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 $2.2 million in federal and local funds was expended in 2010. Several notable accomplishments include the renovation of 4 homeowner homes, land acquisition for Community Action Council of Lewis, Mason and Thurston Counties and the Housing Authority to construct multifamily complexes in Yelm and Tumwater, renovate the Magnolia Villa multifamily complex in Lacey, and Habitat for Humanity Shepherd’s Grove project has started constructing 5-homeownership single family homes for a total of $1,354,044. In addition, one hundred twenty (120) at-risk households were provided Tenant-Based Rental Assistance for $482,829 and over $420,439 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 2010, the median income was $59,200 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.

**2010 Outcomes:**

- Provided Tenant Based Rental Assistance to twenty-three (23) households: $77,753;
- Housing Authority of Thurston County (HATC) renovated four (4) single family homes in scatter sites: $86,416;
- Low Income Housing Institute has started the renovation of the Magnolia Villa twenty-one (21) unit complex: $133,724;
- Community Action Council (CAC) to acquire the land to construct the Salmon Run Apartments in Yelm: $475,000;
- Habitat for Humanity has started building the Shepherd’s Grove project five (5) homes in Tumwater: $221,276.

**2011 Goals & Objectives:**

- Habitat for Humanity to provide homeownership for five (5) families in Tumwater to be completed in 2012: $150,974;
- Community Action Council (CAC) to construct Salmon Run Apartments forty (40) in Yelm: $25,000 (retainage) leveraging $7.m project;
- Low Income Housing Institute to complete the renovation of the Magnolia Villa, twenty-one (21) units for $417,692;
- CAC to provide Tenant Based Rental Assistance to thirty-two (32) households for $274,679;
- CAC to renovate approximately ten (10) homes in the Tenino area for $300,000;
- HATC to renovate approximately seven (7) homes in scatter sites for $143,283.
### 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.
- Habitat for Humanity constructed 5 single-family homes at Fairview Cottages: $28,959;
- Provided program support for the Housing Authority Rehabilitation program: $5,943;
- Provide matching funds for Homeownership for five (5) families through Habitat for Humanity’s Shepherd’s Grove project: $2,726;
- Salvation Army provided Prevention of Eviction rental assistance program for approximately twenty-one (21) households: $8,500;
- Family Support Center provided emergency funding for capital improvements to the family homeless shelter: $32,243.

**2010 Outcomes:**
- Habitat Authority for Thurston County (HATC) to renovate approximately three (3) homes in scatter sites: $82,557;
- Salvation Army to provide Prevention of Eviction rental assistance program for approximately fifty-nine (59) households: $23,500;
- CAC to provide Tenant Based Rental Assistance (TBRA) and Homeless Prevention rental assistance to twenty-one (21) households: $166,698;
- Family Support Center to provide TBRA to two (2) households: $17,647;
- Community Youth Services to provide ECHO Transitional Housing Project rental assistance to eleven (11) households: $31,000;
- SafePlace to develop a new community service center with four (4) affordable housing units for households that are victims of domestic and sexual violence: $180,000 (out of a $5.5m project).

**2011 Goals & Objectives:**
- Provide matching funds for Homeownership for five (5) families through Habitat for Humanity’s Shepherd’s Grove project: $47,274;
- Housing Authority of Thurston County (HATC) to renovate approximately three (3) homes in scatter sites: $82,557;
- Salvation Army to provide Prevention of Eviction rental assistance program for approximately fifty-nine (59) households: $23,500;
- CAC to provide Tenant Based Rental Assistance (TBRA) and Homeless Prevention rental assistance to twenty-one (21) households: $166,698;
- Family Support Center to provide TBRA to two (2) households: $17,647;
- Community Youth Services to provide ECHO Transitional Housing Project rental assistance to eleven (11) households: $31,000;
- SafePlace to develop a new community service center with four (4) affordable housing units for households that are victims of domestic and sexual violence: $180,000 (out of a $5.5m project).

### 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.

**2010 Outcomes:**
- Provided Tenant Based Rental Assistance (TBRA) to seventy-six (76) (includes fifteen (15) households in the rural community) households through the CAC, FSC, HATC, and the Salvation Army: $366,589;
- 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): $29,977;
- County staff cost to update the Ten-Year Homeless Housing Plan and work with the Citizen Advisory Committee: $12,934;
- Provided Operation and Maintenance support to seventeen programs: $350,262;
- HATC acquired the property $400,000 to construct a thirty-two (32) unit rental housing complex on Littlerock Road for low-median income households with six (6) units reserved for homeless households project to be completed in 2012.

**2011 Goals & Objectives:**
- Provide Operation and Maintenance support to twelve programs: $489,307;
- Provide Rental Assistance to eighteen (18) households and Case Management to thirty-two (32) households through CAC, FSC, and CYS: $397,788.

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