near services & jobs) and help to develop a regional process to monitor progress

**Affordable Housing:**

◆ **Income Levels**

Many very low-income households have been assisted with HOME Program funds. These households are defined as having incomes at or below 30% of Thurston County’s median income level. The table below reveals the income levels of those served with HOME funds spent in 2008, excluding CHDO activity.

Program Category	Households Served						Total
	30% of median income level or below		31-50% of median income level or below		51-80% of median income level or below		
	Number	Percent	Number	Percent	Number	Percent	
Homeowner Rehabilitation	0	0%					0
ADDI	0	0%			1	100%	1
<b>Total Households</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>1</b>	<b>100%</b>	<b>1</b>

The passage of the state Affordable Housing Act provided local money for low-income individuals that could be used for the HOME 25% local match requirement. Projects that have been funded Thurston County continues efforts to find and document leveraged resources. The Affordable Housing Funds Consortium pursued the supported during the 2008 program year:

- Habitat for Humanity \$200,000 Fairview Cottages, completed 8 homes
- Housing Authority of Thurston County \$400,000 Olympia Crest II for new construction in process of 24 units permanent supportive housing for homeless and 10 units are set aside for special needs population.
- New award to Habitat for Humanity \$100,000 to support four (4) more homes in Phase IV of the Fairview Cottages.

The HOME Consortium also pursued the following initiatives during the 2008 program year:

- Thurston County supported applications from Community Action Council for Salmon Run Apartments in Yelm to create rental housing using the Washington State Housing Tax Credit program.

### **Continuum of Care:**

HUD allocates homeless assistance grants to organizations that participate in local homeless assistance program planning networks, referred to as Continuum of Care (CoC). The CoC process promotes and encourages community-based organizations to develop collaborative and comprehensive countywide strategies that identify homeless populations, needs, resources, and gaps in services.

#### ◆ **Planning**

The Consolidated Plan, the Thurston County Ten-Year Homeless Plan, and the Continuum of Care Plan are the primary source documents used by the County to set priorities and develop strategies. The Continuum of Care Plan has been operational in Thurston County since 1988, and it is an integral planning tool for determining homeless housing and services needs. In addition, the Ten-Year Homeless Plan and state-mandated Annual Point-In-Time Homeless Census survey contracted with the Housing Authority of Thurston County are valuable local planning tools for determining housing and support service needs.

#### ◆ **Homeless Census**

The Sixth (6) Annual Point-In-Time Census was conducted in January, 2008. The data gathered was used to support the goals and objectives of the County's 2008-2012 Consolidated Plan. Subsequent censuses, including the most recent census conducted on January 2008, have continued to be used to provide data for planning purposes and for providing vital data about homelessness to legislators and public officials. The County will be working with the state Homeless Management Information Systems (HMIS) to ensure consistency in data collection reporting.

#### ◆ **Homeless Management Information System**

Homeless Housing and Services providers of Thurston County have access to HMIS, although not all are officially online as of now. However, the state is providing technical assistance and system upgrades that will enable easier access and manipulation of

system data. HMIS is critical in establishing accurate baseline data for measuring progress, which the County assumes responsibility for ensuring.

### **Leveraging Resources:**

Thurston County HOME Consortium created a Stakeholders group known as a “Citizen Advisory Committee”, that consist of 20 members from Nonprofit Organizations, Developers, Lenders, Legal, Realtors, Social Service Organizations, Faith-Based Organizations’ and a representative homeless or formerly homeless. Clark County has taken action to assist other agencies and organizations in applying for all available funds. One of their tasks will be reviewing the Consolidated Plan and Ten-Year plan goals/strategies in leveraging resources within the community.

Thurston County has submitted letters of support and verification of consistency for project applications, which support the goals and objectives, found in the Consolidated Plan.

The HOME Request for Proposals and criteria strongly encourage the leveraging of other funds. The HOME program encourages leveraging additional funds by awarding additional rating points for match exceeding 25%. Many of the HOME projects include Washington State Housing Trust Funds and the Washington State Housing Tax Credit Program.

### **Compliance and Monitoring:**

During the 2008 program year, Thurston County staff performed onsite monitoring of program subrecipients to evaluate performance and compliance with HOME requirements and Federal regulations. A thorough review of program and tenant files was conducted to ensure compliance with financial and programmatic operations, including the inspection of HOME- assisted housing units. Upon completion of the monitoring reviews, exit interviews were conducted to provide technical assistance, discuss preliminary results, and address areas of program concern. The results from of the monitoring reviews were followed-up by written monitoring letters specifying findings, concerns, recommendations, and required corrective actions.

### **Self-Evaluation:**

In 2008, county continued to show a steady growth in meeting the goals and implementation strategies of the Consolidated Plan and developing partnerships for affordable housing. The county supported an application to Washington State Housing Tax Credit Program for Community Action Council Salmon Run Apartments. This project will be a 40-units complex that will serve very low and low income families in the Yelm area. There are only two affordable family apartment projects in the area totaling 64 units.

### **Homelessness and Other Special Needs Activities:**

Homeless needs will be addressed using the two local document recording fee revenue sources authorized by State statute for this purpose. Together, these revenue streams exceed the total annual allocation of HOME funds. Funds will provide housing and services essential to ending homelessness among families and individuals. There is a shrinking resource, greater competition for private donations and volunteers, and

increasing demands for service combine to overwhelm the budgets of existing shelters and service providers. The Homeless Housing surcharge was the source of over \$685,000 in funds for homeless services.

In 2008, the HOME Consortium created the Citizen Advisory Committee to work on specific strategies in the Ten year plan to end homelessness.

Projects funded in 2008 program year included:

- Operation and Maintenance funds to various Nonprofit agencies that provided services to homeless families and individuals for \$332,896
- Tenant Base Rental Assistance to approximately 45 households for \$310,284
- Point in Time Count in January 2008 for \$21,375
- Community Youth Services \$20,445 as match for the Homeless Grant Assistance Program for the ECHO Transitional Housing Project for at-risk youth (ages 18-23).

**Public Comments:**

The CAPER's availability for a thirty day (30) public review and comment period will be advertised in the Olympian. Public comments are being accepted until November 17, 2009. This report is available on the Thurston County web site [www.co.thurston.wa.us](http://www.co.thurston.wa.us) .