

Thurston County HOME Consortium



Consolidated Annual Performance and Evaluation Report 2011

(September 1, 2011 to August 31, 2012)

THURSTON COUNTY- HOME

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT 2011

(September 1, 2011 to August 31, 2012)

Purpose:

The purpose of the Consolidated Annual Performance and Evaluation Report (CAPER) is to provide an annual evaluative report on the accomplishments and status of the goals and objectives established in the HOME Consolidated Plan Thurston County Fiscal Years 2008-2012. The 2011 CAPER is a one-year assessment and report on how federal HOME (Home Investment Partnership Program) funds were allocated and spent for the fiscal year (September 1, 2011 to August 31, 2012).

Geographic Area:

Thurston County Public Health and Social Services (PHSS) - Housing and Community Renewal Department administers the HOME Program on behalf of the Thurston County HOME Consortium, which is comprised of Thurston County and the incorporated cities and towns of Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, and Yelm. The county and Consortium are responsible for the preparation of the HOME Consolidated Plan and the CAPER.

Program Specific Information Available upon Request:

This CAPER is designed to provide a meaningful overview of the Consortium's progress in addressing affordable housing needs and in improving the living environment of low-income residents. A copy of the 2008-2012 Thurston County Consolidated Plan is available on the Thurston County web site at www.co.thurston.wa.us. Those interested may also contact Thurston County PHSS - Housing and Community Renewal, 412 Lilly Rd NE, Olympia, WA 98506, or call (360)867-2532. Any comments on this report should be directed to Gary Aden, Community Housing Program Manager at the above address or via e-mail to adeng@co.thurston.wa.us.

Distribution of HOME Funds:

The following table shows how 2011 HOME funds were distributed. The largest percentages of HOME funds were allocated for Rental Housing unit Rehabilitation and production at 58%, Tenant Based Rental Assistance at 14%, and Homeowner Rehabilitation program at 18%. Ten percent (10%) was allotted for Administration costs.

Category	2011 Budget	Program Income	Expended	Balance
Administration	80,422	0	36,396	44,026
Homeowner Rehabilitation	143,283	14,146	98,475	58,954
Rental Housing Rehabilitation (includes CHDO)	347,000	0	345,145	1,855
Tenant Base Rental Assistance	111,595	0	40,441	71,154
Reallocated in FY12 to Rental Unit Production	122,272	0	0	122,272
Total	804,572	14,146	520,457	298,261

Projects Underway as of September 30, 2012:

- Habitat for Humanity, a Thurston County certified non-profit Community Housing Development Organizations (CHDO) is in the process of developing the Wood's Glen Project, which will result in thirty-six (36) single-family houses for homeownership for low-moderate income households in the city of Lacey.

New Projects not yet under contract as of September 30, 2012:

- Community Action Council, a Thurston County certified non-profit CHDO, for renovating rental housing in Yelm (Killion Court Apartments).
- Foundation for the Challenged was awarded HOME funding to acquire and rehabilitate 4 housing units serving 12 households with members who are developmentally disabled.
- LIHI was awarded funding to rehabilitate five (5) units of transitional housing in the Arbor Manor apartments.
- The Housing Authority of Thurston County was awarded funding to continue the operation of their single-family, owner occupied housing rehabilitation program.
- Community Action was awarded funding to purchase and rehabilitate the Diamond Road House, a single-family house that will provide permanent rental housing for low-income families, seniors, or the disabled elderly.

Geographic Areas Covered:

An illustration of how 2011 HOME dollars were spent by the number of household units per jurisdiction is provided in the table below. Note that use of funds allocated during the budgeted period may actually occur over a longer time frame than the fiscal year.

Jurisdiction	Number of Households Served						
	Home Owner Rehabilitation		Rental Housing Production		TBRA	Homeownership	
	Completed	In Process	Completed	In Process	Completed	Completed	In Process
City of Olympia					18		36
City of Lacey	2			21*	8		
City of Tumwater						5	
City of Yelm	1	1		40**			
City of Rainier							
City of Tenino	10						
Town of Bucoda		1					
County	1				2		
TOTAL	14	2	0	61	28	5	36

* Units are ninety-eight percent (98%) completed

Summary of the Five-Year Strategic Plan and Priorities:

Goals: The following goals were established by the Thurston County HOME Consortium during their retreat in November 2007 establishing the foundation of the consolidated planning process for Fiscal Years 2008-2012.

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

Performance Objectives:

This section provides specific objectives of how the Thurston County HOME Consortium intends to initiate and complete the performance objectives, priorities for affordable housing needs, homeless needs, and special needs over a five-year period n (2008-2012). Those specifically using HOME funds or other HUD funds for implementation are noted in parentheses. One of the key goals identified is the creative investment and leveraging of other funding sources and resources to the maximum extent possible. Other potential sources of funds to accomplish the objectives are discussed briefly by section.

The table below summarizes Thurston County’s housing objectives for decent housing, suitable living environment, and economic opportunity as they relate to availability and accessibility, affordability, and sustainability.

Objective/Outcome Codes used in HUD Tables below			
Objectives	Availability/ Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Homeless and Special Needs Population: HUD Table 1C Summary of Specific Objectives

Homeless Objective: Availability/Accessibility of Suitable Living Environment (SL-1)								
	Specific Objective	Source of Funds	Year	Count	Performance Indicators	Expected #	Actual #	Percent Completed
SL1 .1	Reduce overall homelessness in the community. Offer housing and services needed to end homelessness for families and individuals.	WA CoC, RHYA, WA Families Fund, Local Doc, Human Services Council, United Way, Vet Relief, HGAP, THOR, WA Trust Fund, AHP	2008	462	#Reduction in PIT Count of Homeless	0*	0	0%
			2009	745		37	0	0%
			2010	976		37	0	0%
			2011	566		38	0	0%
			2012	724		38	0	0%
			MULTI-YEAR GOAL					
*HOME is tracked on the fiscal year September-August, starting with FY2008. The 2009 Point in Time Count (PIT) is the established baseline for reporting purposes.								

Special Needs Objective: Affordability of Suitable Living Environment (SL-2)							
	Specific Objective	Source of Funds	Year	Performance Indicators	Expected #	Actual #	Percent Completed
SL 2.1	Assist priority needs populations to meet their housing needs through regular HOME program activities. E.g., Provide housing rehabilitation to low income elders and disabled populations; Target new rental units, group homes or rental rehabilitation units for special needs such as severely mentally ill, drug/alcohol addicted, and homeless.	HOME, Doc Fees, WSHFC-Bonds, LIHTC, WA Trust Fund, CDBG, AHP, USDA, WA Energy & Weatherization	2008	# Households Assisted through rehabilitation, by acquisition, production or conversion.	12	6	50%
			2009		12	3	25%
			2010		12	3	25%
			2011		12	14	%
			2012		12		%
			MULTI-YEAR GOAL				

Housing & Community Development Multi-year Objectives: HUD Table 2C Summary of Specific Objectives

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected #	Actual #	Percent Completed
DH 1.1	Owner Housing: Expand homeownership opportunities to persons of low and moderate income.	HOME, Program Income, CDBG, Doc Fees, Habitat WSHFC-Bond, WA Trust Fund, AHP	2008	# New Home Owners Assisted	8	9	63%
			2009		8	2	25%
			2010		8	0	0%
			2011		8	5	62%
			2012		8	-	%
MULTI-YEAR GOAL					40	16	40%
Affordability of Decent Housing (DH-2)							
DH 2.1	Rental Housing: Prevent the loss of existing subsidized housing and affordable private multi-family housing and expand the supply of housing resources for renters earning up to 80% of median income.	HOME, Doc Fees, WSHFC-Bond, LIHTC, WA Trust Fund, AHP, Private	2008	# Units Preserved OR # Units Produced	9	0	%
			2009		24	0	%
			2010		9	0	%
			2011		24	0	%
			2012		9	-	%
MULTI-YEAR GOAL					75	0	0%
DH 2.2	Provide TBRA to homeless households or renters earning 30% or less of area median income who are severely rent burdened or have special needs.	HOME, Doc Fees, HPRP	2008	# of Extremely low-income renter households no longer severely rent burdened	75	75	100%
			2009		67	67	100%
			2010		70	171	244%
			2011		70	28	40%
			2012		70	-	%
MULTI-YEAR GOAL					352	341	97%
Sustainability of Decent Housing (DH-3)							
DH 3.1	Rental Housing: Preserve and maintain the existing affordable rental housing stock.	HOME, CDBG, Doc Fees, WSHFC-LIHTC, WA Trust Fund, Private	2008	#Units Rehabilitated	9	0	%
			2009		9	0	%
			2010		9	0	%
			2011		9	?	%
			2012		9	?	%
MULTI-YEAR GOAL					45	0	0%
DH 3.2	Homeowner: Provide assistance to low income homeowners in order to preserve their homes as an asset and to allow elders to age in place in their community.	HOME, Program Income, Doc Fees, CDBG, AHP, USDA, WA Energy & Weatherization	2008	# Homes Rehabilitated	9	7	78%
			2009		9	2	22%
			2010		9	1	11%
			2011		9	13	55%
			2012		9	-	%
MULTI-YEAR GOAL					45	23	51%

Fair Housing & Barriers to Affordable Housing

Strategies to overcome barriers 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. County staff participated in the Fair Housing for HOME Participants workshop in July, 2009, sponsored by the Tacoma Housing Authority. A Fair Housing workshop and presentation by Angela del Grosso-Thompson with Fair Housing Center of Washington was hosted by the Homeless to Housing Task Force on November 16, 2009. County staff

participated in the Fair Housing Webinar Training on June 15, 2011, sponsored by the HUD-Office of Fair Housing and Equal Opportunity.

The City of Olympia has a 24-hour automated information phone line referred to as the “City Line” with a recorded message on Fair Housing protection information and housing complaint messages (1-360-753-4444, Extensions 3420 and 3440).

Strategies that will be pursued include:

1. Expand current education and outreach efforts to standardize and better integrate fair housing information into programs and on-line resources offered by HOME jurisdictions and sub-recipients. Also, include Fair Housing information and links on the HOME Consortium web page.
2. Expand the availability of Fair Housing literature in multiple languages for use in Thurston County.
3. Incorporate information on predatory lending in the Consortium’s homeownership initiatives.
4. Strengthen the partnerships between members of the HOME Consortium and the agencies with primary responsibility for providing fair housing enforcement and education services to Thurston County residents.
5. 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.
6. Target homeownership and lending marketing to African-American and Hispanic households.
7. 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.

Affordable Housing:

◆ **Income Levels**

Many very low-income households have been assisted with HOME Program funds. These households are defined as having incomes at or below 30% of Thurston County’s median income level. The table below reveals the income levels of those served with HOME funds spent in 2010, excluding CHDO activity.

Program Category	Households Served						Total
	30% of median income level or below		31-50% of median income level or below		51-80% of median income level or below		
	Number	Percent	Number	Percent	Number	Percent	
Homeowner Rehabilitation	1		1		1		13
Homeownership					5	100%	5
TBRA	28	100%					28
Total Households							46

Program Category	Households Served-Racial and Ethnic Status										Total	
	White		African American		Native Hawaiian		American Indian		Asian & White			
	#	%	#	%	#	%	#	%	#	%		
Homeowner Rehabilitation												13
Homeownership												5
Tenant Based Rental Assistance												28
Total Households												46

Information in the above chart not yet available.

The passage of Washington State’s Affordable Housing Act provided local money for low-income individuals that could be used as match for the HOME 25% local match requirement. Thurston County continues efforts to find additional resources to leverage as match. The HOME Consortium provided Affordable Housing Funds to support the following projects in the 2011 program year:

- Insert Match Dollars and Projects if Provided.
-

Continuum of Care:

HUD allocates homeless assistance grants to organizations that participate in local homeless assistance program planning networks, referred to as Continuum of Care (CoC). The CoC process promotes and encourages community-based organizations to develop collaborative and comprehensive countywide strategies that identify homeless populations, needs, resources, and gaps in services.

- **Planning**

The Consolidated Plan, the Thurston County Ten-Year Homeless Plan, and the Continuum of Care Plan are the primary source documents used by the county to set priorities and develop strategies. The Continuum of Care Plan has been operational in Thurston County since 1988, and it is an integral planning tool for determining homeless housing and services needs. In addition, the Ten-Year Homeless Plan and state-mandated Annual Point-In-Time Homeless Census survey contracted with the Housing Authority of Thurston County are valuable local planning tools for determining housing and support service needs.

- **Homeless Census**

The 7th Annual Point–In-Time Census was conducted in January 2011. The data gathered was used to support the goals and objectives of the county’s 2008-2012 Consolidated Plan. Subsequent censuses, including the most recent census conducted in January 2011, have continued to provide data for planning purposes and for providing vital data about

homelessness to legislators and public officials. Thurston County will work with the state Homeless Management Information Systems (HMIS) to ensure consistency in data collection reporting.

- **Homeless Management Information System**

Homeless housing organizations and service providers of Thurston County have access to HMIS, although not all are officially online currently. However, the state is providing technical assistance and system upgrades that will enable easier access and manipulation of system data. HMIS is critical in establishing accurate baseline data for measuring progress, which the county has assumed responsibility over. The county was awarded a two (2) year grant from the Department of Commerce in 2010 to assist service providers in accessing HMIS. The County currently has shared agreements with nine (9) agencies, which include Capital Recovery Center, Community Action Council of Lewis, Mason and Thurston Counties, Community Youth Services, Housing Authority of Thurston County, Family Support Center, Salvation Army, YWCA, Sidewalks, and Yelm Community Services.

Leveraging Resources:

Thurston County HOME Consortium created a Stakeholders group known as a “Citizen Advisory Committee” that consists of twenty (20) members from nonprofit organizations, developers, lenders, legal, realtors, social service organizations, faith-based organizations and a homeless representative (who was formerly homeless). Thurston County has taken action to assist other agencies and organizations in applying for all available funds. One of the priorities for 2012 tasks will be reviewing the Consolidated Plan and Ten-Year Homeless Plan in leveraging resources within the community.

The following HOME projects levered more than \$13.6 million in other funding from Washington State Housing Trust Fund, USDA Rural Development, and through low-income tax credits provided from the Washington State Housing Finance Commission:

- Magnolia Villa Apartments: HOME investment of \$133,724;
- Salmon Run Apartments: HOME investment of \$417,692;
- Shepherd’s Grove houses: HOME investment of \$221,276

Thurston County strongly encourages leveraging of other resources and the use of partnerships, as reflected in the scoring criteria of our HOME Request for Proposals process.

Compliance and Monitoring:Update for 2011

During the 2011 program year, Thurston County staff performed onsite monitoring of program subrecipients to evaluate performance and compliance with HOME requirements and Federal regulations. A thorough review of program and tenant files was conducted to ensure compliance with financial and programmatic operations, including the inspection of HOME-assisted housing units. Upon completion of the monitoring reviews, exit interviews were conducted to provide technical assistance, discuss preliminary results, and address program concerns. The results of the monitoring reviews were followed-up by written monitoring letters specifying findings, concerns, recommendations, and required corrective actions.

The following HOME projects were monitored and inspected for program compliance:

- Community Action Council - Deschutes Cove Apartment complex (Tumwater);
- Community Action Council - Tolmie Cove Apartment complex (Lacey);
- Behavioral Health Resources - Gardens Apartments (Tumwater);
- Housing Authority of Thurston County - Housing Rehabilitation Program (County)

Self-Evaluation:

In 2011, the county continued to show steady growth in meeting the goals and implementation strategies of the Consolidated Plan and in developing partnerships for affordable housing. Current rental housing and preservation targeted goals will be significantly increased with the expectant completions of the following units in 2012:

- Killion Court Apartments in Yelm – eighteen (18) units;
- Magnolia Villa Apartments in Lacey – twenty (20) units;
- Salmon Run Apartments in Yelm – forty (40) units

Homelessness and Other Special Needs Activities:

Homeless needs are addressed using local document recording fee revenues authorized by state statute for this purpose. Together, these revenue streams exceed the total annual allocation of HOME funds. Funds will provide housing and services essential to ending homelessness among families and individuals. The combination of shrinking resources, greater competition for private donations and volunteers, and increased demands for services overwhelm shelters and service provider budgets. Homeless and Affordable Housing recording fees totaled over \$1,184,772 for FY 2012, and will be used to fund the following projects:

- Community Action Council will provide homeless prevention rental assistance to at-risk and homeless households: (\$283,000);
- Community Youth Services will provide Transitional Housing Project rental assistance to at-risk and homeless youth: (\$61,188);
- Emmanuel Lutheran Church will provide homeless storage lockers and rental assistance: (\$36,000);
- Family Support Center will 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 county facility, and additional shelter space: (\$12,000);
- Local fees will be used to provide operations and maintenance support to twelve (12) housing and social service organizations that assist the homeless: (\$447,800);
- Local fees are used to conduct the county's annual homeless Point-In-Time survey: (\$25,000).

Public Comments:

A Public Meeting was held on November 6, 2012 to present the Draft 2011 Consolidated Annual Performance and Evaluation Report (CAPER). A thirty day (30) public review and comment period notice was published in the Olympian Newspaper and the Nisqually Valley News on October 19, 2012. Public comments were accepted until November 19, 2012. This report is available on the Thurston County web site www.co.thurston.wa.us. Note if Public Comments were received and disposition.

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