

Action Plan 2005 Narratives

Ending Homelessness

In 2003 the Thurston County HOME Consortium adopted the vision and goal to reduce homelessness in Thurston County by 50% by the end of 2005. Elected officials who make up the HOME Consortium formed the Interjurisdictional Forum on Homelessness (IFH.) The IFH was formed in December of 2002 and meets monthly to work on what can be done to affect homelessness from a 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 two years of HOME funds were aimed toward the goal of reducing homelessness through the provision of tenant-based rental assistance (TBRA). Two homeless counts were conducted in 2003, one before receiving HOME funds in Thurston County and again eight months later. The count showed a 36% reduction in the number of unsheltered homeless, much of which is attributable to the HOME program. A third homeless count was conducted in January of 2005 showing a 65% reduction in homelessness from the first count in 2003. This steady reduction is, again, attributed by homeless count organizers to the HOME Program and the continuum of housing and services created by local homeless housing providers and planners.

Not only has Thurston County’s homeless housing capacity increased, but the number of homeless individuals has decreased. While the homeless counts cannot tell us this for certain, it is likely that the reduction in the number of homeless is due to homeless persons moving from shelter into transitional housing (TBRA) and then on to the Section 8 Voucher Program. Once on the Voucher Program they would drop off the homeless count. While TBRA can only assist households for a maximum period of two years, the Voucher Program can serve them as long as they are eligible for the assistance. In conjunction with various groups and organizations, Thurston County has worked diligently to provide a seamless system of access to housing including coordinating shelter, transitional housing, and Voucher programs. The only roadblock to a fully seamless system of housing is the availability of funds to keep up with the need for low-income housing.

The Thurston County Housing Task Force has been in charge of Continuum of Care (CoC) planning in Thurston County since the concept first began. The CoC Planning process is required by the Department of Housing and Urban Development in order for communities to access federal McKinney-Vento Act funds. Planning has been taken to a whole new level in recent years with participants being many and varied. Planners meet twice a month, at a minimum, and have up to 30 agency and community representatives at the table. In 2003, Behavioral Health Resources, a mental health agency was awarded \$709,000 for their permanent housing project for the chronically homeless, mentally ill. In 2004 Catholic Community Services was awarded \$750,000 for a permanent housing project for the same population. The CoC planning group and the IFH were instrumental in bringing those projects and the McKinney 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.

With respect to HOME funds expended (not committed), since the programs first year, the total amount of funds leveraged is \$286,143. Of the amount leveraged, \$131,903, also counted as match in FY 2003. With the HOME Program, match means cash or cash value of activities performed that meet all the HOME regulations but are from other non-federal fund sources. Leverage means cash or cash value of activities that are contributed to HOME projects or activities, but are not an actual eligible HOME funded activity.

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 2005 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 the very low-income population using tenant-based rental assistance, while adding new affordable housing units in Thurston County through Community Housing Development Organization (CHDO) activities. The HOME Program requires that a minimum of 15% of the annual HOME Program allocation go to CHDO's. The Thurston County HOME Consortium has approved a 20% set-aside that includes an allowable 5% for operations so funds are available to research and develop projects. Other objectives include homeowner rehabilitation to keep owner occupied homes in safe and decent condition, throughout Thurston County and the implementation of a first-time homebuyer program with a variety of funding sources, including the addition of the American Dream Downpayment Initiative (ADDI).

Lastly, the HOME Consortium is setting up a contingency in the amount of \$62,421 for HOME eligible activities through a Request For Proposal process to respond to emerging issues in the Thurston County community.

Needs of Public Housing

Casa Madrona provides 60 units of public housing for senior citizens in Thurston County. They are owned by the King County Housing Authority and are located at 3948 Martin Way E in Olympia. The units are well maintained and are not in need of rehabilitation.

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.

Affirmatively Further Fair Housing

Community Training - The Housing Task Force meets monthly and its members include homeless housing and service providers, providers of permanent housing, church groups, local elected officials, jurisdiction staff and other local social service agencies. At the April 2003 meeting, Dixie Shaw, from the Fair Housing Center of South Puget Sound, presented to a group of over 30 people the fair housing law and what her agency and HUD does. Fliers and brochures were handed out and supplies were made available for attendees to take back to their agencies for their clients.

The Housing Authority of Thurston County conducted a mail out, with the February 2005 rental assistance payments, to landlords for a Conference on Human Rights held at Olympia City Hall in March 2005. The Thurston County Multi-Housing Coalition, the Olympic Rental Association, City of Olympia Housing Division, the Housing Authority of Thurston County, and the Thurston Tenant Union sponsored this event.

The Fair Housing Equal Opportunity logo will be on all public correspondence, postings, and any marketing material associated with HOME. The logo will also be used at locations where marketing occurs for HOME program funded projects or activities.

CHDO Housing - Community Housing Development Organizations were given information and were contractually bound to their obligations under fair housing law as a recipient of HOME funds.

TBRA Program - Households assisted with tenant based rental assistance and/or Housing and Transitional Services (HATS) Program are given a copy of the Washington State Landlord Tenant Law and are provided with training on the law each year.

In 1996, the City of Olympia conducted an analysis of impediments to fair housing choice. The City prepared a report, which developed findings as well as identified and prioritized strategies to address barriers to fair housing. The Analysis to Impediments was updated in the 2003 to reflect current activities. (*see Attachment B for City of Olympia's Fair Housing Information*).

In HOME FY 2004 and 2005, HOME Program administering staff will gather data on Fair Housing responsibilities and conduct a county analysis of impediments to fair housing.

Minority Outreach

Minority Outreach about the HOME Program is conducted principally through the Thurston County Housing Task Force. This group conducts a minimum of two meetings per month and the list of invitees stands at over 150 agencies and individuals. The list of participants/invitees includes the local refugee and immigrant service agency, Latina/Latino groups, and legal advocacy agencies.

Lead-based Paint Hazards

The Housing Authority has two Washington State-licensed Lead Risk Assessors on staff that will provide paint-inspection services as required in the HUD Final Rule for lead-based paint.

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. The focus of monitoring for FY 2005 will be to examine overall program procedures and systems with a focus on technical assistance needs of the Participating Jurisdiction (PJ), the administering agency (HATC), and of the CHDO agencies Homes First! and Behavioral Health Resources.

Monitoring with the administering agency will focus on overall program design for the homeowner rehabilitation and rental rehabilitation programs. Monitoring with the CHDO's, Homes First! and Behavioral Health Resources will focus on Housing Quality Standards inspections, rent levels of properties acquired/constructed/rehabilitated with HOME funds, and progress on the use of the unspent HOME funds from FY 2003 and FY 2004 to ensure timely expenditure of funds.

Monitoring will be ongoing and reports will be prepared by HATC for review by the PJ prior to presentation at HOME Consortium quarterly meetings. PJ staff will attend *Monitoring HOME: Ensuring Program Compliance* training to be held in April 2005. Currently, a monitoring plan is in progress and pending HOME Consortium and U.S. Department of Housing and Urban Development approval.

HOME Program FY 2005 Budget

The following represents the FY 2005 budget for carrying out the Thurston County HOME Program as presented and approved by the Thurston County HOME Consortium on March 8, 2005.

Program Results and Proposed Activities

Program Activity/Results	Proposed Activities for 2005
CHDO	45 units of permanent housing/safe haven/transitional housing with supportive services for chronically homeless mentally ill. Project is 45 units; the total number of units to be included in the HOME contract is to be determined during project development negotiations with other funding sources.
Tenant Based Rental Assistance (TBRA)	72 units (coupons)
Homeowner	5 homes rehabilitated
Contingency Fund	RFP process for emerging needs
Homeownership	3 households

FY 2005 HOME Program Budget

Activity	HOME/HB2060 Funds
Total Allocation	\$944,544
Administration – 10% Administering Agency Housing Authority of Thurston County	\$90,627
CHDO's	\$181,255
Tenant Based Rental Assistance (TBRA)	\$471,971
Homeowner	\$100,000
Contingency for RFP	\$62,421
Required Match (source: cash valued activities from non-federal fund sources or HB2060 funds)	\$203,912
Homeownership - ADDI	\$ 38,270
Total HOME and HB2060 HOME Match and Program Support	\$1,151,456

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

Applicant's Name: **Thurston County**

Priority Need: **NA**

Specific Objective: **NA**

Project Title: **HOME Program Administration**

Project Description: **Administer HOME Program Activities**

Location: **Countywide**

Project Information

Project ID:

Type of Recipient: **HOME Consortium**

Activity Type: **HOME Administration**

Start Date: **Completion Date:**
09/01/05 **08/31/06**

Performance Indicator:
Annual Units:

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

Funding Information

CDBG

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

HOME **\$ 90,627**
HOPWA **\$0**

SubTotal **\$ 90,627**

Assisted Housing **\$0**
PHA **\$0**
Total Other Funding **\$0**

Total Project Costs **\$ 90,627**

**Table 3-2
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: 09/01/05 Completion Date: 08/31/06

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 HIV/AIDS Disabilities Public Housing

**Table 3-3
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: 09/01/05 Completion Date: 08/31/06

Performance Indicator: 5 Units
Annual Units: 5 Units

Primary Project Purpose: Homeless ___ HIV/AIDS X 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 3-4
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions**

Applicant's Name: Thurston County

Priority Need: Rental Housing Development

Specific Objective: Objective H-1

Project Title: Rental Housing Development-CHDO

Project Description: Construction, Acquisition and/or Rehabilitation

Location: Countywide

Project Information

Project ID: 0001

Type of Recipient: HOME Consortium

Activity Type: Rental Housing Development

Start Date: 09/01/05 Completion Date: 08/31/06

**Performance Indicator: 45 Units
Annual Units: 45 Units**

Funding Information

CDBG

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

**HOME \$181,255
HOPWA \$0**

SubTotal \$181,255

**Assisted Housing \$0
PHA \$0
Total Other Funding \$0**

Total Project Costs \$181,255

Primary Project Purpose: Homeless HIV/AIDS Disabilities Public Housing

**Table 3-5
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions**

Applicant's Name: Thurston County

Priority Need: Owner Housing

Specific Objective: Objective H-4

Project Title: American Dream Downpayment Initiative

Project Description: First Time Homebuyer Downpayment Program

Location: Countywide

Project Information

Project ID: 0001

Type of Recipient: HOME Consortium

Activity Type: Homeownership

Start Date: 09/01/05 Completion Date: 08/31/06

**Performance Indicator: 3 Units
Annual Units: 3 Units**

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

Funding Information

CDBG

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

**HOME \$38,270
HOPWA \$0**

SubTotal \$38,270

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

Total Other Funding \$0

Total Project Costs \$38,270

**Table 3-6
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions**

Applicant's Name: **Thurston County**

Priority Need: **Reduce Homelessness**

Specific Objective: **Objective S-1**

Project Title: **Contingency Fund for RFP**

Project Description: **Funding for grant for project to reduce homelessness**

Location: **Countywide**

Project Information

Project ID: 0001

Type of Recipient: **HOME Consortium**

Activity Type: **HOME Eligible Activities**

Start Date: **Completion Date:**
09/01/05 **08/31/06**

Performance Indicator: **funds awarded**
Annual Units: **unknown**

Funding Information

CDBG

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

HOME **\$62,421**
HOPWA **\$0**

SubTotal **\$62,421**

Assisted Housing **\$0**
PHA **\$0**
Total Other Funding **\$36,712**

Total Project Costs **\$99,133**

Primary Project Purpose: Homeless HIV/AIDS Disabilities Public Housing

**PUBLIC COMMENTS AND RESPONSES TO COMMENTS
ON THE
DRAFT 2005 UPDATE TO THE 2003-2007 CONSOLIDATED
PLAN FOR THURSTON COUNTY**

Written comment regarding

Response:

Action Plan Certifications

*Available in pdf format only, to be added to final approved document
Certifications can be viewed by following the link below:*

<http://www.hud.gov/offices/cpd/about/conplan/conplancertifications.pdf>

City of Olympia Fair Housing Task Force

C. Fair Housing, MBE, Section 3

In 1996, the City of Olympia conducted an analysis of impediments to fair housing choice. The City prepared a report, which developed findings as well as identified and prioritized strategies to address barriers to fair housing. The Analysis to Impediments was updated in the 2003 period to reflect current activities.

Analysis of Impediments to Fair Housing

Olympia's 1996 analysis strongly recommended continued cross-jurisdictional outreach, education, and enforcement. The report prioritized strategies as set out in the 2003 Action Plan, to Fair Housing Education Programs. These actions fully meet the City's obligation to affirmatively further fair housing by undertaking fair housing outreach, education, and enforcement. The City has produced and distributed housing rehabilitation flyers in Vietnamese, Cambodian, and Spanish to over thirty social service agencies.

The City has contracted with the Thurston County Tenants Union with \$18,400 in CDBG funds to provide low-income tenants with homeless prevention services and fair housing counseling. Seven of the 185 respondents to this survey were American Indian or Alaskan Natives. The rest were broken out as follows: five—Asian; ten—Black; two—Pacific Islanders; six—Hispanic; six—multi-racial; 130—white; and 1900—other.

The City has a web page, which provides fair housing information available through the Community Planning and Development Department.

The City has developed a 24-hour automated information phone line with Fair Housing Protection information and Housing complaint's messages (1-360-753-4444, extensions 3420 and 3440).

The City places Fair Housing clauses in our contracts with rental owners:

All housing in the project will be operated in a manner consistent with federal housing policy governing nondiscrimination and accessibility, as determined under the Americans with Disabilities Act, the Fair Housing Act, as amended, the rules and regulations of the U.S. Department of Housing and Urban Development and federal, state and local law now provided or which may hereafter be provided. To that end, the owner shall not discriminate in making rental units available for occupancy on the basis of race, creed, color, sex, national origin, religion, marital status, age or disability; provided that the owner may take such actions as may be necessary to qualify for or to maintain its qualification for the exemption that relates to housing for older persons under the Fair Housing Act, as amended, and 24 CFR Part 100, Subpart E. Furthermore, the owner shall not discriminate against any prospective resident or existing resident on the basis of that prospective resident's or existing resident's sources of income provided such sources of income are not in contravention of any federal, state or local law.

The City has continued monthly meetings with local Fair Housing stakeholders, including tenant and landlord associations as well as the Thurston County Realtor's Association.

The City has coordinated the Fair Housing Partnership of Thurston County which is a public-private partnership dedicated to promoting fair housing choice in Thurston County. Our partnership includes renters, prospective homebuyers, lenders, realtors, local developers, property managers, public agency representatives, and all other community members who have a stake in fair housing. Through this public-private partnership, the City has sponsored a series of educational panels, sent out periodic mailings and has coordinated periodic meetings of the partnership. The City has continued with the partnership coordination.

The City continues to sponsor and coordinate the Fair Housing Partnership of Thurston County, which is a public-private partnership dedicated to promoting fair housing choice in Thurston County. This partnership includes renters, prospective homebuyers, lenders, Realtors, local developers, property managers, public agency representatives and all other community members who have a stake in fair housing. In taking a community-based education approach, this Partnership has fostered deeper understanding of Fair Housing issues for all of the participants and has built working relationships between formerly polarized stakeholders.

Through this public-private partnership, the City has sponsored quarterly meetings to plan activities, conducted educational programs and has sent out educational mailings to a diverse mailing list. In this program year the City co-sponsored one educational program for one of the local landlord associations. This program was entitled, "Top 100 Frequently Asked Questions and Answers for Property Owners and Managers." The planning process is often as educational for the participants as the actual educational programs. In addition to co-hosting the one program, the City coordinated the planning of several upcoming activities, including:

1. Inter-jurisdictional meeting on fair housing reporting & enforcement for locally protected classes, ultimately producing a informational document to be made available to consumers and providers of housing.
2. Working with the Board of Realtors to prepare their Fair Housing Poster Contest for this coming spring. This poster contest will feature fair housing themes through the art work of local third grade school children.
3. The Partnership collaborated with the State Human Rights Commission which hosted a forum on Thursday, October 28, 2004 at 7:00 pm entitled "**Fair Housing & Domestic Violence as Human Rights Issues**"