This report is an annual performance summary of the housing activities funded through the Thurston County HOME Consortium. The HOME Consortium consists of publicly-elected officials from the participating jurisdictions of Olympia; Lacey; Tumwater; Yelm; Tenino; Bucoda; Rainier and Thurston County. The Consortium is an advisory board to the Thurston County Board of Commissioners and is responsible for the management of the HOME federal housing program, and the county’s local Affordable and Homeless Housing Programs, which serve low to moderate income and homeless households.

Under these programs, more than $1.8 million in federal and local funds were expended in 2011 leveraging more than $13.6 million dollars of other funds for housing activities. Notable accomplishments this year were:

- The completion of Habitat for Humanity’s Shepherd’s Grove project that provides five (5) single family houses for low-income families in Tumwater;
- The completion of Community Action Council of Lewis, Mason and Thurston Counties’ Salmon Run multi-family I complex in Yelm, which provides forty (40) units of rental housing;
- The completion of the Low-income Housing Institutes’ Magnolia Villa multifamily complex in Lacey, which provides twenty-one (21) units of rental housing;
- The completion of the Housing Authority of Thurston County Sequoia Landing forty (40) unit rental housing complex on Littlerock Road in Tumwater for low-median income households;
- One-hundred and forty five (145) at-risk and homeless households were provided rental assistance and homeless prevention services through the HOME Tenant-Based Rental Assistance Program, Affordable Housing Program, and Homeless Housing Program;
- Twelve housing and social service organizations received program operations and maintenance funding from the Homeless Housing Program to support the continuation of critical housing programs.

**Home Investment Partnership Program (HOME)**

**Background:**

Home Investment Partnership Program (HOME) was created by the National Affordable Housing Act of 1990 in response to pressing affordable housing concerns. The HOME objectives:

- Serve populations below 80% of median income (2011 median income for a household of four was $59,200);
- Create partnerships between non-profits, lenders, local government and the private sector to expand the supply of decent, affordable housing for low-income people;
- Strengthen the abilities of states and local governments to implement housing strategies;
- Leverage HOME funds with other matching funds;
- Assist very low-income families to obtain skills to become self-sufficient;
- Providers: Owners; Developers; Private For-Profits; Private/Public Non-Profits; CHDO’s;
- Beneficiaries: Low-Income Owners, Buyers and Tenants.

**Deliverables:**

- Formation of the HOME Consortium;
- Comprised of elected public officials from participating jurisdictions (Olympia, Lacey, Tumwater, Yelm, Tenino, Bucoda, Rainier, and Thurston County);
- Requires inter-local agreement;
- Advisory board to the Board of County Commissioners;
- Oversees the Citizen Advisory Committee.

**2011 Outcomes:**

- Housing Authority of Thurston County (HATC) completed renovation of four (4) single-family houses throughout the county and two (2) pending completion: $143,283;
- Low Income Housing Institute renovated the Magnolia Villa complex in Lacey: $133,724;
- Community Action Council assisted 109 at-risk and homeless households with rental assistance and homeless prevention services: $467,421*;
- Community Action Council (CAC) completed the new construction of the Salmon Run Apartments in Yelm: $417,692;
- Community Action Council renovated nine (9) single-family houses in the City of Tenino: $300,000;
- Habitat for Humanity completed construction of the Shepherd’s Grove project, which provides five (5) new single-family houses in Tumwater: $221,276

**2012 Goals & Objectives:**

- The Community Action Council will purchase and rehabilitate a foreclosed single-family house to provide permanent rental housing for three (3) low-income persons ($150,000);
- The Housing Authority of Thurston County will rehabilitate up to eight (8) single-family houses for low-income residents living in Bucoda, Rainier, Tenino, and Yelm ($200,000);
- The Low Income Housing Institute will rehabilitate five (5) studio apartments in Lacey for transitional housing units serving single women ($168,175);
- The Foundation for the Challenged will purchase and rehabilitate up to four (4) houses to create twelve (12) units of rental housing in Olympia, Lacey, and Tumwater for low-income persons with disabilities ($150,000).
### Affordable Housing (HB2060)

**Background:**

Provides funding to assist in the development and preservation of affordable low-income housing (households at or below 50% of the area median income) to address critical local housing need.

**Eligibility:** Non-profit organizations, towns, and cities within the county and for-profit developers who provide affordable housing in accordance with RCW 36.22.178 and RCW 36.22.179. All projects must serve very low-income persons or households, which are households at or below 50% of the median income (median income for a family of four was $37,000).

**Deliverables:**

- The RCW required an inter-local agreement (signed in 2002) among Consortium members (Olympia, Lacey, Tumwater, Yelm, Tenino, Rainier, Bucoda, and Thurston County) that funds would be allocated to very-low income housing projects and would provide matching funds for the HOME Program.

### 2011 Outcomes:

- Community Youth Services provided rental assistance to youth at-risk of being homeless: $31,000;
- Family Support Center provided rental assistance to four (4) rural residents in unincorporated Thurston County: $17,647.

### 2012 Goals & Objectives:

- Community Action Council to provide homeless prevention rental assistance to at-risk and homeless: $283,000
- Community Youth Services to provide ECHO Transitional Housing Project rental assistance to at-risk and homeless youth: $61,188*;
- Emmanuel Lutheran Church to provide homeless storage lockers and provide rental assistance: $36,000;
- Family Support Center to provide Rapid Re-housing assistance to at-risk and homeless households: $34,775*;
- Yelm Community Services will rehabilitate existing facilities to provide an ADA-compliant shower, storage facility, and additional shelter space: $12,000*.

### Homeless Housing (HB2163)

**Background:**

Directs local governments to develop a Ten-Year Homeless Plan aimed at ending homelessness. Mandates both state and local plans to reduce homelessness by 50% by 2015.

**Eligibility:** Non-profit organizations, towns, and cities within the county and for-profit developers who provide affordable housing in accordance with RCW 36.22.178 and RCW 36.22.179. All projects must serve very low-income persons or households, which are households at or below 50% of the median income (median income for a family of four (4) was $37,000).

**Deliverables:**

Thurston County Board opted to have the Consortium representatives also act as the “local homeless housing task force,” whose existence is required by RCW. The Consortium appointed the Citizen Advisory Committee, which has representation from the Housing Authority, realtors, service providers, faith-based communities, and the homeless population. These groups advise the local government on the creation of the local homeless housing plan and participate in a local homeless housing program.

### 2011 Outcomes:

- Provided Rental Assistance to eighteen (18) households and Case Management services to thirty-two (32) households through Community Action Council, Family Support Center, and Community Youth Services: $397,788;
- HATC completed the construction of a thirty-two (32) unit rental housing complex on Littlerock Road in Tumwater for low-median income households with six (6) units reserved for homeless households: $400,000;
- Provided Operation and Maintenance support to twelve (12) housing and social service organizations: $489,307;
- Conducted the annual Homeless Point In Time Count: $25,000;
- Provided matching funds to Community Youth Services (CYS) for the Homeless Grant Assistance Program’s ECHO Transitional Housing Project for at-risk youth (ages 15-23): $78,694*.

### 2012 Goals & Objectives:

- Provide Operations and Maintenance support to twelve (12) housing and social service programs: $447,800;
- Family Support Center to provide Rapid Re-housing assistance to at-risk and homeless households: $185,225*;
- Community Youth Services to provide ECHO Transitional Housing Project rental assistance to twelve (12) households: $61,188*;
- Yelm Community Services will provide a Rental Assistance Program for at-risk and homeless households: $35,000*.
- Yelm Community Services will rehabilitate their facilities to provide an ADA-compliant shower, storage facility, and ADA-compliant ramp: $48,000*.

*Asterisk denotes projects that received both Affordable Housing and Homeless Housing funds

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