



2012 ANNUAL REPORT (September 2012 to August 2013)

THURSTON COUNTY
HOME
CONSORTIUM

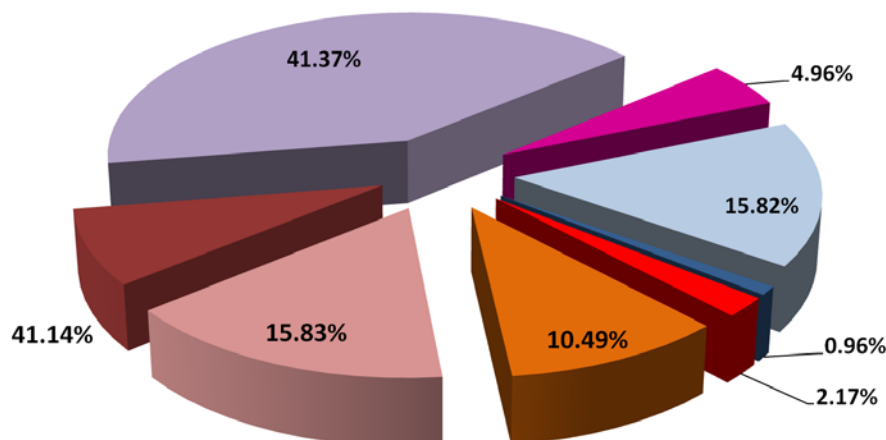
This report is an annual performance summary of the affordable housing and homeless and services activities funded through the Thurston County HOME Consortium. The HOME Consortium consists of publicly elected officials from the participating jurisdictions of Olympia, Lacey, Tumwater, Yelm, Tenino, Bucoda, 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), Housing and Essential Needs (HEN), Consolidated Homeless Grant (CHG), and local Affordable and Homeless Housing funding.

Under these programs, approximately \$4.2 million in federal, state and local funds were expended in 2012-13 leveraging more than \$2.8 million of other funds for housing activities. Notable accomplishments this year include:

- ✓ The first countywide 2013 - 2017 HUD Consolidated Plan developed, submitted and approved by HUD.
- ✓ Rapid Re-housing programs served 493 households; Emergency Shelters provided shelter for 1531 households and Transitional Housing provided services for 319 households. 17% of the total households served included children.
- ✓ System wide for all programs combined, of the 1,616 households exited, 74% of transitional households were stably housed, 14% of emergency shelter households were stably housed, and 55% 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 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 second year with a focus on system change.
- ✓ The Point in Time Homeless Count was conducted for the 7th year and the first annual Homeless Connect event provided medical care, service connections and hot meals for 150 people in need.
- ✓ Thurston County's Housing and Community Renewal program is staffed at 100%.

**PY 2012-2013 Spending Pattern
By Use of Funds**



■ Construction - New:	\$206,000
■ Construction - Rehab:	\$657,145
■ Coordinated Entry:	\$40,000
■ Homeless Coordinator:	\$90,000
■ O&M:	\$435,800
■ Rapid Rehousing:	\$661,436
■ Shelter:	\$345,203
■ TBRA:	\$1,718,604

FUNDING SOURCES: HISTORY, ELIGIBILITY, AND USES

Home Investment Partnership Program (HOME) \$645,145

- ✓ 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) \$457,522

- ✓ 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) \$1,207,840

- ✓ 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) \$221,751 (half of the two-year award total of \$443,502)

- ✓ 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.

Emergency Solutions Grant (ESG) \$248,936

- ✓ 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.

Housing and Essential Needs (HEN) \$1,372,994

- ✓ The Housing and Essential Needs Grant is one of three programs created by Engrossed Senate House Bill 2082 that terminated the Disability Lifeline Program, which ended October 2011. The funds under this program 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. Housing and Essential Needs Grant 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).

2012 COMMUNITY IMPACT

Catholic Community Services: Total Funding = \$63,263 (ESG, 2163)

Rapid Re-housing: 19 households served, 11 exited, 73% stably housed
Emergency Shelter: 86 households served, 71 exited, 42% stably housed
Transitional Housing: 31 households served, 7 exited, 57% stably housed

Community Action Council: Total Funding = \$1,910,632 (HOME, HEN, ESG, 2060, 2163)

CAC purchased and is nearing completion of rehabilitation work on a foreclosed single-family house to be used as a permanent rental unit for three (3) low-income persons.
CAC purchased and is rehabilitating Killion Ct., 19 units of affordable senior housing rental units.
Rapid Re-housing: 144 households served, 34 exited, 71% stably housed
Transitional Housing: 65 households served, 23 exited, 87% stably housed

Community Youth Services: Total Funding = \$318,463 (HOME, CHG, ESG, 2060, 2163)

Rapid Re-housing: 13 households served, 8 exited, 13% stably housed
Emergency Shelter: 21 households served, 12 exited, 17% stably housed
Transitional Housing: 69 households served, 25 exited, 60% stably housed

Emanuel Lutheran Church: Total Funding = \$36,000 (2163)

Built an addition to existing building to provide lockers for the homeless and emergency supply storage.

Family Support Center: Total Funding = \$385,070 (ESG, 2060, 2163)

Rapid Re-housing: 13 households served, 5 exited, 100% stably housed
Emergency Shelter: 67 households served, 60 exited, 15% stably housed
Transitional Housing: 101 households served, 43 exited, 77% stably housed

Foundation for the Challenged: Total Funding = \$150,000 (HOME)

Acquired two of four houses to create twelve (12) units of rental housing in Olympia, Lacey, and Tumwater for low-income persons with disabilities.

Homeless Coordinator: Total Funding = \$90,000 (2163)

Contract is from April 1, 2013 to March 31, 2014.

Housing Authority of Thurston County: Total Funding = \$ 365,863 (HOME, CHG, 2163)

HATC will rehabilitate up to eight (8) single-family houses for low-income residents.
Rapid Re-housing: 23 households served, 17 exited, 53% stably housed
Emergency Shelter: 21 households served, 16 exited, 6% stably housed
Transitional Housing: 61 households served, 21 exited, 76% stably housed

Interfaith Works: Total Funding = \$167,500 (2163)

Rapid Re-housing: 358 households served, 27 exited, 33% stably housed
Emergency Shelter: 137 households served, 112 exited, 15% stably housed

Low Income Housing Institute (LIHI): Total Funding = \$168,175 (HOME)

LIHI will rehabilitate five (5) transitional apartments serving single women in Lacey and is nearing completion.

Panza: Total Funding = \$210,000 (2163)

Funding provided for Camp Quixote operation and maintenance costs. Estimated 75-100 people served.
Funding provided for capital construction work on Quixote Village.

Partners in Prevention: Total Funding = \$10,000 (2163)

PiPE performed ADA renovations and relocation of the Violence Prevention Resource Center.

SafePlace: Total Funding = \$59,879 (2163, CHG)

Emergency Shelter: 151 households served, 136 exited, 13% stably housed

Salvation Army: Total Funding = \$103,896 (CHG, 2163)

Emergency Shelter: 1175 households served, 1097 exited, 11% stably housed

Yelm Community Services: Total Funding = \$115,447 (CHG, 2060, 2163)

YCS rehabilitated existing facilities to provide an ADA-compliant shower, storage and additional shelter space.
Rapid Re-housing: 1 households served, 0 exited, 0% stably housed
Emergency Shelter: 3 households served, 2 exited, 0% stably housed

NOTE: Data for households served, exited and stably housed are from HMIS reports for the period September 1, 2012 through August 31, 2013.

2013-2014 GOALS AND OBJECTIVES

The Family Support Center was provided \$398,599 to rehabilitate the Smith Building to provide permanent housing as part of a larger center that will assist homeless families with children.

Homes First! was provided \$24,000 to put new roofs on five (5) single family homes that are part of our affordable rental inventory.

The Thurston County Housing Authority was provided \$200,000 to assist up to eight (8) existing homeowners with funding to repair their homes with a focus on rural Thurston County properties.

Yelm Community Services was awarded \$48,000 to put new roofs on the Krislin Apartments in Yelm, furthering the efforts to maintain our affordable housing stock.

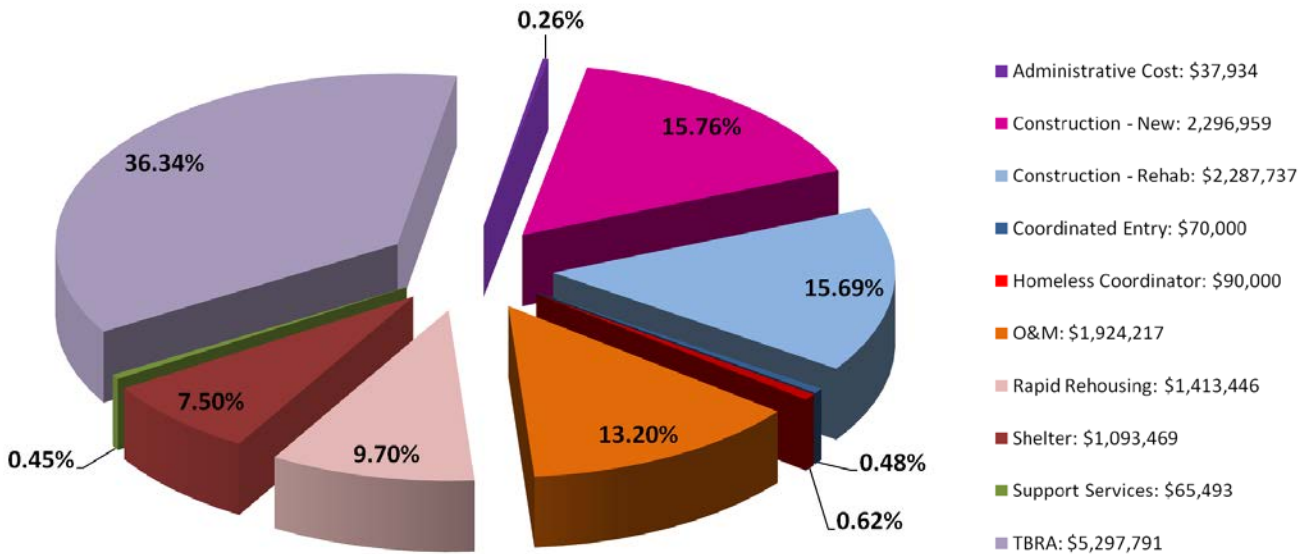
The Community Action Council was provided \$40,000 to leverage \$1,500,000 to acquire the Killion Court Apartments for seniors in Yelm.

Provide Operations and Maintenance to 10 agencies consisting of 17 programs: one (1) homeless meal program, one (1) drop-in center, two (2) coordinated entry programs, one (1) transitional housing program, two (2) permanent supportive housing programs, and ten (10) emergency shelters in order to maintain the current level of assistance.

Provide funding for the development of a new emergency shelter to serve all Thurston County.

Provide funding for seven (7) rental assistance programs including rapid re-housing and prevention services.

HOME Consortium Four-year Investments, from September 2010 to August 2014:



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