



City of  
OLYMPIA

*Community Planning & Development Department, Housing Division*

# Consolidated Annual Performance and Evaluation Report

Fourth Year of Five-Year Consolidated Plan  
Fiscal Year

September 1, 2008 - August 31, 2009

(B-2008)

Report Prepared for the  
U.S. Department of Housing and Community Development (HUD)  
Seattle, Washington

City of Olympia  
Washington

November 24, 2009

**For Information Contact:**

Steven D. Friddle	360-753-8591	sfriddle@ci.olympia.wa.us
M. Anna Schlecht	360-753-8183	aschlech@ci.olympia.wa.us
Susan Lodholm	360-753-8436	slodholm@ci.olympia.wa.us

This page intentionally left blank

**City of Olympia  
Consolidated Annual Performance and Evaluation Report  
September 1, 2008 - August 31, 2009**

**TABLE OF CONTENTS**

	<u>Page</u>
<b>I. Introduction .....</b>	1
<b>II. Resources .....</b>	4
<b>III. Activity Description and Evaluation</b>	
A. B-2008 Year Action Plan.....	6
B. Evaluation of Activities .....	9
1. Affordable Rental Housing.....	9
2. Preservation of Existing Housing Stock and Home Ownership.....	10
3. Homeless Prevention .....	10
4. Transitional and Emergency Shelter Services .....	11
5. Stable Funding of Housing .....	12
<b>IV. Narratives</b>	
A. IDIS Records.....	13
B. Assessment of First Year of Consolidated Plan Goals and Objectives .....	13
C. Fair Housing, MBE, Section 3.....	14
D. Affordable Housing Programs .....	16
E. Continuum of Care.....	17
F. HOME Consortium.....	23
G. Other Activities.....	25
H. Leveraging Resources.....	27
I. Citizen Comments.....	27
J. Self-Evaluation .....	28
K. Evaluation of Performance Action Plan Goals .....	28
<b>V. Community Development Block Grant Funds</b>	
A. Assessment.....	31
B. Activities Consistent with Consolidated Plan.....	33
C. Grantee Funds and National Objective.....	33
D. Displacement.....	34
E. Consolidated Plan Certification .....	34

**VI. Attachments**

- A. Citizen Comments and Response
- B. PR26 – CDBG Financial Summary for Program Year 2008
- C. PR09 – B-2008 Program Income
- D. PR23 – Summary of Accomplishments for Program Year 2008
- E. PR03 – CDBG Activity Summary Report (GPR) for Program Year 2008

## I INTRODUCTION

The Consolidated Annual Performance and Evaluation Report (CAPER) is an annual report for the City of Olympia's Community Development Block Grant (CDBG) program. It describes the year-end status of all activities proposed by the City in the Budget Year 2008 (B-2008) Action Plan, the fourth year of the five-year Consolidated Plan. It also evaluates accomplishments in light of the plan's strategies. The report covers activities between September 1, 2008, and August 31, 2009.

### **Tax Dollars at Work**

Annual reports on government programs are intended to serve three purposes:

- ✓ Shows the public how their tax dollars are spent.
- ✓ Reports all tax-funded activity to the appropriate regulatory agencies.
- ✓ Creates a permanent public record on tax dollars used and what programs and services the public receives.

While government regulatory agencies and the participating jurisdictions are well acquainted with such reports, the general public is best served by clear formats that make sense. To that end we offer the following "Highlights of the B-2008 Program Year".

### **Availability**

A draft of this CAPER will be made available for public comment for a two-week period starting on November 3, 2009, and ending on November 17, 2009. All comments received from the public during this process, along with any corrections made to the draft will be included in the final CAPER, which will be submitted to HUD on November 24, 2009. The final CAPER will be made available on the City's website located at [www.olympia.wa.us](http://www.olympia.wa.us), and paper copies will be made available upon request.

### **Highlights of the B-2008 Program Year**

Program Year B-2008 (September 1, 2008 to August 31, 2009) was affected by the nationwide economic downturn. The City was fortunate in receiving \$104,985 in federal stimulus funds. However, we have found that many of our affordable housing partners were adversely affected by the downturn and as a result were reluctant or unable to participate in our program, which in turn greatly reduced our housing accomplishments. As noted herein, the City worked diligently on several projects that were delayed until after the program year end. However, CDBG funds were successfully utilized in a broad array of social services during this program year.

CDBG funds allow the City of Olympia to help residents who are low/moderate-income residents. This means people whose incomes are at or below 80% of the median family income as established by HUD definitions of income by family size. In this fiscal year,

---

the City invested CDBG funds in a variety of activities that assisted these low/moderate-income residents in a number of ways, including making their homes livable through housing rehabilitation, funding a variety of social service needs by funding public services, and supporting low-income entrepreneurs in starting businesses through micro-enterprise activities and improving several public facilities used by low and moderate income residents. The following list provides a snapshot of the activities funded by the City's CDBG Program:

### CDBG Program Year 2008 Highlights

ACTIVITY	DESCRIPTION	# ASSISTED AND/OR UNITS	\$ SPENT
<b>REHABILITATION</b>			
OLYMPIA HOUSING REHABILITATION PROGRAM	Housing rehabilitation for one unit of low/moderate-income residents <b>that was tenant-occupied</b> . (All owner-occupied projects were funded with City funds) (29 units of rental rehabilitation began during this period , with 50 more units in pre-development)	1 unit	\$14,232.00
<b>SOCIAL SERVICES</b>			
COMMUNITY YOUTH SERVICES	Provided transitional housing by making available safe, stable homes with a <b>100% success rate for graduates</b> of the Community Youth Services R.I.S.E. Program.	65 young adults with 30 dependent children	\$20,000.00
FAMILY SUPPORT CENTER	Provide staffing for homeless prevention and case management for low moderate income families at high risk for initial and recurring episodes of homelessness.	370 Families 509 Adults 599 Children	\$20,000.00
OUT OF THE WOODS SHELTER OPERATED BY THE UNITARIAN UNIVERSALIST CHURCH	Provided <b>2,991 shelter bed nights</b> in conjunction with some supportive services.	66 very low-income individuals	\$23,000.00
SAFEPLACE	Provided <b>5,869 bed nights</b> at a confidential shelter for survivors of domestic and sexual violence.	171 very low-income individuals	\$20,000.00
TOGETHER!	An after-school and summer program resulting in <b>705 program hours</b> of direct public services at the Evergreen Village's low-income housing project, 505 Division Street NW.	93 very low-income youth 76 adults	\$20,000.00

ACTIVITY	DESCRIPTION	# ASSISTED AND/OR UNITS	\$ SPENT
<b>MICRO-ENTERPRISE</b>			
ENTERPRISE FOR EQUITY	Provided <b>29 Business Readiness Workshops and 3 Comprehensive Business Trainings</b> for low/moderate-income residents.	39 graduates	\$35,000.00
<b>TOTAL EXPENDITURES</b>			\$152,232.00

ACTIVITY	DESCRIPTION	# ASSISTED AND/OR UNITS	\$ SPENT
<b>OTHER</b>			
FAIR HOUSING THROUGHOUT THURSTON COUNTY	Provided fair housing training in partnership with the State Human Rights Commission.	N/A	N/A
CITY MULTI-FAMILY TAX EXEMPTION	Continued to promote program in order to increase the number of new/rehabilitated units in downtown Olympia.	N/A	N/A

The following report details each activity, who benefited, and how the activities met the goals and strategies of the City of Olympia Consolidated Plan.

In addition to the activities described above, the City also utilized its CDBG General Administration funds for a special Community Development Planning activity. In early 2009, the City partnered with United Way and other local non-profits to host a forum entitled, “Creating Opportunities in Challenging Times; A Strategic Collaboration Forum for Community Leaders Engaged in Social Services”. The intent of the forum was to facilitate a community planning process to address how local organizations could respond to the economic downturn and meet increased needs to serve low and moderate income persons. This forum attracted over 150 participants representing all local non-profit organizations.

## II RESOURCES

The City of Olympia receives Community Development Block Grant (CDBG) funds from the federal Department of Housing and Urban Development (HUD) to assist low- and moderate-income households within the Olympia city limits. These funds benefit low- and moderate-income households by funding human services and housing program activities.

### Sources of Funds

#### *Grants*

The City receives Community Development Block Grant (CDBG) funds as an entitlement grant from the Department of Housing and Urban Development (HUD). The funds must be used in accordance with detailed regulations to benefit low- and moderate-income households or aid in the elimination of slum or blighted conditions. **The CDBG grant in B-2008 was \$386,725.00.**

#### *Letter of Credit*

Grant funds that have not been used by the end of the program year can be carried over for use in the following calendar year as Letter of Credit funds. Funding is restricted according to the same requirements as “new” grant funding.

#### *Program Income*

Housing rehabilitation funding is distributed by the City in the form of loans. These are repaid to the City according to the loan terms and reused for other housing projects that benefit low- and moderate-income households. These funds are called “Program Income” and are used in the City’s “Revolving Loan” Fund. **During B-2008, the City received \$329,215 in CDBG program income.**

#### *City General Fund*

**The City of Olympia contributed a total of \$254,700.03 to support the CDBG Program.** This includes \$10,000 for staffing to run the housing program and \$74,700.03 generated by program income from previous City General Fund rehabilitation loans to fund low/moderate-income households. Additionally, the City contributed \$170,000 in General Fund monies for public service activities including child care, senior nutrition, homeless youth, battered women shelter, emergency shelter services, children’s nutrition, shelter service, food, senior services, youth advocacy, tenant counseling, and medical services for very low-income people.

Table II.A illustrates the difference between the anticipated resources as shown in the B-2008 Consolidated Plan/Action Plan and those that were actually received. The amount disbursed will be shown in the Financial Summary Information and the Financial Summary Grantee Performance Report.

**Table II.A  
CDBG Funding Available in 2008**

	<u>Anticipated</u>	<u>Actual</u>
2008 Year CDBG Grant Allocation	\$386,725	\$386,725
2008 Program Income – CDBG	\$300,000	\$329,215
CDBG-R	0	\$104,985
<b>TOTAL</b>	<b>\$686,725</b>	<b>\$820,925</b>

Many projects funded by the City with federal CDBG monies also receive funding from a variety of other sources. They include other federal programs, the State of Washington, Thurston County, City of Olympia, and private-sector money.

Table II.B shows each source of funding in aggregate for housing, human services, and neighborhood revitalization projects completed in B-2008. The ratios of funding sources show that the majority of funding comes from state and private sources, with some funding coming from Thurston County. The leverage columns indicate that for every dollar of CDBG funds allocated by the City, project sponsors raised another \$0.10 from other sources.

**Table II.B  
Leveraged Federal Funding**

<u>Source</u>	<u>Total Spent</u>	<u>% of Total Dollars</u>	<u>Leverage per CDBG Dollar</u>
Federal: CDBG, Program Income	\$686,725	76%	
Federal Stimulus Funds – CDBG-R	\$104,985	12%	
Local: City General Fund	\$84,700	9%	\$0.10
Thurston County HOME	\$0	0%	\$0.00
Private Sector Funding	\$0	0%	\$0.00
<b>TOTAL</b>	<b>\$905,625</b>	<b>100%</b>	

### III ACTIVITY DESCRIPTION AND EVALUATION

#### A. B-2008 Year Action Plan

In the B-2008 Action Plan, the City of Olympia outlined actions it intended to take in the program year to address issues such as homelessness and affordable housing. This section provides a list of all activities accomplished by the City in Program Year 2008. The activities identified in the B-2008 Annual Action Plan are based on the City's Consolidated Plan (2005-2009), a five-year plan that outlines the City's strategic objectives for CDBG funding.

**GOAL ONE: PROVIDE SAFE, DECENT, AFFORDABLE HOUSING FOR LOW- AND MODERATE-INCOME PERSONS.**

*Objective A: Preserve the City's existing affordable housing stock for low- and moderate-income households.*

##### Activity 1

**Provide low-interest loans for rehabilitation for 15 low- and moderate-income owner-occupied units annually. B-2008 goal: to assist seven (7) owner occupied households.**

The City provided four (4) loans to owner-occupants with City funds (non-CDBG funding).

##### Activity 2

**Provide low-interest loans for rehabilitation for 15 low- and moderate-income renter-occupied units annually. B-2008 goal: to assist ten (10) renter-occupied households.**

The City provided one loan for a single-family renter-occupied unit. Additionally, the City worked on two multi-family projects with a total of 79 units. One project with 29 units is nearly completed and the other 50-unit project is beginning soon.

*Objective B: Increase the supply of standard affordable housing available to Olympia's low- and moderate-income households.*

##### Activity 1

**Increase the supply of standard owner-acquired units using land acquisition and down payment assistance program in coordination with affordable housing developers such as Habitat for Humanity and the Housing Authority.**

There was no CDBG funded activity during this period to increase

---

the supply of affordable housing. The City had to cancel a sewer project that would have supported the construction of six (6) new units of transitional housing for lack of an ability to secure a property easement.

**Activity 2**

**Increase the supply of standard, affordable rental units using the City's property tax exemption with emphasis given to housing serving households below 30% of median income.**

**Use the City of Olympia's 12-year property tax exemption program for multi-family housing to expand the supply of assisted housing.**

The City continues to promote the 12-year property tax exemption as a fiscal incentive for developers, however, due to the market and the lack of other public or non-profit funding, no affordable housing projects were undertaken. The recent economic downturn has delayed numerous housing development projects.

*Objective C: Improve low- and moderate-income neighborhood stability.*

**Activity 1**

**Rehabilitate existing housing stock. Provide 15 loans annually to low- and moderate-income owners to repair and/or rehabilitate their homes.**

There was no CDBG-funded rehabilitation of owner-occupied housing; however, there were four (4) units of owner-occupied housing rehabilitation using City general funds. One unit of single family rental housing was rehabilitated during this period. Additionally, two projects involving a cumulative total of 79 units were in pre-development.

**Activity 2**

**Develop in-fill lots with new, affordable housing units with land acquisition and down payment assistance for new owner-occupied units through programs such as Habit for Humanity. Provide loans to owners of affordable rental units to repair and or rehabilitate 15 units annually. B-2008 goals: N/A.**

There was no development of in-fill lots for affordable housing during this period.

**Activity 3**

**Improve infrastructure (streets, water, sewer, parks) through the City's General Fund Capital Improvements Program.**

The City had to cancel a sewer project that would have supported the construction of six (6) new units of transitional housing for lack of an ability to secure a property easement.

**GOAL TWO: EXPAND ECONOMIC OPPORTUNITY FOR OLYMPIA'S LOW- AND MODERATE-INCOME RESIDENTS AND REDUCE AND PREVENT HOMELESSNESS.**

*Objective A: Assist vulnerable low-income persons to achieve their potential by strengthening family and other support systems.*

**Activity 1**

**Annually provide professional business training to 80 to 120 low-income persons to build skills to start micro-enterprise businesses through the "Enterprise for Equity" Program.**

**B-2008 goals: to graduate up to 23 low and moderate income entrepreneurs.**

Provided business training outreach to 200 low and moderate income people, training for 52 low and moderate income people, and produced 39 graduates of the program.

**Activity 2**

**Annually provide support services to 28 previously homeless young adults (ages 16-21), including safe and stable housing, case management, and life skills training, to help them become self-sufficient by funding the Community Youth Services "R.I.S.E. Transitional Housing Program." B-2008 Goal: to provide transitional housing for up to 60 previously homeless youth and their up to 25 dependent children.**

The City provided transitional housing for 65 young adults with 30 dependent children through the Community Youth Services Rise transitional housing program.

*Objective B: Provide support for integrated high-priority public services and public facilities.*

**Activity 1**

**Support the "Together!" after school summer program to assist up to 180 very low-income children in safe, structured,**

---

**and supervised activity at the 180-unit HUD subsidized Evergreen Village apartment on Olympia’s west side. B-2008 goals: to provide afterschool activities for up to 100 youth.**

Provided afterschool youth programs for 93 very low income youth and 76 very low income adults through the TOGETHER afterschool program based at Evergreen Villages apartment complex.

**Activity 2**

**Support the SafePlace program of sheltering battered spouses by assisting up to 250 people by providing 7,000 bed nights of shelter.**

Provided shelter for 171 individuals for a total of 5,869 bed nights.

**Activity 3**

**Support the Family Support Center to provide homeless prevention staffing and case management for low/moderate income families at high risk of homelessness by providing 200 families with an estimated 275 adults and 325 children.**

Provided homeless prevention and case management services for 370 families comprised of 509 adults and 599 children.

**B. Evaluation of Activities**

1. Affordable Rental Housing (Goal One, Objective A and B)

Increase the supply of affordable housing for rental households earning up to 80% of median income and maintain existing subsidized housing.

a. Accomplishments

During this Action Year, the City has tried to increase the supply of standard, affordable housing for low/moderate-income renters through the following activities:

- ✓ Completed 1 unit of rental rehabilitation. (79 additional units of residential rehabilitation in pre-development)
- ✓ Provided information about the City of Olympia Ten-Year Property Tax Exemption Program to numerous developers.

b. How these actions addressed the strategy

- ✓ The City helped to increase the supply of decent, standard and affordable housing by providing funds to rehabilitate 1 tenant-occupied unit.
- ✓ The City continues to work with several private and non-profit sector organizations to develop project plans and anticipates several projects in the coming year that will increase the supply of affordable rental housing in the downtown area.

2. Preservation of Existing Housing Stock and Homeownership (Goal One, Objective A and C)

Preserve the existing stock of affordable housing for low-income homeowners, and provide opportunities for renters to become home buyers.

a. Accomplishments

During this period, the City accomplished the following:

- ✓ City provided city monies (non-CDBG funds) to provide loans to four (4) low-income, owner-occupied residential units.

b. How these actions addressed the strategy

- ✓ The City preserved four units of housing for low-income owner occupants.

3. Homeless Prevention (Goal Two, Objective B)

Prevent families and individuals from becoming homeless.

a. Accomplishments

- ✓ The City provided CDBG funding to Enterprise for Equity to provide education and assistance to 39 low-income individuals to enable them to start businesses.
- ✓ Provided City general funds to support Community Youth Services, Housing Authority, Salvation Army, and Catholic Community Service in homeless prevention activities.

b. How these actions addressed the strategy

---

- ✓ The City supported Enterprise for Equity to prevent homelessness by providing training and assistance to 39 low-income individuals to enable them to start businesses to improve their income status.
- ✓ The City provided general funds monies for a broad range of homeless prevention services for street-dependent youth, homeless families, low-income families, and homeless people that are food insecure by supporting Community Youth Services, Housing Authority, and Catholic Community Services.

(For additional information on homeless assistance, please see “Continuum of Care” Narrative IV.E.)

4. Transitional and Emergency Shelter Services (Goal Two, Objective B)

Expand the supply of transitional housing; maintain the existing supply of emergency shelter facilities for individuals, families, and youth; and expand housing options and related services to underserved special needs populations.

a. Accomplishments

- ✓ Funded CDBG match for McKinney Act funds to Community Youth Services to provide 65 homeless young adults with 30 children safe, stable housing. All of the program participants were very low income (30% of median income).
  - ✓ Supported the “Out of the Woods Shelter” to provide emergency shelter housing for a total of 66 low income individuals in 14 families for a total of 2,991 bed nights.
  - ✓ Supported the Safeplace shelter for battered spouses by assisting 171 very low income individuals by providing 5,869 bed nights of shelter.
  - ✓ Supported the “Drexel House” facility in providing 16 emergency shelter beds for a total 90 people, 25 transitional housing units for a total of 36 people, and 15 units of permanent housing for a total of 14 people. Drexel House assisted a cumulative total of 140 formerly homeless people.
  - ✓ General fund monies were used to support the Emergency Shelter Program “Cold Weather Shelter Coordination” for single men, operated in conjunction with other local jurisdictions and social service agencies.
-

- ✓ General Fund monies were used to provide shelter and homeless services for the Community Youth Services, Housing Authority, Salvation Army, and Catholic Community Service.

b. How these activities addressed the strategy

The City provided assistance for transitional and emergency shelter housing programs by funding the following programs:

- ✓ Assisted 65 young, very low-income (30% of median income) adults (18-21) by providing transitional housing program.
- ✓ Provided emergency shelter housing for a total of 14 families for a total of 2,991 bed nights.
- ✓ Provided emergency, transitional, and permanent housing for a total of 140 formerly homeless people, totaling 51,100 bed nights.
- ✓ Provided 5,869 bed nights of shelter for battered spouses.

5. Stable Funding of Housing (Goal One, Objectives A, B, and C)

Secure a stable source of housing development funds at the local level.

a. Accomplishments

- ✓ The City has contributed \$10,000 in new City General Fund monies for staffing, plus \$74,700 in General Fund program income to address rehabilitation and other housing development activities. These funds, together with the CDBG revolving loan program, provide an ongoing source for housing activities.

b. How these activities addressed the strategy

- ✓ The General Fund and CDBG revolving funds ensure stable housing funds for now and in the future.

5. Micro-Enterprise

a. Accomplishments

- ✓ The City provided \$35,000 to fund 29 business readiness workshops and 3 Comprehensive Business Trainings for low- and moderate-income persons to start micro-enterprise businesses.

- b. How these activities addressed the strategy
  - ✓ Business training and ongoing technical assistance helps low- and moderate-income persons establish micro-enterprise businesses.

6. Public Services and Public Facilities

- a. Accomplishments
  - ✓ The City funded multiple public service programs administered by local social service agencies as identified above, serving 1,648 low and moderate income persons.
- b. How these activities addressed the strategy
  - ✓ These services helped low and moderate income persons meet a wide variety of social service needs, including emergency shelter housing, transitional housing, permanent housing, afterschool youth programs, domestic and sexual violence advocacy, and homeless prevention.

#### IV NARRATIVES

The following are narratives for the City of Olympia's FY 2008 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant for the 2008 program year beginning September 1, 2008, and ending on August 31, 2009.

##### A. IDIS Financial Information for CDBG Progress

The IDIS portion of this CAPER portrays the City's CDBG-funded activities in the language of statistics—the raw numbers that show the dollars invested, the housing units rehabilitated, and the number of people assisted through public services and micro-enterprises. In addition, it quantifies the demographic information about the people assisted regarding their income, race, gender, etc. (See Attachment B, Financial Summary.)

##### B. Assessment of the Third Year of the Consolidated Plan Goals and Objectives

The Five-Year Consolidated Plan (2005-2009) provides guidance for the Community Development Block Grant (CDBG) Program operated by the City of Olympia. The CDBG statute sets forth three basic goals, each of which must primarily benefit low- and very low-income persons (people with incomes below 80% of area median income). These broad goals are to:

- ✓ Provide decent housing;

- ✓ Provide a suitable living environment; and
- ✓ Expand economic opportunities.

Ensuring that activities benefit populations most in need is a priority of all program areas and is reflected in the goals and objectives established in the 2005-2009 Consolidated Plan. This report, the Consolidated Annual Performance and Evaluation Report (CAPER), provides information on how CDBG funds were expended by the City of Olympia and assesses activities in meeting Consolidated Plan objectives.

The City of Olympia CDBG Program funds are primarily focused on housing rehabilitation, neighborhood improvements, and public services. The Consolidated Plan establishes goals for housing, public service programs, micro-enterprise activity, and public facilities that benefit low- and moderate-income people. In addition, CDBG funds are used to benefit those populations with special needs such as the elderly, youth, disabled, or individuals with AIDS.

Of the one unit assisted by the City of Olympia with CDBG and general funds during the fiscal year of 2008, 100% of these funds served populations with less than 32% median family income.

The City has supported microenterprise activity through the funding of 29 business readiness workshops and 3 comprehensive business trainings for entrepreneurs.

### **C. Fair Housing, MBE, Section 3**

These actions meet the City's obligation to affirmatively further fair housing by undertaking fair housing outreach, education, and enforcement.

#### **1. Fair Housing Education**

The City partnered with the Human Rights Commission to offer one targeted fair housing training during this period. This training was offered in conjunction with the Multi-Family Crime-Free Housing Training in conjunction with the Olympia Police Department on March 11, 2009, which provided fair housing information to the owners and property managers of multifamily housing complexes.

In addition, the City offers its housing rehabilitation flyers in Vietnamese, Cambodian, and Spanish made available to over thirty social service agencies.

The City has a web page that provides fair housing information available

---

through the Community Planning and Development Department.

The City has a 24-hour automated information phone line “City Line” with Fair Housing protection information and housing complaint messages (1-360-753-4444, Extensions 3420 and 3440).

The City places the following Fair Housing clauses in our contracts with rental owners:

“All housing in the project will be operated in a manner consistent with federal housing policy governing nondiscrimination and accessibility, as determined under the Americans with Disabilities Act, the Fair Housing Act, as amended, the rules and regulations of the U.S. Department of Housing and Urban Development and federal, state and local law now provided or which may hereafter be provided. To that end, the owner shall not discriminate in making rental units available for occupancy on the basis of race, creed, color, sex, national origin, religion, marital status, age or disability; provided that the owner may take such actions as may be necessary to qualify for or to maintain its qualification for the exemption that relates to housing for older persons under the Fair Housing Act, as amended, and 24 CFR Part 100, Subpart E. Furthermore, the owner shall not discriminate against any prospective resident or existing resident on the basis of that prospective resident's or existing resident's sources of income provided such sources of income are not in contravention of any federal, state or local law.”

Due to staff and budget cuts, the City has had to discontinue its coordination of the Fair Housing Partnership of Thurston County, which for 11 years had served as a public-private partnership dedicated to promoting fair housing choice in Thurston County.

2. Section 3 and Minority Business Enterprise Contracts

The City had no direct Section 3 or MBE contracts during this period primarily because the housing rehabilitation loan recipients choose their own contractors directly. The City does NOT select any of the rehabilitation contractors.

**D. Affordable Housing Programs**

Affordable housing activities include housing development, repairs by homeowners, rental rehabilitation, and special needs housing.

**1. Needs**

Housing needs established in the 2005-2009 Consolidated Plan were based on 1990 census data. While conditions continue to change with the economic downturn, the local housing market in Thurston County is stronger than other areas of the state, with available rental units and home ownership continually increasing. With a disconnection between the increases in wages compared to the increase in housing costs, there continues to be an affordability gap for low-income renters. The number of affordable housing units available to large families and persons with physical and mental disabilities is still not sufficient to meet the need. Regardless of household size, the majority (61%) of households with incomes below 30% median family income pay more than 50% of their income for rent and utilities.

**2. Priorities**

Several priorities and related strategies have been identified to serve populations with the greatest need. These priorities act as guidelines for the expenditure of federal housing and community development funds.

**a. Priority One**

Programs to provide affordable rental housing for homeless individuals or families and very low-income households (those earning less than 50% median family income or mfi) who pay more than 50% of their income in housing-related expenses, to include people with special needs, people with AIDS, and the elderly.

- 1) Provide assistance for very low-income existing homeowners to maintain their homes. Programs should provide funds for the rehabilitation and maintenance of basic systems (plumbing, structural, electrical, and roofs) and to make improvements to allow elderly and persons with disabilities to remain in their homes.
  - 2) Provide funding for non-profits to acquire and rehabilitate housing to be offered as affordable housing for low- and moderate-income people.
-

- 3) Provide funding for non-profits to acquire raw land for the purpose of developing affordable housing, targeting first-time home buyers, owner-occupied homes, and tenant occupied homes.
- 4) Expand programs to prevent homelessness, such as rental assistance.

b. Priority Two

Support affordable housing through housing rehabilitation programs that make essential repairs to ensure safe, decent, and sanitary housing stock is available to low- and moderate-income people.

- 1) Programs to keep rental housing affordable for tenants by offering rental rehabilitation loans to property owners who serve low- and moderate-income households.
- 2) Programs to assist existing homeowners earning 80% or less of median area income with emergency and basic home repairs.

c. Priority Three

Programs that focus on increasing the rates of homeownership by assisting low-income renters to become homeowners. Strategies for meeting this objective include focusing on moderate-income households that are not very well served by the existing private market.

While there was no completed homeownership activity to report this period, the City continues to work closely with the local Habitat for Humanity Program on land acquisition as a way to bring down the cost of assisting low-income renters to become homeowners through a principal reduction home buyer program.

**E. Continuum of Care**

Thurston County has used a “continuum of care” approach to homelessness since 1988 as administered by the Thurston County Housing Task Force (TCHTF). The Continuum of Care strategy was further enhanced in 2003 as the result of a series of community meetings that resulted in an extensive work plan and the formulation of strategies addressing priority gaps.

The COC meets monthly in conjunction with the TCHTF. The goals and strategies of the COC have been incorporated into the County’s 10-Year Plan administered by the Thurston County HOME Consortium. The City of Olympia is actively involved in addressing homeless needs through the Thurston County HOME Consortium and the Thurston County Housing Task Force.

The Continuum of Care Plan is updated annually by the Thurston County Housing Task Force, a local body composed of all local agencies involved in homeless services that was formed in 1987 to address homelessness and affordable housing issues. This Continuum of Care Plan serves as the communitywide annual plan for utilization of federal McKinney Act funds in Thurston County.

The Continuum of Care strategies include those aimed at:

- ✓ Prevention of homelessness;
- ✓ Increasing emergency and transitional shelter for homeless individuals and families;
- ✓ Increasing services for the homeless, including basic needs, legal, and medical;
- ✓ Building skills of the homeless, including employment training and skills for daily living; and
- ✓ Assisting in making the transition to permanent housing and independent living, including case management and housing and employment placement.

**Summary of Continuum of Care Activities in Thurston County**

<b>2008 Annual Allocations for McKinney Projects- Thurston County</b>		
Community Youth Services	Transitional housing supportive services for youth	\$149,623
Housing Authority of Thurston County	Transitional housing supportive services for homeless families	\$133,921
Low Income Housing Institute – Arbor Manor	Transitional housing for young pregnant or parenting women	\$56,103
Family Support Center’s Emergency Shelter Network	Supportive Services for homeless families	\$54,810
Bread and Roses	Supportive Services for homeless individuals	<b>\$38,745 *</b>

2008 Annual Allocations for McKinney Projects- Thurston County		
Low Income Housing Institute – The Fleetwood	Supportive Services for homeless individuals	\$31,500
<b>Total</b>		<b>\$464,702</b>

\* **Bread & Roses Advocacy Office** closed before the end of the program year, sacrificing \$5,767 in funding (original allocation was \$44,512) and permanently lost this source of funding for homeless services.

1. People Who Are Homeless

The City of Olympia and the surrounding Thurston County communities maintain a continuum of housing and services for people who are homeless. The community has worked collaboratively on a number of initiatives to address issues related to homelessness. By building and maintaining cooperative relationships between providers and fostering effective linkages between homeless facilities and services, the community has been able to strengthen and improve all components of its homeless system.

Following are the actions undertaken this past year to develop and implement a Continuum of Care strategy for homeless people:

a. Addressing Emergency and Transitional Housing Needs of Homeless People

1) Individuals

The City of Olympia and Thurston County funded emergency shelters and transitional housing for single adult men and women (including survivors of domestic violence).

In 2007, a McKinney Grant was awarded for one transitional program, the Community Youth Services supportive housing program for young adults, ages 18-21, with an employment and education focus.

2) Youth

The City of Olympia and Thurston County community-funded housing and services for homeless youth including day shelter, night shelter, winter emergency overflow beds, transitional housing, and case management.

## 3) Households Impacted by Domestic Violence

Funds received from the State of Washington and resources targeted to the survivors of domestic violence, the Emergency Shelter Program, and Olympia and Thurston County were used for programs that provide domestic violence intervention including shelter, transitional housing, and support staff. These activities are coordinated with other resources and programs dedicated to the reduction of domestic violence. SafePlace and the Thurston County Housing Authority provide the service.

## b. Preventing Low-Income Individuals and Families from Becoming Homeless

The Thurston County community contributed funds for rent assistance and assistance with move-in costs to households at risk of losing their permanent housing and to homeless households to facilitate their ability to access and stabilize permanent housing. City of Olympia General Fund money was allocated for the rent assistance program operated by the Housing Authority, the State, and the Community Action Council. As stated earlier, CDBG funds are utilized through a public services contract with the Tenants Union to provide homeless prevention advocacy.

## c. Helping Homeless Persons Make the Transition to Permanent Housing and Independent Living

- ✓ The rental assistance programs mentioned above are designed to assist homeless people to access housing.
- ✓ The Housing Authority also extends priority status in its Section 8 Program to some homeless people in transitional housing.
- ✓ The McKinney SRO Section 8 Mod Rehab Program provides ongoing rent assistance for individuals in the Fleetwood 43-unit SRO apartment.

## 2. Outreach and Assessment

Olympia and Thurston County General Funds provide outreach services. These services focus on “meeting people where they are” and assisting them in accessing community resources.

---

Mental Health Services provides outreach services to the homeless' mentally ill. These services are linked with the Salvation Army, Bread and Roses, Fleetwood Apartments, and ten apartments owned and operated by Behavioral Health Resources (BHR).

3. Addressing the Special Needs of Persons Who Are Not Homeless

Housing provided to developmentally and physically disabled individuals is based upon a continuum of care concept in which there are varying degrees of structure provided through supervised housing and case management. Funding provided by the jurisdictions for housing development leverages dollars contributed by other community partners. Responsibility of funding and providing support services is shared by the State of Washington, Thurston County, and eight private nonprofit organizations working to serve the needs of disabled individuals. The Housing Authority operates an eight-unit complex for persons with mental health disabilities (Mansfield Apartments).

### **Summary of B-2008 Homeless and Housing Activities in Thurston County**

The Thurston County Housing Task Force and the Continuum of Care group also serves to coordinate the "Point in Time Homeless Census," which involves a comprehensive census of all existing homeless shelter and service facilities; all known public gathering places for homeless people; and a countywide field canvas of all known homeless camp areas in wooded and other under- or undeveloped areas. This census shows both numbers of homeless people and the local capacities for both emergency shelter and transitional housing.

The purpose of this annual report is to present information on the annual point-in-time homeless count for Thurston County. This count is required by the Washington State Department of Community, Trade and Economic Development (CTED) in accordance with the 2005 Homeless Housing Assistance Act (RCW 43.185c).

The annual homeless count is a one-day snapshot of who is living homeless in Thurston County and is not intended to be a full census. The one-day count is also not intended to represent a total picture of the number of people who are homeless throughout the year. Some national and state organizations estimate the annual number to be about four times the one-day count number. This annual report is not able to prove concrete numbers and characteristics of homeless people but is designed to show general trends in homelessness when examined year to year.

The census effort surveyed a total of 1016 individuals within 749

households who were homeless on January 29, 2009. This represents an increase of 62%. Thurston County files this census report with Washington State and other Washington counties so that progress can be monitored toward both the local and the statewide Ten Year Plans to reduce homelessness. *(Excerpt from the 2009 Thurston County Homeless Census)*

### Homeless Shelters & Transitional Housing Capacities

#### Thurston County Capacity for Homeless Persons & Families January 29, 2009, and Projected for End of Calendar Year 2009

#### Thurston County Capacity for Homeless Persons & Families - January 29, 2009

Emergency Shelter Capacity (up to 90 days stay)		
<b>Individuals – Men</b>	<b>Beds</b>	<b>Households</b>
Salvation Army – Men	42	42
Saint Michael's/Sacred Heart (currently operating 5 nights per week)	10	10
Drexel House	16	16
<b>Individuals – Women</b>	<b>Beds</b>	<b>Households</b>
Salvation Army	16	16
<b>Families with Children</b>	<b>Beds</b>	<b>Households</b>
Housing Authority of Thurston County	16	4
SafePlace	28	10
Salvation Army	30	8
Yelm Community Services	5	1
Emergency Shelter Network – Interfaith Works	18	18
Emergency Shelter Network – Out of the Woods	6	2
<b>Youth</b>	<b>Beds</b>	<b>Households</b>
Community Youth Services	10	10
<b>Totals</b>	<b>197</b>	<b>137</b>

Transitional Capacity (up to two years stay)		
<b>Individuals – Men &amp; Women</b>	<b>Beds</b>	<b>Households</b>
Bread & Roses – Duplex	12	12
Salvation Army – Men	5	5
Salvation Army – Women	1	1
Olympia Union Gospel Mission – Men in Recovery	7	7
Olympia Union Gospel Mission – Women in Recovery	3	3
BHR – HOME TBRA	60	40
Drexel House – Single Men and Women	25	25
<b>Families with Children</b>	<b>Beds</b>	<b>Households</b>
Housing Authority of Thurston County	176	44
Olympia Union Gospel Mission	13	4
Arbor Manor	12	6
<b>Youth</b>	<b>Beds</b>	<b>Households</b>
Community Youth Services	64	34
<b>Totals</b>	<b>378</b>	<b>181</b>

Permanent Supportive Capacity (no limit on length of stay) (units only available for homeless households)		
Individuals – Men & Women	Beds	Households
Fleetwood	42	42
Drexel House	10	10
The Gardens	34	34
Families with Children	Beds	Households
Trails End	24	8
Washington Families – Supporting Family Self-Sufficiency Program	30	10
Evergreen Vista Phase II	30	10
<b>Total</b>	<b>170</b>	<b>114</b>

Total Thurston County Capacity		
	Beds	Households
Emergency Shelter	203	141
Transitional	372	190
Permanent Supportive	170	114
<b>Total</b>	<b>745</b>	<b>432</b>

The next chart is a comparison of the current housing capacity and those who were surveyed that accessed that capacity on January 24, 2008. This information indicates that either:

- a. all people in shelter and housing aren't being surveyed, or
- b. that shelter and housing programs are not operating at full capacity, or
- c. people who become homeless are choosing to not access available capacity, or
- d. all of the above

Homeless Housing Type	Capacity by Households	Homeless Surveyed by Households	Percent of Capacity Used and Surveyed
Emergency Shelter	141	118	84%
Transitional	190	100	53%
Permanent Supportive	114	61	54%

*\* the census relies upon self-reporting in many cases and these numbers indicate there were those who either did not answer the question correctly or did not understand the question about where they were staying.*

## F. HOME Consortium

The City of Olympia has been actively involved in the HOME Consortium since its formation in 2003. This interjurisdictional body is comprised of eight elected officials who represent the participating governmental entities of Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, Yelm, and Thurston County. This body is charged with the administration of the County's entitlement of HOME funds along with two newly created state programs called 2060, or the Affordable Housing Program, and 2163, the Homeless Housing Program, after the enacting legislation that created them. For more information on actual allocations, please contact the Thurston County HOME Consortium staff directly or visit their website at [www.co.thurston.wa.us](http://www.co.thurston.wa.us). The following table shows a breakdown of their revenues:

---

**Thurston County HOME Consortium B-2008 Expenditures**

Source	Total Revenues
Thurston County HOME	\$ 66,592
State HB 2060	\$ 274,936
State HB 2163	\$ 515,306
County CDBG	\$ 538,158
<b>Total Consortium Funds</b>	<b>\$ 1,391,992</b>

The HOME Consortium also oversees the creation and compliance with the County's 10-Year Plan to Reduce Homelessness. The primary objectives of this plan are:

1. Reduce the number of homeless families through the creation of 75 new units of housing for formerly homeless families; increase the amount of short-term rental assistance to prevent evictions; and improve the access to mainstream services.
2. Reduce the number of non-chronically homeless individuals. Development of 25 new units for non-chronically homeless individuals.
3. Reduce the number of chronically homeless individuals: Develop 100 new housing units for chronically homeless individuals. Create a seamless hand off of the Devoe Street Project from Bread and Roses to Catholic Community Services.
4. Reduce the number of homeless youth. Develop 100 new housing units for homeless youth. Develop 16 low-barrier shelter beds for homeless youth.
5. Reduce the number of offenders, including sex offenders, who are currently released to homelessness. Increase the number of housing units and services available to persons with a criminal record. Create systems of support for offenders re-entering mainstream society.
6. Conduct adequate data collection and planning to efficiently manage limited resources for homelessness. Hire a Homeless Coordinator. Get HMIS operational in all McKinney and ESGP agencies. Coordinate HMIS with the local ConneXions system information to the Homeless Housing Work Group.

7. Support and expand local best practices: Generate new housing and/or jobs project ideas based on local and other best practices models. *Please see the Thurston County HOME Consortium's B-2008 CAPER for more detailed information on their activities by contacting Thurston County or visiting their website at [www.co.thurston.wa.us](http://www.co.thurston.wa.us).*

## **G. Other Activities**

1. Addressing Obstacles to Meeting Underserved Needs

In response to decreasing federal subsidies for housing development, the City of Olympia continued to disperse General Fund monies as part of a Low-Income Housing Fund to assist housing development to further its adopted Housing Goals.

2. Fostering and Maintaining Affordable Housing

The City of Olympia continues to offer a housing-based property tax exemption program that is dedicated to developing rental housing stock. From 1998 to 2007 more than 884 units have been developed, rehabilitated, or are in the process of rehabilitation.

3. Removing Barriers to Affordable Housing

The City Council has modified building impact fees for downtown residential projects. The City continues to undertake initiatives to alleviate identified barriers to the development process including several steps to remove local policy and regulatory barriers to development in general and housing development in particular. The Olympia City Council has adopted amendments to the Zoning Code broadening the ability to add accessory rental units in all single-family residential zones with the expectation that such units provide additional affordable rental opportunities. The City was successful in getting the Olympia School District to waive school impact fees on multifamily projects for persons 62 years or older and/or occupied by households with incomes at or below 80%.

4. Overcoming Gaps in the Institutional Structures and Enhancing Coordination

The continuum of care for those who are homeless is managed with an open, participatory citizen process led by the Thurston County Housing Task Force. This committee consists of social service providers, elected officials, homeless persons, community residents, and homeless service providers. The process undertaken by the committee maintains a standard

---

of increased public involvement in developing the application for McKinney funding.

5. Improving Public Housing and Resident Initiatives

The City of Olympia contains one public housing project, the 60-unit Casa Madrona Apartments, which is owned by the King County Housing Authority. The City has supported rehabilitation efforts and resident initiatives as requested by King County.

6. Evaluating and Reducing Lead-Based Paint Hazards

The City of Olympia continues to work with our single-family and multifamily loan program to reduce lead-based paint. The education and outreach component provides educational literature to homeowners rehabilitating their own homes, lead workers, and community residents while working with other efforts to address lead poisoning issues in the community. The City is implementing our Lead-Based Paint Implementation Plan in coordination with the local Housing Authority. This effort has included one educational program for construction contractors that work on government-funded housing projects, distribution of lead paint hazard information, and some state-funded testing and lead hazard remediation services.

7. Ensuring Compliance with Program and Comprehensive Planning Requirements

The Thurston County Housing Task Force (TCHTC) is working to improve data collection in order to further the effectiveness of performance evaluation by utilizing the Homeless Management Information System (HMIS). Proposals being considered by the Housing Task Force for homeless assistance funding administered by HUD (McKinney Act) must demonstrate appropriate performance measures and reasonable success in achieving them in order to be prioritized in the application.

In addition, all projects included in the application must receive certification of compliance with the plan's goals.

8. Anti-Poverty Strategy—Reducing the Number of Persons Living Below the Poverty Level

The City provides \$170,000 from its general funds to the interjurisdictional Human Services Review Council to support social service agencies that provide services to persons living below the poverty

---

level. Services include the Crisis Clinic emergency overflow shelter program; Community Youth Services transitional housing, job training, and support services, youth outreach and advocacy; Haven House Shelter; Olympia Child Care nutrition and subsidized day care; South Sound Senior Services nutrition program; United Community AIDS Network youth education; YMCA youth memberships; YWCA job training; Catholic Community Services; Safeplace battered women's and children's shelter; Salvation Army shelter and counseling; and TOGETHER! youth outreach.

#### **H. Leveraging Resources**

The economy negatively impacted the City's CDBG Program in several ways: (1) private lending restrictions and property devaluations reduced the leveraging of private funding; (2) many affordable housing developers and operators were reluctant to encumber their properties with housing rehabilitation loans; (3) economy driven budget cuts have increased competition for limited public funds. Together, these factors affected the City's ability to leverage CDBG funds with a variety of local public as well as private funds for housing and community development activities.

Locally controlled direct subsidy dollars are provided by loans and grants for rental housing. Generally for every one dollar of CDBG, City of Olympia Low Income Housing Fund and Property Tax Exemption, seven dollars is leveraged (1:7). *Please see table II B for more information on how CDBG funds were utilized to leverage other funding during B-2008.*

1. The City of Olympia allocated \$84,700 in general funds to leverage CDBG dollars on housing rehabilitation projects.
2. The City uses property tax exemption resources for affordable housing in targeted urban center districts, thereby allowing federal housing resources to be used citywide. (However there were no applications for property tax exemptions during this fiscal year.)
3. The City actively partners with the Housing Authority of Thurston County HOME Consortium to jointly fund housing projects.

*See Attachment B, "Financial Summary", for the Summary of Funds received for Housing and Community Development, 9/1/09 - 8/31/09.*

#### **I. Citizen Comments**

A Draft Performance Report was made available for public review and comment on November 3, 2009, through placement on the City's website ([www.ci.olympia.wa.us](http://www.ci.olympia.wa.us)) and at the Community Planning and Development

---

Office. The general public was informed of the availability of the document for public review and comment through advertisements in *The Olympian*. A public hearing will be held on November 17, 2009. Copies of the draft CAPER were emailed directly to all CDBG community partners and to the entire County HOME Consortium mailing list. A transcript of the public hearing commentary is included under Attachment A, "Citizen Comments and Response".

#### **J. Self-Evaluation**

City of Olympia

The City successfully passed the combined program audit conducted by the State, culminating a two year process of redesigning the CDBG program to ensure full compliance with all applicable federal, state and other regulations. The City went through a federal Environmental Review audit which revealed one finding from several years earlier which had already been resolved programatically and several areas for improvement.

The City continued to work collaboratively with County HOME Program to explore ways to enhance both programs.

The City's CDBG program was less productive during this program year period in housing rehabilitation as a result of the economic downturn and the reluctance of affordable housing owners and developers to work with the City's Housing Rehabilitation Program. Not included in this year's accomplishments was the start of a 29-unit housing rehabilitation project and another 50-unit project in predevelopment.

The City successfully invested its public service funds into highly effective social service programs that provided needs social services for 1,609 people and provided business training for 39 low and moderate income entrepreneurs.

The City proactively funded a special Community Development Planning forum to help local social service organizations plan ways to meet increased needs to serve low and moderate income persons during the economic downturn.

#### **K. Evaluation of Performance Action Plan Goals - Year Four of the Five-Year Consolidated Plan**

**GOAL ONE: PROVIDE SAFE, DECENT, AFFORDABLE HOUSING FOR LOW- AND MODERATE-INCOME PERSONS**

*Objective A: Preserve the City's Existing Affordable Housing Stock.*

---

Activity 1 Results

City's rental rehabilitation program: 1 rental unit completed during the fiscal year, 79 units in pre-development.

Activity 2 Results

There were no CDBG-funded owner-occupied housing rehabilitation projects' however, the City completed four (4) units of low-income owner-occupied residential rehabilitation.

*Objective B: Increase the existing stock of affordable housing for low-income homeowners and provide opportunities for renters to become home buyers.*

Activity 1 Results

There was no CDBG-funded down-payment assistance to assist renters in becoming home buyers during this period.

Activity 2 Results

The City continued to promote the Property Tax Exemption Program to increase the supply of affordable housing; however, there was no tax credit activity during this period.

*Objective C: Improve low- and moderate-income neighborhood stability.*

Activities 1 and 2 Results

See Objectives A and B above.

Activity 3 Results

Continued to improve the City's infrastructure with General Fund monies.

**GOAL TWO: EXPAND ECONOMIC OPPORTUNITY FOR OLYMPIA'S LOW AND MODERATE INCOME RESIDENTS**

*Objective A: Assist vulnerable low-income persons by strengthening family and other support systems.*

Activity 1 Results

Provide business readiness training for 39 graduates to support their efforts to develop micro-enterprise businesses through the Enterprise for Equity Program.

Activity 2 Results

Provide support services to 65 previously homeless youth and

---

young adults and their 30 dependent children through the Community Youth Services RISE Program.

*Objective B: Provide Support for Public Services and Public Facilities.*

Activity 1 Results

Provide support for the “Together!” after school and summer program to assist up to 93 very low-income children and youth along with 76 adults in a safe, structured, and supervised activity at the 180-unit HUD subsidized Evergreen Village apartment on Olympia’s west side.

Additional Activities

- ✓ Provided funding for shelter capacity and services for 14 families for 2,190 bed nights at the Out of the Woods Shelter; provided funds to assist 171 battered spouses with 5,869 bed nights of domestic violence shelter. With non-CDBG funds, the City provided 140 individuals with emergency shelter, transitional and permanent housing at Drexel House.
- ✓ In addition to CDBG funding for the above-referenced activities, the City participates in the Thurston County Human Services Review Committee (HSRC) and has helped to manage the Continuum of Care, as well as providing support letters to non-profits applying for related services.
- ✓ The City provided a \$10,000 CDBG match for Community Youth Services to obtain a multi-year McKinney Act grant for \$147,291 to support housing for youth ages 18-21 years. We provided part of the local match required for the fourth year (\$10,000 of CDBG matching funds). In addition, the City provided a \$10,000 CDBG match for Community Youth Services to obtain a \$200,000 multi-year housing assistance grant from the federal Department of Health and Human Services.
- ✓ The City of Olympia participates in the Thurston County HOME Consortium, the interjurisdictional body that is the designated authority for awarding and distributing HOME funds along with funds from the state’s Affordable Housing Program and the Homeless Housing Program. These funds are distributed to eligible projects and programs in the participating jurisdictions of Olympia, Lacey, Tumwater, Bucoda, Rainier, Tenino, Yelm, and Thurston County. Since its creation in 2003,

the Consortium has allocated a total of \$1,391,992. The Consortium also compiles and maintains the County's Ten Year Plan to Reduce Homelessness.

- ✓ The City participates in the subgroup of the HOME Consortium called "The Homeless Planning Work Group" that coordinates implementation of the Ten Year Plan to Reduce Homelessness.
- ✓ The City participates in the Thurston County Housing Task Force in its mission to preserve and create affordable housing, prevent homelessness, and to expand the scope of homeless and other very low-income services. This group compiled the 2003 Continuum of Care Plan for Thurston County, which is updated annually. It coordinates the annual homeless census and provides a monthly networking meeting of direct service providers.
- ✓ The City participates in the Cold Weather Overflow Shelter, which coordinates the rotating cold weather shelter for single men hosted by participating municipalities.

## **V. Community Development Block Grant Funds Assessment—City of Olympia CDBG Programs**

### **A. Assessment**

The City of Olympia has allocated CDBG funds based upon goals and objectives critical to addressing the priority needs identified in the Consolidated Plan. Housing and shelter needs were identified as the most pressing priority, with the majority of the total CDBG entitlement going toward housing development and housing-related services for low- and moderate-income residents. Other program area allocations include Economic Development and Neighborhood Improvements. In every instance, CDBG funds are distributed for programs and activities that exclusively benefit low- and moderate-income residents of the community.

#### **1. Housing**

City of Olympia CDBG funds were allocated for housing rehabilitation, property acquisition, public facilities and other services related to housing. All funding expenditures were made to benefit low- and moderate-income persons. The major focus has been on increasing the availability of affordable rental housing, rental rehabilitation, special needs housing, homeowner rehabilitation, and accessibility improvements in public facilities. Housing programs respond to the needs of low-income individuals and families, leveraging CDBG dollars together with other state and federal funds and in conjunction with other private

sector partners, to maximize effectiveness of public dollars allocated to housing and housing services.

In allocating CDBG funds for housing, the City of Olympia has taken into consideration the housing needs of different kinds of low/moderate-income populations, including renters, potential homebuyers, homeowners, homeless persons and families, and individuals with disabilities or special needs. During the 2008 fiscal year, CDBG money was used in conjunction with other funds to provide funding to housing programs based on the needs and priorities stated in the Consolidated Plan.

## 2. Homeless Services

City CDBG funds were used for public services that served homeless individuals as itemized under Section B, "Evaluation of Services." City General Fund dollars allocated for homeless services support the community's continuum of care for homeless individuals and families. Program activities focus primarily on the development and operations of homeless facilities, along with providing associated services to each of three homeless populations: single adults, unaccompanied youth, and families. Olympia's funding for homeless programs is contracted through the Human Services Review Council (HSRC). In this way, general fund dollars are used to leverage other sources of county funding for homeless services. HSRC also uses general fund money to provide year-round homeless prevention programs for at-risk individuals and families.

### a. Housing and Homeless Services Continuum of Care Plan Goals

- ✓ Support the shelter and housing capacity recommended by the housing and service plan for each homeless population.
- ✓ Provide adequate emergency basic shelter to meet the needs of homeless individuals, unaccompanied youths, and families during severe winter weather months (November through March).
- ✓ Develop homeless facilities pursuant to adopted housing and service plans and to maintain existing low-income housing stock in the community.
- ✓ Reduce the number of at-risk individuals and families that become homeless in our community each year.
- ✓ During the B-2008 year, Olympia contributed \$170,000 from General Fund monies through HSRC supported Continuum of Care goals of homelessness prevention through the direct funding of several programs providing homeless prevention services to at-

risk individuals and families. In addition, there were a variety of non-profits that provided emergency housing, shelter, and case management to families, single adults, and homeless youth measured at the following capacities:

Type of Housing	Beds/Night	Beds/Year
Emergency Shelter	203 Beds	74,095 Annual
Transitional Housing	372 Beds	135,780 Annual
Permanent Supportive Housing	170 Beds	62,050 Annual

For a more comprehensive list of the specific non-profits and their respective housing programs, please see the “Summary of B-2008 Homeless and Housing Activities in Thurston County” under “E., Continuum of Care.”

### 3. Economic Development

The overall mission of the City’s Economic Development Program is to increase economic development, create and retain wealth, and promote healthy neighborhoods for all city residents. City staff works with local banks that use their Community Reinvestment Act Program to assist local businesses. The City contracts with the Thurston County Economic and Development Council (EDC) to provide small business resources and counseling. The City has committed general fund monies to assist the EDC in funding their Thurston County Business Incubator. Direct CDBG funds were utilized to support micro-enterprise business training.

#### **B. Activities Consistent with Consolidated Plan**

The City of Olympia has pursued all the resources it said it would. Any entity whose planned activity required a certification of consistency with the Consolidated Plan and requested certification received it.

The City has actively sought to implement the Consolidated Plan.

#### **C. Grantee Funds and National Objectives**

The City of Olympia has used funds consistent with National Objective No. 1, with 100% of the CDBG funded activities benefiting low- and moderate-income people.

**D. Displacement**

No displacement activity has occurred during the reporting period.

**E. Consolidated Plan Certifications**

There were six requests for Consolidated Plan certificates related to the McKinney Act funding during this period. The organizations were Community Youth Services, the Housing Authority, the Low Income Housing Institute, Bread and Roses, Family Support Center, and Catholic Community Services.