



Consolidated Plan Update 2004

**Submitted by the Thurston County HOME Consortium
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Certifications

Update 2004 Narratives

Ending Homelessness

The Thurston County HOME Consortium has adopted the vision and the goal to reduce homelessness in Thurston County by 50% by the end of 2005. Elected officials from 4 out of the 8 jurisdictions that make up the HOME Consortium formed the Interjurisdictional Forum on Homelessness (the IFH.) The IFH was formed in December of 2002 and meets monthly to work on what can be done to affect homeless from a political/jurisdictional approach. The IFH was formed based on the premise that homelessness was not just a City of Olympia problem even though that was where many of the “visible” homeless were to be found. The group shared the value that homelessness was a countywide problem that would best be served with a multi-jurisdictional approach.

Much of Thurston County’s first year of HOME funds were aimed toward the goal of reducing homelessness through the provision of tenant-based rental assistance. Two homeless counts were conducted in 2003, one before receiving HOME funds in Thurston County and again nearly two months after. The count showed a 36% reduction in the number of unsheltered homelessness, much of which is attributable to the HOME program.

The Thurston County Housing Task Force has been in charge of Continuum of Care planning in Thurston County since the concept first began. Planning has been taken to a whole new level in recent years with participants being many and varied. Planners meet monthly at a minimum and can have anywhere from 10 to 30 agency and community representatives at the table. In 2003 a mental health agency was awarded \$709,000 for their permanent housing project for the chronically homeless, mentally ill. The CoC planning group was responsible for bringing that project and funding together.

Leveraging Other Funds

The HOME Program has been used to further the vision of reducing homelessness in Thurston County. Planning is currently underway for future projects that will include HOME funds and in the planning is discussion of how HOME will be used to leverage other funds. HOME is proving to be a powerful leveraging tool when it comes to demonstrating local support for projects seeking funding from outside as well as within the community.

Priorities and Objectives

The Thurston County HOME Consortium has outlined their plan to utilize HOME funding to further the vision of reducing homelessness in Thurston County. This vision continues into the 2004 Program Year. The priorities are to assist very low-income residents of Thurston County with affordable housing options with emphasis on reaching those who are the most vulnerable, the homeless, mentally ill and at-risk youth. The objectives are to provide immediate relief to this population with tenant-based rental assistance. Other objectives include homeowner rehabilitation to keep those who already own homes in safe and decent condition, especially in the rural areas of the county. Rental rehabilitation is identified to maintain good affordable housing in decent and safe condition and owned and operated by community-based nonprofits. Lastly is the start up of a first-time homebuyer program with a variety of funding sources including the recent addition of ADDI.

Needs of Public Housing

Thurston County has no public housing.

Anti-Poverty Strategy

The County and the City of Olympia have both adopted the Thurston County Human Services Review 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
- ❑ Coordinate the county's goals and policies for producing and preserving affordable housing with other programs and services the county funds through the County Human Services Review Council which will assist in reducing the number of poverty-level families

Lead-based Paint Hazards

The Housing Authority has 2 EPA-licensed Lead Risk Assessors on staff that will provide paint inspection services as required in the HUD Final Rule for lead-based paint. The Authority is also pursuing funding for a lead hazard reduction program through the state of Washington. If successful, this program will provide funding for equipment, training, testing services and lead hazard reduction work on single and multi-family housing.

Monitoring

All programs receiving HOME funds will be monitored throughout the year with a frequency that depends upon the project, the project timeline, size and status of completion. A monitoring calendar will be used throughout the 2004 program year.

BUDGET 2004 PROGRAM YEAR

The following represents the 2004 budget for carrying out the Thurston County HOME Program as presented and approved by consensus by the Thurston County HOME Consortium.

Program Results and Proposed Activities

| Program Activity/Results | Proposed Activities for 2004 |
|---------------------------------------|---|
| *CHDO | 40 units to be purchased by Behavioral Health Resources for the chronically mentally ill. |
| Tenant Based Rental Assistance (TBRA) | 72 units (coupons) |
| Homeowner/Rental Rehabilitation | 10 homes and/or 1-2 apartment complexes and 5 homes |
| Homeownership | 7 households |

2004 HOME Program Budget

| Activity | HOME/2060 Proposed 2004 |
|--|--|
| Total Allocation | \$1,080,643 |
| Administration – 10% Administering Agency Housing Authority of Thurston County | \$95,665 |
| CHDO's | \$191,331 |
| Tenant Based Rental Assistance (TBRA) | \$471,971 |
| Homeowner/Rental Rehab | \$197,687 |
| Match | \$246,245 Representing a 25% Match: Source 2060 Funds |
| **Homeownership | \$123,989 |

*Note: It was approved by the HOME Consortium with the above plan that the Devoe Street Project receive 2005 HOME CHDO funds

**Separate allocation from above and represents the new American Dream Downpayment Initiative funding awarded for 2004 as well as an amount awarded for 2003. 2003 ADDI funds are accounted for in a separate Table 3 submitted with a 2003 Consolidated Plan Amendment.

NOTE: The HOME Program provides flexibility because of the complexities of projects, their timelines, etc. This flexibility will be exercised as CHDO funds for 2003, 2004 and 2005 are allocated so as to accommodate timely projects such as the Devoe Street Project.

**Table 3-1
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions**

Applicant's Name: Thurston County

Priority Need: Homeless/Non-homeless Special Needs

**Specific Objective: Objective S- 1
Reduce homelessness in the community by at least 50%**

Project Title: Tenant-based Rental Assistance

Project Description: Coupon Program

Location: Countywide

Project Information

Project ID: 0001

Type of Recipient: HOME Consortium

Activity Type: Tenant- based rental assistance

Start Date: 09/01/04 Completion Date: 08/31/05

Performance Indicator: 72 Units
Annual Units: 72 Units

Funding Information

CDBG

State \$0

ESG (State) \$0

HOME \$471,971
HOPWA \$0

SubTotal \$471,971

Assisted Housing \$0

PHA \$0

Total Other Funding \$139,200

Total Project Costs \$611,171

Primary Project Purpose: Homeless X HIV/AIDS ___ Disabilities ___X Public Housing ___

**Table 3-2
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions**

Applicant's Name: Thurston County

Priority Need: Owner Occupied Housing Rehabilitation

Specific Objective: Objective H-3

Project Title: Homeowner Rehabilitation

Project Description: Rehabilitate 5 homeowner occupied units

Location: Countywide

Project Information

Project ID: 0001

Type of Recipient: HOME Consortium

Activity Type: Homeowner Rehabilitation

Start Date: 09/01/04 Completion Date: 08/31/05

**Performance Indicator: 5 Units
Annual Units: 5 Units**

Primary Project Purpose: Homeless ___HIV/AIDS___Disabilities ___Public Housing ___

Funding Information

CDBG

**State \$0
ESG (State) \$0**

**HOME \$100,000
HOPWA \$0**

SubTotal \$100,000

**Assisted Housing \$0
PHA \$0**

Total Other Funding \$28,000

Total Project Costs \$128,000

**Table 3-3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions**

Applicant's Name: Thurston County

Priority Need: Rental Housing Rehabilitation

Specific Objective: Objective H-2

Project Title: Rental Rehabilitation

Project Description: Rehabilitate 1 apartment building

Location: Countywide

Project Information

Project ID: 0001

Type of Recipient: HOME Consortium

Activity Type: Rental rehabilitation

Start Date: 09/01/04 Completion Date: 08/31/05

Performance Indicator: 1 building
Annual Units: 1 building

Primary Project Purpose: Homeless HIV/AIDS Disabilities Public Housing

Funding Information

CDBG

State \$0
ESG (State) \$0

HOME \$97,687
HOPWA \$0

SubTotal \$97,687

Assisted Housing \$0
PHA \$0
Total Other Funding \$28,000

Total Project Costs \$125,687

