The HOME Consortium, comprised of elected officials from the participating jurisdictions of Olympia; Lacey; Tumwater; Yelm; Tenino; Bucoda; Rainier and Thurston County, is responsible for making recommendations to the Thurston County Board of Commissioners, the lead agency for housing funds. Recommendations are regarding the HOME federal program and the Affordable Housing and Homeless Housing Programs for low to moderate income and homeless households.

Under these programs, more than $1.5 million in federal and local funds was expended in 2009. Several notable accomplishments include the renovation of 9 homeowner homes, downpayment assistance for 11 first-time home buyers, land acquisition for Habitat for Humanity and funding for a 5-unit townhouse serving homeless families with children for a total of $640,019. In addition, 152 at-risk households were provided Tenant-Based Rental Assistance for $467,063 and over $415,000 was provided to local housing agencies to support operations and maintenance costs.

### 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 (In 2009, the median income was $56,000 for a family of four).
- 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.

#### 2009 Outcomes:
- Provided Tenant Based Rental Assistance to 43 households: $114,459
- Housing Authority of Thurston County (HATC) renovated 9 single family homes in scatter sites: $141,974
- HATC provided downpayment assistance for 6 first-time homebuyers: $67,000

#### 2010 Goals & Objectives:
- Habitat for Humanity to provide homeownership for 5 families: $372,250
- Community Action Council (CAC) to construct 40 units in Yelm: $500,000 (out of a $7.4m project)
- Low Income Housing Institute to renovate Magnolia Villa, 21 units for $562,623
- Provided Tenant Based Rental Assistance to 36 households for $130,501
- CAC to renovate approximately 10 homes in the Tenino area for $300,000
- HATC to renovate approximately 3 homes in scatter sites for $90,000
### 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 $35,000).

#### 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.

#### 2009 Outcomes:
- Provided matching funds to Habitat for Humanity Shepherd’s Grove HOME project for land acquisition: $119,572
- Habitat for Humanity constructed 5 single-family homes at Fairview Cottages: $162,123
- Provided program support for the Housing Authority and Tenino Rehabilitation programs: $6,762

#### 2010 Goals & Objectives:
- Provide matching funds for Homeownership for 5 families through Habitat for Humanity’s Shepherd’s Grove project: $50,000
- Housing Authority to renovate approximately 3 homes in scatter sites: $88,500
- Salvation Army to provide Prevention of Eviction rental assistance program for approximately 80 households: $32,000
- SafePlace to develop a new community service center with 4 affordable housing units for households that are victims of domestic and sexual violence: $180,000 (out of a $5.5m project)

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### 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 was $35,000).

#### 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.

#### 2009 Outcomes:
- Provided Tenant Based Rental Assistance (TBRA) to 94 households through the Housing Authority of Thurston County (HATC): $301,235
- Provided TBRA for rural communities and served 15 households through HATC: $51,369
- Conducted the annual Homeless Point in Time Count: $25,000
- Provided matching funds to Community Youth Services for the Homeless Grant Assistance Program’s ECHO Transitional Housing Project for at-risk youth (ages 15-23): $30,346
- HATC constructed the McKenna project, which included 5 units of permanent housing for homeless families with children and the developmentally disabled: $149,350
- County staff cost to update the Ten Year Homeless Housing Plan and work with the Citizen Advisory Committee: $24,262
- Provided Operation and Maintenance support to twelve programs: $378,212

#### 2010 Goals & Objectives:
- Provide Operation and Maintenance support to nine programs: $359,800
- HATC to construct 32-unit rental housing complex on Littlerock Road for low-median income households with six units reserved for homeless households: $400,000 for land acquisition (out of a $5.7m project)
- Provide TBRA to 98 households through CAC, Family Support Center (FSC), and Salvation Army: $396,000
- Provide TBRA for the rural communities and serve 15 households through CAC and FSC: $110,000

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