Thurston County HOME Consortium

Annual Action Plan
FY2012

(September 1, 2012 to August 31, 2013)

Fifth Program Year
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 2008-2012, and documents the overall housing needs of the county, with respect to affordability as well as housing needs for special populations and the homeless. 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. Thurston County is the lead Participating Jurisdiction and assumes responsibility for implementation and administration of the HOME Program.

HOME Program Objectives

1. Decent housing for low and moderate income households
2. Expand capacity of nonprofits
3. Strengthen the ability of state and local government to provide housing
4. Leverage private sector participation

Eligible HOME Program Activities

Home funds may be used for only the following activities:
- Homeownership
- Homeowner Rehabilitation
- Rental Production & Acquisition/Rehabilitation

Executive Summary

This is the fifth year Annual Action Plan for the 2008-2012 Consolidated Plan, covering the period September 1, 2012, through August 31, 2013. 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.

The Home Consortium solicited a Request for Proposals for HOME funding on March 16, 2012 for the next fiscal year budget, September 2011 to August 2012. Seven proposals were received, of which the HOME Consortium recommended funding for the following four projects:

Housing Authority of Thurston County – intends to rehabilitate seven (7) single-family homeowner housing units in the cities of Bucoda, Rainier, Tenino and Yelm.
Foundation for the Challenged – intends to acquire and rent four (4) single-family houses (12 units) in scattered sites in the cities of Lacey, Olympia, and Tumwater, for extremely low-income individuals who are developmentally disabled.

Community Action Council of Lewis, Mason & Thurston Counties (Community Action Council) – intends to acquire and rehabilitate one (1) a single-family house in the City of Lacey that is in foreclosure or short sale that will provide permanent rental housing to low income families, elderly, or the disabled.

Low Income Housing Institute – intends to rehabilitate Arbor Manor, five units of transitional housing for homeless single-woman in the City of Lacey.

A public hearing on the Draft Action Plan was held on June 26, 2012, 3:00 at the Thurston County Courthouse Building 1, Room 280. This public hearing was is in conjunction with a 30-day public comment period, May 25 through June 26, 2012, soliciting input on the plan. Written comments were accepted through 5:00 p.m. on June 26. A copy of the Draft Action Plan was made available to all regional libraries in Thurston County, and online at the Thurston County Public Health and Social Services Department web page.

The Plan was submitted to the U.S. Department of Housing & Urban Development on July 15, 2012. The 2012 program year will begin on September 1, 2012.

Consolidated Plan Goals:
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.
10. Increase the availability of TBRA so that fewer extremely low-income households are rent burdened.

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.

10. Provide TBRA to renter households earning 30% or less of area median income who are severely rent burdened or have special needs.

**Five-Year Home Program Allocation**

The Thurston County HOME Consortium’s primary goal is to increase the supply of affordable housing stock in the county and to reduce the number of extremely low and very low-income renters who are rent burdened, by strategically targeting HOME funds in the following housing areas:

- Home ownership;
- The creation of new rental housing units;
- Homeowner rehabilitation.
- Tenant-Based Rental Assistance

The amounts listed below are subject to annual adjustment by the Consortium, based on changing market conditions, citizen participation input, and HOME funding availability.

<table>
<thead>
<tr>
<th>HOME Activity</th>
<th>Four-Year Expenditure (FY08 – FY11)</th>
<th>Five-Year Goal (units)</th>
<th>2008-10 completed or in process (units)</th>
<th>Balance for 2011-12 (units)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Housing Development Organization (CHDO) *</td>
<td>1,821,873</td>
<td>30</td>
<td>Included down below</td>
<td>30</td>
</tr>
<tr>
<td>Homeownership</td>
<td>67,000</td>
<td>6</td>
<td>17</td>
<td>11 over</td>
</tr>
<tr>
<td>Homeowner Rehabilitation</td>
<td>675,256</td>
<td>16</td>
<td>20</td>
<td>4 over</td>
</tr>
<tr>
<td>Rental Production &amp; Acquisition/ Rehabilitation</td>
<td>1,929,250</td>
<td>81</td>
<td>79</td>
<td>2 under</td>
</tr>
<tr>
<td>Tenant Base Rental Assistance (TBRA)</td>
<td>436,473</td>
<td>87</td>
<td>66</td>
<td>21 under</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3,000,602</strong></td>
<td><strong>220</strong></td>
<td><strong>182</strong></td>
<td><strong>&lt;38&gt;</strong></td>
</tr>
</tbody>
</table>
* CHDO set-aside is used to create units for Homeownership and Rental Production/Acquisition and Rehabilitation.

**Homeownership** has operated on a countywide basis, with a preferred focus in Olympia, Yelm, Lacey and Tumwater, and includes the preservation of mobile home parks.
- HATC’s Down Payment Assistance Program – 12 units
- (CHDO) Habitat for Humanity’s Fairview Cottages (Olympia) - 5 units

**Homeowner rehabilitation** occurs countywide, but with a desired focus on the smaller cities of Tenino, Bucoda, Yelm and Rainier, where the housing stock is older and needs preservation.
- HATC Housing Rehabilitation Program – 11 units
- Tenino Housing Rehabilitation Program – 9 units

**Rental housing activities** may occur countywide, with emphasis on production or acquisition in Olympia, Lacey, Tumwater and Yelm; emphasis on rental rehabilitation in Yelm and Tenino.
- (CHDO) Community Action Council - Salmon Run Apartments (Yelm) – 40 units
- (CHDO) Community Action Council - Court Apartments (Yelm) – 19 units
- (CHDO) Low Income Housing Institute - Magnolia Villa Apartments (Lacey) – 20 units

**Tenant Based Rental Assistance** for income-eligible tenants has been available throughout the county, particularly in locations with high rental vacancy; such rates occur in Bucoda and in the unincorporated area of North Yelm.

**Annual Action Plan Summary**
Thurston County was allocated $580,013 in HOME appropriations from HUD for fiscal year 2012. In addition there is $122,272* of reallocated funds from the prior year Action Plan and estimated program income of $14,000, for a total of $716,285. Ten percent (10%) of the fiscal year 2012 funds are set-aside for program administration. Twenty-eight percent (28%) of FY 2012 allocation is distributed to Community Housing Development Organizations (CHDO), and the rest to Homeowner Rehabilitation and Rental Production & Acquisition/Rehabilitation.

FY 2011 HOME funds were allotted for Tenant –Based Rental Assistance to the Community Action Council. The HOME Consortium has elected to provide local housing funds in lieu of HOME funds for rental assistance, thereby increasing the availability of HOME dollars for rental production. The county will be making the appropriate amendment changes to the Consolidated Plan.

<table>
<thead>
<tr>
<th>HOME FY 2012 Funding Budget</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration</td>
<td>$58,000</td>
</tr>
<tr>
<td>Homeowner Rehabilitation</td>
<td>$200,000</td>
</tr>
<tr>
<td>Rental Production &amp; Acquisition/Rehabilitation (includes CHDO)</td>
<td>$322,013</td>
</tr>
<tr>
<td>Sub-Total HOME funds</td>
<td>$580,013</td>
</tr>
<tr>
<td>FY 2011 HOME Funds</td>
<td>$122,272</td>
</tr>
<tr>
<td>Program Income</td>
<td>$14,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$716,285</strong></td>
</tr>
</tbody>
</table>
Homeowner rehabilitation is also available countywide, but with a desired focus on the smaller cities of Tenino, Bucoda, Yelm and Rainier, where the housing stock is older and needs preservation.

Public Housing
There are 70 units of public housing in Thurston County, built and operated by King County Housing Authority. Of these units, 69 are one-bedroom, one bath units reserved for low-income, elderly and disabled households. There is a community building on site, with a kitchen, recreation room and crafts room. Located near Lacey's border, on an important arterial, Casa Madrona is conveniently close to shopping and services as well as access to Interstate 5.
Anti-Poverty Strategy
There are over 45 local programs that assist low-income persons in meeting their daily needs and can provide tools and resources to reduce poverty. Activities that are in place to reduce poverty within Thurston County include:

1. **Improving access to higher education: GED and community college programs**
   Workfirst Services at South Puget Sound Community College supports one year of free tuition and books for low-income and TANF parents who work more than 20 hours per week. Parents typically take two classes per quarter and are connected with job opportunities that utilize their increased skills.

2. **Functional Context Education – combining literacy skills with job training**
   The Pacific Mountain Workforce Consortium provides resources to individuals who need to complete their GED requirements while providing additional employment training.
   The Community Youth Services CareerTREK program helps qualified, low income youth develop a career plan that helps overcome existing barriers, prepares them academically/vocationally for a career path and provides training and assistance in finding and keeping employment. Youth are tested for literacy and, if found to be below an 8th Grade level, receive education support to complete certificates and diplomas.

3. **Nontraditional occupations – training women to do “men’s jobs” (e.g., construction, truck driver, mechanical or technical repair, police officer)**
   The New Market Skills Center develops the abilities and interests of all of their students in a wide range of apprenticeships and occupations.

4. **Microenterprise – providing start up loans less than $25,000 for family-owned businesses**
   The Olympic Microloan Fund provides financing and technical assistance to businesses owned and operated by low- and moderate-income (LMI) people or that will employ low- and moderate-income people in Grays Harbor, Pacific, Wahkiakum, Mason, Clallam, Jefferson, Thurston, Island and San Juan counties. Approximately 55 employers and/or employees will benefit by the projected 24 business loans. At least 80 percent of these people will meet the low-and moderate-income criteria. An additional 600 people will benefit by receiving technical assistance and training related to beginning and sustaining a small business, 450 of whom are estimated to have low- and moderate-incomes.
   The Thurston County Small Business Incubator works to create jobs by helping entrepreneurs and small businesses access resources they need for growth and long term success. Business incubators help reduce the risk of small business failures and can reduce start-up costs by 40%-50%. Nationwide, business incubator clients and graduates have created half a million jobs, and for every 50 created by an incubator, 25 more are created in the same community.

5. **Building wealth through assets**
   Several programs are available in the community to assist low income households to build wealth through asset accumulation. These include:
   - Maintain self-sufficiency and homeownership programs
   - Section 8 Homeownership Program
   - Welcome Home Program
• Seek funds for 2nd Mortgage Program
• Family Self-Sufficiency Program
• Homeownership Assistance – ADDI, HOME, Habitat for Humanity
• United Way of Thurston County – Individual Development Accounts

6. Financial Literacy & Housing Counseling
There are four agencies within Thurston County currently assisting low-income households with money management, housing counseling and consumer credit counseling. These include:
• United Way of Thurston County
• Family Finance Resource Center
• Consumer Credit Counseling Center
• Housing Authority of Thurston County

7. Service Enriched Housing
Several non-profit agencies operate supportive housing for special needs populations. For example, in 2007, Intercommunity Mercy Housing received $225,000 from the Washington Families Fund to support 10 service enriched residential units at Evergreen Vista II Apartments in Olympia. Service-enriched housing can help low-income households to leave poverty by providing:
• Assistance to residents in identifying and accessing local resources and services
• Development and support of resident participation in management and in the development of services, programs and activities
• Crisis intervention and short-term support or referral to outside resources
• Longer-term support for residents pursuing goals related to social and/or economic self-sufficiency
• Intervention and prevention of problems related to substance abuse, criminal activity, destruction of property, or other issues harmful to residents.

Lead-Based Paint Hazards
All properties renovated under the HOME program are inspected for the possible presence of lead-based paint hazards. Staffs of the Housing Authority of Thurston County, as well as Staff of Community Action Council of Lewis, Mason and Thurston Counties are certified to inspect properties for the purpose of making a determination of the presence of lead hazards. If lead hazards are found to be present, proper abatement measures are incorporated into construction specifications. New Lead-Based Paint Program rules took effect on April 22, 2010. These are codified in Washington Administrative Code.

The Housing Authority of Thurston County has access to a special allocation of funds through the Washington State Department of Commerce to implement a demonstration program to reduce lead-based paint hazards. These funds can be used in conjunction with renovation projects funded through the HOME program. Two staff members of HATC are certified in lead hazard risk assessment.

FY2012 - Action Plan 8
Other Actions

Under-Served Needs
Meeting needs of underserved populations is important to providing affordable housing and anti-poverty programs. The HOME Consortium will provide guidance on the allocation of HOME and local document recording fees for this purpose. The Consortium has a set aside “Emerging Needs” fund that could respond quickly to meeting underserved needs.

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. Strategies that will be pursued over the coming year 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. Incorporate information on predatory lending in the Consortium’s homeownership initiatives.
3. 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.
4. Target homeownership and lending marketing to African-American and Hispanic households.
5. 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.

Program-Specific Requirements & Policies

Recapture Guidelines for Rental and Homebuyer Properties
Thurston County has adopted the recapture option to ensure compliance with the HOME Program’s period of affordability requirements, which may be for a minimum of 5 years to a maximum of 15 years, depending on the amount of the direct HOME subsidy. The transfer in title, either voluntary or involuntary during the affordability period will trigger the recapture provision. Recapture includes repayment of the entire direct home subsidy received by the homebuyers from the net proceeds of the sale.

Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

Direct HOME subsidy is the amount of HOME assistance, including any program income that enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy.

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

FY2012 - Action Plan
affordability requirement, and if there are no net proceeds from the foreclosure, repayment is not required and HOME requirements are considered to be satisfied. The provisions and term of the affordability period will be specified in a three-party written agreement between the owner, homebuyer, and the county. Deed restrictions and property covenants will be used to ensure compliance with the affordability requirements for all rental and homebuyer properties.

CHDO Specific Recapture Guidelines

A Community Housing Development Organization (CHDO) that owns develops, or sponsors a HOME-assisted rental or homeownership program will be entitled to retain the income and proceeds from the sale of property provided:

- A HOME-qualified homebuyer remains in both ownership and occupancy of the mortgaged premises for the duration of the affordability period;
- If the original homebuyer terminates either ownership or occupancy of the property within the affordability period, the property must be sold to another eligible low income individual or family;
- A new homebuyer remains subject to the terms of the affordability period;

If the homebuyer re-sells the property to a qualified party within the affordability period, the Property remains subject to the encumbrance created by this Agreement. The CHDO shall not be required to repay any portion of the Grant at the time of sale, but the new owner of the property shall be subject to the terms of this agreement for the remainder of the Affordability Period.

Subsidy Layering Guidelines

Before Thurston County commits funds to an HOME eligible project, each project is evaluated using the Subsidiary Layer review form. The purpose of this evaluation is to ensure that the county will not invest any more HOME funds, in combination with other governmental assistance that is necessary to provide affordable housing.

Leveraged Resources

Affordable Housing funds and Homeless Housing funds are local housing dollars generated by a collection of document recording fees as authorized by House Bill 2060 and House Bill 2163, respectively. These funds may provide match for HOME dollars. Additionally, local housing providers that are eligible to access HOME funds will provide match with private, in-kind donations, or state funds (e.g., Washington State Housing Trust Fund and Low Income Housing Tax Credits).

Program Income

Homeowner Rehabilitation and American Dream Down Payment Initiative (ADDI) are the only activities expected to generate program income for the 2012 Program Year. Approximately $14,000 is expected to be received from loan repayments and/or home recapture(s).

Affirmative Marketing

A list of agencies and organizations was developed for the consultation and coordination efforts under this plan. That list will be maintained for affirmative outreach, and includes organizations serving ethnic, minority, senior and disabled persons.

FY2012 - Action Plan
Minority & Women-Owned Business Outreach

The county will take the following affirmative outreach steps to encourage MWB participation in HOME activities:

- Develop an inventory of eligible MWB firms to solicit statements of qualifications, Request for Proposals (RFP), and construction bids.
- Provide copies of RFP and professional services notices and bid announcements to a minimum of five MWB firms and/or post notices on the State Office of Minority and Women’s Business Enterprises website.

Minority Homeownership Goal

Data available to the Thurston HOME Consortium reveals that there are disparities between the rate of homeownership for minority populations, particularly among African American and Hispanic households, as compared to their share of the general population. Outreach performed through the HOME program will specify that minority households are encouraged to participate in all program activities, and particularly homeownership programs.

Monitoring Activities

The county will conduct on-site monitoring of subrecipients’ HOME projects 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 Homeowner Rehabilitation, Homeownership, and Rental 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 a sub-recipient’s contract. The sub-recipient 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 sub-recipient a monitoring letter citing the results of the review, listing any findings, corrective actions, or issues that need to be resolved.

Purpose of the Citizen Participation Plan

The Citizen Participation Plan is a required element of the Consolidated Plan (24 CFR Part 91.1050), and defines how the County will ensure and coordinate public access, and public participation in the decision making process for the HOME Program. The HOME process includes providing opportunities for developing, reviewing and commenting on the Draft Consolidated Plan, Annual Action Plan, Consolidated Annual Performance Evaluation Report, and Citizen Participation Plan. All notices are published in the local newspaper and on the county’s website.

FY2012 - Action Plan
Summary of the citizen participation and consultation process in development of the plan:

- Request for Proposals (RFP) were e-mailed to agencies, community housing providers and interested citizens on March 16, 2012.
- A RFP legal public notice was posted in the Nisqually News Newspaper on March 16, 2012 announcing the availability of HOME funds.
- Technical assistance was available to applicants throughout the RFP process.
- The public are invited to attend the HOME Consortium meetings, which are scheduled for the second Monday of each month from 11:00 to 1:00, at the Thurston County Public Health and Social Services at 412 Lilly RD NE, Olympia, WA 98506.
- A Legal Notice was published in the Nisqually News Newspaper on May 25, 2012, inviting the public to attend the public hearing and provide comments on the Draft FY2012 Action Plan. The public comment period was May 25-June 26, 2012, and the hearing was conducted on June 26, 2012, at 3; 00, at the Thurston County Courthouse.

- ???? – PUBLIC COMMENTS
Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Thurston County

Priority Need: Rental Housing

Project Title
Community Housing Development Organization: Low Income Housing Institute

Description
Rehabilitation of Arbor Manor, five units of transitional housing for homeless single-woman in the City of Lacey.

<table>
<thead>
<tr>
<th>Objective category:</th>
<th>Suitable Living Environment</th>
<th>Decent Housing</th>
<th>Economic Opportunity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outcome category:</td>
<td>Availability/Accessibility</td>
<td>Affordability</td>
<td>Sustainability</td>
</tr>
</tbody>
</table>

Location/Target Area
Lacey

<table>
<thead>
<tr>
<th>Objective Number</th>
<th>Project ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>DH 1.1 and DH 3.2</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HUD Matrix Code</th>
<th>CDBG Citation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of Recipient</th>
<th>Nonprofit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CDBG National Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Start Date</th>
<th>Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/01/2011</td>
<td>08/30/16</td>
</tr>
</tbody>
</table>

| Performance Indicator | Annual Units | 5 |
| Local ID | Units Upon Completion |
| 5         |                         |

<table>
<thead>
<tr>
<th>Funding Sources:</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
</tr>
<tr>
<td>ESG</td>
</tr>
<tr>
<td>HOME</td>
</tr>
<tr>
<td>HOPWA</td>
</tr>
<tr>
<td>Total Formula</td>
</tr>
<tr>
<td>Prior Year Funds</td>
</tr>
<tr>
<td>Assisted Housing</td>
</tr>
</tbody>
</table>

Other- TBD
Total 168,175

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs
Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name: Thurston County

Priority Need: N/A

Project Title
FY2012 Administration

Description
Thurston County to Administer HOME Program Activities.

<table>
<thead>
<tr>
<th>Objective category:</th>
<th>Outcome category:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suitable Living Environment</td>
<td>Availability/Accessibility</td>
</tr>
<tr>
<td>Decent Housing</td>
<td>Affordability</td>
</tr>
<tr>
<td>Economic Opportunity</td>
<td>Sustainability</td>
</tr>
</tbody>
</table>

Location/Target Area
Administering HOME funding activities countywide.

<table>
<thead>
<tr>
<th>Objective Number</th>
<th>Project ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUD Matrix Code</td>
<td>CDBG Citation</td>
</tr>
<tr>
<td>Type of Recipient County</td>
<td>CDBG National Objective</td>
</tr>
<tr>
<td>Start Date 09/01/2012</td>
<td>Completion Date 08/30/13</td>
</tr>
<tr>
<td>Performance Indicator</td>
<td>Annual Units</td>
</tr>
<tr>
<td>Local ID</td>
<td>Units Upon Completion</td>
</tr>
</tbody>
</table>

**Funding Sources:**
- CDBG-Olympia
- ESG
- HOME 58,000
- HOPWA
- Total Formula
- Prior Year Funds
- Housing Trust Fund
- Other-Bond
- Total 58,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs.

FY2011 Action Plan 14
Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name: Thurston County

Priority Need: Single-Family Housing Rehabilitation

Project Title
FY2012 Homeowner Rehabilitation - Housing Authority of Thurston County

Description
Provide assistance to low income homeowners in order to preserve their homes as an asset. Include assistance to disabled and elderly low income homeowners, allowing elders to age in place in the community.

Objective Category:
- Suitable Living Environment
- Decent Housing
- Economic Opportunity

Outcome Category:
- Availability/Accessibility
- Affordability
- Sustainability

Location/Target Area
Incorporated limits of Bucoda, Rainier, Tenino, and Yelm

<table>
<thead>
<tr>
<th>Objective Number</th>
<th>Project ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>DH-1.1 and DH-3.3</td>
<td>Project ID</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HUD Matrix Code</th>
<th>CDBG Citation</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Citation</td>
<td>CDBG Citation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of Recipient</th>
<th>CDBG National Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nonprofit</td>
<td>CDBG National Objective</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Start Date</th>
<th>Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/01/2012</td>
<td>12/31/2013</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Performance Indicator</th>
<th>Annual Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>units</td>
<td>7</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Local ID</th>
<th>Units Upon Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>7</td>
</tr>
</tbody>
</table>

Funding Sources:
- CDBG-Olympia
- ESG
- HOME 176,110
- HOPWA
- Total Formula
- Prior Year Funds
- Housing Trust Fund
- Other-Bond
- Program Income 14,000
- Total 190,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

FY2012 Action Plan 15
Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name: Thurston County

Priority Need: Rental Housing
Project Title
FY2012 Rental Production – Foundation for the challenged

Description
Purchase and rehabilitation of four (4) houses for twelve (12) extremely low-income families with developmental disabilities

Objective category: [ ] Suitable Living Environment  [ ] Decent Housing  [ ] Economic Opportunity
Outcome category: [ ] Availability/Accessibility  [ ] Affordability  [ ] Sustainability

Location/Target Area
Olympia, Lacey, And Tumwater

<table>
<thead>
<tr>
<th>Objective Number</th>
<th>Project ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>DH-1.1 and DH-3.3</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HUD Matrix Code</th>
<th>CDBG Citation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of Recipient</th>
<th>Nonprofit</th>
<th>CDBG National Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nonprofit</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Start Date</th>
<th>Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/12/2012</td>
<td>07/13/13</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Performance Indicator</th>
<th>Annual Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households</td>
<td>12</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Local ID</th>
<th>Units Upon Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>12</td>
</tr>
</tbody>
</table>

Funding Sources:
- CDBG-Olympia
- ESG
- HOME 150,000
- HOPWA
- Total Formula
- Prior Year Funds
- Housing Trust Fund 1,500,000
- Other 12,000
- Program Income
- Total 1,662,000

The primary purpose of the project is to help: [ ] the Homeless  [ ] Persons with HIV/AIDS  [x] Persons with Disabilities  [ ] Public Housing Needs
### Table 3C
Consolidated Plan Listing of Projects

**Jurisdiction’s Name:** Thurston County

**Priority Need:** Rental Housing

**Project Title**  
FY 2012 Rental Production – Community Action Council of Lewis, Mason & Thurston Counties

**Description**  
Purchase and rehabilitation of a two bedroom/two bath single family home that is currently in foreclosure or short sale. The property will be permanent rental housing serving three (3) persons.

<table>
<thead>
<tr>
<th>Objective category:</th>
<th>Suitable Living Environment</th>
<th>Decent Housing</th>
<th>Economic Opportunity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outcome category:</td>
<td>Availability/Accessibility</td>
<td>Affordability</td>
<td>Sustainability</td>
</tr>
</tbody>
</table>

**Location/Target Area**  
Lacey

<table>
<thead>
<tr>
<th>Objective Number</th>
<th>Project ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>DH 1.1 and DH 3.2</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HUD Matrix Code</th>
<th>CDBG Citation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of Recipient</th>
<th>Nonprofit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nonprofit</td>
<td>CDBG National Objective</td>
</tr>
</tbody>
</table>

| Start Date | 09/01/2012 |
| Completion Date | 10/30/12 |

<table>
<thead>
<tr>
<th>Performance Indicator</th>
<th>Annual Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>units</td>
<td>5</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Local ID</th>
<th>Units Upon Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5</td>
</tr>
</tbody>
</table>

**Funding Sources:**

- **CDBG**
- **ESG**
- **HOME**  
  150,000
- **HOPWA**

**Prior Year Funds**

- **Assisted Housing**
  0

**Total Formula Prior Year Funds**

- **Other- TBD**
  150,000

- **Total**
  150,000

The primary purpose of the project is to help: [ ] the Homeless  [ ] Persons with HIV/AIDS  [x] Persons with Disabilities  [ ] Public Housing Needs
DRAFT