This report is an annual performance summary of the affordable housing and homeless and services 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 Board of County Commissioners and is responsible for the management of the following programs: HOME Investment Partnership Act, Emergency Solutions Grant (ESG), Consolidated Homeless Grant (CHG), and local Affordable and Homeless Housing funding.

Under these programs, approximately $3.8 million in federal, state, and local funds were expended in 2013-14 leveraging more than $3.1 million of other funds for housing and homeless activities. Notable accomplishments this year include:

- Rapid Re-housing programs served 497 households; Emergency Shelters provided shelter for 1585 households and Transitional Housing provided services for 120 households.
- System wide for all programs combined, of the 1,888 households exited, 69% of transitional households were stably housed, 22% of emergency shelter households were stably housed, and 63% of rapidly re-housed households were placed into stable housing.
- Data provided in this report was collected from the HMIS Homeless System Performance Measures Report customized for Thurston County by the Department of Commerce. Data quality is a concern and agencies have been steadily been working towards more accurate and timely information input into HMIS to continue to bring focus to the homeless system.
- The Homeless Coordinator Project continued for a third year with a focus on system change.
- The Point in Time Homeless Count was conducted for the 8th year and the second annual Homeless Connect event provided medical care, service connections and hot meals for 150 people in need.
- The Smith Building was transformed into the Pear Blossom Place providing housing and services and emergency shelter for our families in need.
- Quixote Village opened in December providing 30 units of Permanent Supportive Housing and a Community Building for services to single homeless individuals.
Home Investment Partnership Program (HOME) $710,599

✓ HOME was created by the National Affordable Housing Act of 1990 in response to pressing affordable housing concerns. HOME provides funding for a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership to low income (less than 80% of median income) households with additional restrictions based on the type of project.

Affordable Housing (HB 2060) $347,124

✓ In 2002 the WA State Legislature passed House Bill 2060, which requires county auditors to collect fees when documents are recorded. The fees are then used to support affordable housing within the State. Housing projects must be affordable to very low-income persons (at or below 50% of area median income) as established by HUD. Funds can be used for: Acquisition, construction, rehabilitation, building operations and maintenance, rental assistance vouchers, and operating costs for emergency shelters and licensed overnight youth shelters.

Homeless Housing (HB2163) $2,333,960

✓ In 2005, the Washington Legislature passed HB 2163 to address homelessness statewide. The bill provides funding for housing and services for homeless persons throughout the state. Investments are based on a local Ten-Year Homeless Plan to reduce homelessness by 50% by 2015. Non-profit organizations, towns, and cities within the county and for-profit developers who provide affordable housing are eligible recipients. All projects must serve very low-income persons or households, which are households at or below 50% of the median income. Funds must be used for programs directly related to accomplishing the goals outlined in the county's ten-year plan to reduce homelessness. Programs may include shelter expansion, homeless supportive services, eviction prevention programs, supportive housing and transitional housing.

Consolidated Homeless Grant (CHG) $1,697,000

✓ The Consolidated Homeless Grant (CHG) combines state homeless resources into a single grant opportunity to county governments under the administration of Department of Commerce. The CHG is designated to support an integrated system of housing assistance to prevent homelessness and quickly re-house households who are unsheltered. This grant provides resources to address the needs of people who are homeless or at-risk of homelessness, as described in Local Homeless Plans. CHG funds and supports a variety of activities, including: operation of emergency shelter and transitional housing units, rental assistance, and data collection and reporting. Midway through the year the Department of Commerce combined the Housing and Essential Needs Grant (HEN) into the CHG program. The eligible activities remain the same but it is structured into one grant. The funds under this portion of the CHG grant are intended to target individuals and families of state-funded Medical Care Services (MCS - also known as Medicaid) and must be homeless or at imminent risk of becoming homeless. The funds are limited to providing rental assistance, utility assistance and essential needs for clients whose eligibility is determined by the Department of Social and Health Services (DSHS).

Emergency Solutions Grant (ESG) $180,175

✓ The Emergency Solutions Grant is funded by HUD, provided to the State Department of Commerce and passed through to the county. The purpose of the ESG program is to provide homelessness prevention assistance to households who would otherwise become homeless and to provide assistance to rapidly re-house persons who are experiencing homelessness. The funds provide for short-term or medium-term rental assistance, housing search and placement and housing case management.
Catholic Community Services:  Total Funding = $276,510 (2060, 2163)
Rapid Re-housing: 61 households served, 49 exited, 79% stably housed
Emergency Shelter: 72 households served, 56 exited, 54% stably housed

City of Olympia:  Total Funding = $30,000 (2163)
Point-in-Time Homeless Count and Homeless Connect event.

Community Action Council:  Total Funding = $1,064,802 (HOME, CHG, ESG, 2060, 2163)
CAC completed work on the Diamond Road house to be used as a permanent rental unit for three (3) low-income persons.
Rapid Re-housing: 202 households served, 134 exited, 47% stably housed

Community Youth Services:  Total Funding = $463,647 (CHG, 2163)
Rapid Re-housing: 5 households served, 1 exited, 0% stably housed
Emergency Shelter: 193 households served, 176 exited, 20% stably housed
Transitional Housing: 63 households served, 39 exited, 59% stably housed

Family Support Center:  Total Funding = $919,721 (HOME, CHG, ESG, 2163)
Completed the work on the Pear Blossom Street facility providing seven (7) units of permanent housing, emergency shelter, and services for homeless and formerly homeless families.
Rapid Re-housing: 67 households served, 21 exited, 90% stably housed
Emergency Shelter: 80 households served, 69 exited, 28% stably housed

Foundation for the Challenged:  Total Funding = $37,500 (HOME)
One (1) single family home was constructed to serve three (3) developmentally disabled adults providing permanent supportive housing.

Homeless Coordinator:  Total Funding = $90,000 (2163)
Contract is from April 1, 2014 to March 31, 2015.

Homes First!:  Total Funding = $24,000 (HOME)
Rehabilitation of five (5) units of housing including roof replacement and other repairs were completed.

Housing Authority of Thurston County:  Total Funding = $300,000 (HOME, CHG, 2163)
HATC will rehabilitate up to eight (8) single-family houses for low-income residents.
Rapid Re-housing: 60 households served, 59 exited, 87% stably housed
Emergency Shelter: 23 households served, 22 exited, 14% stably housed

Interfaith Works:  Total Funding = $322,020 (CHG, 2163)
Funding to develop and implement an emergency shelter program for single adults serving up to 42 persons.
Rapid Re-housing: 126 households served, 77 exited, 91% stably housed
Emergency Shelter: 66 households served, 63 exited, 8% stably housed

Northwest Resources:  Total Funding = $37,507 (CHG)
Rapid Re-housing assistance to homeless single persons exiting from jail and treatment facilities.

Out of the Woods:  Total Funding = $10,000 (2163)
Emergency Shelter: 1 household served, 0 exited, 0% stably housed

Panza:  Total Funding = $80,000 (2163)
Operation and maintenance funding for Quixote Village.

POWER:  Total Funding = $9,225 (2163)
South County needs assessment.

SafePlace:  Total Funding = $235,000 (CHG, 2163)
Emergency Shelter: 154 households served, 141 exited, 17% stably housed

Salvation Army:  Total Funding = $78,700 (2163)
Emergency Shelter: 1116 households served, 1078 exited, 11% stably housed

Yelm Community Services:  Total Funding = $74,670 (HOME, CHG, 2163)
Rehabilitation of eight (8) apartment units including roof replacement, siding repair and other interior repairs.
Rapid Re-housing: 1 households served, 1 exited, 100% stably housed
Emergency Shelter: 5 households served, 5 exited, 80% stably housed

NOTE: Data for households served, exited and stably housed are from HMIS reports for the period September 1, 2013 through August 31, 2014.

2014-2015 GOALS AND OBJECTIVES
Community Action Council, Family Support Center, Interfaith Works, and Northwest Resources were awarded $496,178 to execute various Rental Assistance/Rapid Rehousing programs.

Provide operation and maintenance funding of $160,000 to three (3) agencies and programs, including Catholic Community Services’ Drexel House, Community Youth Services’ ECHO program, and Panza’s Quixote Village.

Catholic Community Services, Community Youth Services, Emanuel Lutheran Church, Family Support Center, Housing Authority of Thurston County, SafePlace, and Yelm Community Services were collectively awarded $241,800 for shelter and emergency shelter maintenance and development.

Community Youth Services, Family Support Center, and Interfaith Works were awarded $50,000 to continue development and operation of coordinated entry programs.

Homeless Coordinator project continued for a fourth year for $90,000.

Housing Authority Single Family Rehabilitation program $175,000.

Habitat for Humanity Homeownership program at Woods Glen $300,000.

Homes First! acquisition of affordable rental housing $241,278.

Catholic Community Services will continue Devoe II permanent supportive housing with $200,000 development funding.

HOME Consortium Five-year Investments, from September 2010 to August 2015:

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