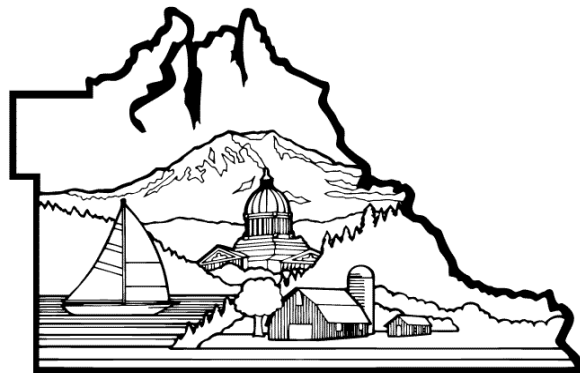


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Thurston County HOME Consortium



THURSTON COUNTY
WASHINGTON
SINCE 1852

Annual Action Plan FY2006

(September 1, 2006 to August 31, 2007)

**Fourth Program Year
Annual Action Plan
FY 2006
(September 2006 – August 2007)**

Introduction

The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) as a condition of receiving HOME Investment Partnerships (HOME) funding. As set forth in 24 CFR Part 91, the U.S. Department of Housing and Urban Development requires jurisdictions to incorporate their planning and application requirements into one plan called the Consolidated Strategy Plan.

Thurston County's Consolidated Plan was prepared for federal fiscal years 2003-2007, and documents the overall housing needs of the county, with respect to affordability and homeless housing. The Consolidated Plan defines the County's strategies, priorities and objectives for addressing the unmet needs. The activities and programs described in the Annual Action Plan are in compliance with the county's citizen participation process as set forth in the regulations in 24 CFR Part 91.

The Thurston County HOME Consortium is the designated authority for awarding and distributing HOME funds to the participating jurisdictions of: Olympia, Lacey, Tumwater, Bucoda, Rainier, Tenino, Yelm, and Thurston County.

The primary planning documents used to evaluate needs and establish housing goals and priorities were:

- ❖ Housing Authority of Thurston County Continuum of Care Plan,
- ❖ Thurston County Ten-Year Homeless Housing Plan,
- ❖ Housing Authority of Thurston County Plan;
- ❖ Thurston County Regional Planning Council Profile.

This document is organized into four main sections:

1. Executive Summary – A concise summary of the goals and objectives of the FY 2003 – FY 2005 Consolidated Plan.
2. Evaluation of Past Performance FY 2003 – FY 2004.
3. Annual Objectives and Outcomes for FY 2006.
4. Outcome Performance Measurement System

Public comments may be emailed to:
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Executive Summary

This is the fourth year Annual Action Plan for the 2003-2007 Consolidated Plan, covering the period September 1, 2006, through August 30, 2007. The action plan specifies how the county intends to utilize HOME funds in order to meet the goals and prioritized needs and objectives of the Consolidated Plan.

Consolidated Plan Goals:

- ❖ To reduce homelessness in Thurston County by 50%, by creating transitional and permanent housing opportunities for homeless and special needs populations.
- ❖ To provide additional affordable housing, through preservation and reduction of slum and blight housing as defined by state law. (*Currently there are no areas of the county that meet the slum and blight definition*).
- ❖ To develop transitional and permanent housing, and provide homeownership opportunities.

Consolidated Plan Objectives, Strategies, and Outcomes:

1. *Expand the supply of standard, affordable housing for renter households earning up to 80% of median income, with emphasis on serving households below 30% of the median income.*

Strategies:

- 1.1. Provide flexible housing choices for low-and moderate income families and person through the use of housing vouchers.
- 1.2. Provide project-based rental assistance to housing units where possible, and stabilize financially viable projects.
- 1.3. Maximize the use of available resources by leveraging local funds with state and federal funds.

Outcomes:

- ❖ Develop 75 units of transitional and/or permanent affordable housing.
- ❖ Provide 72 new vouchers to persons at risk

- ❖ Acquisition of eight (8) to twelve (12) units of affordable rental housing by the Housing Authority of Thurston County (HATC)

2. *Preserving and maintaining existing affordable, multi-family housing stock and prevent the loss of existing subsidized housing and affordable private multi-family housing as resources for lower-income households.*

Strategies:

- 2.1 Assist landlords and non-profit organizations in finding solutions to making multi-family housing more affordable to low-income.
- 2.2 Coordinate with HUD, the state and private subsidized landlords to prevent the loss of expiring Section 8 housing developments.

Outcomes:

- ❖ Rehabilitate three multi-family housing buildings.

3. *Expand the efforts to assist homeowners to obtain and maintain their homes.*

Strategies:

- 3.1 Provide opportunities for homeowners to maintain their properties by accessing the county's state-funded Community Development Block Grant (CDBG) housing rehabilitation program, currently administered by the Housing Authority of Thurston County.
- 3.2 Initiate a new program to expand homeownership opportunities.

Outcomes:

- ❖ Rehabilitate 75 houses for lower income persons.
- ❖ Develop and implement a new homeownership program.

4. *Reduce homelessness in the community by at least 50%.*

Strategies:

- 4.1 Increase community knowledge of homeless needs through homeless census counts, homeless management information systems, and periodic assessment of need.

- 4.2 Create permanent supportive housing for the chronically homeless.
- 4.3 Continue to implement the priorities of the Continuum of Care Plan, which includes increasing the supply of transitional and permanent supportive housing.
- 4.4. Expand the community's capacity to provide housing and supportive services to the homeless.
- 4.4 Link permanent affordable housing for non-disabled persons to persons leaving transitional housing and shelter.
- 4.5 Support programs and initiatives to prevent homelessness.
- 4.6 Apply for additional housing vouchers/coupons as they become available.

Outcomes:

- ❖ Provide 72 tenant-based rental housing vouchers to low-income homeless families, mentally ill, and homeless youth.
- ❖ Develop 75 new transitional and/or permanent supportive housing units for the homeless.

- 5. *Provide special needs populations with stabilizing housing resources and appropriate community-based supportive services.*

Strategies:

- 5.1 Provide transitional and /or permanent supportive housing for the disabled population, focusing on the mentally ill, persons with chronic substance abuse and dually-diagnosed populations.
- 5.2 Provide additional transitional housing for youth, domestic violence victims and young pregnant women.

Outcomes:

- ❖ Provide 50 rental housing vouchers for the disabled.

Evaluation of Past Performance FY 2003 - FY 2004

Narrative description of activities

Tenant-based Rental Assistance (TBRA) – In Thurston County TBRA is targeted to the most vulnerable households in Thurston County: those living with serious mental illness, homeless youth and homeless families with children. In 2003, members of the Thurston County HOME Consortium established a goal to reduce homelessness by 50% by the end of calendar year 2005. The Annual Point-In-Time Homeless Census of 2005 indicated the Consortium not only met their goal but exceeded it, by reducing the number of unserved homeless people by 65%.

Community Housing Development Organization (CHDO) – HOME funds have been awarded to two CHDO organizations to develop housing for the chronically homeless and persons with developmental disabilities. Behavioral Health Services (BHR) Housing Properties received \$289,018 to acquire, rehabilitate, and convert a 20-unit apartment complex (Tumwater) into 34 studio apartments for chronically homeless persons with mental disabilities. While the units have been acquired, the renovation is not scheduled to begin until this year. Homes First! received \$50,000 for the acquisition of a group home that provides housing for three autistic persons.

Homeowner Rehabilitation – HOME funds are used to augment the county’s CDBG-funded comprehensive housing rehabilitation program. CDBG funds are used in the unincorporated areas of the county, while HOME dollars are used to fund single-family housing rehabilitation activities in the incorporated cities of Lacey and Tumwater. Since 2004, nine houses have been rehabilitated. Household characteristics:

- ❖ 29% of clients are disabled
- ❖ 21% of clients are 62 years of age or older
- ❖ 29% of clients are single-parent households
- ❖ 79% of units are in urban areas, and 21% in rural areas

American Dream Downpayment Assistance (ADDI) – The alarming rise of house prices makes it extremely difficult for first-time homebuyers to realize their dream of owning a home, particularly those with incomes at 80% of median income or below. The maximum ADDI assistance per household is \$10,000, but does little to make homeownership affordable for most low-income persons in Thurston County. HATC partners ADDI program with other first-time homebuyer resources to maximize use of funds.

Units Assisted

FY 2003 – FY 2004

HOME FY 2003-04	Goal	Completed
Tenant Based Rental Assistance	144 units	144
CHDO – Homes First!	12 units	1 *
CHDO – Behavioral Health Resources	34 units	20
Homeowner Rehabilitation	10 homes	9
Rental Rehabilitation	1 building	1 building
ADDI	2 houses	2

** HOME requires a home purchased as a group home to be counted as one unit. In this case a 4 bedroom home was purchased that houses 3 autistic individuals and one live-in case worker, so actually 3 extremely low-income households are being provided with affordable housing with the ability to have their services delivered where they live.*

***Homes First! has made an offer on a home that would be required by HOME Program regulations to be counted as one unit but is proposed to serve 5 homeless individuals*

Income Levels

HOME Fiscal Years 2003-04	30% of median income level or below		31-50% of median income level or below		51-80% of median income level or below		Total
	Number	Percent	Number	Percent	Number	Percent	
Tenant Based Rental Assistance	244	97%	11	3%	0	0%	255
Rental Rehabilitation – Life Skills	9	100%	0	0%	0	0%	9
CHDO – Homes First!	3	100%	0	0%	0	0%	3
Homeowner Rehabilitation	0	0%	5	71%	2	29%	7
ADDI	0	0%	0	0%	2	100%	2
Total Households Assisted with HOME	256	94%	16	5%	4	1%	276

FY 2005 activities will be covered through the Consolidated Annual Performance and Evaluation Report (CAPER) in the fall, 2006.

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Annual Objectives and Outcomes for 2006

Introduction

In compliance with the Consolidated Plan and the Thurston County Ten-Year Homeless Plan, Thurston County will continue to focus and prioritize HOME and other housing resources to assist very-low income residents with affordable housing options, while maintaining emphasis on reaching those who are the most vulnerable—the homeless, mentally ill, and at-risk youth. HOME funding allocation for FY 2006 is \$875,209, and will be distributed to the following eligible activities:

**HOME
FY 2006 Funding Allocation**

Administration	85,611
Tenant-Based Rental Assistance	471,971
CHDO Set-Aside	171,223
Homeowner Rehabilitation	127,308
Homebuyer American Dream Down payment Initiative	19,096

Objectives and Outcomes

The Government Performance and Results Act of 1993 and HUD require that recipients receiving federal program dollars improve their effectiveness and public accountability by adopting a quantifiable performance measurement system. While the performance measurement system is not required this fiscal year, the county has decided to make incremental changes now to make it easier to comply with the reporting requirements of the Information Disbursement and Information System (IDIS).

Thurston County has developed a performance measurement system that parallels the original objectives and outcome statements specified in the Consolidated Plan.

Goal #1: Expand the supply of standard, affordable housing for renter households earning up to 80% of median income, with emphasis on serving households below 30% of the median income.

Objective 1: Provide **Decent Housing** through Rental Assistance Programs

Outcome(s): Affordability

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Outcome Statement: Create decent housing through improved affordability and accessibility by providing rental subsidy assistance for very low to moderate –income households.

Goal #2: Preserving and maintaining existing affordable, multi-family housing stock and prevent the loss of existing subsidized housing and affordable private multi-family housing as resources for lower-income households.

Objective 2: Preserve **Decent Housing** for renters through the rehabilitation of multi-family housing.

Outcome(s): Affordability

Outcome Statement: Create decent housing through improved affordability and accessibility of existing multi-family housing by the rehabilitation of projects for low-income households.

Goal #3: Expand efforts to assist homeowners to obtain and maintain their homes.

Objective 3: Preserve **Decent Housing** for homeowners through Homebuyer Assistance Programs.

Outcome(s): Affordability

Objective 4: Preserve **Decent Housing** for homeowners through the rehabilitation of single-family housing.

Outcome(s): Affordability

Outcome Statement: Create decent housing through improved sustainability and affordability of existing single-family housing stock through the rehabilitation of projects for low-income households.

Homeless Housing

Goal #1: Reduce homelessness and chronic homelessness in the county.

Objective 1: Increase the availability of **Decent Housing** through transitional housing.

Outcome(s): Availability and Accessibility

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Outcome Statement: Increase the availability of decent housing and supportive services offered to homeless families and persons by supporting transitional housing opportunities for homeless families and individuals.

Special Needs Housing

Goal #1: Provide special needs populations with stabilizing housing resources and appropriate community-based supportive services.

Objective 1: Increase the availability and affordability of **Decent Housing** and supportive services through Rental Assistance Programs.

Outcome(s): Availability and Accessibility

Outcome Statement: Create decent housing through improved affordability and accessibility by providing rental subsidy assistance for very low to moderate –income households with disabilities.

2006 Objectives and Outcomes

Activity	Objective	Households Assisted	Number Of Units	Completion Date
TBRA	Providing Decent Housing	72	72	8/2007
CHDO	Providing Decent Housing	44	44	8/2007
Homeowner Rehab	Providing Decent Housing	8	8	8/2007
Homebuyer ADDI	Providing Decent Housing	2	2	8/2007

Geographical Distribution

HOME funds are proposed to be distributed to the following jurisdictions within the county:

Jurisdiction	New TBRA	CHDO Development	Homeowner Rehabilitation	ADDI
City of Olympia	31	44		
City of Lacey	19		2	
City of Tumwater	15		2	
City of Yelm				
Town of Rainier				
County	7			2
City of Tenino			4	
TOTAL	72	44	8	2

Foster and Maintain Affordable Housing

Plans to Address Emergency Shelter and Transitional Housing Needs:

Sheltering - While the HOME Program cannot fund sheltering activities, the TBRA activity, when provided in partnership with transitional supportive services for homeless people, does contribute a stabilizing component to the local Continuum of Care for the provision of homeless housing and services providers in Thurston County. Other county and city resources are utilized to support sheltering activities.

Transitional Housing, Rent and Services Partnership - The HOME Consortium has chosen to continue funding the Tenant-based Rental Assistance Program (at the FY 2005 funding level of \$471,971) for FY 2006. TBRA is targeted to those with the most need in Thurston County. Funds will be used to provide case-management services to youth at risk, homeless families, and the mentally ill. Services will equip individuals/families with tools and skills to help stabilize their lives while providing them with decent, safe, and affordable housing.

Permanent Housing – The HOME Consortium solicited RFP's from local CHDO's for proposals that would produce or preserve long-term affordable housing in the county. As a result of the process, the Community Action Council of Lewis, Mason & Thurston Counties was awarded funding to rehabilitate the Tolmie Cove Apartments (44 units of multi-family low-income housing) in Olympia.

Plans to Prevent Homelessness (for households at 30% median or below):

Continue to provide short-and long -term rental assistance as a prevention and strategy (identified in the 10-Year Homeless Housing Plan for Thurston County) as a way of reducing homelessness.

There are numerous housing non-profit organizations in Thurston County that assist households from becoming displaced and/or homeless because of an inability to pay rent. While the demand still exceeds supply, rental assistance has proven to be an effective tool in Thurston County to prevent homelessness.

Action Steps to End Chronic Homelessness:

The 10-Year Homeless Housing Plan for Thurston County identified 100 new units of housing along with income and prevention strategies for ending chronic homelessness. The housing strategies outlined in the plan included HOME funding support for a permanent supportive housing project serving the chronic homeless mentally ill in Thurston County. The HOME Consortium approved local funds for FY 2006 to Intercommunity Mercy Housing (Evergreen Vista Apartments, Phase II) to create 50 units of new affordable housing for homeless families.

The county will continue working to minimize chronic homelessness by coordinating prevention strategies, programs, and resources with local service providers.

Obstacles to Meeting Underserved Needs

A priority of the consortium is to provide HOME funds to the underserved areas of the county that lack the resources and capacity to provide affordable housing and homeless services to its residents. In partial response to that need, the HOME Consortium has allocated \$52,579 (FY 2006) and \$47,421 of uncommitted FY2005 funds to the City of Tenino to establish a single-family housing rehabilitation program. Thurston county staff will design and administer the program and assist the city with capacity building. The county will also provide technical assistance where needed in efforts to increase awareness and participation among other consortia communities.

Location of Supportive Services - TBRA Program participants tend to rent where the most available rental units are located. This means that most of the TBRA assistance is used within the city limits of Olympia, Lacey and Tumwater. TBRA is used in smaller numbers in the rural areas of the county. Because the assistance is targeted toward the homeless and seriously mentally ill, the participants primarily choose to rent in urban areas close to the services they need.

Lack of Transportation - Transportation also presents a barrier for households renting in the rural areas of the county. Very limited bus service isolates people from jobs, benefits and services.

Lack of Capacity – Financial and staffing resources are inadequate to meet the increasing affordable housing needs of the county. The HOME Consortium sponsored housing workshop (*Dream the Dream Forum funded by House Bill 2163*) and the Consortium’s planning retreat will assist the county and Consortium in prioritizing housing goals and determining the level of technical assistance need.

Summary of Citizen Participation Process and Public Comments

The County provides notice to the public of the availability of the Consolidated Plan, Annual Action Plan, the Consolidated Annual Performance and Evaluation Report, and any proposed amended changes. All notices are published in the local newspaper and on the county’s website.

The 2006 Annual Action Plan was made available for public review and comment in accordance with its Citizen Participation Plan, which includes providing a thirty-day comment period, posting the draft action plan on the county’s website, publishing a notice to the Olympian Newspaper, and conducting two public hearings.

Summary of comments received:
(INSERT COMMENTS)

Federal and Other Resources

Thurston County receives \$500,000 in CDBG funds from the state to administer a comprehensive housing rehabilitation program through HATC. In addition, HATC along with several other housing nonprofit providers receive rental assistance funds through the Tenant-Based Rental Assistance and Section 8 Voucher Programs, and Emergency Shelter Grants funded through McKinney-Vento Homeless Assistance.

Washington State Housing Tax Credits are also another resource many non-profit organizations and housing providers have access to. Tax credits are administered and distributed by the Washington Housing Finance Commission (800-767-4663 or email at askusTC@wshfc.org.)

Leveraged Resources

House Bills 2060 (HB2060) and 2163 (HB2163) are local housing funds that may provide match for HOME dollars. For FY 2006, HB2060 funds (\$218,116) will leverage \$8,077,623 in non-federal contributions that will provide 50 units of affordable housing, and satisfy HOME match requirements. Additionally, local housing providers that are eligible to access HOME funds will provide match with private, In-Kind donations, and other state funds as (i.e. Washington State Housing Trust Fund and Washington State Housing Tax Credits).

For FY 2006, Evergreen Vista Apartments, Phase II Project, leveraged \$1,500,000 in state housing trust fund dollars and \$4,939,506 in state low-income housing tax credits.

Program Income

Homeowner Rehabilitation is the only activity expected to generate program income for the year. Approximately \$10,000 is expected to be received in loan repayments and/or home resale(s). Any funds received will be re-cycled to fund the continuation of HOME housing rehabilitation activities.

Program Specific Requirements

The Thurston County HOME Consortium's American Dream Down Payment Initiative (ADDI) Program provides down payment assistance in the form of a second mortgage for low-income first-time homebuyers in Thurston County and helps program participants develop financial self-sufficiency skills. Funds are payable to the county upon sale, title transfer, or refinance of the property. Because only two households will be assisted this year, participants for the program will be taken from HATC'S Section 8 waiting list.

Period of Affordability:

Thurston County will use the recapture option to ensure compliance with the period of affordability requirements, which is 5 years for the minimum \$1,000 to \$10,000 loan.

The sale of the property during the affordability period triggers repayment of all direct home subsidies that the buyer received when he/she originally purchased the home. All HOME funds recaptured during the affordability period must be captured in full. Proceeds must be used to pay off the HOME loan amount. Any net proceeds remaining may be paid to the homebuyer.

In case of a transfer of ownership due to foreclosure or deed in lieu of foreclosure prior to the satisfaction of the period of affordability requirement, and if there are no net proceeds from the foreclosure, repayment is not required and HOME requirements are considered to be satisfied.

Home Ownership Counseling:

Participants in the ADDI program are required to participate in both pre- and post-purchase counseling, which consists of group orientations and individual counseling sessions with a homeownership counselor. The multi-layered training focuses on the following topics:

- ❖ Budgeting and financial planning;
- ❖ Banking services and terminology;
- ❖ Long-term savings goals;
- ❖ Investment choices;
- ❖ Credit repair and management;
- ❖ Navigating the home buying process;
- ❖ Real estate and mortgage terminology;
- ❖ The varied roles of real estate professionals;
- ❖ Predatory lending.

Monitoring

The county will provide an on-site monitoring of the subrecipient's HOME project to ensure compliance with HOME, HUD, and other federal program requirements.

Monitoring reviews will include, but are not limited to:

- ❖ An assessment and evaluation of program performance as determined by the county's Outcome Performance Measurement System.
- ❖ Housing Quality Inspections and review of housing program files.
- ❖ A random review of TBRA and ADDI client files
- ❖ A review of program financial and fiscal records.
- ❖ A review of civil rights and fair housing records.

Projects will be monitored at least once before the expiration of the subrecipient's contract. The subrecipient will be given thirty day advance notice of a monitoring visit, and the option to schedule additional time for technical assistance, if necessary. Upon completion of the monitoring review, the county will send the subrecipient a monitoring

letter citing the results of the review, listing any findings, corrective actions, or issues that need to be resolved.

Lead-Based Paint

Lead-based paint hazard mitigation activities will continue through HATC. All lead-hazard suspect units will be inspected and tested (when necessary), to determine the level of hazard that exists. Any mitigation work will be performed by qualified and certified staff and workers.

Outcome Performance Measurement System

Performance Objectives and Indicators used to measure **affordable** housing goals:

1. Provide Decent Housing through Rental Assistance Programs.
 - 1.1 Performance Indicator: Number of renter units/families assisted under TBRA
2. Provide Decent Housing for renters through the rehabilitation of multi-family housing.
 - 2.1. Performance Indicator: Number of housing units preserved
 - 2.2. Number of housing units rehabilitated to Housing Quality Standards
3. Provide Decent Housing for Homebuyers through Homebuyer Assistance.
 - 3.1 Number of loans or grants
 - 3.2 Number assisted with down payment
 - 3.3 Number assisted with closing costs
4. Provide Decent Housing for homeowners through the rehabilitation of single-family housing.
 - 4.1 Number of housing units rehabilitated to Housing Quality Standards.

Performance Objectives and Indicators used to measure **homeless and other special needs** housing goals:

1. Increase the availability and affordability of Decent Housing and supportive services through transitional housing.
 - 1.1 Number of homeless persons/families receiving tenant-based rental assistance
 - 1.2 Number of homeless youth receiving tenant-based rental assistance
 - 1.3 Number of homeless mentally ill receiving tenant-based rental assistance
 - 1.4 Number of new units of transitional housing
 - 1.5 Number of increase/decrease in homeless population
 - 1.6 Number of disabled persons receiving housing vouchers/coupons

Income Population Indicators

All activities will be tracked by household or persons assisted, whichever is the appropriate unit of measurement for the activity.

- 1.1. Number of persons at 30% or less of median income
- 1.2. Number of persons at 31% -50% of median income
- 1.3. Number of persons at 51%- 80% of median income

**Table 3-1
Consolidated Plan Listing of Projects**

Applicant's Name:	Thurston County		
Priority Need:	N/A		
Project Title:	FY2006 Home Program Administration		
Project Description:	Thurston County to administer HOME Program Activities, with some support to Housing Authority of Thurston County.		
Location:	Countywide		
Start Date: 9/1/06	Completion Date: 8/31/07	Funding Sources:	
Performance Indicator	Annual Units	HOME	85,611
Units Upon Completion		Other Funding	0
		Total	85,611

The primary purpose of the project is to help: the homeless Persons with HIV/AIDS Persons with Disabilities.

The expected outcome of the project is to improve: Availability/accessibility Affordability Sustainability.

**Table 3-2
Consolidated Plan Listing of Projects**

Applicant's Name:	Thurston County		
Priority Need:	Homeless/Non-homeless Special Needs		
Project Title:	FY2006 Tenant-Based Rental Assistance		
Project Description:	Housing Authority of Thurston County Voucher Program – Rental assistance funds are targeted to the homeless population, mentally ill, and youth at-risk.		
Location:	Countywide		
Start Date: 9/1/06	Completion Date: 8/31/07	Funding Sources:	
Performance Indicator: 72	Annual Units: 72	HOME	471,971
Units Upon Completion: 72		Other Funding	0
		Total	471,971

The primary purpose of the project is to help: the homeless Persons with HIV/AIDS Persons with Disabilities.

The expected outcome of the project is to improve: Availability/accessibility Affordability Sustainability.

**Table 3-3
Consolidated Plan Listing of Projects**

Applicant's Name:	Thurston County		
Priority Need:	Rental Housing Rehabilitation		
Project Title:	FY2006 Community Housing Development Organization (CHDO)		
Project Description:	Multi-family rehabilitation of 44 units of low-income housing, through Community Action Council of Lewis, Mason and Thurston Counties.		
Location:	City of Olympia – Tolmie Cove Apartments 7245 32nd Ave. NE		
Start Date: 9/1/06	Completion Date: 8/31/07	Funding Sources:	
Performance Indicator: 44 units	Annual Units: 44 units	HOME	171,223
Units Upon Completion: 44		Other Funding	0
		Total	171,223

The primary purpose of the project is to help: the homeless Persons with HIV/AIDS Persons with Disabilities.

The expected outcome of the project is to improve: Availability/accessibility Affordability Sustainability.

**Table 3-4
Consolidated Plan Listing of Projects**

Applicant's Name:	Thurston County		
Priority Need:	Single-Family Housing Rehabilitation		
Project Title:	FY2006 Homeowner Rehabilitation		
Project Description:	Housing Authority of Thurston County to rehabilitate single family houses in City of Lacey and Tumwater for \$74,729. Thurston County will assist the City of Tenino to rehabilitate single family houses in their area for \$52,579.		
Location:	City of Lacey, Tenino and Tumwater		
Start Date: 9/1/06	Completion Date: 8/31/07	Funding Sources:	
Performance Indicator: 8 units	Annual Units: 8 units	HOME	127,308
Units Upon Completion: 8		Other Funding	0
		Total	127,308

The primary purpose of the project is to help: the homeless Persons with HIV/AIDS Persons with Disabilities.

The expected outcome of the project is to improve: Availability/accessibility Affordability Sustainability.

**Table 3-5
Consolidated Plan Listing of Projects**

Applicant's Name:	Thurston County		
Priority Need:	Owner Housing		
Project Title:	FY2006 American Dream Downpayment Program		
Project Description:	Housing Authority of Thurston County to provide first-time homebuyers with downpayment assistance.		
Location:	County		
Start Date: 9/1/06	Completion Date: 8/31/07	Funding Sources:	
Performance Indicator: 2 units	Annual Units: 2 units	HOME	19,096
Units Upon Completion: 2		Other Funding	0
		Total	19,096

The primary purpose of the project is to help: the homeless Persons with HIV/AIDS Persons with Disabilities.

The expected outcome of the project is to improve: Availability/accessibility Affordability Sustainability.

**Table 3-6
Consolidated Plan Listing of Projects**

Applicant's Name:	Thurston County		
Priority Need:	Housing Development – (Home Match)		
Project Title:	FY 2006 Intercommunity Mercy Housing		
Project Description:	Local funds (HB 2160) – to support development of 50 units of affordable low-income housing to Intercommunity Mercy Housing. Local funds are HOME match dollars.		
Location:	Evergreen Vista Apartments, Phase II Fern Street, SW Olympia		
Start Date: 9/1/06	Completion Date: 8/31/07	Funding Sources:	
Performance Indicator: 50 units	Annual Units: 50 units	HOME	0
Units Upon Completion: 50		Other Funding	218,116
		Total	218,116

The primary purpose of the project is to help: the homeless Persons with HIV/AIDS Persons with Disabilities.

The expected outcome of the project is to improve: Availability/accessibility Affordability Sustainability.