



**COMMUNITY DEVELOPMENT BLOCK GRANT
CONSOLIDATED PLAN**

September 1, 2005 – August 31, 2010

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Time Period:

Consolidated Plan: September 1, 2005 - August 31, 2010

Action Plan Program Year: September 1, 2005 - August 31, 2006

CITY OF OLYMPIA
2005 - 2010 CONSOLIDATED PLAN

TABLE OF CONTENTS

<i>EXECUTIVE SUMMARY</i>	4
<i>I. GENERAL</i>	6
A. CITIZEN PARTICIPATION.....	6
B. CONSULTATION PROCESS.....	6
C. IDENTIFYING NEEDS	9
<i>II. POPULATION AND ECONOMY</i>	12
A. BACKGROUND	12
B. POPULATION	14
C. ECONOMY AND EMPLOYMENT	18
<i>III. HOUSING NEEDS</i>	26
A. HOUSING TRENDS.....	26
B. HOUSING CONDITION	27
C. HOUSING TENURE.....	29
<i>IV. MARKET ANALYSIS</i>	32
A. HOUSING COSTS.....	32
B. HOUSING AFFORDABILITY.....	33
C. NEED FOR HOUSING ASSISTANCE	37
D. OVERCROWDING.....	39
E. HOUSING ASSISTANCE	40
<i>V. HOMELESS & SPECIAL NEEDS POPULATIONS</i>	41
A. HOMELESSNESS AND SPECIAL NEEDS.....	41
B. INVENTORY OF HOUSING RESOURCES AVAILABLE TO HOMELESS PERSONS	43
C. ASSESSMENT OF GAPS AND PRIORITIES.....	44
D. OTHER SPECIAL NEEDS.....	45
<i>VI. STRATEGIC PLAN</i>	51
A. GOALS AND OBJECTIVES.....	51
B. HUD REQUIRED TABLES	53
C. GENERAL	61
D. BARRIERS TO AFFORDABLE HOUSING.....	61

E.	LEAD-BASED PAINT HAZARDS.....	62
F.	ANTI-POVERTY STRATEGY.....	63
G.	INSTITUTIONAL STRUCTURE.....	63
H.	COORDINATION	64
I.	PUBLIC HOUSING	64
K.	FAIR HOUSING.....	67
<i>VII.</i>	<i>MONITORING</i>	<i>69</i>
A.	POLICIES	69
B.	CONTRACTS WITH SUB-RECIPIENTS.....	70
C.	ON-SITE MONITORING	70
D.	FISCAL CONTROLS.....	71
<i>IX.</i>	<i>APPENDIX</i>	<i>72</i>
A.	GENERAL DEFINITIONS.....	72
B.	CITIZEN PARTICIPATION PLAN.....	81
C.	PUBLIC COMMENTS AND RESPONSES	84
D.	ANTI-DISPLACEMENT AND RELOCATION POLICY	85
E.	CITY COUNCIL MINUTES AND EXCERPTS	87

**CITY OF OLYMPIA
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2005 - 2010 CONSOLIDATED PLAN**

EXECUTIVE SUMMARY

The *2005-2010 Consolidated Plan* is a planning document that provides an assessment of the City's community development needs, proposes strategies to address those needs, and annually identifies specific activities to implement strategies. The current plan is effective from 2005 through 2010. The *2005 Action Plan* contains proposed activities for September 1, 2005 – August 31, 2006. The key elements of the plan include the priority needs, specific objectives, annual goals, and how the activities will address identified needs and objectives.

PRIORITY NEEDS

Income

- < Thirty-nine percent (39%) of female head of households with small children live in poverty.

Housing

- < Thirty-three percent (33%) of the housing stock in Olympia was constructed prior to 1960.
- < Housing prices exploded in the 1990s and are continuing upward rapidly. Between 1990 and 2000, the median value of homes increased 41% from \$98,787 to \$138,833.
- < Housing Authority wait lists are approximately 4,000 and are, for all practical reasons, "frozen."
- < There is an unmet housing assistance need for 3,878 households whose income is between 0% and 80% of the median income for the area.

SPECIFIC OBJECTIVES

- < Increase the supply of standard, affordable housing for renter households earning between 0 and 80% of median income.
- < Preserve the existing stock of affordable housing for low- and moderate-income households.
- < Prevent families and individuals from becoming homeless (to include counseling for low-income tenants).
- < Expand the supply of transitional housing and maintain the existing supply of emergency shelter facilities for individuals, families and youth.
- < Expand housing options and related services to under-served special need populations.
- < Provide after school and summer activities for at-risk low-income children.

- < Provide opportunities for homeless young adults to obtain transitional housing with support services.
- < Provide down payment assistance and land acquisition for low-income homebuyers
- < Provide opportunities for low-income persons to become owners of micro-enterprise businesses.
- < Provide Fair Housing opportunities to all protected households.
- < Expand the availability of services and space for victims of domestic violence.
- < Provide homeless shelter for women and children with ADA accessibility.
- < Provide ADA accessible sidewalks in downtown Olympia in future years.

ANNUAL GOALS *(See 2005 Annual Action Plan and Certifications in Section VIII.)*

- < Rehabilitation of fifteen residential units.
- < Provide funding for the transitional housing program for youth 18-21 through the ARISE@ program at Community Youth Services.
- < Provide funding to Evergreen Villages= Together! Neighborhood Center Program that provides activities to youth from extremely low-income households.
- < Provide funding for the purchase of land to be developed into low-income housing
- < Provide homeless prevention counseling services to at least 300 persons.
- < Provide micro-enterprise business training to at least 120 persons.
- < Update the City's Analysis of Impediments to Fair Housing.
- < Rehabilitate Safeplace's new shelter for victims of domestic violence using City General Funds.
- < Rehabilitate the Bread and Roses shelter for women and children to accommodate persons with disabilities using existing recycled housing rehabilitation funds.

I. GENERAL

The Community Planning and Development Department of the City of Olympia is the lead agency responsible for overseeing the development of the 2005-2010 Consolidated Plan. The Plan was developed through encouraging citizen participation, identifying needs of the community, and developing goals, objectives, strategies and actions to meet the priority housing and community needs in Olympia.

A. CITIZEN PARTICIPATION

Citizen Participation for the New Five-Year CDBG Consolidated Plan B-2005-2010 (B-2005 Grant \$446,440)	
March 31, 2005	City Hall Council Chambers “Public Meeting to discuss CDBG Needs,” 5:00-6:30 p.m., at 8 th and Plum (<i>See meeting notes in Section I-C and Appendices C and E.</i>)
April 19, 2005	First Public Hearing for the new Five-Year Consolidated Plan B-2005-2010.
May 3, 2005	Additional Public Meeting to discuss CDBG needs; 12:00 p.m., Smith Building, 837 – 7 th Avenue SE (<i>See meeting notes in Section I-C and Appendix C.</i>)
May 7, 2005	Published draft B-2005-2010 Consolidated Plan inviting citizen Comments on the Draft Consolidated Plan and Action Plan
May 9, 2005	General Government Committee Discussion of the new Five-Year CDBG Consolidated Plan B-2005-2010.
June 7, 2005	Final Public Hearing on the new Five-Year CDBG Consolidated Plan B-2005-2010 and Council Adoption.

The City of Olympia encouraged citizen participation through the following:

- < Publishing display ads in The Olympian and posting notices on the City’s web page.
- < Sending direct mailings and e-mailings to neighborhood groups, local social service providers and interested persons.

Additional notices were mailed to neighborhood association members and targeted interested stakeholders in the process. Information was also provided to the State of Washington’s Department of Community, Trade and Economic Development (DCTED), Thurston County, the Housing Authority of Thurston County (HATC), and other nearby cities (Lacey and Tumwater).

B. CONSULTATION PROCESS

During the course of the development of the Consolidated Plan, consultation occurred with the State of Washington, the Housing Authority of Thurston County and Thurston County government. Other

agencies consulted included the State Department of Health, the Thurston County Housing Task Force, and agencies providing health and social services to low- and moderate-income residents. In addition, all other cities in the county were advised that the draft plan had been developed. In the process of reviewing needs, agencies providing services to the elderly, persons with disabilities, persons with HIV/AIDS and homeless persons were invited to participate.

The City of Olympia has consulted with the following:

Housing

- Housing Authority of Thurston County (HATC)
- Homes First!
- South Puget Sound Habitat for Humanity
- Intercommunity Mercy Housing
- Housing Task Force
- Low Income Housing Institute (LIHI)
- King County Housing Authority

Health Services

- Behavioral Health Resources (BHR)
- Thurston County Health Department
- Women Infants Children Program (WIC)
- Community Action Council (CAC)
- State of Washington Lead Office

Social Services

- Fair Housing Center of South Puget Sound
- Family Support Center
- Columbia Legal Aid
- Capital Clubhouse
- Together!
- Community Action Council (CAC)
- Bread and Roses
- Interfaith Works
- St. Michael Catholic Church

Homeless Services

- Interjurisdictional Forum on Homelessness
- Salvation Army
- Safeplace
- Catholic Community Services
- Community Youth Services (CYS)
- Emergency Housing Network
- Bread and Roses
- United Communities Aids Network (UCAN)
- Union Gospel Mission
- Tenants Union

Lead Based Paint

Housing Authority of Thurston County
State of Washington
Thurston County Health Department

City Governments

City of Lacey
City of Tumwater
City of Yelm
City of Tenino
City of Bucoda

County Government

Thurston County Commissioners
Thurston County Health
Thurston County Mental Health
Thurston County Sheriff

State Government

Department of Community, Trade and Economic Development (DCTED)
Department of Corrections
Department of Social and Health Services (DSHS)

Special Needs Population, Housing and Support Services, Elderly, Person with Disabilities, HIV/AIDS, Homeless

Housing Authority of Thurston County (HATC)
Salvation Army
Intercommunity Mercy Housing
Housing Task Force
Behavioral Health Resources (BHR)
Community Action Council (CAC)
Family Support Center
Capitol Clubhouse
Bread and Roses
Catholic Community Services (CCS)
United Communities Aids Network (UCAN)
Union Gospel Mission
Tenants Union
Thurston County Health Department
Thurston County Mental Health

C. IDENTIFYING NEEDS

To obtain the views of citizens on housing and priority non-housing community development needs, two focus group meetings were held. The first was on March 31, 2005, at 5:30 p.m. and May 3, 2005, at 12:00 p.m. at City Hall and the Smith Building. Both are located in low- to moderate-income neighborhoods. Participants at the City Hall meeting presented their ideas about community needs as described in the attached minutes. The issues raised included:

- < Provide rental assistance case worker
- < Create a Day Center for homeless with caseworkers to address issues. Develop a resource center with showers/laundry, printer, telephones, computers, case managers, auto insurance, etc. Self-sufficiency support. Explore “out of the box” ideas for affordable housing, i.e., manufactured housing, co-housing, etc.
- < Homeless emergency shelter and transition board (including vocational and technical). Also, low barrier (limited rules) shelter.
- < Continue collaboration/partnerships between the city and other agencies.
- < Develop more jobs at livable wages.
- < Training and support to develop skills and encourage entrepreneurial efforts.
- < Develop opportunities to increase incomes and participation in the economy.
- < Provide more social services for mentally ill, including case workers for evaluation/outreach, support to take medications.
- < Provide sewer connection for Devoe Street Shelter.
- < Make handicapped and wheelchair accessible senior housing.
- < Create fund for medical emergencies and other emergencies for homeless and very low-income people – either loans or grants.
- < Develop a “barter network” to coordinate sharing/borrowing tools.
- < Foster financial literacy and diverse income generating options for low-income people including the disabled. Encourage self employment.
- < Provide paid coordinator for the Devoe Street Shelter.
- < Help low-income persons improve their credit, build assets, create Individual Development Accounts (IDA).
- < More emergency housing (including youth)
- < More transitional housing (including youth)
- < Expand the amount of available, affordable permanent housing
- < Provide funding for rehabilitation of affordable housing
- < Develop meaningful jobs for disabled and other challenged people
- < Create neighborhood centers for children
- < Continuation of support of the Neighborhood Center at Evergreen Villages
- < Create local residential work therapy program for chemically dependent residents
- < Provide case management for dysfunctional members of the community

The second public meeting was held on May 3, 2005, at the Smith Building 837 - 7th Avenue SE. It included consultation with local public housing agencies and social service agencies regarding the community's housing needs. Participants included the Housing Authority of Thurston

County, South Sound Mental Health, Tenants Union, Crisis Clinic, Associated Ministries, and Olympia Union Gospel Mission. Salvation Army, a Section 8 participant, Evergreen Vista Apartments, Bread and Roses, Evergreen Villages Apartments, Refugee and Immigrant Service Center, and Capital Club.

Comments, issues and needs made by the participants at the May 3, 2005, meeting are summarized as follows:

- < Low-income affordable housing
- < transitional housing
- < housing rehabilitation
- < case management
- < community-based training for homeless and disabled populations
- < more rental assistance for extremely low-income households
- < the desperate need for more mental health housing and services
- < renters= rights counseling with a fair housing component

Need for a permanent emergency shelter to replace the cold weather shelter. Need a facility to shelter those currently not served (i.e., disabled -- only one bed currently available), trans-gendered people (turned away from Salvation Army), and those referred to as “shelter-resistant” folks.

Synchronize the City’s Consolidated Planning process with other housing planning processes (i.e., the “Move to Housing” process), the County’s Consolidated Planning process, and other efforts conducted by the Homeless Task Force and the Inter-jurisdictional Forum on Homelessness (IFH).

Emergency shelter services are grossly under-funded. Need to be on the same footing as transitional housing.

Lack of transitional housing resources. It is difficult to shift clients from shelter to transitional housing. (Agreement from other emergency shelter providers.) There is a bottleneck with transitional housing due to lack of resources.

Couple services with transitional housing. Transitional housing can only function with adequate case management, providing stand-alone housing is a recipe for disaster. All shelter/transitional housing needs to be coupled with services to prepare residents for successful transition to permanent housing.

Provide land-banking funds for multi-family lots. It’s no longer financially feasible to develop single family homes on single family lots, need to expand the land-banking funds available for multi-family land acquisition to develop multiple units of affordable rental housing.

Support multi-family projects that establish a family support center on site (much like Evergreen Villages’ “Together” program) to provide needed services to support families (i.e., parent education, financial management).

Explore existing programs for strengthening extended family units to provide “services.” Look into the “Legacy Program” as a model where grandparents help raise the children in an extended family complex.

Focus CDBG on 30-50% federal median low income. Concentrate all of the CDBG on creating more affordable housing and support services for low income (less than 30% federal median).

Concentrating CDBG resources on programs benefiting people up to 50% of the median family

income (50% of median family income is the poverty level) -- perhaps.

HATC waiting list frozen. The Section 8 Program is “frozen” for the foreseeable future due to budget constraints. This affects 4,000 families currently on that list. HATC must also look at cutting the level of rental assistance to existing Section 8 Program recipients, so 1,400 families will face a rent increase to stay in their homes. (Section 8 Program historically has paid the portion of the eligible tenant’s rent that is above 33% of their income) This will have a significant impact on the existing resources for housing and homelessness.

Utilize CDBG to establish ‘tent cities.’ Create shelter options for “shelter resistant” homeless people. Many of these folks currently live in the woods. Many of them are women with children. Utilize CDBG to establish ‘tent cities’ that would provide sanitary facilities and other camping amenities.

Development of permanent housing with transitional services, rather than getting people into emergency housing, moving them to transitional housing and, finally, moving them again to permanent housing. This recognizes that moving families and individuals repeatedly can disrupt their progress.

II. POPULATION AND ECONOMY

A. BACKGROUND

Located on the southern shores of Puget Sound in Thurston County, Olympia covers an area equivalent to about 18 square miles.¹ For many centuries, the native Salish tribes (now known as Nisqually, Squaxin, and Chehalis) used the area that is now Olympia as a site for salmon fishing, hunting, shellfish gathering, and nut and berry harvesting. Soon after the first European settlers arrived in the region in the 1840s, George Bush, a mulatto man, brought his family north of the Columbia River to avoid the Oregon laws which prevented “men of color” to own land. Others soon followed across the new Oregon Trail, and the town of Olympia was firmly established in the 1850s.² In 1852, Thurston County was founded and named for Samuel Thurston.³ When the Washington Territory was formed a year later, Olympia became the provisional territorial capital.

In the winter of 1854, newly appointed Territorial Governor Isaac Stevens negotiated his first treaty in the territory for removal of the Indians to reservations, clearing the title to land for new settlers. In 1859, Olympia’s population was 4,698, and today it remains Thurston County’s largest city.⁴

By the 1860s, the shellfish industry established Olympia as a port and trading center. Olympia was also the location of the first newspaper of the Washington Territory. Thurston County as a whole was the most populous area in Washington until the mid-1870s, when the Northern Pacific Railroad was built, bypassing Olympia and instead establishing Tacoma as its westernmost port.

The Olympia Brewing Company (now owned by the South African Breweries) was founded in 1894 and was a major employer of the county for over a century.⁵ (The brewery closed in June, 2003, eliminating 400 jobs.⁶)

By the 1920s, the state government became a leading employer of the county. In fact, the local economy has been – and continues to be – shaped by Olympia’s role as the seat of government for the state. At the same time, the Port of Olympia was a transportation center for logs and finished lumber, and Olympia emerged in the post-war era as a major center for lumber in Thurston County.⁷ Timber harvesting declined in the 1940s and 50s, however, as old growth forests were depleted, and the industry shifted to wood processing and log transportation. Since the 1980s, the retail industry has expanded in Thurston County as a whole, creating suburban shopping centers and attracting large retail chains.

1 Access Olympia.

2 Olympia and Thurston County Visitor & Convention Bureau.

3 Thurston Regional Planning Council Profile 2004.

4 Access Olympia.

5 Thurston Regional Planning Council Profile 2002.

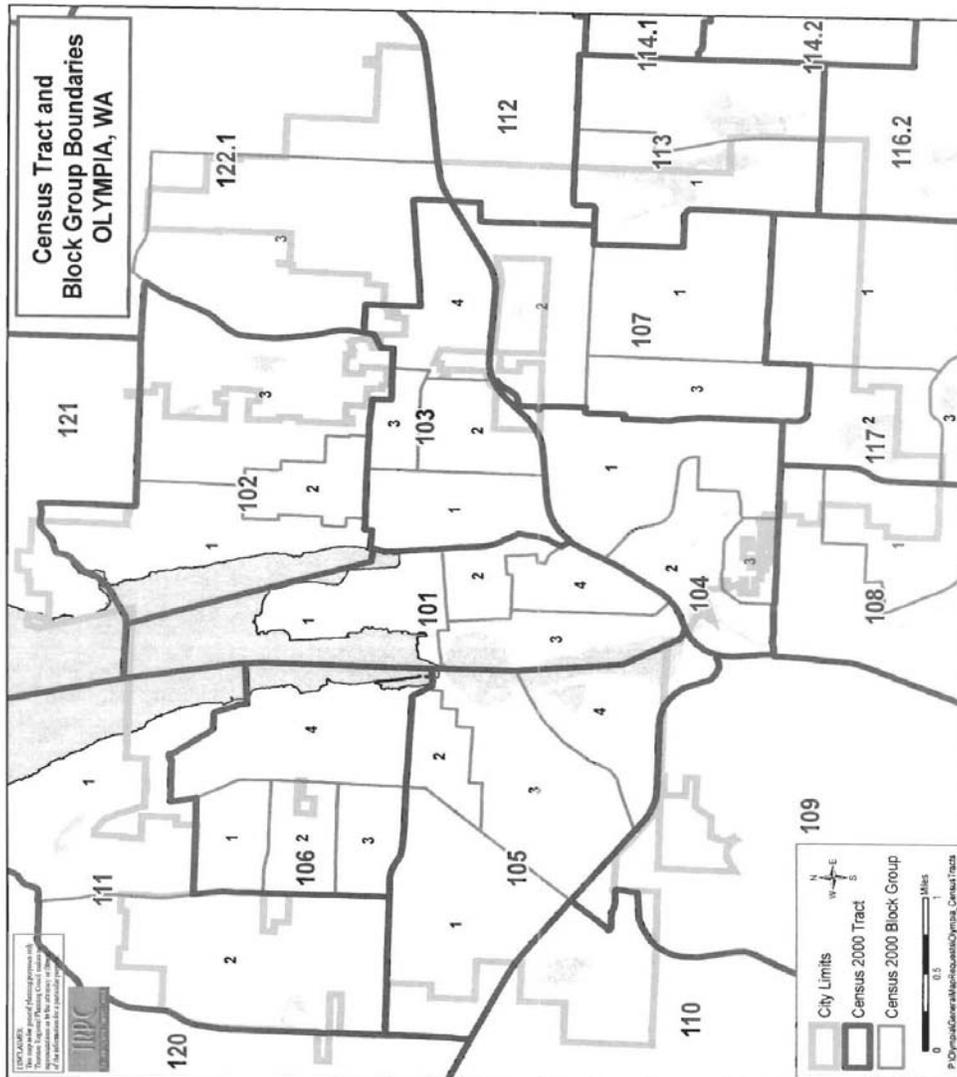
6 *The Olympian*, July 16, 2003.

7 Employment Security Department, Labor Market and Economic Analysis Branch.

Government employment continues as the leading employer in both Olympia and the county. Total government employment accounts for more than one third of total nonagricultural employment in the entire county. State government employment, the largest component, accounts for more than one fourth of the total nonagricultural employment in the county.⁸

Figure 1 on the following page shows the 2000 census tracts and block groups in Olympia. This will serve as a reference for the maps presented and discussed in subsequent sections of this report.

Figure 1 – Olympia Census Tract and Block Group Index Map



⁸ Employment Security Department, Labor Market and Economic Analysis Branch, 2003.

B. POPULATION

Population Growth

Washington is growing much more rapidly than the country as a whole. And Thurston County has been one of the fastest growing counties in the state since the 1960's, consistently exceeding the state's overall rate of growth. Olympia grew 23% between 1980 and 1990, and another 26% over the next ten years. By contrast, the state grew just 39% during the entire twenty year period. The majority of population increase has been due to the migration of people into the area, drawn by a relatively stable economy, a high quality of life, and a lower cost of living than in counties to the north.

Table 1 – Population, 1990 and 2000

Location	Year		Change 1990-2000
	1990	2000	
Olympia	33,840	42,514	26%
Thurston County	124,264	161,238	29%
Washington	4,866,692	5,894,121	21%

Source: US Census.

In April, 2004, Olympia's population reached 43,040, which is 20% of the total county population.⁹ Olympia grew by just 1% between 2000 and 2004, however, compared with the county and the state, which each grew by 5%. Growth projections estimate the city population will reach 48,080 by 2010, which is a 13% growth from 2000.¹⁰ The county as a whole is projected to increase by 25%, to 259,780, suggesting that a greater population will move to surrounding areas rather than into the city itself. Lacey is expected to rival Olympia in overall population within the next 10 years.

Age

By the 2000 census, the median age of the population in the United States was 35.3 years, a significant jump of two plus years from the previous census. This increase is due in large part to the aging of baby boomers (those born between 1946 and 1964). The "boomers" are pushing up the percent of the population between the ages of 45 and 64 years. At the same time, however, the population 65 and older increased at a slower rate than the general population because of the relatively lower birth rates in the late 1920s and early 1930s.¹¹

Table 2 – Age of Population, 2000

Age	Olympia	County	State	US
Birth to 17 years	21%	25%	26%	26%
18 to 44 years	42%	39%	40%	40%
45 to 64 years	23%	25%	23%	22%
65 and older	13%	11%	11%	12%
Median Age	36.0	36.5	35.3	35.3

Source: US Census

⁹ OFM Forecast, 2004.

¹⁰ Thurston Regional Planning Council Profile, 2004.

¹¹ US Census.

The median age of the population in Olympia (median age 36.0) is slightly younger than Thurston County (median age 36.5) but considerably higher than the state and the nation (both 35.3). The “baby boomers” have probably contributed to the rise in the percent of Olympia’s population between 45 and 64 years. This age group rose from 18% of the total in 1990 to 23% in 2000.

However, while “boomers” are affecting the median age and population age distribution in general, the percent of adults from 18 to 44 years of age (42% in Olympia) was significantly higher than the county (39%) and the state (40%) in 2000.

The percent of people 65 and older in Olympia (13%) is also higher than the state and Thurston County as a whole (both 11%), yet it has dropped from 15% in 1990. At the same time, between 1990 and 2000, the number of persons 85 years and older living in Olympia increased by 64%, compared to the overall population growth of 26%. By law this population is eligible to live in legally “age-restricted” communities, which, while meeting the housing and service demands for one segment of the population, can reduce housing choices for others.¹² Between 2000 and 2010, this population is projected to increase by 57%, while the population as a whole increases by just 25%.¹³ The retired population will have an increasingly greater impact on the economy, industry, services and housing in coming years.

Race and Ethnicity

Because of changes in the US census, a comparison of the population composition in 2000 with that in 1990 cannot be completely accurate. For the first time, the 2000 census allowed designation of two or more races. Designation of ethnicity (Hispanic) remained unchanged between 1990 and 2000, but the flexibility in choice of race may have influenced peoples’ designation of Hispanic origins in the census. Over time these changes will provide a more accurate picture of diversity in all communities. In the meantime, the changes make it difficult to assess recent trends in race and ethnicity with certainty.

Olympia is approximately as diverse as Thurston County as a whole, but less racially diverse than the United States and Washington State. In terms of ethnicity, Hispanics make up a smaller percent of the population in Olympia than in the county or the state.

Table 3 – Population by Race and Ethnicity, 2000

Race	Location			
	Olympia	County	State	US
White alone	85%	86%	82%	75%
Black or African-American alone	2%	2%	3%	12%
American Indian or Alaska Native alone	1%	2%	2%	1%
Asian or Pacific Islander alone	6%	5%	6%	4%
Other race alone	2%	2%	4%	6%
Two or more races	4%	4%	4%	2%
Ethnicity				
Hispanic (of any race)	4%	5%	8%	13%
Source: US Census				

12 NAHB Housing Facts, Figures, Trends, 2003.

13 OFM Projections, 2002.

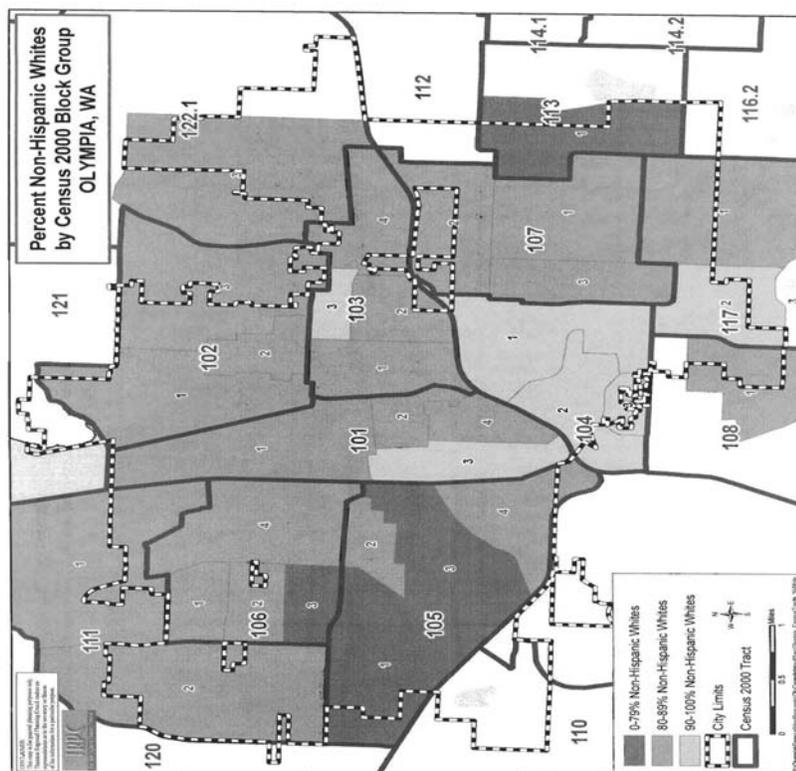
Figure 2 on the following page shows the percent of non-Hispanic white population by block group, which is a relatively unambiguous way to consider the areas of the city with concentrations of racial or ethnic minority populations. For purposes of this Consolidated Plan, areas of minority concentration are defined as census tracts where 25% or more of the population is racial or ethnic minority. By that definition, block groups 105.00.01, 105.00.03, 106.00.03, 112.00.02, 113.00.01, 116.20.01 and 122.10.04 have a disproportionate share of minority population.

Languages Spoken and Linguistic Isolation

The 2000 census found that 11% of the United States population was born outside the country (not US citizens at birth). Just under of 5% of people in the United States were recent immigrants (had arrived between 1990 and March of 2000). In Washington, 10% of the population was born outside the United States in 2000, compared to 6% in Thurston County and 7% in Olympia. Seven percent of the population in both Olympia and the county was recent immigrants (entry from 1990 to 2000), compared to 5% in both the state and nation.

Immigrants in general face significant disadvantages when entering the country. Among these are weak to no English language skills, adjusting to a different role of government and the difficulties of adapting to a new culture, lifestyle, food, climate, customs. Furthermore, recent immigrants often find their job skills incompatible with the local job market.

Figure 2 – Percent Non-Hispanic White by Census Block Group



Whether new to the country or longer-term residents, people with limited English-language skills face barriers in accessing services and understanding important life transactions. This includes such things as comprehension of legal rights, how to qualify for and buy a home, communicating with health-care professionals, and more routine day-to-day activities. Linguistic isolation can be a critical barrier in emergencies.

Almost 10% of the population in Olympia over 5 years of age spoke a language other than English in the home, and over one-third of them spoke English “less than well,” which implies some degree of difficulty. The predominant language category reported was “Asian and Pacific Island Languages” (43%), with 29% speaking Spanish, and 25% speaking “Other Indo-European Languages.”

The census identifies “linguistic isolation” as a case when no person in the household (14 years old and over) speaks only English, or speaks a non-English language and speaks English “very well.” In other words, all persons in the household 14 plus years old have at least some difficulty with English. In 2000, 733 people (or 1.9% of the population of Olympia) were considered linguistically isolated. This is a slightly higher percentage than the county as a whole (1.6%).

Households and Household Composition

The total number of households in Olympia increased by 25% between 1990 and 2000, compared to a 26% increase in the total population during the same period. Family households comprised just under one-half of the total Olympia households in 2000, which was a slight decline since 1990. There was an increase in the percent of non-family households between 1990 and 2000, reflected in the higher percent of small non-family households in 2000 compared to 1990. Consistent with the slight decline in the retiring population in Olympia, elderly single households rose by only 12% between census years, comprising 11% of total households (higher than the county as a whole, with 8%).

The split between family and non-family households was markedly different between Olympia and the county in 2000: Olympia shared nearly equal percentages of family (53%) and non-family households (47%), whereas the county was similar to the state, with about two-thirds family households and one-third non-family households. This may suggest the influence of singles in the student body at Evergreen College and other non-related persons sharing housing.

Table 4 – Olympia Households, 1990 and 2000

Type of Household	1990		2000	
	Number	%	Number	%
Non-family households	6,415	43%	8,702	47%
Single	5,165	35%	6,579	35%
(Elderly Single)	(1,782)	(12%)	(2,003)	(11%)
Small (2-4 people)	1,224	8%	2,064	11%
Large (5+ people)	26	<1%	59	<1%
Family households	8,536	57%	9,968	53%
Small (2-4 people)	7,706	52%	8,974	48%
Large (5+ people)	830	6%	994	5%
Total households	14,951	100%	18,670	100%
Average household size	2.22		2.21	
Source: US Census.				

Household size decreased slightly from 2.22 in 1990 to 2.21 in 2000. Nationally, the average household size has also been declining. Household sizes are becoming smaller for several reasons, including the trend toward smaller families in general, childless couples, single-parent households, and an increase in the number of “empty-nesters” as the baby boomers age. The average household size in the United States in 2000 was 2.59 persons per household. Olympia household size is substantially lower than the US average, the state (2.51 persons per household) and the county (2.50). Again, the significant single student population, along with a somewhat larger over 65 population, are major factors.

Group Quarters

Three percent of Olympia’s population in 2000 lived in group quarters which are living quarters not classified as housing units by U.S. Census definition (examples: prisons, nursing homes, shelters, etc.). This is more than Thurston County and the state (each with 2%). The group quarters population is split between institutionalized and non-institutionalized quarters. However, 68% of Olympia’s group quarters population lived in institutionalized quarters in 2000: 37% in nursing homes and 31% in correctional institutions.

C. ECONOMY AND EMPLOYMENT

Employment Trends

An average of 2,300 jobs were created per year from 2001 to 2004 in the Olympia Primary Metropolitan Statistical Area (PMSA)¹⁴, half of them retail service positions. The size of the local labor force swelled in late 2004 as job prospects improved and seasonal hiring in retail services increased. Significant job gains throughout 2004 were sufficient to absorb new entrants into the labor market, but were not strong or consistent enough to bring work back to many previously displaced workers.¹⁵

In 2004, the top employer in Thurston County was state government, accounting for nearly 23,000 full- and part-time positions in the county, mostly located in the State Capital of Olympia. Local government – including school districts – was the second largest employer in the county, followed by Providence St. Peter Hospital, located in Olympia. Group Health Cooperative and Columbia Capital Medical Center in Olympia are also in the top ten list of employers in the county.¹⁶

In 2002, the average annual salary for a government job in Thurston County was \$41,406 while the average retail trade salary was \$27,494. The latter is far below the income needed for a family of four to afford rent for a three-bedroom home in Olympia.

Thurston County has more people commuting out of the county to work every day than commuting into the county, resulting in a net outbound commute factor for labor force

14 Includes all of Thurston County.

15 Employment Security Department, Labor Market and Economic Analysis Branch, *Olympia PMSA Labor Area Summary, December 2004*.

16 Thurston Regional Planning Council Profile, 2004.

projections. Net outbound commuters (total outbound minus inbound) is expected to represent 7% of the labor force by 2025.¹⁷

Unemployment

Olympia has enjoyed a healthy level of employment over the past decade compared to the state and nation. From 1990 to 1992, the unemployment rate in the Olympia PMSA was lower than the nation each year. However, in the next nine years, the Olympia area unemployment rate was consistently higher than that of the nation. In 2002, the Olympia area's unemployment rate dropped to equal to the nation, and then next year it was slightly lower – even as the state's unemployment rate skyrocketed during that same time.

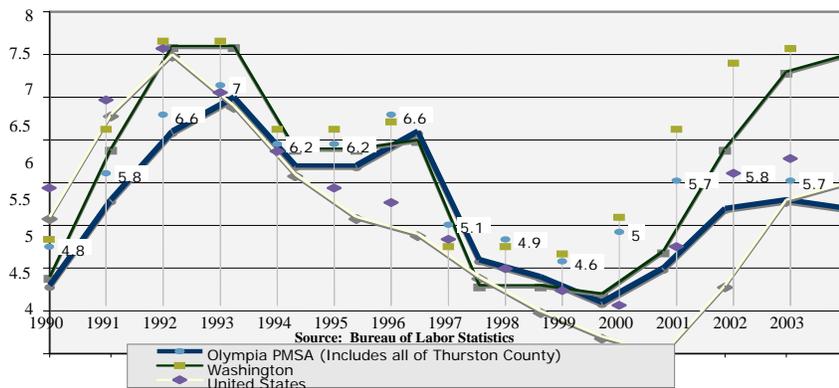
*Table 5 – Unemployment Rates, 1990-2004 (Biennial)**

Location	Year						
	1990	1992	1994	1996	1998	2000	2002
Olympia PMSA**	4.8	6.6	6.2	6.6	4.9	5.0	5.8
Washington	4.9	7.6	6.4	6.5	4.8	5.2	7.3
United States	5.6	7.5	6.1	5.4	4.5	4.0	5.8

*Not Seasonally Adjusted.
 **Includes all of Thurston County.
 Source: Bureau of Labor Statistics.

The Olympia area unemployment rate continued to average lower than that of the state and nation for each month of 2004. As of December 2004, the Olympia area unemployment rate was 4.7%, versus 5.8% in Washington and 5.4% in the US.¹⁸

Figure 3 – Unemployment Rate, 1990-2003 (not seasonally adjusted)



The unemployment rate in Thurston County is projected to lie somewhere within the 4.5 to 5 percent range for 2004 and 2005.¹⁹

17 Thurston Regional Planning Council Profile, 2004.

18 Bureau of Labor Statistics, 2005.

19 Employment Security Department, Labor Market and Economic Analysis Branch, *Olympia PMSA Labor Area Summary, December 2004*.

Education and Workforce Development

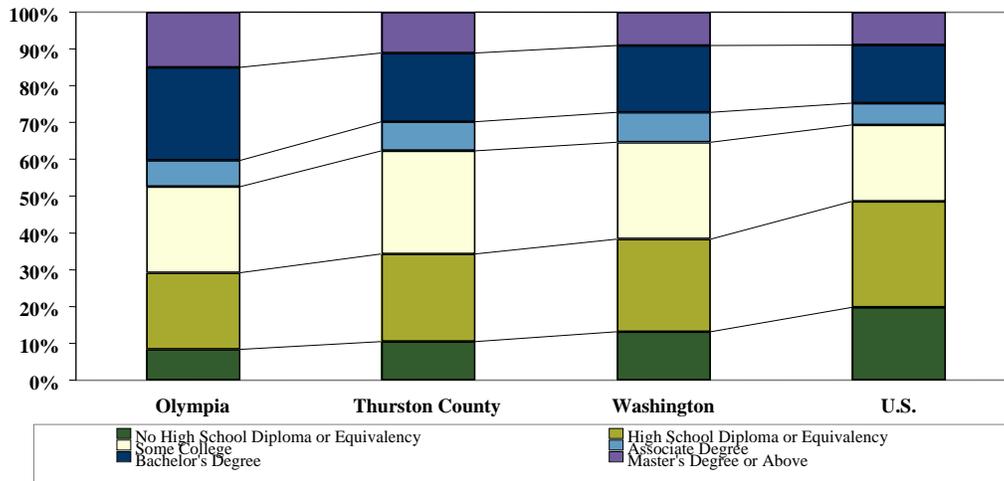
*Table 6 – Highest Education Levels, 2000
(Population Aged 25 Years and Older)*

Highest Education Level Attained	Olympia	County	State	US
No high school diploma or equivalency	8%	11%	13%	20%
High school diploma or equivalency	21%	24%	25%	29%
Some college	23%	28%	26%	21%
Associate degree	7%	8%	8%	6%
Bachelor’s degree	25%	19%	18%	16%
Master’s degree or above	15%	11%	9%	9%

Source: US Census.

As is often the case in cities in which the state capital is located, Olympia’s population has an education level that is higher than the state and the nation. Forty-seven percent of the population of Olympia holds an associate college degree or higher, compared to just 38% of the population of the county, 35% of the state, and 31% of the nation.

Figure 4 – Highest Education Levels, 2000



According to the Bureau of Labor Statistics, education levels are proportional to both unemployment rate and median weekly earnings. While the unemployment rate in the U.S. for a high school dropout was 7.3% in 2001, it was 4.2% with a high school diploma, 2.5% with a bachelor’s degree, 2.1% with a master’s degree, and 1.1% with a doctoral degree.²⁰ Furthermore, for all college degrees from an associate to doctoral, earnings exceed the median wage.²¹ In 1996, those without a high school diploma or equivalency earned 60% less than those with some college, and 120% less than those with a bachelor’s degree.²²

20 Bureau of Labor Statistics, 2001.

21 OLMIS, *The Value of a College Degree*, 1998.

22 Bureau of Labor Statistics, 1996.

However, Olympia has an unusually large income disparity, where despite its high level of education, 31% of Olympia’s population earns under \$25,000 per year (compared with 23% in the county and 25% in the state). This could in part be due to the significant college student population and to a lesser extent, a larger senior population.

*Table 7 – Median Weekly Earnings, 1996
by Level of Educational Attainment*

Highest Education Level Attained	Median Weekly Earnings*
High school drop-out	\$317
High school graduate	\$443
Some college	\$504
Associates degree	\$556
Bachelor’s degree	\$697
Master’s degree	\$874
Doctoral degree	\$1,088
*Based on those 25 or more years of age who are working full-time. Source: Bureau of Labor Statistics.	

Household Income

From 1989 to 1999, Olympia median household income rose by 47% (compared to 52% in the county and 47% in the state.) Olympia’s median household income was substantially lower than the county, state and national median income in 1999. However, median female earnings in Olympia surpassed the county, state, and national averages. Nevertheless, the number was still 31% less than the median male earnings in Olympia.

Table 8 – Household and Family Income, 1999

Income Measure	Olympia	County	State	US
Median household income	\$40,840	\$46,975	\$45,776	\$41,994
Per capita income	\$22,590	\$22,415	\$22,973	\$21,587
Median family income	\$54,136	\$55,027	\$53,760	\$50,046
Median earnings male*	\$41,267	\$40,521	\$40,687	\$37,057
Median earnings female*	\$31,515	\$30,368	\$30,021	\$27,194
*Working full-time, year-round. Source: US Census.				

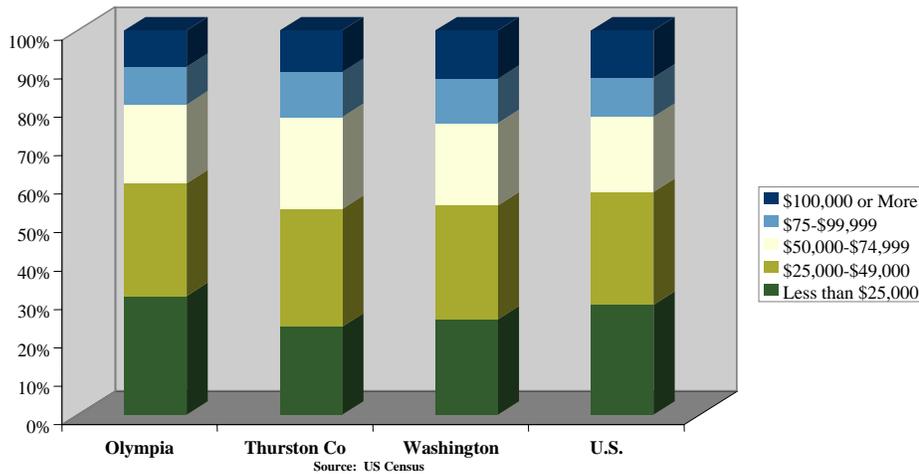
Median family income in Olympia in 1999 was higher than median household income, which is generally the case. There are fewer families than households, many including more than one wage earner. (Households include single individuals living alone.)

Census studies show the median household income in Washington actually dropped 8% (in real dollars) between overlapping years 1998-1999 and 1999-2000.²³ The loss of more than 30,000

23 University of Washington, Evans School of Public Affairs. *State of Working Washington*, September 2001.

jobs at Boeing between 1997-2000 helped fuel this decline. The decline in median income occurred at the same time that the Census Bureau found no significant change in the percent of people living in poverty. This suggests that there is a growing inequality between the highest and lowest income brackets. Because the percent of people in poverty is unchanged, the drop in median income is likely due to lowered compensation for middle income families. Many people in the lowest income bracket (bottom fifth or quintile) lost 9.4% of their income between 1989 and 1999, while the top two quintiles made substantial gains. The loss in real wages required people to work multiple jobs. In Washington, 15% of workers from low-income families work two or more jobs.²⁴

Figure 5 – Household Income Range, 1999



In Olympia in 2000, 31% of the population made less than \$25,000 per year and 10% were in the top income bracket, making \$100,000 per year. In the state, 13% of the population made \$100,000 or more, and only 25% made less than \$25,000 per year. Clearly there is a severe income disparity in Olympia.

24 Northwest Policy Center, University of Washington. *The State of Working Washington: Despite 1990s prosperity, low-income families working longer and earning less than before*, September 2001.

Table 9 – Median Household Income Range, 2000

Income Range	Olympia		County %	State %
	Number	%		
Under \$15,000	3,263	18%	12%	13%
\$15,000 to \$24,999	2,511	13%	11%	12%
\$25,000 to \$34,999	2,519	14%	13%	13%
\$35,000 to \$49,999	2,931	16%	18%	17%
\$50,000 to \$74,999	3,826	21%	24%	21%
\$75,000 or more	3,623	19%	23%	24%
Source: US Census.				

Median income for households of any non-white householders was much lower in 1999 in Olympia than the median household income for all households. For householders of American Indian/Alaskan Native and “Other” races, median household income was less than \$25,000, and for Hawaiian/Pacific Islander householders, median household income was just \$16,071. Median income for non-white Hispanic householders was 29% less than that of all households. This exceeded the disparity at the county levels for householders of Hispanic ethnicity (Hispanics earned 13% less than all households in Thurston County).

Population Below Poverty

From 2002 to 2003, Washington State fell in the top ten list of states with the greatest increase in poverty, with just under a 1% increase in poverty in one year alone.²⁵

Table 10 – Percent of Population Living in Poverty, 1999

Population Group	Olympia	County	State	US
Individuals	12%	9%	11%	12%
Individuals 18 or older	12%	8%	10%	11%
Individuals 65 and older	6%	5%	8%	10%
Families	7%	6%	7%	9%
Families with children <18	11%	9%	11%	14%
Families with children <5	15%	13%	15%	17%
Females alone with children <18	29%	29%	31%	34%
Females alone with children <5	39%	45%	46%	46%
Source: US Census.				

Twelve percent of all individuals in Olympia were living in poverty in 1999, compared to 9% in the county, 11% in the state and 12% in the nation. In comparison to the county, state and nation, Olympia had more individuals 18 or older living in poverty. In fact, in all but one category, the percentage of Olympians living in poverty was higher than (or equal to) that of the county as a whole (39% of females living alone with children under five were living in poverty in Olympia, compared to 45% in the county).

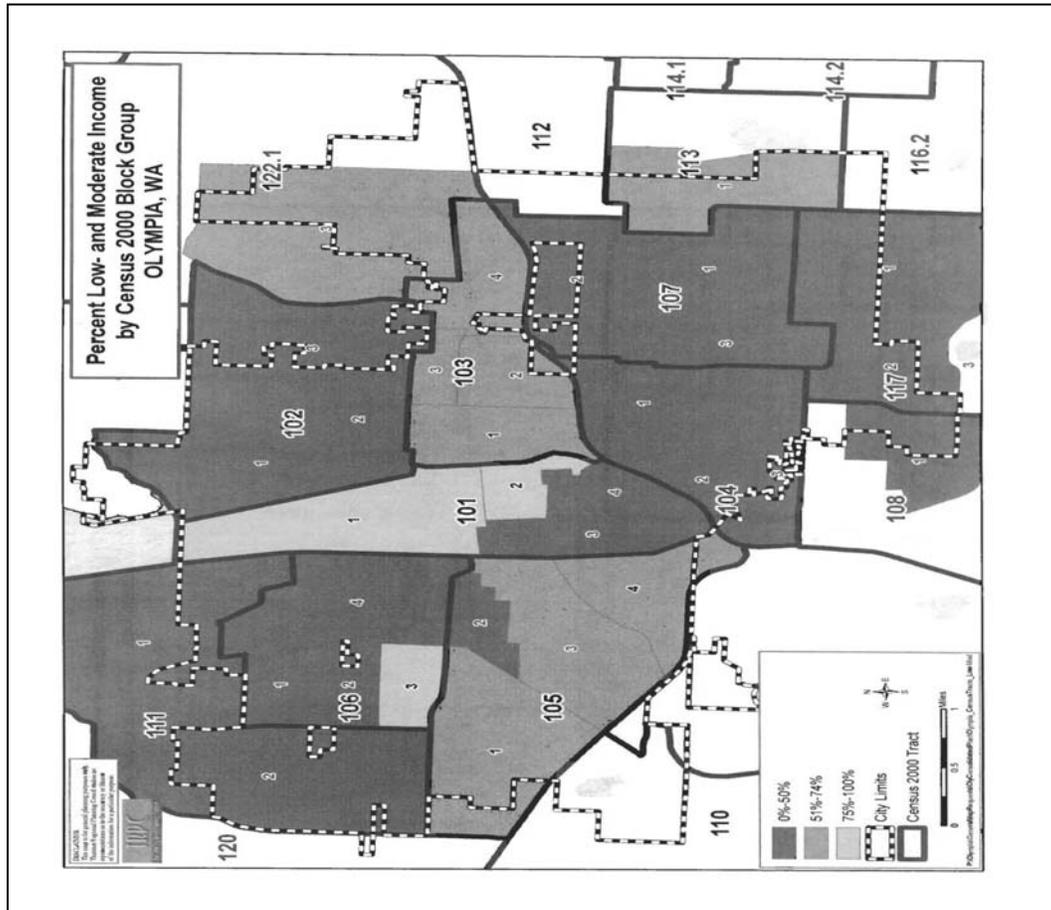
The percent of families who live in poverty was higher in Olympia (7%) than in all of Thurston County (6%). Families with children were more frequently living in poverty than families as a

²⁵ US Census Bureau, *Current Population Survey 2002, 2003, and 2004 Annual Social and Economic Supplements* (Catholic Campaign for Human Development).

whole. Overall, households with children under five were most likely to live in poverty: 15% of families with children under five, and 39% of female households (with no husband present) with children under the age of 5 were living in poverty in 1999.

Figure 6, found on the next page, shows percent of population in poverty by block group. Areas of highest concentrations of the households in poverty are in block groups 101.00.01, 101.00.02 and 106.00.03.

Figure 6 – Percent of Population in Poverty by Census Block Group



Low- and Moderate-Income Neighborhoods

For purposes of the Consolidated Plan, areas of lower-income concentration are defined as areas in which 51% or more of the households have incomes at or below 80% of HUD-defined area median income. Figure 7 on the following page shows the block groups in which the majority of households are low- or moderate-income. As indicated, there are 15 census block groups that meet the HUD qualifications for activities benefiting an area of primarily low- and moderate-income persons. Block groups 101.00.01, 101.00.0 and 106.00.03 contain the greatest number of low- and moderate-income households.

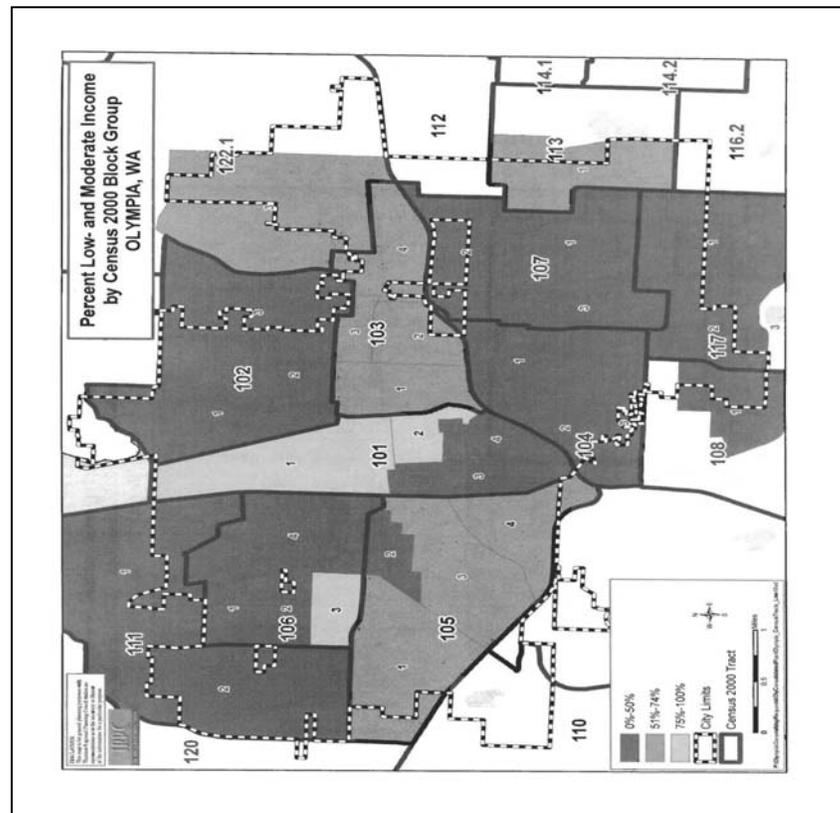
Other Indicators of Need

Students Eligible for Free and Reduced-Cost Lunches

The number of students eligible for free and reduced-cost lunches is a good indicator of need in neighborhoods. The elementary schools with the greatest percentage of students qualifying for free and reduced lunches in the 2003-2004 school year were: Madison (64%) and Garfield (41%) in the Olympia School District, and Pleasant Glade (49%) and Olympic View (39%) in the North Thurston School District.

Students are eligible for free and reduced-cost lunches at the middle and high school levels also, but the percent eligible tends to be lower than in elementary school. This may be because catchment's areas are broader for these more regional schools. It may also be because students in higher grades are more reluctant to identify a need. Some students in need at earlier grades also may have dropped out of school before completing high school. Those with the greatest eligibility rates were: Avanti High School (39%), Thurgood Marshall Middle School (29%), Jefferson Middle School (28%) and Reeves Middle School (28%), all in the Olympia School District. ²⁶

Figure 7 – Percent Low- and Moderate-Income Households by Census Block Group



26 Washington State Report Card, Office of the Superintendent of Public Instruction, 2004.

III. HOUSING NEEDS

A. HOUSING TRENDS

Types of Housing and Number of Units

The number of housing units in Olympia grew by 24% between 1990 and 2000, slightly lower than the overall population increase of 26%. Several changes in the mix of housing types occurred over that ten-year period. The greatest net gain in number of units was in multi-family units – in particular, large (20 units or more) multi-family complexes grew by 65%. While small in number, both attached single family units and “other” units (boats, RVs, vans, and other temporary housing) decreased between 1990 and 2000 (-22% and -72% respectively).

Table 11 – Olympia Housing Units, 1990 and 2000

Type of Unit	1990		2000		Change 1990-2000
	Number	%	Number	%	
Single family	9,351	59%	11,069	56%	18%
Detached	8,776	55%	10,623	54%	21%
Attached	575	4%	446	2%	-22%
Multifamily	5,637	35%	7,782	39%	38%
2 to 4 units	1,616	10%	1,886	10%	17%
5 to 19 units	2,338	15%	3,120	16%	33%
20+ units	1,683	11%	2,776	14%	65%
Mobile homes	712	4%	787	4%	11%
Other*	228	1%	64	<1%	-72%
Total	15,928	100%	19,702	100%	24%

*These units include boats, RVs, vans and other more temporary housing types.
 Note: Totals may not add due to rounding.
 Source: US Census.

Overall, multi-family units grew by about 4%, to total nearly 40% of all Olympia housing. This is almost double that of the county as a whole, where just 20% of housing was composed of multi-family units. At the same time, there were a substantially lower percentage of single family units and mobile homes in Olympia in 2000.

Table 12 – Housing Type by Location, 2000

Type of Unit	Olympia	County	State
Single family	56%	66%	65%
MF (2 to 19 units)	25%	14%	16%
MF (20+ units)	14%	6%	9%
Mobile homes/other	4%	14%	9%

Source: US Census.

Planned Development

The “Buildable Lands Program” (a program monitored by the Growth Management Act) has provided new data in an attempt to answer the question of what densities are being achieved in Thurston County, as well as whether or not there is adequate land supply for the projected growth. In Olympia, a total of 2,189 acres of residential and 628 acres of commercial and industrial land were estimated to be “buildable” by the Buildable Lands Program in 2000.²⁷

From 2000 and 2003, 192 lots were sold in Olympia.

Mobile Homes

Mobile homes represented 4% of the total housing units in Olympia in both 1990 and 2000. Mobile homes can be one of the most affordable ownership options. At the same time, occupants in mobile home parks are not guaranteed a space and are vulnerable to redevelopment and rezoning. The status of mobile home parks in urbanizing areas is particularly tenuous when higher economic uses of the land outweigh the less reliable income of temporary housing. Furthermore, it is not easy to obtain funding for renovation or purchase of mobile homes, which means mobile homes are increasingly threatened and sometimes in deteriorated and unsafe condition.

B. HOUSING CONDITION

The City of Olympia defines the conditions of dwellings using the terms Astandard condition@, Asub-standard condition but suitable for rehabilitation@, and “substandard and not suitable for rehabilitation”

Standard Condition: By local definition, dwelling units that provide safe and adequate housing, are well maintained, structurally sound without visible deterioration or observable defects.

Substandard Condition but Suitable for Rehab: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work.

Substandard Condition and Not Suitable for Rehab: By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Age of Units

Units in Olympia are significantly older than in Thurston County or Washington in general. One-third of the housing in Olympia was built prior to 1960, and 17% before 1940. The age of housing units is sometimes an indication of condition, depending on how well the units are maintained. There are a number of neighborhoods in which strategies to rehabilitate older housing could be

27 Buildable Lands Work Program, Thurston Regional Planning Council, 2000.

implemented affectively. Preservation of older units is one of the best strategies for preserving affordable housing. On the other hand, well-maintained housing in older neighborhoods can be highly valued. Often centrally located, it can become prime property for redevelopment.

Table 13 – Age of Housing Units, 2000

Year Built	Olympia		County	State
	Number	%	%	%
Before 1940	3,288	17%	7%	13%
1940 to 1959	3,136	16%	10%	17%
1960 to 1979	5,682	29%	35%	33%
1980 to 2000*	7,596	39%	48%	38%
Total	19,702			
*March 2000. Source: US Census.				

Lead-based Paint and Lead Hazards

The Residential Lead-Based Paint Hazard Reduction Act of 1992 seeks to identify and mitigate sources of lead in the home. A high level of lead in the blood is particularly toxic to children aged six and younger. Lead can damage the central nervous system, cause mental retardation, convulsions and sometimes death. Even low levels of lead can result in lowered intelligence, reading and learning disabilities, decreased attention span, hyperactivity and aggressive behavior.

Children who live in homes with lead-based paint can become exposed by inadvertently swallowing lead contained in household dust. This is particularly a problem when houses are remodeled using practices such as scraping or sanding of old paint. Lead-based paint is not the only culprit. Lead has also been identified in many other sources, including some vinyl blinds, pottery, lead in water pipes, lead in dust brought into the home from work sites, some hobbies (like lead solder in stained glass work), and some herbal remedies.

The Center for Disease Control and Prevention (CDC) recommends that children ages 1 and 2 be screened for lead poisoning. The CDC also recommends that children 3 to 6 years of age should be tested for lead if they have not been tested before and receive services from public assistance programs; if they live in or regularly visit a building built before 1950; if they live in or visit a home built before 1978 that is being remodeled; or if they have a brother, sister, or playmate who has had lead poisoning. Unfortunately, the Washington Department of Health estimates that only 4% of Washington children ever receive a blood lead test.

In the four-year period from 2000 through 2003, 33,025 children under the age of 6 were tested in Washington and 425 had confirmed elevated blood-lead levels. CDC provides funding for testing for children who are not eligible for Medicaid or who do not have private insurance. Most of the testing is performed by private physicians and clinics, at the request of parents. The Washington Department of Human Services maintains a web site with instructions for lead testing, an indication of hazards, lists of resources and links to other sites.

The State of Washington Lead Poisoning Prevention Program compiles data on testing statewide and results of those tests. Testing data are not tracked by location unless the children are

Medicaid-eligible. Results that are confirmed positive for elevated blood-lead levels are tracked by location. The information is reported to the county health department for follow-up.

The age of the housing unit is a leading indicator of the presence of lead-hazard, along with building maintenance. Lead was banned from residential paint in 1978. The 1999 national survey found that 67% of housing built before 1940 had significant LBP hazards. This declined to 51% of houses built between 1940 and 1959, 10% of houses built between 1960 and 1977 and just 1% after that.²⁸ Based on those estimates, approximately 4,500 homes pose potential lead-based paint hazards in Olympia. However, the Clickner study also noted that there were regional differences in the probability of a hazard; the risk was more prevalent on the east coast (43%) than on the west coast (19%).

Table 14 – Potential Lead-Based Paint (LBP) Hazards in Olympia, 2000

Date Built	Total Units	Potential Hazards	
		%	Number
Before 1940	3,288	67%	2,203
1940 to 1959	3,136	51%	1,599
1960 to 1979	5,682	10%	568
1980 to 2000	7,596	1%	76
Total	19,702		4,446
Source: US Census. Clickner, et al.			

Using the above percentages of potential hazards by date of construction and then applying the CHAS tables (see Tables 25 and 26) percentages of low- and moderate-income households by tenure, it is estimated that 957 low- and moderate-income renter households and 230 low- and moderate-income owner households in Olympia are living in potential hazard. It is estimated that 12% of households in Census Tract 101, 8% in CT 103, and 5% of housing in CT 106 are at a high risk of lead hazards.²⁹

Two staff members of the Housing Authority of Thurston County are certified lead-based paint risk assessors. The Housing Authority of Thurston County will perform risk assessments on all dwellings required to be inspected under federal law.³⁰

C. HOUSING TENURE

Homeownership rates have reached new highs in the United States in recent years, as state and federal financing programs and decreasing interest rates have made housing more affordable in general. In 2001 over two-thirds (68%) of households in the U.S. owned their homes. Homeownership contributes to stability in neighborhoods. It is one of the most significant investments possible for households, and is a source of savings for important events in life, such as educating children or planning for retirement.³¹

28 Clickner, R. et al. *National Survey of Lead and Allergens in Housing, Final Report, Volume 1: Analysis of Lead Hazards*. Report to Office of Lead Hazard Control, US Department of Housing and Urban Development, 2001.

29 Alliance for Healthy Homes and Environmental Defense, *Lead Hazards*, 2000.

30 Thurston Regional Planning Council Profile, 2004.

31 Joint Center for Housing Studies of Harvard University. *The State of the Nation's Housing 2002*.

Contrary to national trends, the ratio of home ownership to home rental has been declining in all of Thurston County since the 1960 census, when 26% of county households rented their homes. By 2000 that number had grown to 33% in the county.³²

The overall percent of owner-occupied units in Olympia has decreased by 15% just since the 1970 census. In 2000, 50% of the occupied housing in Olympia was owner-occupied. Olympia had a greater percentage of renter-occupied units in 2000 (50% renter-occupied) than Thurston County (33% renter-occupied units) and the whole of Washington (35% percent renter-occupied units).

Table 15 – Olympia Housing Tenure, 1970 - 2000

Year	Renter-Occupied		Owner-Occupied		Total
	Number	%	Number	%	
1970	3,024	35%	5,527	65%	8,551
1980	5,151	44%	6,518	56%	11,669
1990	7,174	48%	7,777	52%	14,951
2000	9,275	50%	9,395	50%	18,670

Source: HUD SOCDs Census Data, 2000.

Tenure varies in Olympia by type of unit, type of household, household income, and other factors. For example, multi-family housing is usually built for the rental market, so substantially more multi-family than single-family units are renter-occupied. More single-family (detached and attached) units are owner-occupied – 79% of occupied single-family units in Olympia in 2000 were owner-occupied and 21% were renter-occupied.

More family households live in houses they own or are buying. More single individuals rent, except for the elderly, as is shown below. Household income is certainly a factor in ability to own a home. The median household income for owner-occupied units was \$57,056, and that for renter-occupied units was less than half that amount at \$25,471.

Table 16 – Tenure by Household Type, Olympia 2000

Type Household	Living in units they:	
	Owned	Rented
All households	50%	50%
Family households	65%	35%
Non-family households	33%	67%
Single individuals	35%	65%
Elderly (65+) singles	51%	49%
Average household size	2.43	1.98

Source: US Census.

Tenure by Race and Ethnicity of Householder

Tenure also varied in 2000 by race and ethnicity of the householder. As seen in Table 17, 50% of all households owned the house in which they were living at the time of the 2000 census. Owner-occupancy was higher for white (alone) householders (58% lived in housing they owned or were buying) than non-white (alone) householders (34% lived in housing they owned or were buying).

32 Thurston Regional Planning Council Profile, 2004.

Just 28% of African-American (alone) householders were living in housing they owned or were buying. Owner-occupancy also varied by ethnicity – 33% of Hispanic householders owned the home in which they were living.

There was also a disparity in income, which contributes substantially to the ability to purchase a home. The median household income of households headed by a white (alone) householder in 1999 was \$41,576, compared to around \$36,500 for a household headed by either an Asian-American or an African-American (alone) householder, \$22,813 for a household headed by an American Indian/Alaska Native (alone) householder, \$16,071 for a household headed by a Hawaiian/Pacific Islander (alone) householder, and \$31,786 for a household headed by an Hispanic householder (could be of any race).

IV. MARKET ANALYSIS

A. HOUSING COSTS

As of the 2000 census, the median value of all owner-occupied housing in Olympia was \$143,500 – slightly lower than the median value in Thurston County and much lower than that of Washington State. Monthly owner costs, with and without a mortgage, are shown below along with median household gross rent as of the census.

Table 17 – Housing Costs, 2000

Type of Cost	Olympia	County	State
Median value owner-occupied	\$143,500	\$145,200	\$168,300
Median monthly owner costs			
With mortgage	\$1,145	\$1,189	\$1,268
Without mortgage	\$354	\$341	\$338
Median gross rent	\$624	\$655	\$663
Source: US Census.			

Housing costs have been escalating steadily in Olympia and in Thurston County. The median owner value of houses in Thurston County in 1970 was just \$73,360, increasing by 89% by 2000.³³

Although Olympia continued to have the greatest number of housing sales within Thurston County cities in 2003, the number of units sold was down from 813 in 2002 to 766 in 2003. The average sale price of a home in Olympia in 2003 was \$206,995.³⁴

Rental Costs and Vacancies

The median gross rent in 2000 was \$624, up 4% from the 1990 census and 27% from the 1970 census. Recent low-interest rates have made it possible for people who were paying high rents to buy – sometimes with the assistance of first-time homebuyer programs. However, median monthly costs for owners with a mortgage in Olympia were almost double that for renters in 2000.

The vacancy rate for all of Thurston County was 5.1% in 2004.³⁵ This generally represents a reasonable vacancy rate. Rates below 5% tend to drive prices up while rates above 8% tend to drive rents down, causing investors to move away from housing investments.

33 HUD SOCDs, based on US Census data adjusted for 1999 dollars.

34 Thurston Regional Planning Council Profile, 2004.

35 Washington Center for Real Estate Research/Washington State University, *Apartment Vacancy Survey*, Spring 2004.

B. HOUSING AFFORDABILITY

The cost of housing is generally considered to be affordable when it equals no more than 30% of household income, including expenditures for utilities. Escalating housing and utilities costs have forced many households to pay considerably more for housing than is affordable or even feasible. While housing costs are increasing, income is not increasing at the same rate. The following cost comparison was prepared by HUD using the 2000 census (all costs are adjusted to 1999 dollars). The table reflects a major drop in values in the 1980s and early 1990s – caused in part by the impact of federal environmental policies on the logging industry. It also demonstrates the significant increases in housing values that most communities in Washington experienced in the late 1990s.

*Table 18 – Median Income and Housing Costs, Olympia
(1999 Dollars)*

Year	Median Income		Median Housing Measures	
	Household	Family	Gross Rent	Owner's Value
1970	\$37,991	\$49,794	\$477	\$73,360
1980	\$36,044	\$48,176	\$487	\$110,393
1990	\$37,330	\$49,421	\$581	\$98,787
2000	\$40,846	\$54,136	\$604	\$138,833
Change 1970-2000	8%	9%	27%	89%
Source: US Census, HUD.				

From Table 18, it is evident that the increase in Olympia's median cost of housing between 1970 and 2000 exceeded median family and median household income during the same period. Median household income grew by 8%, median family income grew by 9%, median gross rent grew by 27% but the median owner's value (with considerable fluctuation) grew by 89%. This disparity clearly demonstrates that income did not keep pace with either gross rent or the value of housing.

The following table shows the relationship between modest housing costs (Fair Market Rents set by HUD based on actual area housing costs) and the income required to afford that housing in the Olympia area (all of Thurston County). These estimates are prepared annually by the National low-Income Housing Coalition (NLIHC).

Table 19 – Housing Costs and Income, Olympia PMSA, 2004*

Housing/Income Factor	Number of Bedrooms				
	Zero	One	Two	Three	Four
Fair Market Rent (FMR)**	\$521	\$585	\$747	\$1,085	\$1,312
Income needed to afford	\$20,840	\$23,400	\$29,880	\$43,400	\$52,480
Hourly wage required to afford; (working 40 hours/week)	\$10.02	\$11.25	\$14.37	\$20.87	\$25.23
Hours per week at minimum wage (\$7.16) in Washington)	56	63	80	117	141
*Includes all of Thurston County. **HUD 2004 FMR. Source: National Low-Income Housing Coalition. (2004). <i>Out of Reach 2004: America's Housing Wage Climbs.</i>					

The estimated annual median income of renter households in Thurston County in 2004 was \$36,031. If a household did earn that amount, it would have been able to afford a two-bedroom unit (at 30% of their income) at a cost of \$901 – approximately \$150 more than the Fair Market Rent for that two-bedroom unit. However, almost one-third of all renter households (29%) would not be able to afford this unit. A person earning minimum wage in Washington would have to work 80 hours a week for the unit to be affordable. Even two members in the household working full-time at minimum wage would barely be able to afford the cost of the two-bedroom unit.

The National Low-Income Housing Coalition determined the “housing wage” in Thurston County to be \$14.37 an hour – double the minimum wage in Washington. This is the amount a full-time (40-hour per week) worker would have to earn to afford a two-bedroom apartment at the area’s fair market rent.

The Area Median Income in the county in 2005 was \$66,100. Clearly, housing becomes less affordable as income falls. The following are designated low-income levels and the corresponding income for a family of four in relation to the 2005 AMI.

*Table 20 – Low-Income Ranges and Affordable Housing Costs
Olympia PMSA*, 2005*

Definition	Percent of AMI	Income Limit	Maximum Monthly Housing Costs
Extremely low income	to 30% of AMI	\$19,850	\$497
Very low income	to 50% of AMI	\$33,050	\$827
Other low income	to 80% of AMI	\$52,900	\$1,324
*Includes all of Thurston County. Note: HUD estimated AMI (Area Median Income) for the Olympia PMSA was \$66,100 in 2005. Source: HUDUSER, <i>HUD FY 2005 Income Limits</i> , February 2005.			

Extremely low-income households (those with incomes at or below 30% of area median income) are hard-pressed to find housing they can afford, are more likely to live in unsuitable housing or in overcrowded conditions, and are at risk of homelessness. Meeting the cost of housing leaves little for child care, medical insurance or basic health care, adequate food, and other necessities.

Table 21 demonstrates how difficult it is for the lowest income households (those living in poverty) to budget for daily expenses. This was taken from an analysis of national costs and expenditures prepared by the Catholic Campaign for Human Development.³⁶ The budget starts with an annual income of \$18,810 per year – a national figure for a household of four living in poverty in 2004. As the table shows, families living in poverty have insufficient income to meet their daily living expenses.

36 www.usccb.org/cchd, 2005.

Table 21 – Budgeting for Poverty in the United States, 2004

Item	Source	Amount
Annual Income (for a family of 4 living in poverty)	US Census, <i>Current Population Survey, Annual Social and Economic Supplement</i> , 2004.	\$18,810
Rent	DOL, Bureau of Labor Statistics, <i>Consumer Expenditures Survey</i> , February 2004	<u>-5,274</u> \$13,536
Utilities	DOL, Bureau of Labor Statistics, <i>Consumer Expenditures Survey</i> , February 2004	<u>-2,350</u> \$11,186
Transportation	DOL, Bureau of Labor Statistics, <i>Consumer Expenditures Survey</i> , February 2004	<u>-4,852</u> \$6,334
Food	DOL, Bureau of Labor Statistics, <i>Consumer Expenditures Survey</i> , February 2004 (assuming food stamps for the majority)	<u>-4,815</u> \$1,519
Health Care	DOL, Bureau of Labor Statistics, <i>Consumer Expenditures Survey</i> , February 2004 (assumes health insurance through employer)	<u>-793</u> \$726
Child Care	US Dept. of Agriculture, Center for Nutrition Policy and Promotion, <i>Expenditures on Children by Families</i> , April 2004 (assumes subsidy of ¾ of real cost)	<u>-2,030</u> \$-1,304
Source: Catholic Campaign for Human Development, <i>Poverty USA</i> , 2004.		

The expenditures noted above assume a substantial subsidy in the form of food stamps and child care as well as employer-paid health insurance. The list leaves out toiletries, school supplies, shoes, clothes, holiday gifts, education, life insurance, furnishings, recreation, cleaning supplies, entertainment, birthdays, and similar expenses.

Affordability Mismatch

Comparing the cost of housing and the ability of households to meet the cost is one measure of mismatch in supply and demand. Another is the actual allocation of those units. Units are not generally allocated on the basis of need – thus, even if units are rented or sold at a price affordable to low-income households, households with low incomes are not necessarily occupying the units.

Using the 2000 census, HUD provided an analysis of the availability of units priced within range of low-income households, and compared that with the income of the occupants. Seventy-three percent of the rental units within the appropriate affordability range for extremely low-income households were actually occupied by households with incomes in that range in 2000: there were 804 rental units with rents affordable to households with incomes at or below 30% of Area Median Income. Of those units, 27% were occupied by households with higher incomes. Within the low- to moderate-income range, only 57% of the units were occupied by households with the appropriate affordability range. Clearly, lower income renter households are essentially blocked from affordable units by households with higher incomes.

Far fewer owner-occupied units were actually available and occupied by households within the appropriate income ranges. There were no owner-occupied units valued within range of households with incomes at or below 30% of Area Median Income reflecting why low-income

households are rarely able to own their own homes. There were just 820 units with values within range of households with earnings below 50% of AMI, and just 38% of those were actually occupied by households with incomes below 50% of AMI. The others were occupied by households with higher incomes.

Table 22 – Affordability Mismatch, Olympia, 2000

Housing Units by Affordability	Rentals	Owned*
Rent/price affordable at <30% AMI		
Units in price range	804	N/A
Occupants at <30% AMI	73%	N/A
Vacant units for rent/sale	20	N/A
Rent/price affordable at 31%-50% AMI		
Units in price range	3,205	820
Occupants at <30% AMI	57%	38%
Vacant units for rent/sale	360	55
Rent/price affordable at 51%-80% AMI		
Units in price range	4,660	2,912
Occupants at <30% AMI	56%	28%
Vacant units for rent/sale	190	30
*Includes units for sale.		
Source: HUD 2000 CHAS data.		

Affordability and Persons with Disabilities

Among people at the lowest levels of household income are persons with disabilities who have only federal SSI income for support. In 2002, “people with disabilities were priced out of every housing market area in the United States.”³⁷ In 2004, the most recent year that that housing costs for the disabled were studied, the SSI program provided just \$564 per month. The fair-market rate for a one-bedroom unit in the Olympia Primary Metropolitan Statistical Area was \$585. This is more than the monthly SSI benefit – it would have taken 104% of the SSI income to rent a one-bedroom apartment.

A significant proportion of Olympia’s population is living with disabilities. The 2000 census found a total of 7,064 people aged 16 or older in Olympia with disabilities. That information is shown in Table 23 below.

Table 23 – Persons with Disabilities, Olympia, 2000

Age	Male	Female	Total
16-20	216	93	309
21-64	2484	2,031	4,515
65-74	274	443	717
75+	472	1,051	1,523
Total	3,446	3,618	7,064
Source: US Census.			

37 O’Hara. A. et al. *Priced Out in 2002*. Technical Assistance Collaborative, Inc. Boston, MA, 2003.

C. NEED FOR HOUSING ASSISTANCE

Renter Households with Problems

The following table shows renter households in Olympia by size and composition, by household income as a percent of median family income, and the percent of households in each category with housing problems. Housing problems are defined as a cost burden (paying over 30% of income for rent and utilities), overcrowding, and/or lack of complete kitchen and plumbing facilities. RVs and other impermanent quarters were excluded. Also shown is the percent of households paying 50% or more of family income for housing costs in 2000.

Table 24 – Olympia Renter Households and Percent with Housing Problem, 2000

Household (HH) Income Level	Household Size and Composition				
	Elderly (1-2 people)	Small Related (2-4 people)	Large Related (5+ people)	All Others	Total Renters
HHs at 0% to 30% MFI	428	488	61	1,344	2,321
% with housing problems	56.8	86.7	77.0	89.6	82.6
% cost burden >30%	56.8	83.6	70.5	89.3	81.6
% cost burden >50%	39.3	73.8	63.9	76.6	68.8
HHs at 31% to 50% MFI	337	459	82	813	1,691
% with housing problems	88.7	82.6	87.8	86.0	85.7
% cost burden >30%	88.7	82.6	39.0	83.5	82.1
% cost burden >50%	32.6	22.9	9.8	25.2	25.3
HHs at 51% to 80% MFI	172	745	115	1,045	2,077
% with housing problems	57.6	35.6	47.8	35.4	38.0
% cost burden >30%	57.6	30.9	26.1	35.4	35.1
% cost burden >50%	22.7	0	0	1.0	2.4
HHs at 81% of more MFI	355	1,110	105	1,530	3,100
% with housing problems	26.8	7.7	14.3	3.9	8.2
% cost burden >30%	23.9	0.9	0	1.3	3.7
% cost burden >50%	14.1	0	0	0	1.6
Total Renter Households	1,292	2,802	363	4,732	9,189
% with housing problems	57.0	41.1	52.1	49.3	48.0
% cost burden >30%	56.2	36.7	28.9	48.0	44.9
% cost burden >50%	28.4	16.6	12.9	26.3	23.1

Notes: MFI is median family income. Housing problems include cost greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Cost includes rent and utilities. Totals may vary slightly from census data.
Source: HUD 2000 CHAS tables.

Almost half of all renter households in Olympia had housing problems, most because they were paying more than 30% of their income toward rent and utilities. The extent of households with housing problems increased markedly as family income decreased to less than 50% MFI – 86% of renter households with income levels below 50% MFI had housing problems. Eighty-two percent of households in the lowest income level were paying more than 30% of their income for housing, and 69% were spending more than half of their income for rent and utilities.

Most severely burdened were small elderly households, followed closely by large households (five or more related individuals). The latter were also most likely to be overcrowded. While a

factor for all households, the problem of overcrowding naturally increased with household size. Overcrowding persisted with larger households, even when the cost burden was alleviated. For example, none of the large renter households with incomes at or greater than 81% of MFI had a 30% cost burden and yet 14% are shown with housing problems, which is mostly attributable to overcrowding.

Smaller households were also severely burdened. Eighty-seven percent of small households with income levels below 30% MFI had housing problems.

Elderly renters were most burdened at 51% to 80% MFI, and even at higher income levels, were still burdened by the cost of housing. Overall 56% of elderly renter households are paying 30% or more of their income for housing costs. Housing costs that outpace incomes, especially fixed-incomes for the elderly, will result in an increased burden, which could jeopardize access to needed services and requirements of daily living.

Disproportionate Housing Problems by Race/Ethnicity – Renter Households

Racial and ethnic minority households are often more cost-burdened or more likely to experience other housing problems, including over-crowding or substandard conditions. For example, in Olympia, 100% of African-American/Black (non-Hispanic) family renter households with incomes below 50% of area median income experienced housing problems, according to the HUD analysis (CHAS tables). This statement applies to a total of 130 African-American family households surveyed.³⁸ Of 280 total African-American renters, 41% had housing problems. And of 394 total Asian-American renter households, 49% had housing problems.

Of 240 total Hispanic family renter households surveyed, 100% of families below 30% MFI and 90% of families from 30% to 50% MFI had problems. Four hundred twenty-five Hispanic renter households (58%) had housing problems.

Owner Households with Problems

Fewer owner households in 2000 had housing problems as defined by HUD in the CHAS tables, than did renter households (22% overall compared to 48% of renter households). As with renter households, the percent of owner households with problems increased consistently as median family income decreased. The only exception was in large households (five or more related individuals), where the percent of households with housing problems was 92% in households with 51% to 80% MFI, versus 56% in households at 31% to 50% MFI. The lowest-income households were most burdened by cost, particularly family households, where 100% of households had housing problems. This was even higher than renters in the same bracket.

38 Note: with such small sample sizes, valid comparisons based on census data alone may not show the true extent of housing problems.

Table 25 – Olympia Owner Households and Percent with Housing Problems, 2000

Household (HH) Income Level	Household Size and Composition				
	Elderly (1-2 people)	Small Related (2-4 people)	Large Related (5+ people)	All Other s	Total Owners
HHs at 0% to 30% MFI	234	50	10	124	418
% with housing problems	79.1	100	100	67.7	78.7
% cost burden >30%	79.1	100	100	59.7	76.3
% cost burden >50%	55.6	70	100	48.4	56.2
HHs at 31% to 50% MFI	359	79	18	90	546
% with housing problems	37.3	100	55.6	77.8	53.7
% cost burden >30%	37.3	87.3	55.6	66.7	50
% cost burden >50%	16.7	38	55.6	38.9	24.7
HHs at 51% to 80% MFI	620	334	47	259	1,260
% with housing problems	24.2	61.1	91.5	57.5	43.3
% cost burden >30%	22.6	61.1	83	57.5	42.2
% cost burden >50%	5.6	10.2	8.5	15.4	9
HHs at 81% of more MFI	1,420	4,030	540	1,234	7,224
% with housing problems	8.1	10.3	24.1	20.2	12.6
% cost burden >30%	8.1	8.9	15.7	19.9	11.1
% cost burden >50%	1.8	0.7	0	2.8	1.2
Total Owner Households	2,633	4,493	615	1,707	9,448
% with housing problems	22.2	16.6	31.4	32.3	22
% cost burden >30%	21.8	15.2	23.4	30.9	20.4
% cost burden >50%	9.5	2.9	3.9	10	6.1
Notes: MFI is median family income. Housing problems include cost greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Cost includes mortgage payment, taxes, insurance and utilities. Totals may vary slightly from census data.					
Source: HUD 2000 CHAS tables.					

Disproportionate Housing Problems by Race/Ethnicity – Owner Households

As with renter households, a greater percentage of racial and ethnic minority households are likely to experience housing problems. The number of low-income racial minority owner households was small in 2000. There were only 44 African-American owner households surveyed – 9% had housing problems. Of 364 Asian-American owner households, 32% had housing problems. Just 12% of Olympia’s 180 Hispanic owners had housing problems.

D. OVERCROWDING

Table 26 – Overcrowded Conditions, 2000

Persons per Room	Olympia		County	State
	Number	%		
1.00 or less	18,158	97%	96%	95%
1.01 – 1.50	368	2%	2%	3%
More than 1.50	156	1%	1%	2%
Source: US Census.				

Another indication of housing problems is the extent of overcrowding. The 2000 census found 3% of the units in Olympia overcrowded as defined by the presence of more than one person per room. The indicators of overcrowding in Olympia were similar to the county but lower than the state, reflecting Olympia's smaller household size.

E. HOUSING ASSISTANCE

The Thurston County Housing Authority (HATC) and a variety of non-profit agencies and organizations operate rental assistance programs for lower income residents of the City of Olympia. The HATC does not operate public housing but manages a voucher program consisting of 1,894 units of assisted housing (as of March 2005) provided throughout the County. An additional 48 units at Olympia Village are expected to receive Enhanced Vouchers in summer 2005. There are another 43 units of single room occupancy operated by HATC. The demand for assisted housing has been clearly demonstrated by a waiting list for rental assistance that included over 4,000 households countywide in June, 2005.

Housing providers, including for-profit and non-profit entities provide a wide-range of affordable housing. In 2004, the Task Force reported 2,019 units of assisted housing available in Thurston County; and 840 of those units were designated to assist individuals in the lowest income group (less than 30% of median area income). An area of concern is that some of the HUD-assisted units will be in jeopardy as their HUD contract commitments expire. The community notification process now required by the State will provide the community with an opportunity to become aware of the expirations, and it will work with owners to maintain the housing as an on going resource for lower-income household needs. Given the extent of the waiting list at the HATC, it is apparent that there is a lack of affordable permanent housing. This can be a barrier to an effective community effort to assist those in the greatest need-homeless persons.

V. HOMELESS & SPECIAL NEEDS POPULATIONS

A. HOMELESSNESS AND SPECIAL NEEDS

Many of Olympia's households have special needs. These needs fall into two basic categories of populations: persons who are low-income with special needs and persons who are homeless.

Homeless Needs

The City participates in a county-wide effort to end homelessness. Since 1988, when a group of planners and homeless service providers began meeting as the Thurston County Housing Task Force to develop a Continuum of Care Plan, the community has been actively involved in finding solutions for preventing and reducing the extent of homelessness in the county. Annually, homeless providers meet to reassess the needs of the homeless they are working with to move them toward self-sufficiency and update the plan.

The Extent of Homelessness

On January 26, 2005, the Task Force and its members conducted an extensive "point in time" count of the homeless in the county. Service providers surveyed homeless shelters, food banks, transitional housing, the city parks and other areas for the homeless, to provide the county with the most comprehensive count of the homeless. The canvassers recognized that it would be impossible to find every homeless person, particularly in the more remote, rural areas of the county. However, they did feel that the results of the survey fairly reflect the characteristics and circumstances causing the event of homelessness.

The survey found 697 persons countywide were homeless on that day. This represented a 15% increase over the survey conducted two years earlier on February 24, 2003 and is similar to the number found during a fall count held on October 22, 2003, when 740 homeless persons were encountered. In the 2005 count, almost half of homeless persons counted stated they had a disability with 30% of all homeless indicating their disability was "mental health" and another 12% indicated both substance abuse and mental health disabilities. 56% were males. Eighty-five percent of those counted were single persons, while families accounted for 15% of the total homeless households. Almost 70% of the households included at least one person with a disability, indicating that significant supportive services were needed beyond housing resources. Mental illness was the most common disability. Most were housed in one of emergency shelters or transitional housing facilities operating in the county but almost 20% were living outside or in their vehicles. A complete summary of the survey's results can be found in Table 28.

The Causes of Homelessness

The Thurston County Continuum of Care Plan characterizes the causes of homelessness as varied, often related to unemployment, lack of education, limited job skills, domestic violence, poor parenting skills, poor household management skills and poverty in general. A large number of

homeless have chronic disabilities which contribute to their homelessness. Among them are physical disabilities, serious mental illness, chronic substance abuse, co-occurring disorders, HIV/AIDS and developmental disabilities. More insight to the causes of homelessness is found in a recent national survey of homeless providers indicating the following causes in rank order:

1. *Lack of Affordable Housing*

The inability to find housing within the family's means remains the most mentioned cause. According to one national expert, "homelessness is a structural problem that will be remedied only when the supply of affordable housing is large enough to meet the demand."³⁹ As noted in the earlier discussion of affordable housing, the cost of housing for low- and moderate-income households is a significant problem in Thurston County. Not only are high housing costs a contributing factor for those falling into homelessness, but it remains the single greatest barrier to ending homelessness. Studies have found that persons able to afford permanent housing (through housing subsidies or their own resources) are 20 times less likely to return to homelessness. In the county, twenty-five percent (25%) of the homeless interviewed in the point in time count indicated that a cause of their homelessness was their inability to pay for rent or make mortgage payments. Many indicated they were evicted from housing for non-payment of rent, or had poor credit ratings preventing them from obtaining housing.

Recognizing that one of the quickest ways to resolve homelessness is through the provision of stable housing, there is a growing national trend toward a focus on moving the homeless into permanent housing as quickly as possible. This movement, called "Housing First," is particularly effective in working with the disabled homeless populations. Stays in shelters are often unsuccessful in resolving the needs of this population, whereas placement in permanent housing with key supportive services has been demonstrated to be effective.

2. *Low-Paying Jobs*

Twenty-eight percent in the 2003 survey indicated a "loss of job" as a cause of their homelessness. Unemployment is often stereotyped as a characteristic of the homeless. However, the fact is that many of the homeless have either part-time or full-time jobs. The combination of a low-paying job and high housing costs place many in jeopardy of becoming homeless and make it even more difficult to recover once they ultimately fall into homelessness.

3. *Substance Abuse and/or Mental Illness*

A high percentage of the homeless nationally are disabled by substance abuse and mental illness. Many have co-occurring disorders. Other disabilities such as physical

39 Culhane, Dennis. January 2002. "Public Service Reductions Associated with Placement of Homeless Persons with Severe Mental Illness in Supportive Housing", *Housing Policy Debate*, Volume 13, Issue 1.

disabilities, developmental disabilities and HIV/AIDS result in a loss of housing. In the county, one in four homeless persons cited "drug or alcohol abuse" as a cause of their homelessness, while another 20% indicated "mental illness." Both of these figures may be low, as the homeless are often not forthcoming with information that could be used against them when seeking help.

4. Domestic Violence

Domestic violence is a major contributor to homelessness. A family fleeing from domestic violence often has neither the financial resources nor the job skills to obtain a salary high enough to afford decent housing. Flight from domestic violence often leads to eventual homelessness. And, if the person returns to the abusive partner, they are highly likely to return to homelessness. Substance abuse or mental illnesses also often play a major or contributory role. Sixteen percent of the homeless surveyed in Thurston County indicated that domestic violence led to their loss of housing. The fact that 19% indicated "family break-up" was a cause of their homelessness may support that family dysfunction is a contributing factor.

The Cost of Homelessness

There are both financial and social costs to homelessness. Studies have shown that persons placed in supportive housing following homelessness have marked reductions in future shelter use, hospitalization, length of stay in hospitals and time incarcerated--each associated with a high public cost. Services for homeless persons with severe mental illness can reach \$40,000/year while they are homeless; yet once they are housed in supportive housing, the cost of on-going services is reduced by \$16,000/year. In other cases where the needs and characteristics of the homeless person are much more limited, those who are able to recover and return to a self-sufficient, independent life dramatically reduce the public financial burden.

The social cost of homelessness, apart from the productivity loss often associated with homelessness, is extremely high. This is a significant concern in Thurston County where one in five homeless persons in the county are children. Children are among the primary victims, often permanently damaged by the experience (or the causes) of homelessness, falling behind in school and in socialization skills. For adults, the added emotional stress that results from falling into homelessness compounds any existing mental or emotional difficulties.

B. INVENTORY OF HOUSING RESOURCES AVAILABLE TO HOMELESS PERSONS

The significant needs of the homeless in Thurston County include a variety of supportive services and housing types. In 2005 there are 607 units of supportive housing for the homeless, including emergency shelter, transitional housing and permanent supportive housing for the disabled. This represents a significant increase in resources over 2003 when only 348 beds were available. In 2005, 32 additional non-permanent beds are available as "Cold Weather Emergency Overflow" for individuals. Projects underway or in the final stages of planning will increase the number of beds to almost 700 in the next two years.

Two hundred fourteen (214) Emergency Shelter beds are provided by seven non-profit organizations and the Housing Authority of Thurston County (excluding the 32 "cold weather" beds). Approximately one-half (106) of these beds are designated for single individuals.

Transitional Facilities in the community are limited to 322 beds for families and individuals. The majority of these beds are for families (212), with only 27 units for unaccompanied youth. The Devoe Street Apartments is expected to add 30 units of transitional housing in 2005-06.

There are 71 beds available as permanent supportive housing units for the disabled homeless, with most of those located in a 43-unit facility. An additional facility, Devoe Street Apartments, will add 10 units in 2005-6 along with 15 units as a "Safe Haven" for chronic homeless persons.

C. ASSESSMENT OF GAPS AND PRIORITIES

While county homeless providers have made great strides, there simply is not enough housing to meet the overall needs, nor is there enough of the "right" type of housing. For example, the point-in-time study found that only 40% of those surveyed were actually staying in housing for the homeless. Furthermore, 192 (28%) spent the night out of doors or in vehicles. Many are denied housing because facilities are full, they did not meet the requirements of the facilities (children, substance abusing persons, for example) or they chose not to enter facilities or programs. Additionally, persons who are actively abusing substances are excluded from the system, as there is no "harm reduction housing" -- or "wet" or "damp" facility -- allowing relapse of persons in the housing. Many of those counted could have benefited from housing subsidies if permanent affordable housing was available.

Given the large number of persons found in the survey who are disabled (and in particular, single and disabled), there is a major need for permanent supportive housing for this population, and a need for additional transitional housing resources. The Continuum of Care Plan makes note of these significant gaps, indicating bottlenecks are formed because many homeless are coming out of shelters with few spaces available for them to go into transitional housing and affordable permanent housing.

Additional gaps identified by the Continuum of Care Plan are the lack of shelter and housing for "hard to serve" persons with special needs such as disabilities, particularly persons with mental illness and/or substance abuse. In addition, a lack of transitional housing for persons with other special needs such as domestic violence victims and single parent families was noted.

Priorities established by the 2004 Continuum of Care Plan have been identified as follows:

- < Maintain existing emergency shelters
- < Maintain the Emergency Shelter Network
- < Maintain and encourage the continuation of overflow shelter beds
- < Develop new shelters only if they are needed for the mentally ill, chronic substance abusers and dually-diagnosed persons

- < Focus on the "bottlenecks" in the Continuum of Care process by increasing transitional housing, case management and housing supportive services
- < Increase case management and housing support services as these are critical components in moving persons from homelessness and assisting them to become stabilized
- < Increase the availability of affordable permanent housing
- < Locate a source of funding for tenant relocation purposes
- < Increase special needs population transitional housing and services for the following populations:
 - Domestic Violence Victims
 - Young Pregnant Women
 - Mentally Ill
 - Substance Abusers
 - Dually-Diagnosed

D. OTHER SPECIAL NEEDS

The Continuum of Care Plan indicated that a significant number of persons with special needs were homeless. There are many more that remain in stable housing but are vulnerable and require critical services to maintain a level of independence. The Census indicates that there were 7,064 persons over 16 years of age that had disabilities. Many of these may require housing assistance as circumstances change and care givers age beyond their ability to continue services. A total of 47% of all HATC applicants have a person with a disability in their household.

Substance Abuse

One of the most difficult social diseases is alcohol and drug abuse. Persons abusing drugs pressure the system for other expensive social care and housing costs beyond the cost of treatment: job losses, medical services for accidents and abuse-related medical problems, in addition to the costs of incarceration increases with this population. Many ex-offenders have difficulty finding housing, including prohibitions preventing them from renting Federal Public Housing. According to DSHS records, there are almost 4,000 adults in Thurston County in need of drug or alcohol treatment services: almost 17% of persons at 200% of poverty.⁴⁰ Actual caseloads indicate that few are actually receiving assistance.

Mental Illness

According to the 2000 Census, 10,604 persons in the county suffer from mental illness, including 1,724 who are under 16 years old. Mental illness can range from mild dysfunction to severe limiting instability, including schizophrenia and depression. Providing services and housing to persons with both mental illness and substance abuse (a common combination) is a major challenge. State policies for serving the mentally ill are directed at limiting the institutionalization of persons with mental illness, and instead finding community housing solutions. The Regional Support Network serves as the local coordinator of assistance to the mentally ill.

40 Washington State DSHS Report on Use of DASA Treatment Services, 1998.

Permanent housing for the single, mentally ill disabled includes 23 units of Behavioral Health Resources managed housing and 8 units at the Mansfield Apartments.

Frail Elderly

A total of 5,535 persons, representing 13% of the total population of Olympia, are over 65 years old. Estimates indicate that by the year 2020, 17% of the population in the county will be over 65—in part because the county has the 5th highest immigration rate of persons over 55, and also due to the natural process of "baby boomers" aging out. The needs of this group, and in particular the frail elderly, will be difficult for the community to meet given this extraordinary growth rate.

Developmental Disabilities

While the number of persons in the county with developmental disabilities is relatively few, their need for housing and services is acute. Their earning power is limited by their disability and housing affordability is a key to their independence. Many live with full-time care-givers, some of whom are becoming too frail to continue to provide the level of care needed.

HIV/AIDS

The 2003 homeless survey found 7 homeless persons with HIV/AIDS. The HATC currently manages 8 units for persons with HIV/AIDS through the Housing Choice Voucher Program.

Table 27 – February 2003 Thurston County Point in Time Homeless Count

Total Count Numbers					
Individuals	604		Children under 5	46	7.6%
Households	476		Children 6-12	33	5.5%
Families	70	15%	Children 13-18	43	7.1%
Males	358	59%	Adults 19-21	61	10.1%
Females	246	41%	Adults 22-35	168	27.8%
Single Adult Men	271	45%	Adults 36-54	222	36.8%
Single Adult Women	101	17%	Adults 55-62	27	4.5%
Veterans	63	10%	Adults 62-65	4	.7%
Current Living Status by Household					
The Salvation Army	103	22%	Devoe Street Shelter	46	10%
Bread & Roses Guest House	30	6%	Cold Weather Overflow - Women	11	2%
Cold Weather Overflow - Men	0	0%	Transitional Housing	73	15%
Tent in Woods/Outdoors	62	13%	Vehicle	30	6%
Temporary (Couch Surfing)	85	18%	Other	39	8%
All Sources of Household Income					
None	151	32%	Social Security	74	16%
Unemployment	22	5%	Part-time Work	47	10%
Public Assistance	80	17%	Low Wage Job	50	11%
Relatives, Partners, Friends	22	5%	Day Labor	29	6%
L & I Payments	0	0%	Other	30	6%

Disabilities as Indicated by Household					
Physical/Medical	120	25%	Mental Health	151	32%
Developmental	20	4%	Visual	29	6%
HIV/AIDS	7	1%	Substance Abuse	110	23%
Dually Diagnosed	18	4%	Untreated Dental Needs	75	16%
Other	30	6%	Households w/a Disability	324	68%
Location where Household Lost Housing/Became Homeless					
Olympia	187	39%	Thurston County (not in city)	67	14%
Tumwater	12	3%	Washington State (not Thurs. Co)	82	17%
Lacey	41	9%	Other State	63	13%
Situations that caused Homelessness for the Household					
Domestic Violence	78	16%	Evicted – Non-payment	39	8%
Job Lost	132	28%	Evicted – Other Reasons	40	8%
Medical Costs	27	6%	Unable to Pay Rent/Mortgage	120	25%
Convicted – Felony	57	12%	Convicted – Misdemeanor	24	5%
Poor Credit Rating	58	12%	Family Break-up	89	19%
Mental Illness	91	19%	Failed Job Drug Screening	7	1%
Medical Problems	79	17%	Temp Living Situation Ended	102	21%
Drug or Alcohol Use	114	24%	Discharged from Institution/Jail	46	10%
Lack of Child Care	7	1%	Lack of Job Skills	41	9%
Other	72	15%	Eviction – Non-pay & other	8	2%

Survey conducted by the Thurston County Housing Task Force, the week of February 24, 2003

Table 28 – January 2005 Thurston County Point in Time Homeless Count

Total Count Numbers by Individual					
Individuals	697		Children 5 & under	56	8%
Households	523		Children 6-12	46	7%
Children under 18	144	21%	Children 13-17	42	6%
Males	409	56%	Adults 18-21	105	15%
Females	288	44%	Adults 22-35	162	23%
Individuals with a Disability	343	49%	Adults 36-54	244	35%
Individuals who are Veterans	109	11%	Adults 55-65	38	5%
Veterans receiving VA Assistance	32	29%	Adults 66-75	4	1%
Disabilities as Indicated by Individual*					
Physical/Medical	144	21%	Substance Abuse	125	18%
Mental Health	208	30%	Literacy	21	3%
Developmental	38	5%	Untreated Dental Needs	122	18%
Visual (Uncorrected)	55	8%	Mental Health & Substance Abuse	82	12%
HIV/AIDS	14	2%	Other	20	3%
Current Living Status by Household					
Emergency Shelter	110	21%	Out of Doors (street/camping)	68	13%
Transitional Housing	99	19%	Vehicle	28	5%
Permanent Supportive Housing	70	13%	Out of Doors or Vehicle	96	18%
Family/Friends/Couch Surfing	116	22%	No answer	32	6%
Situations that caused Homelessness for the Household*					
1. Unable to pay Rent/Mortgage	143	27%	11. Domestic Violence Victim	66	13%
2. Job Lost	105	20%	12. Drug or Alcohol Use	103	20%
3. Poor Credit Rating	56	11%	13. Failed Job Drug Screen	9	2%
4. Evicted-Non-payment	42	8%	14. Convicted-Felony	60	1%
5. Lack of Job Skills	41	8%	15. Convicted-Misdemeanor	18	3%
6. Lack of Child Care	5	1%	16. Discharged Institution/Jail	43	8%
7. Medical Costs	22	4%	17. Evicted-Other Reasons	45	9%

8. Mental Illness	113	22%	18. Temp Living Situation	81	15%
9. Medical Problems	55	11%	19. Language Barrier	9	2%
10. Family Break-up	115	22%	20. Other	38	7%
Percentages of Situations that Caused Homelessness Grouped by Category					
Poverty Related Issues (1-7)	250	48%	Medical Related issues (7-9)	139	27%
Family Dysfunction Issues (10-11)	155	30%	Drug & Alcohol Issues(12-13)	105	20%
All Sources of Household Income*					
None	127	24%	Employed at low wage job	31	6%
Social Security	124	23%	Relatives, Partners, Friends	18	3%
Unemployment Insurance	8	2%	Day Labor	24	5%
Part –time Work	49	9%	L & I Payments	1	1%
Public Assistance	115	22%	Other	42	8%
Zip Where Household Last Resided for 6 Consecutive Months or More					
98501	114	22%	98579	16	3%
98502	27	5%	Other in Thurston County	44	8%
98503	45	9%	Outside of Thurston-In WA	20	4%
98506	62	12%	Outside of WA	2	<1%
98516	12	2%	No answer	181	35%
Length of Time Households Have Been Homeless					
1 year of less	161	31%	4 to 5 years	9	2%
1 to 2 years	69	13%	5 to 10 years	25	5%
2 to 3 years	30	6%	10 or more years	20	4%
3 to 4 years	15	3%	No answer	194	37%
Number of Times Households Have Been Homeless in Past 3 Years					
1	109	21%	4	9	2%
2	39	7%	More than 4	14	3%
3	27	5%	No answer	325	62%

* More than one answer is possible. Summation of percentages will not equal 100%.

Table 29 -- Thurston County Homeless Census Comparisons

Census 3 vs. 1	January 26, 2005		February 24, 2003		Increase / (Decrease)	
	count	percent	count	percent	count	percent
Total Persons	697	100%	604	100%	93	15%
Total Capacity	607	87%	348	58%	259	74%
Total Unmet Need	90	13%	256	42%	(166)	(65%)

Census 3 vs. 2	January 26, 2005		October 22, 2003		Increase / (Decrease)	
	count	percent	count	percent	count	percent
Total Persons	697	100%	740	100%	(43)	(6%)
Total Capacity	607	87%	575	78%	32	6%
Total Unmet Need	90	13%	165	22%	(75)	(45%)

Census 2 vs. 1	October 22, 2003		February 24, 2003		Increase / (Decrease)	
	count	percent	count	percent	count	percent
Total Persons	740	100%	604	100%	136	23%
Total Capacity	575	78%	348	58%	227	65%
Total Unmet Need	165	22%	256	42%	(91)	(36%)

Highlights of Census Comparisons

The data collected through this census effort demonstrates that our community is making great strides in combating homelessness in Thurston County. However, we believe that there will

always be a need for housing and services for homeless persons. As a society, we cannot control all of the socio-economic, behavioral, or natural human dynamics that contribute to homelessness. We believe that we have the responsibility to ensure that our community has the capacity to compassionately care for our neighbors who need housing. Through our efforts to increase the bed capacity for homeless persons in our community, we are ensuring that any person who wants shelter will be able to access appropriate housing options.

By general consensus, the January 26, 2005 census was a great community endeavor and every effort was made to include all homeless persons in Thurston County. This effort included a day long search of homeless encampments, as identified by homeless persons, across the county and an intense outreach effort in the downtown Olympia business core.

This census identified 697 homeless persons and capacity of 607 beds for homeless persons in Thurston County. Of the total 697 persons, 134 were minor children. Further, of the persons counted during this survey, 113 reported that they were either living in the streets, campsites, or their vehicle. The rest of the responders indicated that they had nightly shelter (136), transitional housing (172), permanent supportive housing (71), were living with friends or relatives (141) or did not answer this question (64).

The absolute number of homeless persons identified through the census efforts has not changed dramatically over the past three years (604, 740, & 697 respectively). What has changed dramatically is the bed capacity throughout the county. Since the initial census, conducted February 24, 2003, the total unmet housing need of homeless persons in Thurston County has decreased by 65% and the county capacity increased by 74% (or 259 beds). Much of this increase in capacity, as compared to the original census, is due in large part to the HOME Tenant Based Rental Assistance (TBRA) program (120 beds), the inclusion of the permanent supportive housing projects (71 beds), the inclusion of the Devoe Project (30 beds). Many other programs increased their capacity by a few beds, trying to take full advantage of space and resources.

The Housing Task Force is the entity responsible for the all three homeless census efforts completed to date. The Housing Authority of Thurston County has provided the administration, coordination, and data compilation for all three homeless censuses.

With the additional capacity of the BHR project (34 permanent supportive beds), Devoe Street project (35 permanent supportive and 15 shelter beds minus the 30 beds currently provided equals a net increase of 20 beds), and Safeplace (25 beds minus the 17 beds currently provided equals a net increase of 8 shelter beds) our county wide bed capacity will increase by 62 to equal 669 beds.

All completed census surveys that have been submitted to the Housing Authority of Thurston County have been entered into the database. The state database is an imperfect system and the numbers can slightly fluctuate based on the how the system is queried. If you have any questions about this information or need further clarification, please contact James Gutierrez, Census Coordinator, at the Housing Authority of Thurston County (360) 664-2485 extension 23.

*Table 30 -- Thurston County Capacity for Homeless Persons & Families
January 26, 2005*

Emergency Shelter Capacity*		
Individuals - Men	Beds	Households
Salvation Army - Men	42	42
Bread & Roses – Devoe Street	30	30
Saint Michael's	10	10
Individuals - Women		
Salvation Army	12	12
Bread & Roses – Duplex	12	12
Families with Children		
Housing Authority of Thurston County	16	4
Safeplace	17	5
Salvation Army	24	7
Yelm Community Services	9	3
Emergency Shelter Network – Associated Ministries	20	20
Emergency Shelter Network – Out of the Woods	12	12
Youth		
Community Youth Services	10	10
Totals	214	167

Transitional Capacity		
Individuals – Men & Women	Beds	Households
Salvation Army - Men	7	7
Olympia Union Gospel Mission – Men in Recovery	10	10
BHR – HOME TBRA	60	40
Behavioral Health Resources – Hospital Diversion	6	6
Families with Children		
Housing Authority of Thurston County	176	44
Olympia Union Gospel Mission	24	7
Arbor Manor	12	6
Youth		
Community Youth Services	27	18
Totals	322	138

Permanent Supportive Capacity		
Individuals – Men & Women	Beds	Households
Fleetwood	43	43
BHR - Lacey House	5	5
BHR - Tumwater House	8	8
BHR - B & B	15	15
Total	71	71

Total Thurston County Capacity		
	Beds	Households
Emergency Shelter	214	167
Transitional	322	138
Permanent Supportive	71	71
Total	607	376

* - The numbers for the January 26, 2005, capacity total does not include capacity for emergency shelters that only open during dangerous weather conditions.

VI. STRATEGIC PLAN

A. GOALS AND OBJECTIVES

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.

Activity 2: Provide low-interest loans for rehabilitation for 15 low- and moderate-income renter-occupied units annually.

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.

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 10-year property tax exemption program for multi-family housing to expand the supply of assisted housing.

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.

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.

Activity 3: Improve infrastructure (streets, water, sewer, parks, through the City's General Fund Capital Improvements Program.

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 achieve their potential by strengthening family and other support systems.

- Activity 1: Annually provide professional business training to 80-120 low-income persons to build skills to start micro-enterprise businesses through the “Enterprise For Equity” 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.”

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.
- Activity 2: Provide support to the Tenants Union of Thurston County to provide homeless prevention services to 300 persons annually.
- Activity 3: Provide a one time \$100,000 rehabilitation loan to rehabilitate the Safeplace Shelter for victims of domestic violence.
- Activity 4: Provide one time \$40,000 rehabilitation loan to Bread and Roses for Women and Children Homeless Shelter from the City’s revolving loan money to make the facility ADA accessible.
- Activity 5: Provide pedestrian accessibility for ADA improvements to downtown sidewalks.

B. HUD REQUIRED TABLES

HUD Tables 1C & 2C - Summary of Specific Housing/Community Development/Homeless/Special Needs Objectives – City of Olympia

Objec- tives #	Specific Objectives	Performance Measure	Expected Units	Actual Units
	Rental Housing Objectives			
1-A	Increase the supply of affordable housing to the community's lowest income households.	Number of additional affordable housing units available to lower-income families and individuals due to CDBG investment in land acquisition and rehabilitation.	65 units (over 3 years)	
1-A	See above	Completion of report identifying proven methods for employing incentives to encourage landlords, the Housing Authority, and other developers to increase the amount of affordable housing they offer to the community's most vulnerable residents.	1 report (over 1 st year)	
	Owner Housing Objectives			
1-C	Expand homeownership opportunities.	Number of owner households with rehabilitation completed. Number of new homebuyers assisted with land acquisition and/or down payment assistance.	75 households plus additional 15 Habitat for Humanity new households with CDBG DPA and/or acquisition funds (over 3 years).	
	Community Development Objectives			
2-A	N/A			
	Infrastructure Objectives			
	N/A			

	Public Facilities Objectives			
2-B	Provide support for integrated high priority public services and community facilities.	Number of contracts or capital projects planned and/or implemented that incorporate complementary access to safety net services.	4 contracts or capital project (over 3 years)	
2-B	See above.	Number of persons served by services and activities offered by non-profit service providers.	600 persons The community is working through the Interjurisdictional Forum on Homelessness to address these issues over the next 3 years.	
	Homeless Objectives			
2-C		Rehabilitate 2 shelters and make them ADA accessible. Expand number of shelter beds in Olympia	2 units 20 beds over the next 3 years.	

Note: This is a combined Table 1C and 2C. Only those objectives of the Consolidated Plan that involve activities assisted with CDBG funds are included here.

HUD Table 1A - Homeless and Special Needs Populations – Thurston County Continuum of Care

Continuum of Care: 2004-05 Housing Gaps Analysis Chart

		Current Inventory in 2005	Under Development in 2004	Unmet Need/Gap
Individuals				
Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	116	10	0
	Transitional Housing	110	0	0
	Permanent Supportive Housing	71	74	0
	Total	297	84	0
Persons in Families With Children				
Beds	Emergency Shelter	98	0	19
	Transitional Housing	212	0	42
	Permanent Supportive Housing	0	0	90
	Total	310	0	151

This chart summarizes the information from the Fundamental Components in the Continuum of Care (CoC) System -- Housing Activity Chart and represents the CoC's judgment as to the need for additional emergency, transitional housing and permanent supportive housing resources. The estimated unmet need is based upon the status of the inventory at a point-in-time (one-day) and takes into account both existing beds and funded new beds that are not yet ready for occupancy but are under development.

Continuum of Care: 2005 Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Example:	75 (A)	125 (A)	105 (N)	305
1. Homeless Individuals	99(N)	67(N)	190(N)	356(N)
2. Homeless Families with Children	16(N)	37(N)	33(N)	86(N)
2a. Persons in Homeless Families with Children	40(N)	105(N)	64(N)	209(N)
Total (lines 1 + 2a)	155(N)	209(N)	287(N)	651(N)
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless		140(N)	104(N)	256(N)
2. Seriously Mentally Ill		205(N)		
3. Chronic Substance Abuse		38(N)		
4. Veterans		99(N)		
5. Persons with HIV/AIDS		14(N)		
6. Victims of Domestic Violence		112(N)		
7. Youth		32(N)		

(N) Indicates an enumeration (survey) was used to determine the number of homeless sheltered and unsheltered at a one-day point in time on January 26, 2005.

The enumeration of homeless persons in Thurston County was conducted by a team of representatives from local homeless provider organizations and volunteers on January 26, 2005. It included a one day search of encampments across the county, an intense outreach effort in Downtown Olympia and a one day count of the homeless served in the counties homeless shelters and transitional facilities. It was conducted as a point in time homeless count as part of a county by county survey organized by the Washington State Department of Community, Trade, and Economic Development for the Balance of Washington State Continuum of Care in which Thurston County participates. Duplication was taken care of by cross-checking data.

HUD Table 1B - Special Needs (Non-Homeless) Populations – City of Olympia

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars (\$) to Address Unmet Need	Goals
Elderly	H			10
Frail Elderly	M			-
Severe Mental Illness	H			15
Developmentally Disabled	M			-
Physically Disabled	H			10
Persons w/ Alcohol/Other Drug Addictions	H			10
Persons w/HIV/AIDS	M			-
Other				
TOTAL				45

Rationale for Establishing Priorities

There are relatively greater needs in terms of the number of persons who are elderly, seriously mentally ill and chronic substance abusers than other special needs populations. The City’s housing rehabilitation programs include provisions for making housing handicapped accessible for persons with physical disabilities.

Obstacles that may be faced in meeting the needs of underserved special needs populations include the limited amount of state and federal funds available for these populations.

HUD Table 2A - Priority Needs Summary Table – City of Olympia

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		Unmet Need	5 Year Goals
Renter	Small Related	0-30%	H	478	25
		31-50%	H	450	5
		51-80%	M	715	5
	Large Related	0-30%	H	59	5
		31-50%	H	84	5
		51-80%	M	114	5
	Elderly	0-30%	H	431	10
		31-50%	H	334	10
		51-80%	M	182	10
	All Other	0-30%	H	1,339	25
		31-50%	H	797	10
		51-80%	M	1,050	10
Owner	0-30%	M-H	417	25	
	31-50%	H	533	25	
	51-80%	H	1,225	25	
Special Needs		0-80%	H	300	45
Total Goals					245
Total 215 Goals					75
Total 215 Renter Goals					25
Total 215 Owner Goals					50

Note: All unmet needs for owner and rental housing were obtained from the HUD CHAS data.

Rationale for Establishing Priorities

Renters

With a limited amount of funds, the City has had to focus its resources. The overall need for assistance to homeowners and the stabilizing impact that increased homeownership has on neighborhoods have led the City to focus on homeownership activities. Nevertheless, the City will support renter activities and will work to encourage and support other entities, such as Thurston County Housing Authority and other non-profit organizations to increase assistance to renters. The City’s focus is on those populations in the greatest need (households below 50% of area median) as they have the greatest burden given the limited flexibility their incomes provide. 84% of this population has housing problems according to the CHAS data. Approximately 4,000 households in the City fall in this category. Households between 50%-80% of median are more able to cope with their limited income and are therefore not as high of a priority.

Homeowners

The CHAS data indicate that 25% of homeowner households with incomes under 80% of median area income have housing problems. There are a number of lower income homeowner

households in danger of losing their homes due to high costs of maintenance and/or deteriorating housing conditions that are beyond their ability to meet. The City has generally placed a priority on promoting homeownership as part of a strategy to stabilize the community's neighborhoods. The City's down payment assistance and housing rehabilitation program will continue to play a role in helping this population. .

Special Needs Populations

The needs of the homeless and other special needs populations for housing are great within Olympia. While the City wishes to assist persons with special needs, the limited amount of funds available does not permit the development of a separate program to assist this group. The City intends to continue to make the homeless a high priority and intends to support homeless projects through its allocation of CDBG funds.

Obstacles

There are a number of obstacles limiting the City's ability to meet the underserved needs of the lower income populations. Many of the homeowners in the under 80% of median income ranges have poor credit history or high mortgage costs which do not permit them to qualify for conventional assistance, leaving the CDBG as the only source of funding for high risk borrowers. Renters with poor credit histories or criminal records face a difficult task in meeting their housing needs. There is a limited amount of federal and local funds available to remedy the lack of affordable housing. As housing costs continue to go up in central Puget Sound counties, the surrounding housing markets will the impact the affordability issues by pushing local land and property values up.

HUD Table 2B –Community Development Needs – City of Olympia

See below for Instructions and Definitions				
PRIORITY COMMUNITY DEVELOPMENT NEEDS	Need Level Priority: High, Medium, Low, No Such Need	Unmet Need	Dollars (\$) to Address Unmet Need	Goals
PUBLIC FACILITY NEEDS (projects)			0	
Senior Centers	N		0	
Handicapped Centers	N		0	
Homeless Facilities	H		5,000,000	
Youth Centers	M		0	
Child Care Centers	L		0	
Percival Landing Repair	M		5,000,000	
Neighborhood Facilities	--		0	
Parks and/or Recreation Facilities	M		2,700,000	
Parking Facilities, Downtown Parking Garage	M		3,500,000	
Non-Residential Historic Preservation	M		10,000,000	
Other Public Facility Needs, City Hall	M		18,000,000	
INFRASTRUCTURE (projects)			0	
Water/Sewer Improvements	M		36,000,000	
Street Improvements, Sidewalks	M		30,000,000	
Solid Waste Disposal Improvements	--		0	
Flood Drain Improvements	M		8,000,000	
Other Infrastructure Needs	M		22,000,000	
PUBLIC SERVICE NEEDS (people)			0	
Senior Services	M		100,000	
Handicapped Services	M		0	
Youth Services	M		50,000	
Child Care Services	M		50,000	
Transportation Services	--		0	
Substance Abuse Services	M		30,000	
Employment Training	M		20,000	
Health Services	M		100,000	
Lead Hazard Screening	L		0	
Crime Awareness	M		50,000,000	
Other Public Service Needs	M		180,000	
ECONOMIC DEVELOPMENT			0	
ED Assistance to For-Profits (businesses)	M		11,000	
ED Technical Assistance (businesses)	M		11,000	
Micro-Enterprise Assistance (businesses)	M		25,000	
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	M		10,000,000	
C/I* Infrastructure Development (projects)	--		0	
Other C/I* Improvements (projects)	--		0	
PLANNING			0	
Planning	--		0	
TOTAL ESTIMATED DOLLARS NEEDED:			\$ 200,777,000	

* Commercial or Industrial Improvements by Grantee or Non-profit

C. GENERAL

The general priorities for allocating investment within the City of Olympia and among priority needs are indicated in the priority needs table below.

The analysis of the housing market indicates that, in the Olympia MSA, 45% of renters are unable to afford Fair Market Rent for a two-bedroom unit.⁴¹ The severity of housing problems and needs include 79% of extremely low-income households with any housing problems; 75% of low-income households with any housing problems; 43% of moderate-income households with any housing problems -- provided the basis for assigning all households in the Priority Needs Table a Medium priority. The Interjurisdictional Forum on Homelessness and the HOME Consortium are developing a plan to address these issues county-wide.

The major obstacle to meeting under-served needs is insufficient federal, state, and local funding for human services. The under-served needs of extremely low-income people are of special concern.

The City's objectives address the identified housing and homeless needs of affordable housing; transitional housing; emergency shelter; housing options and related services to underserved special need populations; and prevention of homelessness. Funds that are reasonably expected to be made available will be used to rehabilitate existing stock of affordable housing, and fund transitional housing and services to under-served special need populations. The amount of funds expected to be available to meet the identified needs during the period of the Consolidated Plan is \$2,000,000 in CDBG funds along with potential HOME Consortium funds of \$5,000,000. The estimated number of renters unable to afford Fair Market Rent will influence the Housing Authority of Thurston County's use of funds made available for rental assistance. The significant decrease in subdivision lots will influence the production of new units.

D. BARRIERS TO AFFORDABLE HOUSING

The City of Olympia's strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing includes these specific actions that have been incorporated into the Comprehensive Plan and Unified Development Code are:

- < Up-zone to higher densities, increasing the number of units per acre there by reducing the land costs per unit.
- < Revised sub-division standards, reducing non-safety standards to reduce the cost of construction where savings are passed on to the consumer in the price of the homes. (Example: reduced setback or sideline requirements and narrower street widths on non-arterial streets.)
- < Allow accessory dwelling units, also known as Mother-in-law apartments to allow increases in the number of households in an existing developed area at a lower cost than new construction.

41. Source: September, 1999, National Low-Income Housing Coalition

- < Maintain an efficient permit and development review to minimize development time and costs associated with delays.
- < Encourage mixed use projects that include jobs, retail, and services along with housing, thus decreasing transportation and other costs of living for area residents.
- < Encourage denser urban villages (Aurban development centers@) which include most services, some jobs, and are connected by transit in order to reduce reliance on automobile transportation.
- < Encourage the preservation and rehabilitation of existing affordable housing units through the city General Fund.
- < Use of reasonable discretion when enforcing modern building code requirements on renovation of older structures that have safe and functional systems for water, electricity and fire safety. Increased coordination with code enforcement and housing rehabilitation.
- < Encourage renovation and conversion of existing buildings to residential uses in mixed use projects which include residential use on upper stories with retail on the ground floor.
- < Continue to allow modular housing anywhere site-built housing is allowed.

E. LEAD-BASED PAINT HAZARDS

The Community Planning and Development Department Housing Division has developed an outline of actions to be undertaken over the coming five years to evaluate and reduce lead-based paint hazards.

- < Continue to clarify policies regarding lead-based paint hazards in residential rehabilitation projects in the Housing Division Operating Procedures Manual.
- < Negotiate with other localities to contract for Risk Assessor services. Develop an agreement to facilitate all required inspections by inspectors and assessors with the required licenses.
- < Encourage more local contractors to obtain ALead Paint Worker@ or Lead Paint Supervisor@ licenses.
- < Continue to contract for “Lead Hazard Risk Assessment” and “Lead Paint Hazard Clearance” testing with the Housing Authority of Thurston County.
- < Continue to manage the residential rehabilitation projects in accordance with lead-based paint hazard rules.
- < Continue to provide general information and referrals on lead paint safety as possible to other government agencies and officials, property owners, contractors, and other housing rehabilitation professionals.

Lead-based paint reduction will be integrated into housing policies and programs as follows:

- < Continuous review existing regulations, housing, and rehabilitation codes to assure lead-based paint hazard reduction is incorporated where appropriate.
- < Include lead-based paint reduction as an eligible activity in rehabilitation programs.
- < Review and determine need for testing and lead paint hazard reduction in conjunction with rehabilitation.
- < Use weatherization programs and funds to address lead paint hazard risks in windows,

window-wells, etc.

- < Review and determine need for inspections for lead at appropriate times when housing is otherwise being inspected or evaluated.

The Housing Authority has two EPA-licensed Lead Risk Assessors on staff that will provide paint-inspection services as required in the HUD Final Rule for lead-based paint. The City will continue to partner with other public and private agencies to pursue funding for lead hazard reduction programs to provide funding for equipment, training, testing services and lead hazard reduction work on single- and multi-family housing.

The Housing Authority is also pursuing funding for a lead hazard reduction program through the State of Washington. If successful, this program will provide funding for equipment, training, testing services and lead hazard reduction work on single- and multi-family housing.

F. ANTI-POVERTY STRATEGY

The City of Olympia=s goals for reducing the number of poverty level families has are multi-faceted.

- < Contract with Enterprise for Equity to assist persons in poverty to own and run their own businesses.
- < Address the causes as well as the symptoms associated with poverty and the quality of life of low- and moderate-income persons.
- < Enhance delivery of human services to low- and moderate-income persons.
- < Coordinate the City=s goals and policies for producing and preserving affordable housing with other programs and services that the City of Olympia funds through the Human Services Review Council which will assist in reducing the number of poverty-level families.

The City of Olympia has adopted the Human Services Review Council's plan for reducing poverty among county residents. The plan includes the following basic strategies:

- < Address the causes as well as the symptoms associated with poverty and the quality of life of low- and moderate-income persons
- < Enhance the delivery of human services to low- and moderate-income persons
- < Coordinate the county's goals and policies for producing and preserving affordable housing with other programs and services the county funds through the Human Services Review Council which will assist in reducing the number of poverty-level families

G. INSTITUTIONAL STRUCTURE

The institutional structure includes the Interjurisdictional Forum on Homelessness, the HOME Consortium, the Economic Development Council, the Olympia Downtown Association, non-profit organizations funded by the Human Services Review Council, and those participating in the

Housing Task Force through which the City of Olympia will carry out its housing and community development plan. The strengths and gaps in that delivery system are assessed as follows:

Strengths

- < Cooperation and working relationships among institutions
- < Knowledge of development
- < Access to federal housing programs
- < Knowledge of the needs of low-income persons
- < Organized human service delivery

Gaps

- < More permanent subsidized housing resources (Section 8, etc.)
- < Resources to increase coordination of services
- < Competition for funds among agencies
- < Release of individuals from institutions without identification of housing resources
- < Lack of housing resources targeting single individuals, particularly men, youth aged 12 to 21, and the mentally ill
- < Housing resources for individuals with special needs such as individuals with AIDS and related diseases.

The organizational relationship between the City of Olympia and the Housing Authority of Thurston County is mutually cooperative through partnership of mutual projects and programs, including funding of emergency shelter programs. The City of Olympia certified that the Public Housing Authority Plan is consistent with the Consolidated Plan.

The City of Olympia will continue to support coordinated efforts through the Interjurisdictional Forum on Homelessness and Housing Task Force to overcome the gaps in the institutional structure.

H. COORDINATION

To enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies, the City of Olympia participates in the Interjurisdictional Forum on Homelessness, the HOME Consortium, the Housing Task Force and Homeless Services Committee. The Interjurisdictional Forum on Homelessness, the HOME Consortium, the Housing Task Force and Homeless Services Committee have enhanced the community's efforts in communicating and coordinating efforts dealing with the Continuum of Care planning, HOME Consortium Planning as well as developing new projects in a focused manner.

I. PUBLIC HOUSING

Resident Initiatives

None. Not applicable to this program.

Needs of Public Housing

In Thurston County there are 60 units of public housing for senior citizens known as Casa Madrona. They are owned by the King County Housing Authority and are located at 3948 Martin Way East in Olympia. The units are well-maintained and are not in need of rehabilitation.

J. HOMELESSNESS

Ending Homelessness In Olympia, Thurston County, WA

Priorities and strategies established by the 2004 Continuum of Care Plan have been identified as follows:

- < Maintain existing emergency shelters
- < Maintain the Emergency Shelter Network
- < Maintain and encourage the continuation of overflow shelter beds
- < Develop new shelters only if they are needed for the mentally ill, chronic substance abusers and dually-diagnosed persons
- < Focus on the "bottlenecks" in the Continuum of Care process by increasing transitional housing, case management and housing supportive services
- < Increase case management and housing support services as these are critical components in moving persons from homelessness and assisting them to become stabilized
- < Increase the availability of affordable permanent housing
- < Locate a source of funding for tenant relocation purposes
- < Increase special needs population transitional housing and services for the following populations:
 - Domestic Violence Victims
 - Young Pregnant Women
 - Mentally Ill
 - Substance Abusers
 - Dually-Diagnosed

In 2003, the Thurston County HOME Consortium (including Olympia) adopted the vision and goal to reduce homelessness in Thurston County by 50% by the end of 2005. Elected officials who make up the HOME Consortium formed the Interjurisdictional Forum on Homelessness (IFH.) The IFH was formed in December of 2002 and meets monthly to work on what can be done to affect homelessness from a jurisdictional approach. The IFH was formed based on the premise that homelessness was not just a City of Olympia problem even though that was where many of the "visible" homeless were to be found. The group shared the value that homelessness was a county-wide problem that would best be served with a multi-jurisdictional approach.

Much of Thurston County's first two years of HOME funds were aimed toward the goal of reducing homelessness through the provision of tenant-based rental assistance (TBRA). Two homeless counts were conducted in 2003, one before receiving HOME funds in Thurston County and again

eight months later. The count showed a 36% reduction in the number of unsheltered homeless, much of which is attributable to the HOME program. A third homeless count was conducted in January of 2005 showing a 65% reduction in homelessness from the first count in 2003. This steady reduction is, again, attributed by homeless count organizers to the HOME Program and the continuum of housing and services created by local homeless housing providers and planners.

Not only has Thurston County's homeless housing capacity increased, but the number of homeless individuals has decreased. While the homeless counts cannot tell us this for certain, it is likely that the reduction in the number of homeless is due to the movement of homeless persons from shelter into transitional housing (TBRA) and then on to the Section 8 Voucher Program, where they would then drop off the homeless count. While TBRA can only assist households for a maximum period of two years, the Voucher Program can serve them as long as they are eligible for the assistance. In Thurston County, much work has been done to ensure a seamless system of access to housing and agencies have worked together to coordinate the sheltering, transitional housing and Voucher programs. The only roadblock to a fully seamless system of housing is the availability of funds to keep up with the need for low-income housing.

The Thurston County Housing Task Force has been in charge of Continuum of Care (CoC) planning in Thurston County since the concept first began. The CoC planning process is required by the Department of Housing and Urban Development in order for communities to access federal McKinney-Vento Act funds. Planning has been taken to a whole new level in recent years with participants being many and varied. Planners meet twice per month at a minimum and have up to 30 agency and community representatives at the table. In 2003, Behavioral Health Resources, a mental health agency was awarded \$709,000 for their permanent housing project for the chronically homeless, mentally ill. In 2004, Catholic Community Services was awarded \$750,000 for a permanent housing project for the same population. The CoC planning group and the IFH were instrumental in bringing those projects and the McKinney funding together.

K. FAIR HOUSING

Affirmatively Furthering Fair Housing - Community Education

The City is committed to promoting and fostering education on fair housing issues through out the community. To this end, the City continues to sponsor and coordinate the Fair Housing Partnership of Thurston County, which is a public-private partnership dedicated to promoting fair housing choice in Thurston County. This partnership includes renters, prospective home buyers, lenders, Realtors, local developers, property managers, public agency representatives and all other community members who have a stake in fair housing. In taking a community-based education approach, this Partnership has fostered deeper understanding of Fair Housing issues for all of the participants and has built working relationships between formerly polarized stakeholders.

Through this public-private partnership, the City has sponsored quarterly meetings to plan activities, conducted educational programs, and has sent out educational mailings to a diverse mailing list. Recent activities of this partnership include the following:

- < A 2004 Inter-jurisdictional meeting on fair housing reporting & enforcement for locally

protected classes, ultimately producing an informational document to be available to consumers and providers of housing.

- < The Partnership collaborated with the State Human Rights Commission on an October, 2004, forum entitled **“Fair Housing & Domestic Violence as Human Rights Issues”** which explored the fair housing status of domestic violence victims under the Landlord Tenant Act.
- < In 2005, the City hosted a “Conference on Human Rights” primarily organized by the Olympic Rental Association. Other sponsors included the Thurston County Multi-Housing Coalition, the Housing Authority of Thurston County and the Thurston Tenant Union. This event focused on fair housing issues faced by rental property owners.
- < In 2005, the City was invited to make a presentation on Fair Housing to the Thurston County Multi-Housing Coalition, an association of owners and property managers of multi-unit rental housing complexes.
- < The City is negotiating with the Fair Housing Center to update the City’s “Analysis of Impediments to Fair Housing” last produced in 1996. This updated report will be designed to be more easily excerpted with user-friendly sections that could be used by members of the partnership and other fair housing stakeholders.

In addition to participating in the Fair Housing Partnership, the City promotes fair housing in other forums. The City participates in the Housing Task Force, a County-wide body which meets monthly and includes fair housing as one the issues addressed. Its members include homeless housing and service providers, providers of permanent housing, church groups, local elected officials and jurisdiction staff and other local social service agencies. The City displays the Fair Housing Equal Opportunity logo on every public CDBG correspondence, posting and marketing piece, and will be posted where marketing takes place for CDBG Program funded projects or activities.

VII. MONITORING

MONITORING

All programs receiving CDBG funds will be monitored throughout the year with a frequency that depends upon the project, the project timeline, size and status of completion. A monitoring calendar will be used throughout the 2005 program year.

Olympia has extensive monitoring procedures with regard to the funds provided by HUD. These procedures were developed to address federal, state, and county statutory and regulatory requirements in addition to providing staff with a system of ensuring project compliance and accomplishment. Along with other funds received from HUD, Olympia will conduct monitoring reviews to determine that the City's programs financed by HOME funds will be carried out in accordance with the City's adopted Consolidated Plan and in a timely manner. This section will discuss (1) monitoring to meet Consolidated Plan goals, (2) ensuring compliance with statutory and regulatory requirements, and (3) maintaining fiscal control.

Olympia will report annually on the progress made toward meeting the goals established in the Consolidated Plan for assisting families. This performance report will comply with HUD's requirements and format and be submitted annually. Olympia has three major monitoring tools to ensure compliance with requirements. These are policies, contract requirements, and on-site monitoring.

A. POLICIES

Olympia annually adopts a Community Development Block Grant (CDBG) Annual Plan that guides the application and allocation process for CDBG funded projects. Once adopted, the Consolidated Plan will also be used to guide the CDBG allocation processes as funds are made available to the state.

Agencies requesting funds are asked to respond to general and program-specific policies in their application. The general policies incorporate federal, state, and local requirements. These policies include, among others:

- < consistency with local codes and policies
- < restrictions on change of use of property/buildings assisted with federal funds
- < establishment of a legally binding public interest
- < minimization of displacement and provision of relocation assistance
- < adherence to federal wage rates
- < compliance with federal audit requirements
- < adherence to lead-based paint abatement regulations

< establishment of affordable rents

Housing projects are also asked to respond to the following housing activity policies formerly incorporated in the City of Olympia's Housing Assistance Plan, but now identified in the Consolidated Plan, address needs/gaps identified in the 2005 Consolidated Plan, utilize other funds effectively, affirmatively further fair housing practices; develop an affirmative marketing plan; and complete an environmental review checklist.

B. CONTRACTS WITH SUB-RECIPIENTS

Agencies with projects funded through CDBG will be required to enter into a contract with Olympia. In addition to the scope of work, duration, and projected accomplishments or performance, each contract contains federal, state, and local program requirements by which each agency must abide.

Contracts are mailed to the agencies for their review before being executed. Agencies must understand that the contract requirements are the criteria against which they will be monitored. When the contract agreement has been signed by the sub-grantee and the City Manager, a meeting is held between the project manager and the sub-grantee to ensure that the sub-grantee is aware of all conditions that accompany the agreement. The more complicated requirements such as Davis-Bacon wage rates, lead based paint abatement, Section 504 Accessibility, bidding requirements and procurement procedures are given special attention if germane to the project. The project manager keeps in touch with the sub-grantee on the progress of the project and is available throughout the life of the contract for continuing technical assistance. For some projects, weekly contact is necessary to ensure successful project oversight.

Construction projects that require compliance with federal wage standards have an additional layer of review that includes a pre-construction conference with the Olympia Community Development Coordinator, project manager, sub-grantee and the project's architect or engineer. The meeting is to assure that the bid specifications will include reference to federal wage rates and women/minority enterprise targets. The bid specifications are reviewed by the Community Development Coordinator for approval prior to the bid advertisement.

C. ON-SITE MONITORING

During the middle of the project year, the City schedules monitoring visits with sub-grantees. During the site visit, the project manager reviews records and evidence of performance in many areas: program administration, benefit to low- and moderate-income people, environmental review, equal opportunity in employment, real property acquisition and relocation, procurement procedures, construction projects, finance and record keeping and audit requirements, among other areas. The checklist of areas to be monitored is reviewed and updated annually and has been reviewed by the local HUD office. This process helps the project managers identify areas that need attention when dealing with a particular project and sub-grantee. The project manager will work with a sub-grantee

until the deficiency identified in the monitoring report is rectified.

For projects with a restriction on change of use, periodic visits are conducted during the years the restriction is in place.

D. FISCAL CONTROLS

Olympia has standardized procedures to ensure that fiscal information on CDBG funds that are being submitted to a HUD cash and management information system are correct and complete. Once the letter of credit is approved and CDBG funds become available, separate accounts are set in place.

Each approved project is linked to each account authorized via the City's accounting management system. A continuing balance for each project is maintained and can be accessed on a daily basis.

When sub-grantees request reimbursement, they are required to submit both a city voucher reimbursement and backup documentation that the costs were actually incurred, as well as a performance accomplishment report. Individual project managers and a fiscal staff person review both. Reimbursement requests are reviewed for appropriateness and eligibility under contracted provisions. If an inappropriate or ineligible cost is incurred, or if performance falls far below projections, the City will not reimburse sub-grantees and will meet with them to try to rectify the situation.

The completion of a project does not necessarily end the City's involvement with it. For example, once a project is completed, the City will secure the public interest in the project and restrict any potential change of use via a promissory note and deed of trust instrument against the real property. CDBG funds are subject to payback, with a share of the appreciated value, if the use of the property changes.

IX. APPENDIX

A. GENERAL DEFINITIONS

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility costs.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Alcohol/Other Drug Addiction: A serious and persistent alcohol or other drug addiction that significantly limits a person=s ability to live independently.

Assisted Household or Person: For the purpose of identification of goals, an assisted household or person is one which during the period covered by the annual plan will receive benefits through the Federal funds, either alone or in conjunction with the investment of other public or private funds. The program funds providing the benefit(s) may be from any funding year or combined funding years. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance through new budget authority. An existing homeowner is benefited during the year if the home=s rehabilitation is completed. A first-time home buyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year. Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section & Housing Quality Standards (see 24 CFR section 882109). See also, instructions for completing Table 3B of the CHAS and Table 1 of the Annual Performance Report.

CHAS: Acronym for Comprehensive Housing Affordability Strategy.

Consistent with the Consolidated Plan: A determination made by the jurisdiction that a program application meets the following criterion: The Annual Plan for that fiscal year=s funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas as specified in the plan; and the activities benefit a category of residents for which the jurisdiction=s five-year strategy shows a priority.

Cost Burden > 30%: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Cost Burden > 50% (severe cost burden): The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Disabled Household: A household composed of one or more persons at least one of whom is an

adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Economic Independence and Self-Sufficiency Programs: Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operation Bootstrap programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the Family Self-Sufficiency program. In addition, PHAs may operate locally-developed programs or conduct a variety of special projects designed to promote economic independence and self sufficiency.

Elderly Household: For HUD rental programs, a one or two person household in which the head of the household or spouse is at least 62 years of age.

Elderly Person: A person who is at least 62 years of age.

Existing Homeowner: An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Family: See definition in 24 CFR 812.2 (The National Affordable Housing Act definition required to be used in the CHAS rule differs from the Census definition). The Bureau of Census defines a family as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage or adoption. The term Ahousehold@ is used in combination with the term Arelated@ in the CHAS instructions when compatibility with the Census definition of family (for reports and data available from the Census based upon that definition) is dictated. (See also AHomeless Family.@)

Family Self-Sufficiency (FSS) Program: A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

Federal Preference for Admission: The preference given to otherwise eligible applicants under HUD=s rental assistance programs who, at the time they seek housing assistance, are involuntary displaced, living in substandard housing, or paying more than 50 percent of family income for rent. (See, for example, 24 CFR 882.219.)

First Time Home Buyer: An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the home buyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from

consideration as a first-time home buyer on the bases that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

For Rent: Year round housing units which are vacant and offered/available for rent. (U.S. Census definition)

For Sale: Year round housing units which are vacant and offered/available for sale only. (U.S. Census definition)

Frail Elderly: An elderly person who is unable to perform at least 3 activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities). (See 24 CFR 889.105.)

Group Quarters: Facilities providing living quarters that are not classified as housing units. (U.S. Census definition). Examples include: prisons, nursing homes, dormitories, military barracks, and shelters.

HOME: The HOME investment Partnerships Program, which is authorized by Title 11 of the National Affordable Housing Act.

Homeless Family: Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Individual: An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children.

Homeless Youth: Unaccompanied person 17 years of age or younger who is living in situations described by terms Asheltered@ or Aunsheltered@.

Household: One or more person occupying a housing unit (U.S. Census definition). See also AFamily@.

Housing Condition Definitions: By local definition, the term Astandard condition@ is a dwelling that provides safe and adequate housing, is well maintained, structurally sound without visible deterioration or observable defects. A dwelling defined as Asub-standard condition but suitable for rehabilitation@ (q.v.) does not provide adequate housing and has one or more major defects contributing to structural unsoundness and/or lacking in adequate weather protection, requires replacement of materials and/or repair beyond ordinary maintenance.

Housing Problems: Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden greater than 30 percent. Table 1C requests non-duplicative counts of households that meet one or more of these criteria.

Housing Unit: An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters. (U.S. Census definition)

Institutions/Institutional: Group quarters for persons under care of custody. (U.S. Census definition)

Large Related: A household of 5 or more persons which includes at least one person related to the householder by blood, marriage or adoption.

Lead-Based Paint Hazard: Any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, and lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency. (Residential Lead-Based Paint Hazard Reduction Act of 1992 definition.)

LIHTC: (Federal) Low-Income Housing Tax Credit.

Low Income: Households whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD=s findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. NOTE: HUD income limits are updated annually and are available from local HUD offices (This term corresponds to low- and moderate-income households in the CDBG Program.)

Non-Elderly Household: A household which does not meet the definition of AElderly Household,@ as defined above.

Non-Homeless Persons with Special Needs: Includes frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

Non-Institutional: Group quarters for persons not under care of custody. (U.S. Census definition used)

Occupied Housing Unit: A housing unit that is the usual place of residence of the occupant(s).

Other Household: A household of one or more persons that does not meet the definition of a Small Related household, Large Related household or Elderly Household.

Other Income: Households whose incomes exceed 80 percent of the median income for the area as determined by the Secretary, with adjustments for smaller and larger families.

Other Low-Income: Households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the bases of HUD=s findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This term corresponds to moderate-income in the CDBG Program.)

Other Vacant: Vacant year round housing units that are not For Rent or For Sale. This category would include Awaiting Occupancy or Held.

Overcrowded: A housing unit that contains more than one person per room. (U.S. Census definition)

Owner: A household that owns the housing unit it occupies. (U.S. Census definition)

Physical Defects: A housing unit lacking complete kitchen or bathroom (U.S. Census definition). Jurisdictions may expand upon the Census definition.

Primary Housing Activity: A means of providing or producing affordable housing--such as rental assistance, production, rehabilitation or acquisition--that will be allocated significant resources and/or pursued intensively for addressing a particular housing need. (See also, ASecondary Housing Activity@.)

Project-Based (Rental) Assistance: Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Public Housing CIAP: Public Housing Comprehensive Improvement Assistance Program.

Public Housing MROP: Public Housing Major Reconstruction of Obsolete Projects.

Rent Burden > 30% (cost burden): The extent to which gross rents, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Rent Burden > 50% (severe cost burden): The extent to which gross rents, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent. (U.S. Census definition)

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Secondary Housing Activity: A means of providing or producing affordable housing--such as rental assistance, production, rehabilitation or acquisition--that will receive fewer resources and less emphasis than primary housing activities for addressing a particular housing need. (See also, APrimary Housing Activity@.)

Section 215: Section 215 of Title 11 of the National Affordable Housing Act. Section 215 defines Aaffordable@ housing projects under the HOME program.

Service Needs: The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden: See Cost Burden > 50%.

Severe Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person=s ability to live independently.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly or

privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelter, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor is its residents homeless.

Small Related: A household of 2 to 4 persons which includes at least one person related to the householder by birth, marriage, or adoption.

Standard Condition: By local definition, dwelling units that provide safe and adequate housing, are well maintained, structurally sound without visible deterioration or observable defects.

Substandard Condition and Not Suitable for Rehab: By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Substandard Condition but Suitable for Rehab: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work.

Substantial Amendment: A major change in an approved housing and community development strategy of more than 20% of the total annual grant. It involves a change to the five-year strategy, which may be occasioned by a decision to undertake activities of programs inconsistent with that strategy.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters that have a supportive environment and includes a planned service component.

Supportive Service Need in FSS Plan: The plan that PHAs administering a Family Self-Sufficiency program are required to develop to identify the services they will provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary or post secondary schooling; job training, preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management, and household management; counseling in home ownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based (Rental) Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Total Vacant Housing Units: Unoccupied year round housing units. (U.S. Census definition)

Unsheltered: Families and individuals whose primary nighttime residence is a public or private

place, not designed for, nor ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys).

Vacant Awaiting Occupancy or Held: Vacant year round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year round housing units that are held by owners or renters for occasional use. (U.S. Census definition)

Vacant Housing Unit: Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

Very Low Income: Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of prevailing levels of construction costs or fair market rents. (This term corresponds to low-income households in the CDBG Program.)

Worst-Case Needs: Unassisted, very low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced.

Year Round Housing Units: Occupied and vacant housing units intended for year round use. (U.S. Census definition.) Housing units for seasonal or migratory use are excluded.

B. CITIZEN PARTICIPATION PLAN

CITIZEN PARTICIPATION PLAN FOR THE CITY OF OLYMPIA CONSOLIDATED PLAN

Purpose

City of Olympia encourages residents to become involved in the planning and implementation activities of the Consolidated Plan. The City is required by the U.S. Department of Housing and Urban Development (HUD) to follow a Citizen Participation Plan in the planning and evaluation of programs in the Consolidated Plan. This plan describes how residents can access information, review and comment on proposed activities and provide comments on performance evaluations of the approved activities. Citizens are also encouraged to participate in program implementation and monitoring activities.

Specifically, this Plan describes the details of the process for public participation in annual planning for the CDBG Program in City of Olympia. The "City of Olympia Citizen Participation Plan" provides for opportunities for City residents to be involved in planning and development of Community Development Block Grant activities operated in Olympia. That document is appended to this document by reference.

Public Comment on the Citizen Participation Plan

The City will advise the public of the availability of the Citizen Participation Plan and invite residents to comment on it. If modifications to the plan are being considered, the public will be invited to comment on the proposed amendments to the plan. Notices advising the public of the availability of the Citizen Participation Plan and any proposed amendments to it will be placed on the City of Olympia web site at www.ci.olympia.wa. A copy of the Citizen Participation Plan is also available at the office of the City of Olympia CPD Office, 837 - 7th Avenue SE, Olympia. Public comments on the Citizen Participation Plan may be sent to the City of Olympia Community Development Coordinator at PO Box 1967, Olympia, WA 98507-1967.

Public Comment on the Consolidated Plan and Plan Amendments

The plan also encourages public participation in the development of the Consolidated Plan and amendments to the Plan. This Plan provides for an assessment of needs, outlines five-year strategies and establishes an Annual Plan including the proposed use of grant funds. Prior to adoption of the plan, the public will be advised of the amount of financial assistance that is expected to be provided within the City by HUD, the range of activities that may be undertaken, and the amount of funding expected to benefit low- and moderate-income persons.

A "substantial amendment" is defined as any proposed change in the use of CDBG or CDBG funds that exceeds 20% of the total amount annually provided by HUD for each program. In addition, the

following changes will be considered "substantial amendments" to the program requiring an opportunity for public comment:

- ◆ a change in the general location of activities
- ◆ a major change in the scope of an activity or the addition or deletion of an activity
- ◆ a change in the beneficiaries of the activities

The Draft Consolidated Plan and any "substantial amendments" to the plan will be published and made available in the same manner as indicated in the previous section. The public will be notified in *The Olympian* that they have at least 30 days to review and comment on the Draft Plan and any substantial amendments to the Plan.

Citizen comments on the Plan will be considered if they are received orally at the public hearing or submitted in writing within the 30-day period for comment to the office of the City of Olympia CPD Office 837 - 7th Avenue SE, Olympia 98501.

In addition, the public will be advised of the City's plans to limit the displacement of persons through CDBG and CDBG program activities and the ways it will assist any persons who may be displaced. The Anti-Displacement Plan will be included in the Appendix as part of the Consolidated Plan and will be distributed with the plan.

A copy of the Consolidated Plan will be available for review at the City of Olympia CPD Office 837 - 7th Avenue SE, Olympia 98501. The Plan will be available for review at the City of Olympia website beginning in June 2005: www.ci.olympia.wa.us. Finally, a copy of the Plan may be requested by contacting either the office of the City of Olympia CPD Department, 837 - 7th Avenue SE, Olympia 98501.

Public Comment on the Annual Performance Report

In the fall of 2005, the City of Olympia will report annually on its performance in implementing the activities of the Consolidated Plan. The public is encouraged to review and comment on this document prior to its submission to HUD. The Annual Performance Report will generally be available in the month of November. The public will be provided at least 20 days within which to comment on the report. Copies of the report will be available for review at the office of the City of Olympia CPD Office 837 - 7th Avenue SE, Olympia 98501

Encouraging Public Participation

The Citizen Participation Plan encourages public participation by facilitating involvement of low- and moderate-income residents and consumers of public and assisted housing. Appropriate steps will also be taken to encourage involvement of people of color, people who do not speak English, and people with disabilities. Upon request to the City of Olympia CPD Office 837 - 7th Avenue SE, Olympia 98501 at 360-753-8554, materials will be available in a form accessible to persons with disabilities.

Public Hearings/Public Notice

Two public hearings will be held during each year. The hearings will discuss the performance of the program; provide information on housing and community development needs and proposed activities. At least one hearing will be held prior to publishing the proposed Consolidated Plan for comment. When requested in a timely manner, translation services and assistive listening devices will be provided at public hearings. Persons needing other special accommodations should contact the City of Olympia CPD Office 837 - 7th Avenue SE, Olympia 98501 five business days prior to the hearing. The City of Olympia's TDD number is (360) 753-8270. Notice of all public hearings will be published in the non-legal section of *The Olympian* at least twenty (20) days prior to the date of the hearings.

Additional Information

Citizens, public and private agencies and other interested parties will be given reasonable and timely access to information and records related to the Consolidated Plan and program activities.

A copy of the final documents (the Citizen Participation Plan, including amendments, Consolidated Plan, Annual Action Plan, and the Annual Performance Report) may be obtained at the City of Olympia websites.

Technical Assistance

Upon request, technical assistance will be made available to groups representing low- and moderate-income persons to assist them in understanding the requirements for developing proposals under the Consolidated Plan.

Complaint Process

A complaint pertaining to the Consolidated Plan, any plan amendments and/or the performance report may be submitted for response to the City of Olympia CPD Office 837 - 7th Avenue SE, Olympia 98501. Staff will review the complaint and will provide a response within a period of 15 working days of receipt of any complaint.

C. PUBLIC COMMENTS AND RESPONSES

PUBLIC COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT CONSOLIDATED PLAN

The General Government and the City Council recommended the activities and priorities below based on the knowledge that the City can only fund so many activities with our limited CDBG resources. Other suggestions were considered but not recommended because of limited resources. Other suggestions will be forwarded to other funding sources such as the County HOME program, new 2060 and 2163 funding received by the county.

The notes from the March 31, 2005 and May 3, 2005 meetings are attached (*see Section I. General, B. Identifying Needs*) well as the two public hearing minutes held April 19, 2005, and June 7, 2005 (*see Appendix E*).

The City Council's response was to fund the following activities for B-2005 as well as consider them as objectives and strategies for the B-2005-2010 Consolidated Plan:

- < Rehabilitation of fifteen residential properties.
- < Provide funding for the transitional housing program for youth 18-21 through the ARISE@ program at Community Youth Services.
- < Provide funding to Evergreen Villages= Together! Neighborhood center program that provides activities to up to 190 youth from extremely low-income households.
- < Provide funding for the purchase of land to be developed into low-income housing by a non-profit organization.
- < Provide homeless prevention counseling services to 300 persons.
- < Provide micro enterprise business training for up to 120 persons.
- < Update the City's Analysis of Impediments to Fair Housing.
- < Rehabilitate Safeplace's new shelter for victims of domestic violence using City General Funds.
- < Rehabilitate the Bread and Roses shelter for women and children to accommodate persons with disabilities using existing recycled housing rehabilitation funds.

D. ANTI-DISPLACEMENT AND RELOCATION POLICY

ANTI-DISPLACEMENT AND RELOCATION PLAN

City of Olympia will replace all occupied and vacant occupiable low-/moderate-income dwelling units demolished or converted to a use other than as low-/moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.496a(c) (b).

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion.

Before obligation or expending funds that will directly result in such demolition or conversion, City of Olympia will make public and submit to the US Department of Housing the following information in writing:

1. A description of the proposed assisted activity;
2. The location on a map and the number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for low-/moderate-income dwelling units as direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provisions of replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain low-/moderate-income dwelling unit for at least ten years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a two-bedroom unit with two one-bedroom units) is consistent with the housing needs of low-/moderate-income households in the jurisdiction.

City of Olympia will provide relocation assistance, as described in 570.496a9c) (2), to each low-/moderate-income household displaced by the demolition of housing or by the conversion of a low-/moderate-income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, City of Olympia will take the following steps to minimize the displacement of persons from their homes:

1. Use CDBG funds to provide seed money grants or loans, long-term mortgage loans and favorable rates, or capital grants to tenant groups of multi-family buildings to help them convert to cooperatives.
2. Stage rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, working with empty buildings or groups of empty units first so they can be rehabilitated first and tenants moved in before rehabilitation, working with empty buildings or groups of empty units first so they can be rehabilitated first and tenants moved in before rehabilitation on occupied units or buildings is begun.
3. Establish temporary relocation facilities in order to house families whose displacement will be of short duration, so they can move back to their neighborhoods after rehabilitation or new construction.
4. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burdens on long-established owners or on tenants of multi-family buildings.
5. Establish counseling centers operated by the county or non-profit organizations to assist homeowners and renters to understand the range of assistance that may be available to help them in staying in the area in face of revitalization pressures.
6. Establish a program of grants or deferred loans for rehabilitation of repairs to property owners who agree to limit rent increases for five to ten years.
7. Develop displacement watch systems in cooperation with neighborhood organizations to continuously review neighborhood development trends, identify displacement problems and identify individuals facing displacement who need assistance.
8. Adopt policies, which help to ensure certain rights for tenants faced with condominium or cooperative conversions.
9. Consider the adoption of tax assessment policies to reduce the impact of rapidly increasing assessments on lower-income occupants or tenants in revitalizing areas, such as; (a) deferred neighborhood-wide reassessments if area has not yet been extensively upgraded; or (b) targeting public improvements into several other neighborhoods with potential for revitalization; and (c) conduction of advertising campaigns to attract interest in other neighborhoods.

E. CITY COUNCIL MINUTES AND EXCERPTS

A. Olympia City Council Minutes for April 19, 2005

OLYMPIA CITY COUNCIL MINUTES April 19, 2005

The regular session of the Olympia City Council convened at 7:00 p.m., Tuesday, April 19, 2005. Those in attendance were Mayor Mark Fouch, Mayor Pro Tem Laura Ware, Curt Pavola, TJ Johnson, Matthew Green, Doug Mah, and Joe Hyer.

PUBLIC HEARINGS

5 Year Community Development Block Grant (CDBG) Consolidated Plan

Community Planning and Development Coordinator Ken Black provided background of CDBG funds used for public improvements and neighborhood preservation. He noted that funds received from HUD (U.S. Department of Housing and Urban Development) this year totaled \$444,000 and said the amount was a 5 percent cut from last year. He explained that tonight was the first of two public hearings to be held, outlined upcoming meetings to discuss CDBG funding recommendations, and noted that no Council action was requested this evening.

Mr. Black reported on previous funding activities for CDBG funds and groups who have requested funding for the new funding cycle. He commented about other potential uses for the funds including installing curb access ramps in the east part of downtown and updating the Fair Housing Plan, possibly in coordination with the County's Home Consortium Plan.

Mayor Fouch opened the public hearing.

The following citizens spoke in support of CDBG funds for their agencies:

Mr. Jeffy Fugich, South Puget Sound Habitat for Humanity

Ms. Jill Kawulok, 221 College St NE, Olympia, TOGETHER!

Ms. Tien Nguyen, TOGETHER!

Ms. Meta Heller, 7715-C Prine Dr SW, Olympia, asked everyone to write to their Congressional Senators and Representatives in support of continuing CDBG funds at the federal level.

Ms. Mary Ann Swain, HomesFirst!

Ms. Rhonda Ayers, Community Youth Services

Ms. Jessica Clemmons, Community Youth Services

Ms. Mary Pontarolo, Safe Place

Ms. Ginger Segel, Safe Place

Ms. Nancy Garcia, 3203 Woodland Dr SW, Olympia, Enterprise for Equity

Mr. Deric Young, Enterprise for Equity

Ms. Lisa Smith, Enterprise for Equity

Ms. Gail Sullivan, Enterprise for Equity

Ms. Karen Nelson, Enterprise for Equity

Ms. Cassandra Marinelli, Enterprise for Equity

Ms. Selena Kilmoyer, 1320 8th Ave SE, Olympia, Thurston County Tenants Union
Mr. Pat Tassoni, 203 4th Ave E, Olympia, Thurston County Tenants Union
Ms. Laura Lane, 1810 9th Ave SE, Olympia, City of Olympia Housing Rehabilitation Program
Ms. Sara, Igloi, 1304 18th Ave SE, Olympia, City of Olympia Housing Rehabilitation Program

Mayor Foutch closed the public hearing and noted the next meeting about CDBG funds would be referred to the General Government Committee on May 2 to consider funding recommendations.

Councilmember Pavola noted that in past years staff provided a graph that showed the amount of funds in the CDBG program and the General Fund contribution to it. He asked that the graph be provided first to the General Government Committee and then to the full Council.

B. Olympia City Council Minutes (Excerpts) for June 7, 2005

OLYMPIA CITY COUNCIL MINUTES (EXCERPTS) June 7, 2005

The Olympia City Council business meeting convened at 7:00 p.m., Tuesday, June 7, 2005. Those in attendance were Mayor Mark Foutch, Mayor Pro Tem Laura Ware, TJ Johnson, Doug Mah, Joe Hyer, Matthew Green, and Curt Pavola.

PUBLIC HEARINGS

5 Year CDBG Consolidated Plan and Annual Report with Appropriations Ordinance

Mayor Foutch said this is the second of two public hearings required by federal law on the annual Community Development Block Grant Action Plan. He explained that between the first public hearing April 19 and tonight, the General Government Committee has reviewed and provided recommendations.

Community Development Coordinator Ken Black outlined General Government Committee recommendations, Councilmembers discussed policy choices, and Mayor Foutch opened the public hearing.

Safeplace Director Mary Pontarolo spoke about the expansion project for Safeplace and thanked the Council for its financial support.

Enterprise for Equity Executive Director Lisa Smith spoke about the work of Enterprise for Equity and thanked the Council for its financial support.

Councilmember Ware moved, seconded by Councilmember Pavola, to authorize staff to submit the application to HUD by July 8, 2005, approve the General Government Committee recommendations, and move the appropriations ordinance to second reading. ***Motion passed unanimously.*** Councilmember Mah requested amending attachment 1 to better reflect the action the Council just took, including the fund source and a note that other items are getting funded at requested levels.