

# Thurston County/City of Olympia 2023-2027 Consolidated Plan & 2023 Action Plan

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July 2023

## ACKNOWLEDGMENTS

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Special thanks to the agencies and nonprofits which provided input in the drafting of this Consolidated Plan.

*We would like to acknowledge and thank the indigenous Salish peoples, whose elders and ancestors have cared for the land and waterways of this county since time immemorial and who still inhabit the area today, specifically the Nisqually, Chehalis and Squaxin Island People, our Sovereign tribal partners. Truth and acknowledgment are critical to building mutual respect and connection across all barriers of heritage and difference. The purpose of this acknowledgement is to disrupt ongoing erasure of injustices done and to remember history as a steppingstone towards healing.*

This is a public summary version of the Thurston County-Olympia Consolidated Plan. The full version of the Consolidated Plan submitted to HUD is available from Thurston County or the City of Olympia. This version covers the information submitted digitally to HUD through their Integrated Disbursement and Information System (IDIS) but is presented in a briefer and more user-friendly format than the IDIS version submitted to HUD.

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## EXECUTIVE SUMMARY

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Thurston County and the City of Olympia receive Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). Thurston County also receives HOME Investment Partnership (HOME) funding from HUD. A requirement for receipt of these funds is to prepare a Consolidated Plan covering a five-year period.

The goal of the Consolidated Plan is to identify how funds will be targeted in an effort to develop viable urban communities by providing decent housing, suitable living environments, and expanding economic opportunities, principally for low- and moderate-income persons. The Consolidated Plan includes four basic parts:

- 1) **Needs Assessment** – this part provides a clear picture of a jurisdiction’s needs related to affordable housing, special needs housing, community development, and homelessness. From this assessment, the highest priority needs identified by the community will form the basis for the Strategic Plan that outlines the programs and projects to be funded with CDBG and HOME funds.
- 2) **Market Analysis** – this part describes the significant characteristics of the housing market, including the supply, demand, condition and cost of housing. Included are:
  - Estimates for lead-based paint hazards;
  - Identified public and assisted housing;
  - Inventoried facilities, housing and services for homeless persons;
  - Described housing stock available to serve persons with disabilities and other low- to moderate-income special needs; and
  - Identified barriers to affordable housing.
- 3) **Strategic Plan** – this part identifies the priority needs for the County and the City and describes strategies they will undertake to serve the priority needs.
- 4) **Action Plan** – the County and the City must complete an Annual Action Plan (AAP) that summarizes the activities and projects that will take place during the year to address the priority needs and goals identified in the Strategic Plan. The Consolidated Plan includes the Year 1 AAP; the County and the City will subsequently adopt separate AAPs for Years 2-5.

Public and stakeholder engagement took place throughout the preparation of this Consolidated Plan. The following are highlights of the outreach efforts:

- One-on-one interviews with city and nonprofit leaders
- Focus group discussions (via Zoom) with city and nonprofit leaders
- Online community survey
- Early public hearing(s) on needs, development of proposed activities, fair housing and amendments to Public Participation Plan (hearing dates were March 28<sup>th</sup> for Olympia and April 18<sup>th</sup> for Thurston County)
- Projects were solicited through a Request for Proposals (RFP) process.
- Public hearing(s) on Consolidated Plan and 2023 Action Plan (hearing dates were June 20, 2023 for Olympia and Thurston County)

The priority needs identified in this Consolidated Plan are as follows:

- Housing, including:
  - Additional housing supply
  - Additional supply of permanent housing for those persons previously homeless
  - Existing housing stock preserved and improved
  - Making housing more resilient to climate change
- Services, including:

- Supportive services for people experiencing homelessness or mental health crisis
- Services to support children and families, including food insecurity and child care
- Services to improve economic opportunities for low- or moderate income persons
- Services to support access to homeownership
- Community and Economic Development, including:
  - Improvements to public facilities and infrastructure which support housing for low- or moderate-income households
  - Improvements to public facilities and infrastructure to support low- or moderate-income neighborhoods
  - Improvements to low-income neighborhoods to reduce the concentration of poverty
  - Assistance to small business community (microenterprise)
- Special Needs, including:
  - The housing and health needs of the senior population
  - The needs of those persons with a disability
  - Modifications in housing and infrastructure to provide accessibility

The following goals address the priority needs:

- 1) Increase Affordable Housing Supply
- 2) Preserve and Improve Existing Affordable Housing
- 3) Provide Services and Assistance to Improve Housing and Economic Outcomes
- 4) Provide Public Facilities and Infrastructure Improvements

## FINANCIAL RESOURCES

The Consolidated Plan must estimate the resources that will be available to address the priority needs. The resources estimated in this Consolidated Plan are focused on the two formula grants received from the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds.

The strategies and allocation of CDBG and HOME resources takes into consideration other federal, state, and local resources that are reasonably expected to be available. Thurston County, the City of Olympia and other local jurisdictions have adopted and implemented other financial resources, such as sales tax for affordable housing and mental health/substance abuse. In addition, the Washington State Housing Trust Fund (HTF) helps finance affordable housing in the state, Thurston County and Olympia. These local and state resources help address many of the needs identified in this analysis.

The formula allocations for both the CDBG and HOME Investment Partnership programs are shown in the table below.

**Table 1: CDBG and HOME Formula Allocations, 2005-2022 (Thurston County and City of Olympia)**

Year	CDBG - Thurston	CDBG - Olympia	HOME - Thurston	Total
2005		446,440	906,274	1,352,714
2006		401,523	856,113	1,257,636
2007		400,681	849,666	1,250,347
2008		386,725	824,454	1,211,179
2009		391,385	916,069	1,307,454
2010		423,283	913,678	1,336,961
2011		353,426	804,572	1,157,998
2012		325,612	580,879	906,491
2013	1,032,731	357,512	602,887	1,993,130
2014	1,045,637	342,375	600,713	1,988,725
2015	1,047,994	338,265	528,594	1,914,853
2016	1,084,657	340,892	556,903	1,982,452
2017	1,069,402	329,441	548,830	1,947,673
2018	1,218,836	370,737	797,306	2,386,879
2019	1,205,737	368,906	744,851	2,319,494
2020	1,220,282	403,529	833,841	2,457,652
2021	1,228,051	385,862	842,490	2,456,403
2022	1,191,468	368,187	942,605	2,502,260
2023	1,206,086	362,353	936,422	2,504,861

SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM\\_OFFICES/COMM\\_PLANNING/BUDGET](https://www.hud.gov/program_offices/comm_planning/budget)

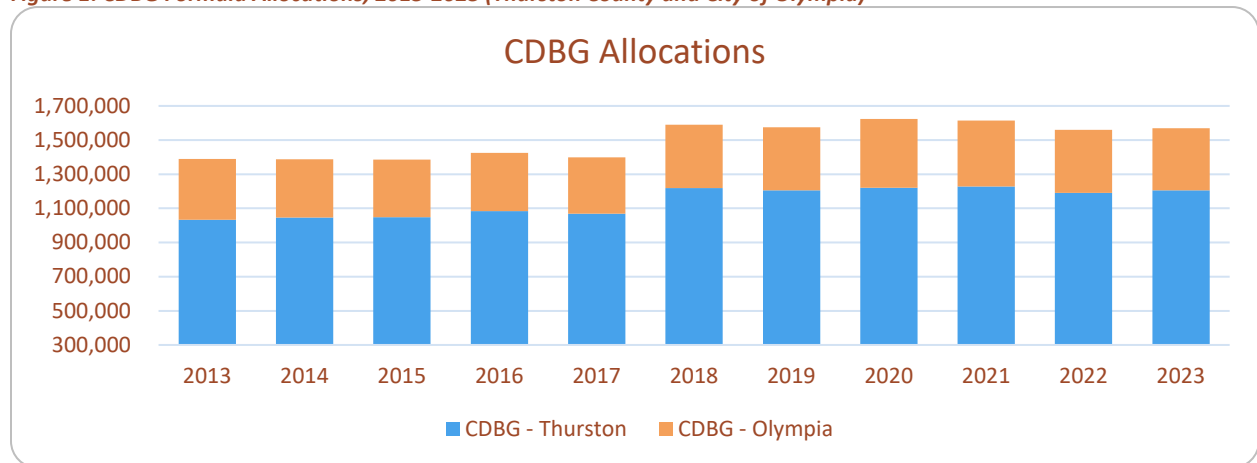
### COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Thurston County and the City of Olympia each receive formula grants from the U.S. Department of Housing and Urban Development (HUD) from the Community Development Block Grant (CDBG) program. Thurston County's funds are through an "Urban County Consortium" with the cities of Lacey, Tumwater, Tenino, Rainier, Yelm, and the town of Bucoda. Olympia is its own CDBG entitlement community and conducts its own process for awarding funds.

Thurston County executes Interlocal Agreements and Memorandum of Understandings with the cities of Lacey, Tumwater, Tenino, Rainier, Yelm and town of Bucoda every three years for distribution of CDBG funds. In the first year of the 3-year MOU term CDBG is utilized in the south Thurston County areas of Rainier, Tenino, Yelm, Bucoda and unincorporated Thurston County. In the second year, funds are utilized in the City of Lacey. In the last year funds are focused on the City of Tumwater. Lacey will be the recipient of the 2023 allocations in this rotation.

As can be seen in the chart below, CDBG allocations to Thurston County and Olympia declined slightly through 2022, with a slight increase in 2023, while inflation has increased 18%.

**Figure 1: CDBG Formula Allocations, 2013-2023 (Thurston County and City of Olympia)**

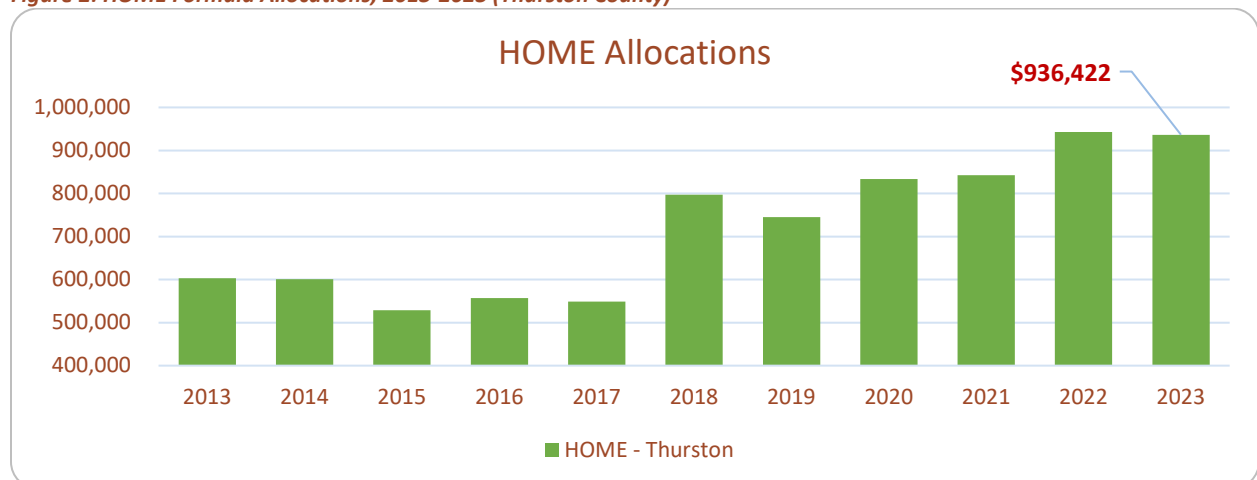


SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM\\_OFFICES/COMM\\_PLANNING/BUDGET](https://www.hud.gov/program_offices/comm_planning/budget)

### HOME INVESTMENT PARTNERSHIP (HOME)

Thurston County receives a HUD formula grant from the HOME Investment Partnership Program, as well. These funds are used throughout Thurston County. HOME allocations increased in recent years, with a slight drop in 2023, as can be seen in the chart below.

**Figure 2: HOME Formula Allocations, 2013-2023 (Thurston County)**



SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM\\_OFFICES/COMM\\_PLANNING/BUDGET](https://www.hud.gov/program_offices/comm_planning/budget)

## ANTICIPATED RESOURCES

CDBG and HOME formula allocations are based on complex formulas applied against an annual federal appropriation to the program. These allocations have become more variable in the past decade. In addition to the formula allocations, Thurston County and Olympia may also receive program income<sup>1</sup> that must be used consistent with CDBG and HOME requirements. Olympia reliably receives annual program income between \$50,000 and \$200,000 due to repayments from the CDBG loan program.

### CDBG and HOME Resources

The following table identifies the resources anticipated from the CDBG and HOME formula allocations to Thurston County and the City of Olympia. The projections are based on the average of the previous five years of formula allocations.

*Table 2: Anticipated CDBG and HOME Resources, 2023-2027 (Thurston County and City of Olympia)*

Anticipated Formula Allocations	2023	2024	2025	2026	2027	TOTAL
HOME (Thurston)	936,422	860,042	860,042	860,042	860,042	4,376,589
CDBG (Thurston)	1,206,086	1,210,325	1,210,325	1,210,325	1,210,325	6,047,385
CDBG (Olympia)	362,353	377,767	377,767	377,767	377,767	1,873,423
<b>TOTALS</b>	<b>2,504,861</b>	<b>2,448,134</b>	<b>2,448,134</b>	<b>2,448,134</b>	<b>2,448,134</b>	<b>12,297,397</b>

### Other Resources

Thurston County created a Home Fund in January 2022 from a sales and use tax of one-tenth of one percent. This tax applies throughout all of Thurston County, except in the cities of Olympia and Tenino, as each of those jurisdictions passed their own Home Fund sales tax legislation. The intent of these funds is to create affordable housing for those whose income is 60% of Area Median Income (AMI) or below. Thurston County anticipates collecting approximately \$4.5 to 5.0 million per year for the Home Fund.

The Olympia Home Fund is a voter-approved sales and use tax and has generated around \$2.3 million per year since 2018. The sales tax collections for affordable housing for Thurston County and Olympia are now being awarded as a single source of funding starting in 2023.

Thurston County also uses document recording fees (SHB 2060) to help fund housing needs. These funds may be used to match HOME Investment Partnership funds.

<sup>1</sup> Program income is CDBG or HOME funds generated by an activity that repays funds, such as repayment of a housing rehabilitation loans. Program income must be used on eligible activities.

## PART ONE: NEEDS ASSESSMENT AND MARKET ANALYSIS

### COMMUNITY PROFILE

The following section provides a profile of Thurston County’s population, households, age, sex, race and ethnicity, economic characteristics, travel time to work and education.

#### POPULATION AND GROWTH

Thurston County has seen significant population growth since the 1960s. Average annual population growth was 2.0% between 2000 and 2010, and 1.6% between 2010 and 2020 (<https://trpc.org/>).

#### Current and Historic Population Estimates

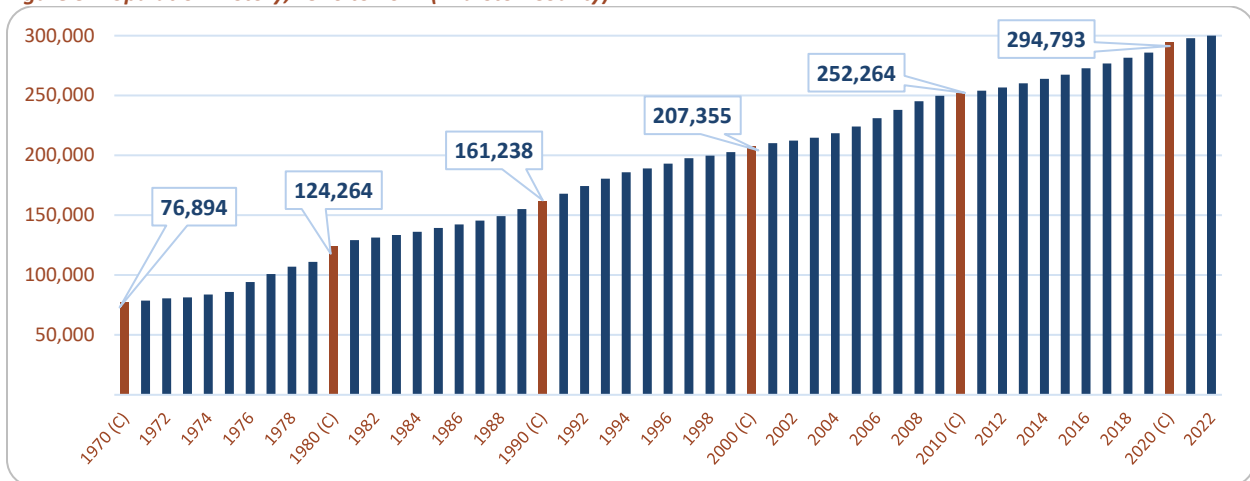
The Washington State Office of Financial Management (OFM) estimates Thurston County’s and the incorporated cities population as of April 1<sup>st</sup> of each year.

**Table 3: Estimated Population (Thurston County and Cities)**

Jurisdiction	2020 Population Census	2021 Population Estimate	2022 Population Estimate
Thurston County	294,793	297,800	300,500
Unincorporated Thurston County	144,856	145,255	143,760
Incorporated Thurston County	149,937	152,545	156,740
Bucoda	600	595	610
Lacey	53,526	54,850	58,180
Olympia	55,382	55,960	56,370
Rainier	2,369	2,440	2,510
Tenino	1,870	2,010	2,030
Tumwater	25,573	26,050	26,360
Yelm	10,617	10,640	10,680

SOURCE: OFFICE OF FINANCIAL MANAGEMENT POSTCENSAL ESTIMATES OF APRIL 1 POPULATION AND DECENNIAL CENSUS COUNT OF POPULATION FOR 2020

**Figure 3: Population History, 1970 to 2022 (Thurston County)**

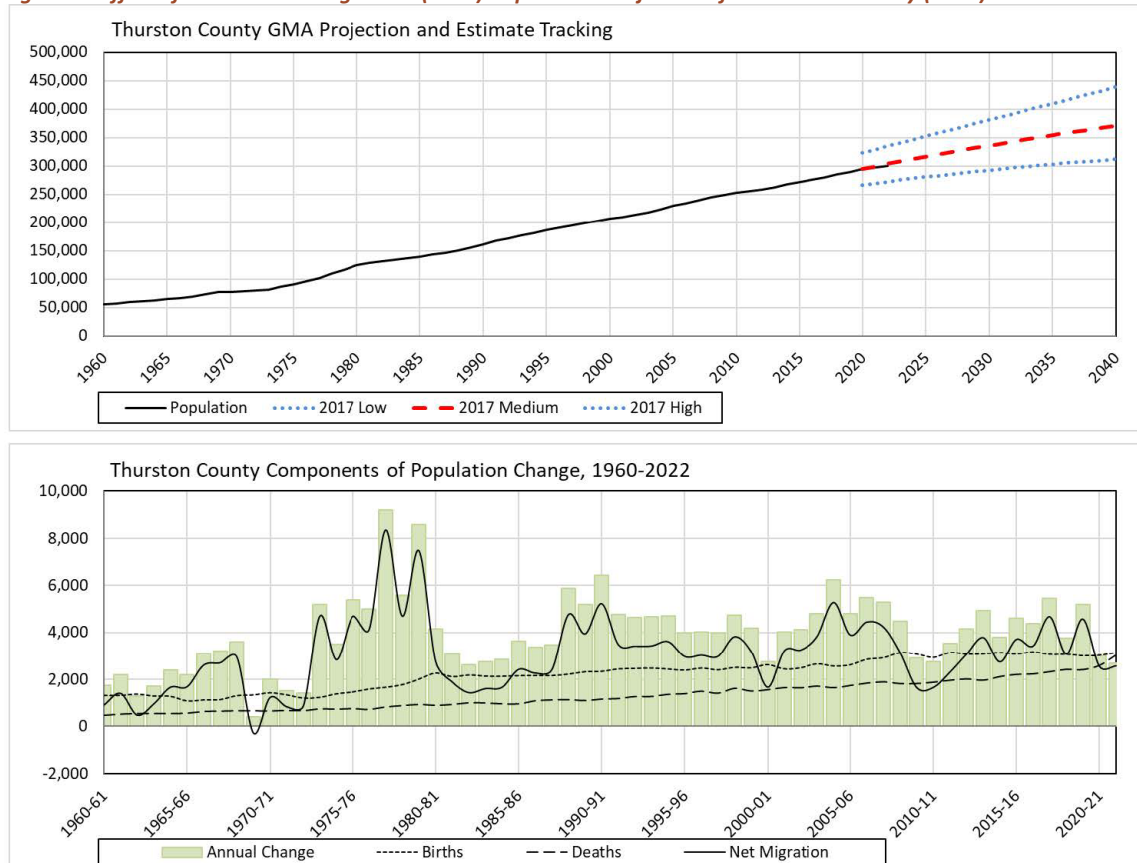


SOURCE: OFFICE OF FINANCIAL MANAGEMENT POSTCENSAL ESTIMATES OF APRIL 1 POPULATION AND DECENNIAL CENSUS COUNTS OF POPULATION FOR 1970, 1980, 1990, 2000, AND 2010

### Future Population and Housing Forecasts

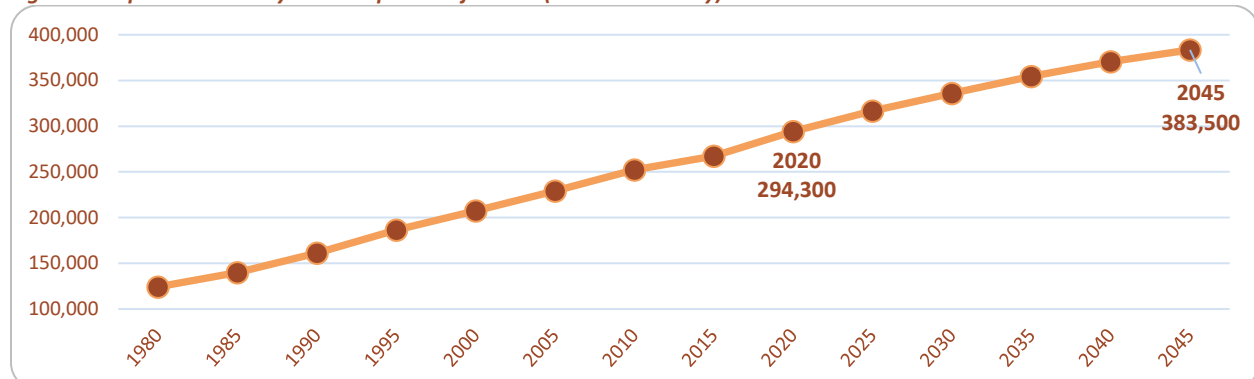
Thurston County and the cities within, in conjunction with the Thurston Regional Planning Council, create population forecasts and allocations to urban and rural areas as required by the Growth Management Act (GMA). Thurston County is projected to add nearly 83,000 more people by the year 2045, which will require 51,400 new housing units.

**Figure 4: Office of Financial Management (OFM) Population Projections for Thurston County (2017)**



SOURCE: OFFICE OF FINANCIAL MANAGEMENT (<https://ofm.wa.gov/washington-data-research/population-demographics/population-forecasts-and-projections/growth-management-act-county-projections>) Note: OFM is preparing an update in 2022.

**Figure 5: Population History and Adopted Projections (Thurston County)**



SOURCE: POPULATION FORECAST: 2010-2040: WASHINGTON OFFICE OF FINANCIAL MANAGEMENT (OFM) MEDIUM SERIES FORECAST FOR THURSTON COUNTY, 2017. 2045 - TRPC'S EXTRAPOLATION OF OFM'S FORECAST. <https://www.trpc.org/236/Population-Employment-Forecasting>

Thurston County and the cities within use the OFM projections shown above to develop specific projections and allocations within the County. The following table shows the population forecast and allocations to incorporated cities and urban growth areas (UGAs), two tribal reservations and the rural unincorporated area.

**Table 4: Population Allocation and Forecast to Thurston County Cities, Urban Growth Areas (UGAs), Reservations and Rural**

	2022 Population Estimate	2045 Population Forecast	Change, 2022-2045	Percent Change
<b>Incorporated Cities <i>and</i> UGAs</b>				
Bucoda & UGA	610	800	190	31%
Lacey & UGA	92,950	113,440	20,490	22%
Olympia & UGA	68,989	87,650	18,661	27%
Tumwater & UGA	29,739	46,070	16,331	55%
Yelm & UGA	12,219	27,570	15,351	126%
Rainier & UGA	2,633	3,325	692	26%
Tenino & UGA	2,044	2,835	791	39%
Grand Mound UGA	1,256	2,745	1,489	119%
Chehalis Reservation	50	65	15	30%
Nisqually Reservation	610	930	320	52%
Rural Unincorporated	89,400	98,090	8,690	10%
<b>Total</b>	<b>300,500</b>	<b>383,500</b>	<b>83,000</b>	<b>28%</b>

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, SMALL AREA POPULATION ESTIMATES AND POPULATION AND EMPLOYMENT FORECAST (2018 UPDATE).

The following table shows the housing estimates and forecast for Thurston County cities, urban growth areas, reservations and rural areas. Under the Growth Management Act (GMA), Thurston County and the cities within must plan for and accommodate housing affordable to all economic segments.

**Table 5: Housing Estimates and Forecast to Thurston County Cities, Urban Growth Areas (UGAs), Reservations and Rural**

	2022 Housing Estimate	2045 Housing Forecast	Change, 2022-2045	Percent Change
<b>Incorporated Cities <i>and</i> UGAs</b>				
Bucoda & UGA	255	375	120	47%
Lacey & UGA	37,090	50,730	13,640	37%
Olympia & UGA	31,280	45,030	13,750	44%
Tumwater & UGA	13,100	21,460	8,360	64%
Yelm & UGA	4,080	11,620	7,540	185%
Rainier & UGA	970	1,435	465	48%
Tenino & UGA	815	1,310	495	61%
Grand Mound UGA	470	735	265	56%
Chehalis Reservation	20	20	0	0%
Nisqually Reservation	255	330	75	29%
Rural Unincorporated	36,070	42,680	6,610	18%
<b>Total</b>	<b>124,400</b>	<b>175,800</b>	<b>51,400</b>	<b>41%</b>

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, SMALL AREA POPULATION ESTIMATES AND POPULATION AND EMPLOYMENT FORECAST (2018 UPDATE).

## HOUSEHOLDS AND FAMILIES

The household type has not seen significant changes since 2010 for Thurston County.

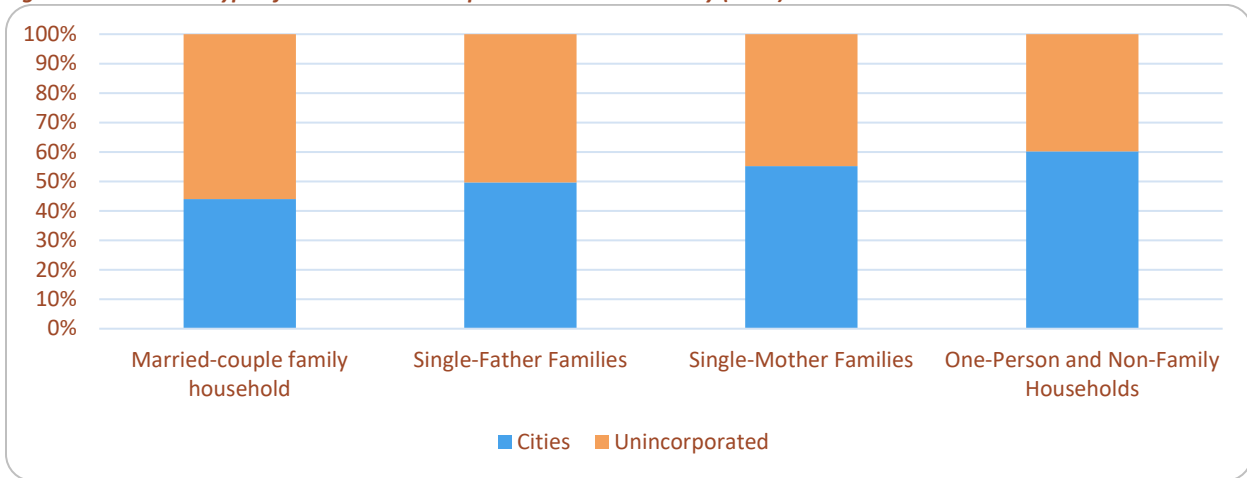
**Table 6: Households by Family Type (Thurston County)**

Household Type	2010	2010 (%)	2020	2020 (%)
Married-couple family household	50,237	50%	57,824	51%
Single-Father Families	4,500	4%	4,676	4%
Single-Mother Families	11,424	11%	11,446	10%
One-Person and Non-Family Households	34,489	34%	38,377	34%
<b>TOTAL HOUSEHOLDS</b>	<b>100,650</b>		<b>112,323</b>	

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 2-04 (FROM 2016-2020 ACS 5-YEAR ESTIMATES, TABLE S1101)

There is a significant difference in household type, particularly one-person and non-family households, between incorporated cities and unincorporated Thurston County as shown in the chart below.

**Figure 6: Household Type of Cities and Unincorporated Thurston County (2020)**



SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 2-04 (FROM 2016-2020 ACS 5-YEAR ESTIMATES, TABLE S1101)

## AGE AND SEX OF THE POPULATION

The median age for Thurston County residents is 39.1. There are slightly more women (51.1%) than men (48.9%).

As can be seen in the table below, there are two age cohorts (25-29 and 50-54) that show net decline in population since 2010, while several others have significant growth. Minimal increases in the 15-29 age cohort and the 45-59 cohorts might reflect changes in family size or the attraction of families with children to Thurston County.

The significant increase in the 65-69 age cohort (up 63% or 6,955) and 70-74 cohort (up 102% or 7,435) reflects the aging of the “boomer” generation. Housing needs and services can drastically change as these boomers age.

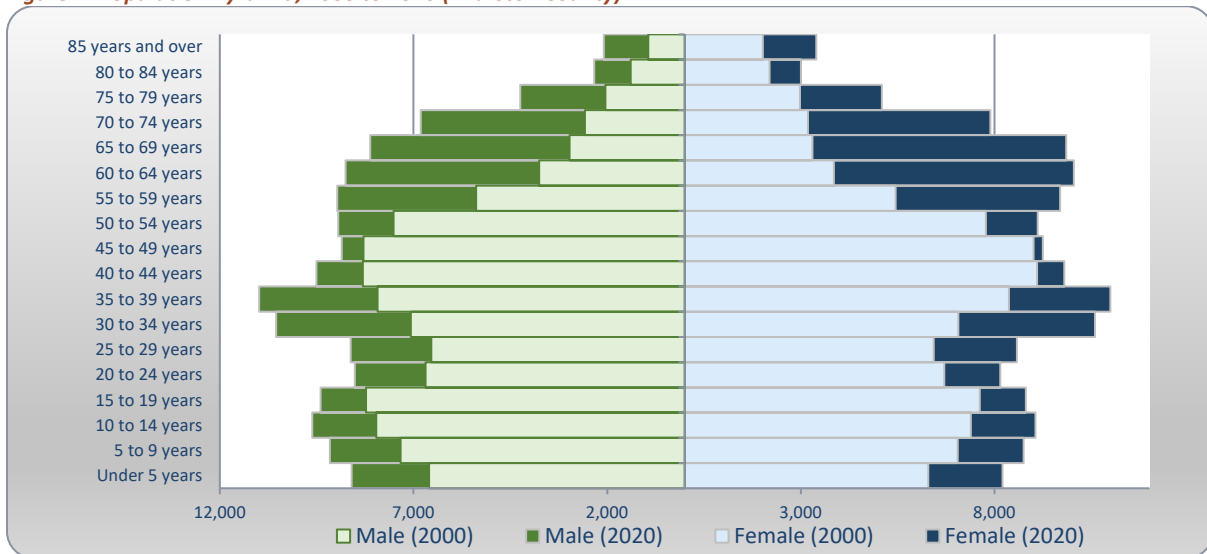
**Table 7: Age and Sex of the Population, 2010 to 2020 (Thurston County)**

Age Group	2010		2015		2020		Change (F+M), 2010-2020
	Female	Male	Female	Male	Female	Male	
0-4	7,459	7,922	7,490	7,957	8,209	8,601	1,429
5-9	7,592	8,037	7,909	8,455	8,752	9,161	2,284
10-14	7,972	8,587	8,063	8,638	9,060	9,617	2,118
15-19	8,335	8,881	8,122	8,808	8,806	9,396	986
20-24	8,224	8,101	8,921	8,788	8,146	8,511	332
25-29	8,804	8,602	8,419	8,201	8,577	8,618	-211
30-34	8,407	8,202	8,881	8,638	10,592	10,547	4,530
35-39	8,290	7,986	8,685	8,370	10,993	10,986	5,703
40-44	8,416	8,315	8,633	8,430	9,804	9,502	2,575
45-49	9,323	8,785	8,765	8,583	9,248	8,849	-11
50-54	9,989	8,946	9,672	9,039	9,114	8,946	-875
55-59	9,913	8,572	10,162	9,099	9,691	8,965	171
60-64	8,306	7,534	9,791	8,432	10,053	8,756	2,969
65-69	5,799	5,213	8,265	7,185	9,853	8,114	6,955
70-74	3,867	3,405	5,585	4,876	7,892	6,815	7,435
75-79	2,995	2,562	3,633	3,105	5,090	4,246	3,779
80-84	2,590	1,786	2,578	2,066	3,000	2,338	962
85+	3,031	1,516	3,323	1,843	3,396	2,088	937
<b>Subtotal</b>	<b>129,312</b>	<b>122,952</b>	<b>136,898</b>	<b>130,512</b>	<b>150,276</b>	<b>144,056</b>	
<b>TOTAL</b>	<b>252,264</b>		<b>267,410</b>		<b>294,332</b>		<b>42,068</b>

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 2 (FROM U.S. CENSUS BUREAU) LIGHT GRAY REPRESENTS BABY BOOMERS; DARK GRAY REPRESENTS MILLENNIALS

The population pyramid below shows the aging of the population in Thurston County since 2000.

**Figure 7: Population Pyramid, 2000 to 2020 (Thurston County)**



SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 2 (FROM U.S. CENSUS BUREAU)

## RACE/ETHNICITY

The following sections look at race and ethnicity in Thurston County.

### Race

Thurston County is becoming more diverse, as shown in the table below.

**Table 8: Race & Ethnicity, 2000-2020 (Thurston County)**

Race	Census			Percent of Total Pop		
	2000	2010	2020	2000	2010	2020
One race (not Hispanic or Latino)	191,392	223,554	242,400	92%	89%	82%
White	172,797	199,019	207,985	83%	79%	71%
Black or African American	4,654	6,420	8,893	2%	3%	3%
American Indian and Alaska Native	2,867	3,009	3,621	1%	1%	1%
Asian	9,291	12,820	16,878	4%	5%	6%
Native Hawaiian and Other Pacific Islander	1,176	1,869	3,241	1%	1%	1%
Other	607	417	1,782	0%	0%	1%
Two or more races (not Hispanic or Latino)	6,896	10,923	23,369	3%	4%	8%
Hispanic or Latino	9,067	17,787	29,024	4%	7%	10%
<b>TOTAL</b>	<b>207,355</b>	<b>252,264</b>	<b>294,793</b>			

SOURCE: U.S. CENSUS BUREAU, DECENNIAL CENSUS (P2 FOR 2000 AND 2020; DP1 FOR 2000)

### Hispanic or Latino (of any race)

The Hispanic or Latino population has been steadily increasing since 2000.

**Table 9: Hispanic or Latino (of any race), 2000 to 2020 (Thurston County)**

Ethnicity	Census	ACS 5-year estimates		Percent of Total Pop		
	2000	2010	2020	2000	2010	2020
<b>Hispanic or Latino (of any race)</b>	9,067	16,159	26,375	4%	7%	9%
Mexican	5,699	10,640	16,861	3%	4%	6%
Puerto Rican	906	1,737	2,666	1%	1%	1%
Cuban		390	320	0%	0%	0%
Other Hispanic or Latino	2,304	3,392	6,528	1%	1%	2%
<b>Not Hispanic or Latino</b>	198,288	227,404	258,323	95%	93%	91%

SOURCE: U.S. CENSUS BUREAU (5-YEAR ESTIMATES (DP05) FOR 2010 AND 2020 AND DECENNIAL CENSUS FOR 2000 (DP1))

## ECONOMIC CHARACTERISTICS

The median household income for Thurston County is \$75,867 and the median family income is \$91,125.<sup>2</sup> Nearly 10% of the population is at or below the poverty line.

<sup>2</sup> The Census defines “household income” as the sum of the income of all people 15 years and older living in the household. A household includes related family members and all the unrelated people, if any. “Family income” is defined as the sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together. “Householder” is the person, or one of the people, in whose name the home is owned, being bought, or rented.

## Income

HUD publishes income limits for HUD-funded programs for the Olympia-Tumwater Metropolitan Statistical Area (MSA), which is the same geographic area as Thurston County. The 2022 income limits are shown below.

**Table 10: 2022 HUD Income Limits (Olympia-Tumwater MSA)**

Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
Extremely Low (30%) Income Limits	21,200	24,200	27,250	30,250	32,700	37,190	41,910	46,630
Very Low (50%) Income Limits	35,350	40,400	45,450	50,450	54,500	58,550	62,600	66,600
Low (80%) Income Limits	56,500	64,600	72,650	80,700	87,200	93,650	100,100	106,550
Median (100%) Income	70,700	80,800	90,900	100,900	109,000	117,100	125,200	133,200

SOURCE: FY 2022 INCOME LIMITS DOCUMENTATION SYSTEM (<https://www.huduser.gov/portal/datasets/il/il2022/2022summary.odn>)

Note: Median Income is shown for reference only and was obtained from the Novogradac Rent & Income Limit Calculator (<https://ric.novoco.com/tenant/rentincome/calculator/z1.jsp>).

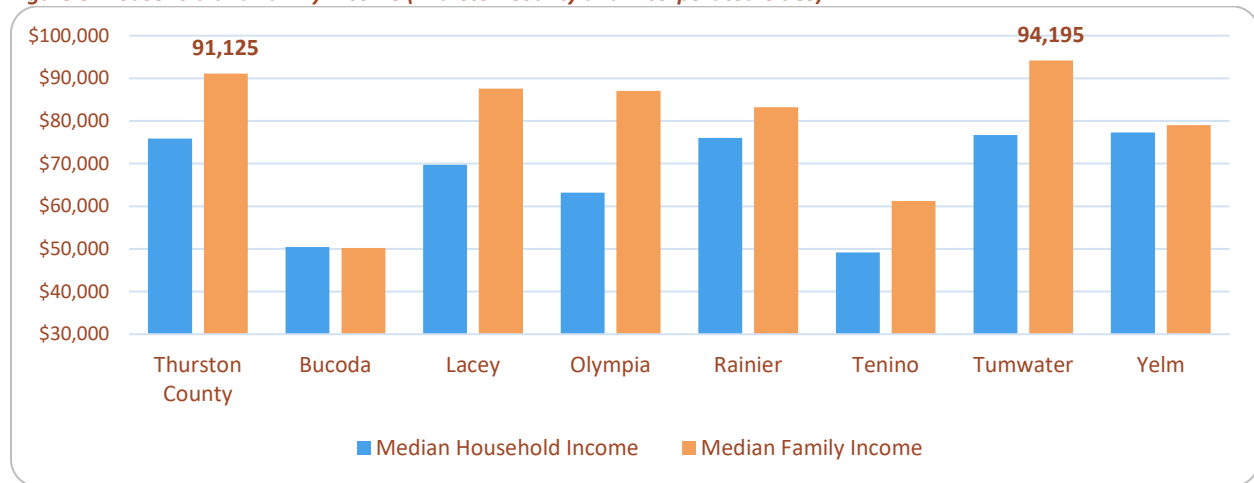
**Table 11: Household and Family Income (Thurston County)**

INCOME AND BENEFITS (IN 2020 INFLATION-ADJUSTED DOLLARS)	Estimate	Percent
<b>Total households</b>	<b>112,323</b>	
Less than \$10,000	5,015	4.5%
\$10,000 to \$14,999	2,920	2.6%
\$15,000 to \$24,999	7,545	6.7%
\$25,000 to \$34,999	7,355	6.5%
\$35,000 to \$49,999	12,957	11.5%
\$50,000 to \$74,999	19,724	17.6%
\$75,000 to \$99,999	18,006	16.0%
\$100,000 to \$149,999	22,894	20.4%
\$150,000 to \$199,999	8,780	7.8%
\$200,000 or more	7,127	6.3%
<i>Median household income (dollars)</i>	<i>75,867</i>	
<i>Mean household income (dollars)</i>	<i>90,625</i>	
<b>Families</b>	<b>73,946</b>	
Less than \$10,000	1,900	2.6%
\$10,000 to \$14,999	1,150	1.6%
\$15,000 to \$24,999	3,210	4.3%
\$25,000 to \$34,999	3,333	4.5%
\$35,000 to \$49,999	6,939	9.4%
\$50,000 to \$74,999	12,381	16.7%
\$75,000 to \$99,999	13,044	17.6%
\$100,000 to \$149,999	18,553	25.1%
\$150,000 to \$199,999	7,619	10.3%
\$200,000 or more	5,817	7.9%
<i>Median family income (dollars)</i>	<i>91,125</i>	
<i>Mean family income (dollars)</i>	<i>103,937</i>	

SOURCE: ACS 2016-2020 (DP03)

Household and family income varies by city. In the chart below, the highest median income for households and families is in Tumwater.

**Figure 8: Household and Family Income (Thurston County and Incorporated Cities)**



SOURCE: ACS 2016-2020 (DP03)

## Poverty

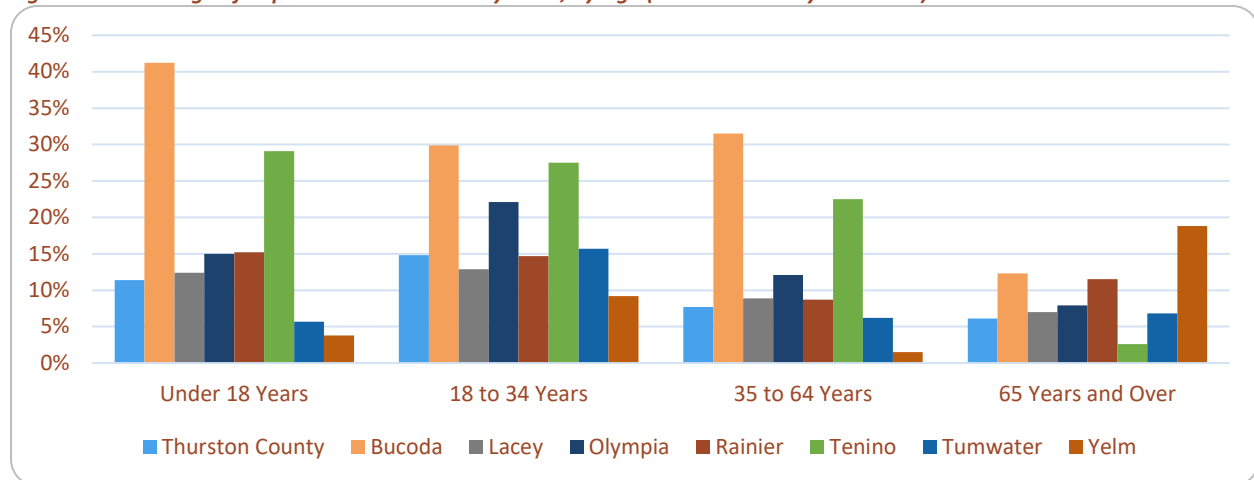
9.8% of Thurston County’s population is determined to be below the poverty level. The population 34 years and younger have a higher percentage of their population below the poverty level. The smaller cities of Bucoda and Tenino have much higher rates of people below the poverty level.

**Table 12: People Below Poverty Level, by Age (Thurston County and Cities)**

Label	Thurston County	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater	Yelm
Under 18 Years	6,847	56	1,311	1,384	89	127	291	113
18 to 34 Years	9,359	41	1,711	3,160	68	130	974	241
35 to 64 Years	8,457	74	1,508	2,208	92	136	583	45
65 Years and Over	2,965	10	633	737	43	6	183	128
<b>Total below poverty level</b>	<b>27,628</b>	<b>181</b>	<b>5,163</b>	<b>7,489</b>	<b>292</b>	<b>399</b>	<b>2,031</b>	<b>527</b>
<b>Total population</b>	<b>281,083</b>	<b>589</b>	<b>49,892</b>	<b>51,076</b>	<b>2,476</b>	<b>1,744</b>	<b>23,338</b>	<b>9,262</b>

SOURCE: ACS 2016-2020 (S1701)

**Figure 9: Percentage of Population Below Poverty Level, by Age (Thurston County and Cities)**



SOURCE: ACS 2016-2020 (S1701)

Poverty is more prevalent in some races and ethnicities in Thurston County.

**Table 13: People Below Poverty Level, by Race/Ethnicity (Thurston County)**

	Total	Below poverty level	Percent
White alone	223,987	20,332	9.1%
Black or African American alone	8,152	1,262	15.5%
American Indian and Alaska Native alone	3,262	480	14.7%
Asian alone	16,244	1,983	12.2%
Native Hawaiian and Other Pacific Islander alone	2,526	395	15.6%
Some other race alone	5,344	959	17.9%
Two or more races	21,568	2,217	10.3%
Hispanic or Latino origin (of any race)	26,154	3,649	14.0%

SOURCE: ACS 2016-2020 (S1701)

## TRANSPORTATION TO WORK

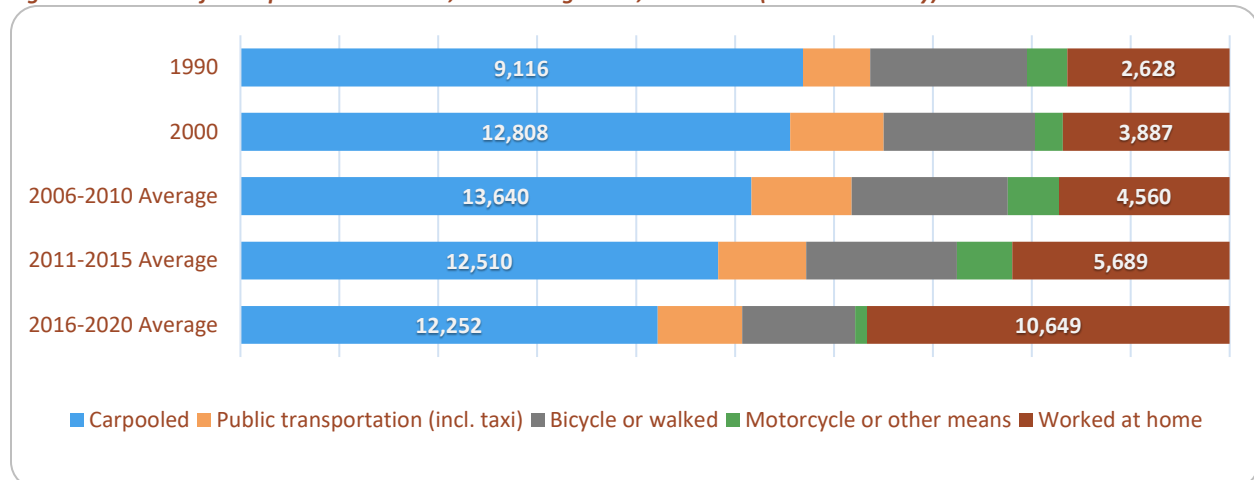
The following section is from the Thurston Regional Planning Council based on the American Community Survey (ACS). See <https://trpc.org/417/Commute-Modes-and-Times>.

### Mode Split

For the 2016-2020 time period, most Thurston County residents drove alone to work (78%), followed by carpooling (9%). Only 3% walked or biked and 2% rode the bus.<sup>3</sup> The proportion of people who worked from home increased substantially from 5% in 2011-2015 up to 8% in 2016-2020.

<sup>3</sup> In 2020, Intercity Transit began a zero-fare demonstration project expected to last five years. The Transit Authority may decide to end the zero-fare if needed or if successful, decide to remove fares permanently.

**Figure 10: Means of Transportation to Work, Not Driving Alone, 1990-2020 (Thurston County)**



SOURCE: THURSTON REGIONAL PLANNING COUNCIL, COMMUTE MODES AND TIMES, TABLE 4-02 (FROM U.S. CENSUS BUREAU AND ACS, B08301.B08302, DP03)

### Travel Time

Travel time to work for the region’s residents increased over the last 25-30 years. In 1990, 46% of residents experienced 20 minute or longer commutes. By 2016-2020, this share increased to 57%.

The bulk of the increase in commute lengths has occurred in trips that last over 30 minutes. Commutes longer than 30 minutes increased from 23% of the trips in 1990 to 36% of the total trips for 2016-2020.

### Time Leaving for Work

In 1990, approximately 62% of workers began their commute between 5 am and 8 am; this dropped to 58% of workers for 2016-2020.

## EDUCATION

There are eight school districts in Thurston County: Griffin, North Thurston, Olympia, Rainier, Rochester, Tenino, Tumwater and Yelm.

### Educational Attainment

94% of Thurston County residents 25 and older have a high school diploma or GED, or higher. 36% have a bachelor's degree or higher. These numbers track similar to Washington State as can be seen in the chart below.

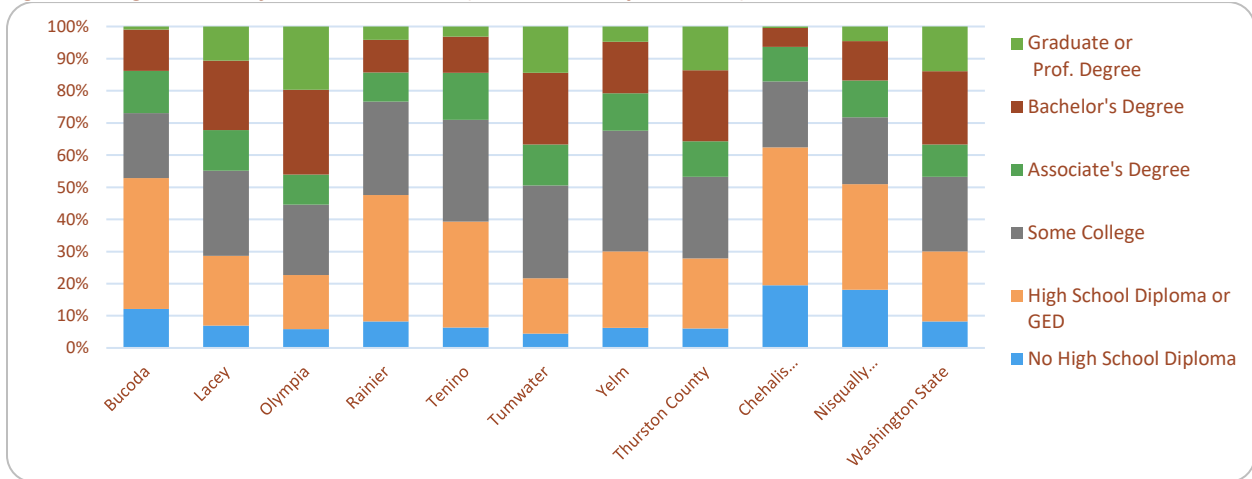
**Table 14: Highest Level of Education (Thurston County and Cities)**

	Population Age 25 and Older	No High School Diploma	High School Diploma or GED	Some College	Associate's Degree	Bachelor's Degree	Graduate or Prof. Degree
Bucoda	420	51	171	85	55	54	4
Lacey	35,002	2,421	7,608	9,255	4,432	7,567	3,719
Olympia	38,039	2,222	6,403	8,353	3,545	10,043	7,473
Rainier	1,824	151	717	530	165	186	75
Tenino	1,107	70	365	351	162	124	35
Tumwater	16,418	729	2,830	4,742	2,084	3,674	2,359

Yelm	5,355	336	1,275	2,007	627	857	253
<b>Thurston County</b>	<b>200,837</b>	<b>12,267</b>	<b>43,782</b>	<b>50,905</b>	<b>22,098</b>	<b>44,566</b>	<b>27,219</b>
Chehalis Reservation	410	80	176	84	44	24	2
Nisqually Reservation	375	68	123	78	43	46	17
<b>Washington State</b>	<b>5,199,771</b>	<b>431,403</b>	<b>1,133,689</b>	<b>1,201,507</b>	<b>525,934</b>	<b>1,183,949</b>	<b>723,289</b>

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 7-05 (FROM ACS, 2016-2020, TABLE B15003)

Figure 11: Highest Level of Education, Percent (Thurston County and Cities)



SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 7-05 (FROM ACS, 2016-2020, TABLE B15003)

### School District Report Cards

The Office of Superintendent of Public Instruction for Washington State provides information about K-12 schools in the state. This information provides people with information about how students performed on state tests, enrollment and attendance, graduation rates and race and ethnicity. Information is provided at the district and school level. Find information at the following link for complete report cards:

<https://washingtonstaterreportcard.ospi.k12.wa.us/>

Table 15: School District Report Cards, 2021-22

District	Students Enrolled	Met ELA Standards	Met Math Standards	Met Science Standards	Graduated in 4 Years	High Math Growth	High ELA Growth	Students Regularly Attend	Per-Pupil Expenditure
Griffin	624	51.6%	42.7%	57.4%		32.5%	27.0%	93.3%	\$ 14,990
North Thurston	15,154	50.3%	33.5%	45.2%	88.0%	32.3%	31.8%	88.6%	\$ 14,016
Olympia	9,777	59.2%	47.3%	52.1%	92.0%	38.3%	39.5%	81.1%	\$ 13,781
Rainier	925	46.1%	37.2%	45.0%	90.0%	37.3%	32.0%	86.6%	\$ 12,769
Rochester	2,101	44.5%	34.1%	36.1%	85.0%	31.3%	31.9%	81.8%	\$ 14,235
Tenino	1,272	47.0%	28.6%	54.3%	85.0%	41.7%	37.4%	92.6%	\$ 13,229
Tumwater	6,515	55.9%	42.2%	44.9%	92.0%	34.7%	31.4%	91.5%	\$ 13,314
Yelm	5,442	48.5%	35.5%	42.5%	83.0%	36.3%	34.8%	82.2%	\$ 13,342
Washington State	1,091,404	50.7%	37.7%	42.7%	83.0%	33.7%	33.6%	80.1%	\$ 17,082

SOURCE: OSPI, <https://washingtonstaterreportcard.ospi.k12.wa.us/>

**Table 16: Graduation and Dropout Rates, Thurston High Schools, 2021**

		Final Cohort Size	Graduate	Continuing	Dropout	Graduation Rate
<b>District</b>	<b>Traditional Schools</b>					
North Thurston	North Thurston High School	342	294	26	22	86.0%
North Thurston	River Ridge High School	336	291	24	21	86.6%
North Thurston	Timberline High School	367	332	18	17	90.5%
Olympia	Capital High School	311	293	7	11	94.2%
Olympia	Olympia High School	434	397	26	11	91.5%
Rainier	Rainier Senior High School	39	35	1	3	89.7%
Rochester	Rochester High School	144	123	3	18	85.4%
Tenino	Tenino High School	72	61	4	7	84.7%
Tumwater	A. G. West Black Hills High School	194	177	5	12	91.2%
Tumwater	Tumwater High School	286	275	4	7	96.2%
Yelm	Yelm High School 12	359	316	18	25	88.0%
<b>District</b>	<b>Non-Traditional Schools</b>					
North Thurston	Envision Career Academy	>10	--	--	--	--
Olympia	Avanti High School	41	34	6	1	82.9%
Olympia	Olympia Regional Learning Academy	20	16	3	1	80.0%
Rochester	H.e.a.r.t. High School	19	16	1	2	84.2%
Tumwater	Cascadia High School	36	22	6	8	61.1%
Tumwater	New Market High School	48	29	1	18	60.4%
Yelm	Yelm Extension School	55	29	14	12	52.7%
<b>Thurston County</b>		<b>3,412</b>	<b>2,752</b>	<b>173</b>	<b>487</b>	<b>80.7%</b>
<b>Washington State</b>		<b>84,828</b>	<b>70,009</b>	<b>6,745</b>	<b>8,074</b>	<b>82.5%</b>

SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 7-02 (FROM OSPI, <https://www.k12.wa.us/data-reporting/data-portal>)

## HOUSING ASSESSMENT

In January 2021, the Thurston Regional Planning Council (TRPC) completed a Housing Needs Assessment. The full Housing Needs Assessment can be found at the following link:

<http://www.trpc.org/DocumentCenter/View/8067/Housing-Needs-Assessment>. Information regarding housing affordability can also be found on TRPC’s website at <https://trpc.org/1002/Housing-Affordability>.

On February 24, 2021, Thurston County and the cities of Olympia, Lacey, Tumwater, and Yelm signed an interlocal agreement to form the [Regional Housing Council](#) (RHC). The primary purpose of the RHC is to leverage resources and partnerships through policies and projects promoting equitable access to safe and affordable housing in Thurston County.

This Housing Assessment reviews housing stock, housing tenure and household size, public and assisted housing inventory, housing problems, housing costs, cost burden and disproportionate housing needs.

### HOUSING STOCK

This section looks at how many units are in a housing structure and how many bedrooms are in a unit. Thurston County’s housing stock varies by jurisdiction. Olympia’s housing stock is more likely to have more than 1-unit and less bedrooms, than other cities or the county.

#### Units in Structure

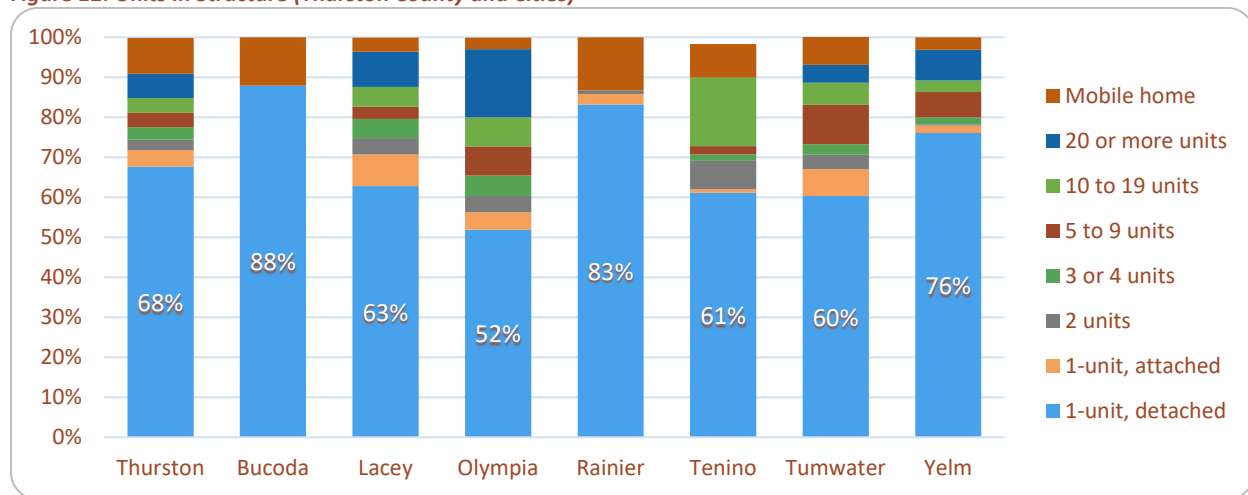
More than two-thirds of housing in Thurston County are detached single-family units (1-unit, detached). The percentage of detached single-family units drops significantly in Olympia (52%), with a significant increase in the number of multifamily structures with 10 or more units (24% vs. 10%).

**Table 17: Units in Structure (Thurston County and Cities)**

Units in Structure	Thurston County	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater	Yelm
1-unit, detached	79,854	247	20,933	24,265	917	761	9,604	3,089
1-unit, attached	4,886	217	13,138	12,599	763	465	5,793	2,352
2 units	3,101	0	1,658	1,036	24	7	639	56
3 or 4 units	3,677	0	855	1,001	8	54	348	8
5 to 9 units	4,266	0	1,000	1,242	0	12	257	56
10 to 19 units	4,349	0	637	1,772	0	16	940	195
20 or more units	7,179	0	1,041	1,770	0	130	524	90
Mobile home	10,475	0	1,840	4,127	0	0	432	237
Boat, RV, van, etc.	248	30	726	713	122	64	671	95

SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

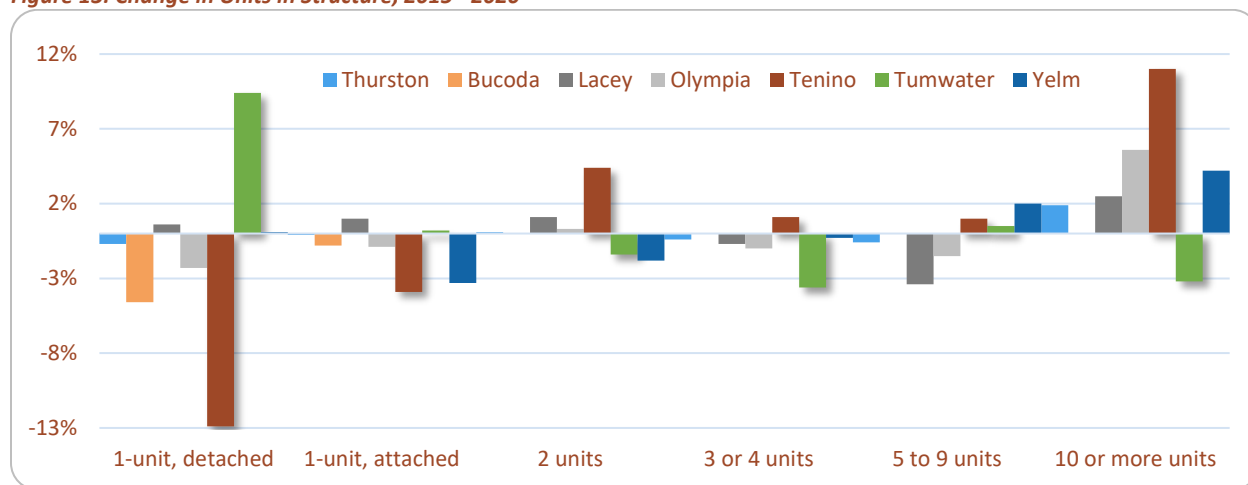
**Figure 12: Units in Structure (Thurston County and Cities)**



SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

Since 2015, Olympia, Tenino and Tumwater saw the biggest change in the units in structure. The share of 1-unit structures of the overall housing stock decreased 2.3% in Olympia and 12.9% in Tenino. Conversely, Tumwater’s share of 1-unit, detached structures increased 9.4% in this same time period, but this is primarily due to a large annexation in 2016. Olympia’s housing stock of 10 or more units increased its share 5.6%, and for Tenino, it increased its share 11%.

**Figure 13: Change in Units in Structure, 2015 - 2020**

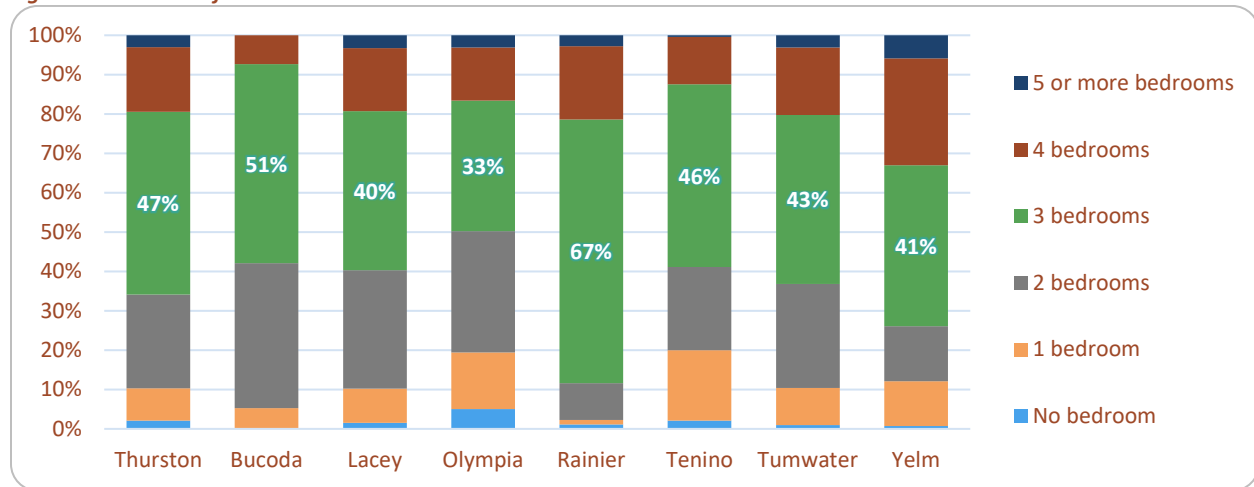


SOURCE: U.S. CENSUS BUREAU, 2016-2020 AND 2011-2015 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

### Number of Bedrooms

A majority of housing stock is comprised of 2- or 3-bedroom units in Thurston County. Olympia has 19.4% of its housing stock comprised of studio and 1-bedroom units.

**Figure 14: Number of Bedrooms in Unit**



SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

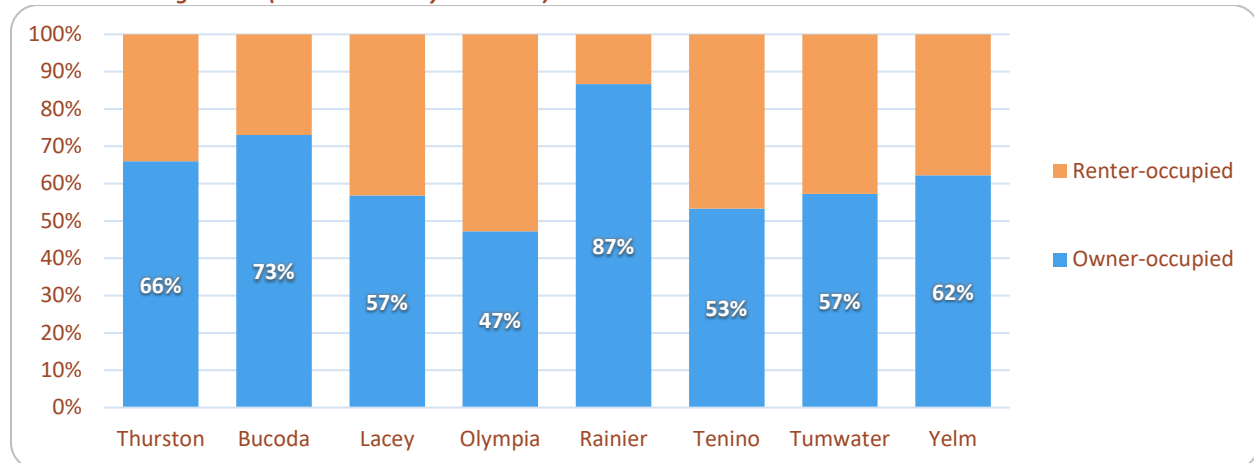
## HOUSING TENURE AND HOUSEHOLD SIZE

The following section looks at housing tenure (renter or owner-occupied) and household size. Like the housing stock, there are differences between the cities and county.

### Housing Tenure

Most of the occupied housing units in Thurston County are owner-occupied (66%). Olympia is the only jurisdiction where most housing units are renter-occupied.

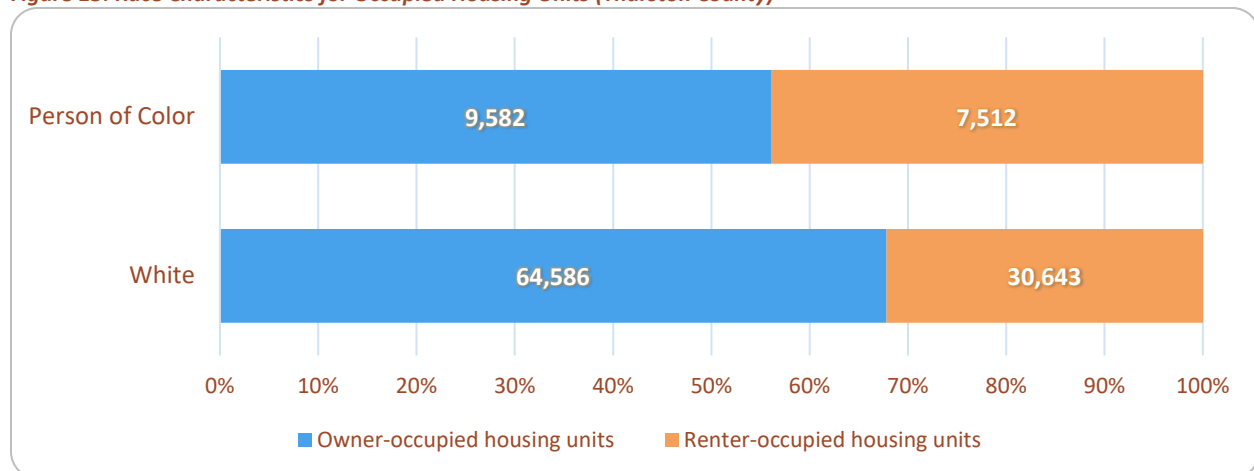
**Table 18: Housing Tenure (Thurston County and Cities)**



SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

People of color are less likely to own a house in Thurston County as shown in the chart below.

**Figure 15: Race Characteristics for Occupied Housing Units (Thurston County)**



SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (S2502)

### Household Size

Household size varies by jurisdiction and by tenure as seen in the table below.

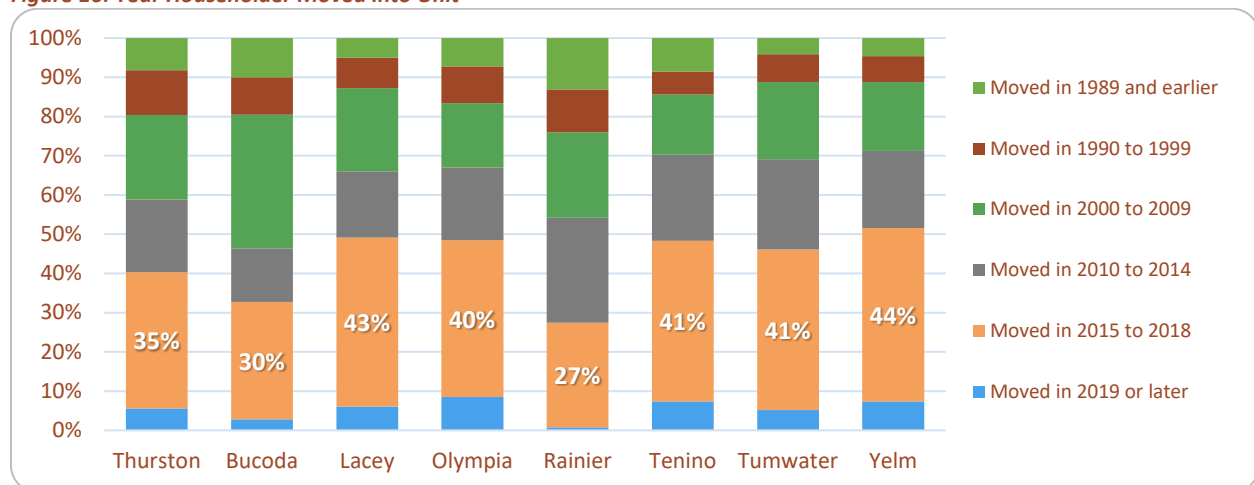
**Table 19: Household Size by Tenure (Thurston County and Cities)**

Housing Tenure, Occupied Housing Units	Thurston	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater	Yelm
Average household size of owner-occupied unit	2.58	2.73	2.55	2.40	2.96	2.62	2.67	3.26
Average household size of renter-occupied unit	2.35	3.30	2.36	2.04	3.16	2.25	2.28	3.08

SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

A significant portion of housing units occupied in Thurston County and the cities were moved into in the 2015 to 2018 period as shown in the chart below.

**Figure 16: Year Householder Moved into Unit**



SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

## PUBLIC AND ASSISTED HOUSING INVENTORY

Federal, state and local funds are used to assist in the development and preservation of housing for low-income households. Federal and state funding sources include U.S. Dept. of Housing and Urban Development (HUD), Washington State Housing Finance Commission (WSHFC), and Washington State Housing Trust Fund (HTF).

In 2022, Thurston County created a Home Fund from a sales and use tax of one-tenth of one percent. This tax applies throughout all of Thurston County, except in the cities of Olympia and Tenino, as each of those jurisdictions passed their own Home Fund sales tax legislation. The intent of these funds is to create affordable housing for those whose income is 60% of Area Median Income (AMI) or below. Thurston County anticipates collecting approximately \$4.5 to \$5.0 million per year for the Home Fund.

The Olympia Home Fund is a voter-approved sales and use tax and has generated around \$2.3 million per year since 2018. The sales tax collections for affordable housing for Thurston County and Olympia are now being awarded as a single source of funding starting in 2023.

Many affordable housing and shelter projects get funding assistance from multiple sources. The following inventory is based on available information.

### HUD Multifamily Housing Program

The following properties receive HUD funding assistance through one of HUD’s multifamily or Section 8 contracts.

**Table 20: HUD Multifamily Property Search (Thurston County)**

Property Name	Address	City	Assisted Units	Total Units
Carpenter Crest Apartments	201 Carpenter Road SE	Lacey		104
College Glen Apartments	4870 55th Lane SE	Lacey		164
Magnolia Villa	1410 MAGNOLIA ST SE	Lacey	21	21
South Sound Villa Apartments	4101 LACEY BLVD	Lacey	70	70
Southfield - Roo Lan Health and Rehab	1505 Carpenter Rd SE	Lacey		0
Toscana Apartment Homes	6979 Birdseye Ave NE	Lacey		165
Toscana Apartment Homes, Phase II	6979 Birdseye Ave NE	Lacey		228
Woodland by Bonaventure	4532 Intelco Loop SE	Lacey		150
Ashwood Downs Apartments	1900 Ashwood Downs Ln SE	Olympia		96
Billy Frank Jr Place	318 State Ave NE	Olympia	10	33
Capitol House	420 SHERMAN ST SW	Olympia		113
Ensign-Olympia Transition Care & Rehab	430 Lilly Rd NE	Olympia		60
Evergreen Village	505 Division St NW	Olympia	180	180
Olympian Apts	519 WASHINGTON ST SE	Olympia	50	50
Parkview Apartments	4600 Briggs Drive SE	Olympia		72
Providence St Francis House	3415 12th Ave NE	Olympia	59	60
Summers Manor	5730 Normandy Dr	Olympia		40
Village Cooperative of South Sound	Henderson Blvd SE & Yelm Hwy SE	Olympia		0
Hearthstone Apartments (Phase 2)	215 Pinehurst Drive SW	Tumwater		104
Stella Luxury Apartment Homes	7747 Littlerock	Tumwater		0
Tumwater Apartments	5701 6TH AVE SW	Tumwater	50	50

Property Name	Address	City	Assisted Units	Total Units
Easthaven Villa Assisted Living and Memory Care	311 Cullens Street NW	Yelm		0
Orchard Apartments	500 McKenzie Ave SW	Yelm	32	32

SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM\\_OFFICES/HOUSING/MFH/HSGRENT/MFHPROPERTYSEARCH](https://www.hud.gov/program_offices/housing/mfh/hsgrent/mfhpropertysearch)

### Washington State Housing Finance Commission

The Washington State Housing Finance Commission (WSHFC) provides housing funds through several sources, including competitive federal housing tax credits, bonds, and other financing. The following projects are included in WSHFC's Low-Income Housing Tax Credit (LIHTC) inventory.

**Table 21: Low-Income Tax Credit Projects (Thurston County)**

Project Name	Program Type	Sponsor	City	Total Low-Income Units	Total Units
College Glen Apartments	4% Tax Credits	Shelter Resources, Inc.	Lacey	161	164
Copper Wood Apartments	4% Tax Credits	Inland Group	Lacey	225	228
Magnolia Villa	9% Tax Credits	Mercy Housing Northwest	Lacey	20	21
Reserve at Lacey	4% Tax Credits	AVS Holdings, LLC	Lacey	239	241
Summer Ridge	4% Tax Credits	Shelter Resources, Inc.	Lacey	115	116
Ashwood Downs	4% Tax Credits	Allied Real Estate Partners, LLC	Olympia	95	96
Boardwalk Apartments	4% Tax Credits	Senior Housing Assistance Group	Olympia	280	284
Carriage Place Apartments	9% Tax Credits	Balfour Company	Olympia	49	51
Copper Trail	4% Tax Credits	Inland Group	Olympia	258	260
Courtside Apartments	4% Tax Credits	American Capital Development, Inc.	Olympia	209	211
Crowne Pointe Apartments	4% Tax Credits	J. David Page Stephen W. Page Development	Olympia	158	160
Devoe II	9% Tax Credits	Catholic Community Services of Western Washington	Olympia	50	50
Drexel House	9% Tax Credits	Catholic Community Services of Western Washington	Olympia	25	26
Evergreen Villages Apartments	4% Tax Credits	Bayside Communities	Olympia	178	180
Evergreen Vista I	4% Tax Credits	Mercy Housing Northwest	Olympia	102	104
Evergreen Vista II	9% Tax Credits	Mercy Housing Northwest	Olympia	50	51
Fern Ridge	9% Tax Credits	Balfour Company	Olympia	49	49

Project Name	Program Type	Sponsor	City	Total Low-Income Units	Total Units
Fleetwood Apartments	9% Tax Credits	Mercy Housing Northwest	Olympia	42	43
FSCSS Family Housing Phase I	9% Tax Credits	Family Support Center of South Sound (FSCSS)	Olympia	62	62
Martin Way	9% Tax Credits	Low Income Housing Institute (LIHI)	Olympia	64	65
Martin Way Phase 2	9% Tax Credits	Low Income Housing Institute (LIHI)	Olympia	63	64
Olympia Commons	9% Tax Credits	Low Income Housing Institute (LIHI)	Olympia	42	43
Olympia Vista Apartments	4% Tax Credits	American Capital Development, Inc.	Olympia	141	141
Stuart Place	9% Tax Credits	Balfour Company	Olympia	36	36
CAC 515 Preservation Portfolio	4% Tax Credits	Community Action Council of Lewis, Mason & Thurston Counties	Yelm	106	109
Prairie Run Apartments	9% Tax Credits	Community Action Council of Lewis, Mason & Thurston Counties	Yelm	31	32
Salmon Run Apartments	9% Tax Credits	Community Action Council of Lewis, Mason & Thurston Counties	Yelm	39	40
				<b>2,889</b>	<b>2,927</b>

SOURCE: WASHINGTON STATE HOUSING FINANCE COMMISSION (SEPTEMBER 2022)

The following projects are actively monitored by the Washington State Housing Finance Commission for affordable housing units. These projects were financed, in part, with tax-exempt or taxable bonds.

**Table 22: Wash State Housing Finance Commission, Bond-Financed Projects (Thurston County)**

Project Name	Program Type	Sponsor	City	Market Units	LIH Units
Homes First	Non Profit Housing	Homes First	Lacey	0	11
Woodland Retirement	80/20 Bonds	MWSH Lacey LLC	Lacey	105	30
Affinity at Olympia	80/20 Bonds	Inland Group	Olympia	136	34
WW - Sequoia Landing	Non Profit Housing	Housing Authority of Thurston County	Tumwater	19	21
Rosemont Retirement	80/20 Bonds	CHP Yelm-Rosemont WA Owner	Yelm	60	18

SOURCE: WASHINGTON STATE HOUSING FINANCE COMMISSION (SEPTEMBER 2022)

### Washington State Housing Trust Fund

The Washington State Legislature makes biennial appropriations in the capital budget to the Housing Trust Fund (HTF). The Housing Trust Fund provides capital financing in the form of loans or grants to affordable housing

projects. Many projects funded by the Housing Finance Commission are also funded by the Housing Trust Fund. The following projects are included in the HTF inventory.<sup>4</sup>

**Table 23: Washington State Housing Trust Fund Projects (Thurston County)**

Project Name	Project Type	Applicant/Recipient	City	Total Funded Units	Total Funded Low-
CAC USDA-RD Preservation Portfolio	Multi-Family	Cac of Lewis Mason Thurston Ctys	Belfair, Shelton, Yelm	109	106
Cobble Knoll Phase 2	Multi-Family	Mercy Properties Washington II	Centralia, Tenino, Winlock	77	92
FFC Homes X	Multi-Family	Foundation For the Challenged dba Options for Supported Housing	Centralia, Longview, Olympia, Puyallup	23	23
FFC Community Homes VIII	Multi-Family	Foundation For the Challenged dba Options for Supported Housing	Everett, Kelso, Longview, Olympia, Tacoma	20	20
FFC Homes VII	Multi-Family	Foundation For the Challenged dba Options for Supported Housing	Kirkland, Olympia, Shoreline, Tumwater	17	17
2 detached auxiliary dwelling units (DADUs)	Multi-Family	Homes First	Lacey	2	2
Developmental Disabilities	Multi-Family	Homes First	Lacey	4	4
Deyoe Vista V	Home Ownership	South Puget Sound Habitat for Humanity	Lacey	8	8
Forest Grove Apartments (former - Summer Ridge Apts)	Multi-Family	Community Action Council of Lewis, Mason, and Thurston Counties	Lacey	116	115
Lacey Affordable Housing	Multi-Family	Homes First	Lacey	6	6
Lacey Affordable Housing Project II	Multi-Family	Homes First	Lacey	10	10
Magnolia Villa	Multi-Family	Low Income Housing Institute (LIHI)	Lacey	21	20
Oxford Housing Program (Lacey)	Multi-Family	City of Lacey	Lacey		4
RISE-Transitional Housing Program	Multi-Family	Community Youth Services	Lacey	5	4
Youth Shelter-Scattered Sites (Sawyer & Peregrine)	Multi-Family	Community Youth Services	Lacey, Olympia	6	6
FFC Homes XI	Multi-Family	Foundation For the Challenged dba Options for Supported Housing	Longview, Olympia, Puyallup	15	15
Inter-Tribal Mortgage Program	Home Ownership	Shoalwater Bay Indian Tribe	Multi	40	40
Lot Cost Reduction/Down Payment Assistance	Home Ownership	Northwest Housing Development	Multi	26	26
Ridge, Woodlane Cascade, Everg	Home Ownership	Northwest Housing Development	Multi	17	17

<sup>4</sup> Three of the projects in this list – Drexel House, The Gardens and Tumwater Cove Apartments, were funded with federal HOME Investment Partnership funds and not state funds from the Housing Trust Fund.

Project Name	Project Type	Applicant/Recipient	City	Total Funded Units	Total Funded Low-
Arbor Manor (The Mom's House)	Multi-Family	Low Income Housing Institute (LIHI)	Olympia	5	5
B & B Apts	Multi-Family	Behavioral Health Resources Residential Properties	Olympia	15	15
Billy Frank Jr Place (Former - Olympia Commons)	Multi-Family	Low Income Housing Institute (LIHI)	Olympia	43	42
Candlewood Manor Conversion	Multi-Family	Candlewood Community Housing of Thurston County	Olympia	103	103
Deyoe Vista V	Home Ownership	South Puget Sound Habitat for Humanity	Olympia	10	10
Deyoe Vista V	Home Ownership	South Puget Sound Habitat for Humanity	Olympia	8	8
Drexel House	Multi-Family	Catholic Community Services of Western Washington	Olympia	25	24
Drexel House	Multi-Family	Catholic Community Services of Western Washington	Olympia	10	10
Drexel House II (formerly Devoe II Housing)	Multi-Family	Catholic Community Services of Western Washington	Olympia	50	50
Evergreen Vista Apartments	Multi-Family	Mercy Housing Northwest	Olympia	2	2
Evergreen Vista II	Multi-Family	Mercy Housing Northwest	Olympia	51	50
Fleetwood Apartments	Multi-Family	Low Income Housing Institute (LIHI)	Olympia	42	43
FSCSS Family Housing Phase I	Multi-Family	Family Support Center of South Sound	Olympia	62	62
Habitat Cottages	Home Ownership	South Puget Sound Habitat for Humanity	Olympia	15	15
Hidden Village Preservation Project	Multi-Family	Hidden Village Owners Association	Olympia	13	12
Horizons West	Multi-Family	Housing Authority of Thurston County	Olympia	24	24
Neighborhood Revitalization	Multi-Family	Homes First	Olympia	6	6
Nisqually Tribal Housing	Multi-Family	Nisqually Indian Tribe	Olympia	6	6
Olympia Crest Phase II	Multi-Family	Housing Authority of Thurston County	Olympia	24	24
Olympia/Lacey DD Homes Project III	Multi-Family	Homes First	Olympia	8	8
Oxford House	Multi-Family	Homes First	Olympia	6	6
Pear Blossom Place	Multi-Family	Family Support Center of South Sound	Olympia	40	19
Pear Street Transitional Housing	Multi-Family	Community Youth Services	Olympia	9	8
Quixote Village	Multi-Family	Panza	Olympia	30	30

Project Name	Project Type	Applicant/Recipient	City	Total Funded Units	Total Funded Low-
Safeplace Confidential Battered Women's Shelter	Multi-Family	SafePlace	Olympia	28	28
The My Family	Multi-Family	My Family Inc	Olympia	3	3
Touchstone & Haven House	Multi-Family	Community Youth Services	Olympia	25	25
Unity Commons (was Martin Way)	Multi-Family	Low Income Housing Institute (LIHI)	Olympia	64	64
Unity Commons (was Martin Way)	Multi-Family	Low Income Housing Institute (LIHI)	Olympia	65	65
Welcome Home Down Payment Assistance Revolving Loan Fund Program	Home Ownership	Housing Authority of Thurston County	Olympia	12	12
Tenino Firs Quarry Road Estate	Home Ownership	Northwest Housing Development	Tenino	8	8
73rd Ave	Home Ownership	South Puget Sound Habitat for Humanity	Tumwater	14	14
Lake Park Apartments	Multi-Family	Housing Authority of Thurston County	Tumwater	8	7
McKena Lane Project	Multi-Family	Housing Authority of Thurston County	Tumwater	5	5
Shepherd's Grove	Home Ownership	South Puget Sound Habitat for Humanity	Tumwater	3	3
The Gardens	Multi-Family	Behavioral Health Resources	Tumwater	34	34
Tumwater Cove Apartments (Former-Tumwater Apartments)	Multi-Family	Behavioral Health Resources	Tumwater	8	8
Krislen Apartments	Multi-Family	Yelm Community Services	Yelm	24	24
Longmire Phase 1	Home Ownership	South Puget Sound Habitat for Humanity	Yelm	8	8
Prairie Run Apartments	Multi-Family	Community Action Council of Lewis, Mason, and Thurston Counties	Yelm	32	32
Yelm Community Services Homeless Shelter	Multi-Family	Yelm Community Services	Yelm	6	6
				<b>1,476</b>	<b>1,463</b>

SOURCE: WASHINGTON STATE DEPARTMENT OF COMMERCE, HOUSING TRUST FUND (SEPTEMBER 2022)

### Housing Authority of Thurston County

The Housing Authority of Thurston County was formed after HUD shifted away from public housing and toward vouchers. The Housing Authority provides rental assistance, housing stability, housing in authority-owned properties and supports housing developed by other non-profits with operating costs from project-based and special need vouchers.

Of the eighteen (18) properties owned and managed by the Housing Authority, five obtained financing from the Washington State Housing Trust Fund and one obtained bond-financing assistance through the Washington State

Housing Finance Commission. Most of the properties are funded with a combination of state and local resources, bank financing, and independent tax-exempt bonds.

Housing Authority property rents are substantially below market rates. All Housing Authority rents are set to be affordable with tenant-based vouchers. The following is an inventory of the Housing Authority-owned properties in Thurston County.

**Table 24: Housing Authority of Thurston County Affordable Housing Inventory**

Project Name	City	Number of Units	Targeted population
14th Ave Triplexes	Lacey	3	RCW 35.82 at or below 80% of AMI
Golf Club Triplexes	Lacey	3	RCW 35.82 at or below 80% of AMI
Hall Street Apartments	Lacey	12	At or below 80% of AMI
Shadow Wood	Lacey	22	RCW 35.82 at or below 80% of AMI
Steamer House	Lacey	1	At or below 50% of AMI
Surrey Lane	Lacey	96	RCW 35.82 at or below 80% of AMI
Triplexes at Golf Club & 14th	Lacey	6	2 units set at 50% of AMI or below, 4 units set at 80% of AMI or below
Creekwood	Olympia	20	RCW 35.82 at or below 80% of AMI
Horizons West	Olympia	24	At or below 50% of AMI
Olympia Crest	Olympia	140	RCW 35.82 at or below 80% of AMI
Olympia Crest II	Olympia	24	12 units at or below 50% of AMI, 12 units at or below 80% of AMI. Set aside units for homeless families with children and for households with a veteran member
Allen Orchard	Tumwater	24	12 units at or below 60% of AMI, 5 units set aside for homeless families with children within Tumwater School District
Falls Pointe	Tumwater	108	RCW 35.82 at or below 80% of AMI
Lake Park	Tumwater	8	Homeless families with children at or below 50% of AMI, rents set at HUD Low HOME rents
McKenna Lane	Tumwater	6	At or below 50% of AMI, rents set at HUD Low HOME rents, set aside units for families with a hh member with a developmental disability and for families pursuing higher education
Sequoia	Tumwater	40	8 units set aside for homeless families and veterans. 13 units are affordable to households at or below 80% of AMI. 19 units are unrestricted work-force housing.
Spring Court	Tumwater	8	RCW 35.82 at or below 80% of AMI
Trails End	Tumwater	8	At or below 50% of AMI, rents set at HUD Low HOME rents
<b>TOTAL</b>		<b>553</b>	

SOURCE: HOUSING AUTHORITY OF THURSTON COUNTY (SEPTEMBER 2022)

## Housing Vouchers

The Housing Authority of Thurston County supports approximately 5,000 people in various housing voucher programs. The largest voucher program is the Housing Choice Voucher (formerly Section 8). Other voucher programs include Veterans Administration Supportive Housing (VASH) and various special need voucher programs.

**Table 25: Housing Vouchers – 2022 (Housing Authority of Thurston County)**

Total vouchers	Project based	Emergency Housing	Special Purpose Voucher			
			VASH	Family Unification Program	Non-elderly Disabled (NED)	Mainstream (Homeless, Non-elderly Disabled)
2,070	475	68	105	68	425	140

SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM\\_OFFICES/PUBLIC\\_INDIAN\\_HOUSING/PROGRAMS/HCV/DASHBOARD](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard) AND HOUSING AUTHORITY OF THURSTON COUNTY

## Housing Choice Vouchers

The Housing Choice Voucher (HCF) Program is the federal government’s major program for providing housing assistance to families. The voucher program assists very low-income families, the elderly, and the disabled to afford decent, safe and sanitary housing in the private market. Participants find their own housing that meets the requirements of the program and not be limited to units located in subsidized housing projects. The family that is issued a housing voucher must find suitable housing and the owner of the housing must agree to rent under the program. Rental units must meet minimum standards of health and safety. The housing subsidy is paid to the landlord directly by the Housing Authority. To qualify for the program, you must earn 50% or less of the area median income.

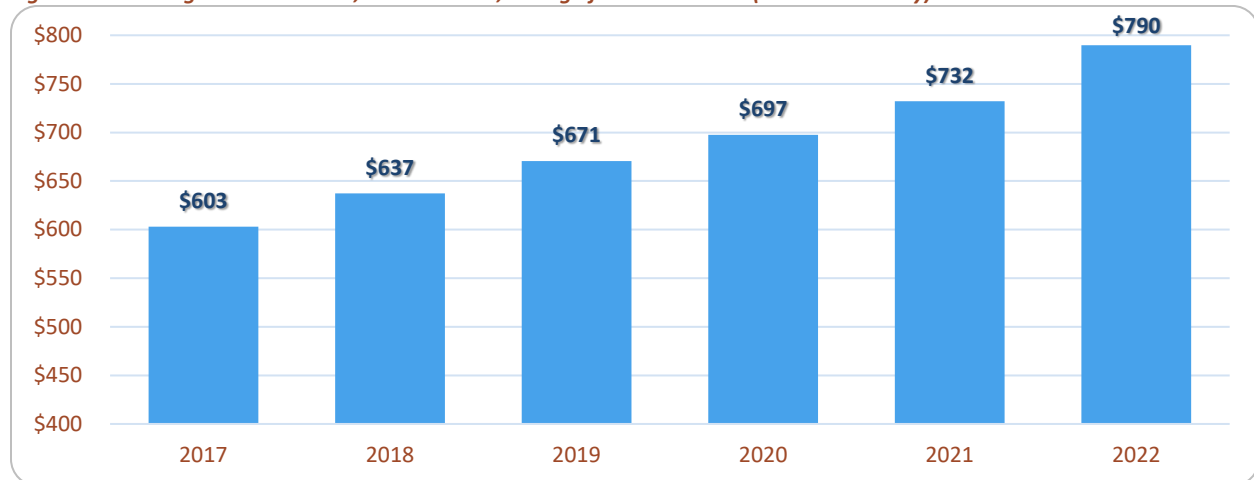
**Table 26: Housing Choice Vouchers (Housing Authority of Thurston County)**

Housing Choice Vouchers	
Total Units under Annual Contributions Contract (ACC)	2,070
Current Reported Leasing	1,824
2022 YTD Spending of Budget	102.6%
2022 YTD Unit Leasing Percentage	88.1%

SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM\\_OFFICES/PUBLIC\\_INDIAN\\_HOUSING/PROGRAMS/HCV/DASHBOARD](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard)

The Housing Authority of Thurston County has budget authority for the Housing Choice Voucher program of \$16,769,030 in 2022. This budget is used to provide the housing voucher to the family. The increase in rental housing costs affects this program as it is budget-based and not unit-based. Housing Choice Voucher per unit cost in July 2022 was \$801.66, a 35.62% increase in the past five years.

**Figure 17: Housing Choice Voucher, Per-Unit Cost, Change from 2017-2022 (Thurston County)**



SOURCE: [HTTPS://WWW.HUD.GOV/PROGRAM\\_OFFICES/PUBLIC\\_INDIAN\\_HOUSING/PROGRAMS/HCV/DASHBOARD](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard)

### Special Purpose Voucher Programs

HUD provides special purpose voucher programs which are implemented by the Housing Authority of Thurston County. For more information about Housing Choice Programs and Initiatives, please visit [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/programs\\_and\\_initiatives](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/programs_and_initiatives)

**Emergency Housing Vouchers.** The Emergency Housing Voucher (EHV) program is available through the American Rescue Plan Act (ARPA). Through EHV, HUD provided housing choice vouchers to the Housing Authority of Thurston County in order to assist individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

**Mainstream Vouchers.** Mainstream vouchers assist non-elderly persons with disabilities. Aside from serving a special population, Mainstream vouchers are administered using the same rules as other housing choice vouchers.

**Non-Elderly Disabled Vouchers.** These vouchers enable non-elderly persons or families with disabilities to access affordable housing on the private market.

**Veterans Affairs Supportive Housing.** The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HUD's Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the [Department of Veterans Affairs \(VA\)](#). VA provides these services for participating Veterans at VA medical centers (VAMCs), community-based outreach clinics (CBOCs), through VA contractors, or through other VA designated entities.

**Family Unification Program.** The Family Unification Program (FUP) is a program under which Housing Choice Vouchers (HCVs) are provided to two different populations:

1. Families for whom the lack of adequate housing is a primary factor in:
  - a. The imminent placement of the family's child or children in out-of-home care, or
  - b. The delay in the discharge of the child or children to the family from out-of-home care. There is no time limitation on FUP family vouchers.
2. For a period not to exceed 36 months, otherwise eligible youths who have attained at least 18 years and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, in accordance

with a transition plan described in section 475(5)(H) of the Social Security Act, and is homeless or is at risk of becoming homeless at age 16 or older.

### Project-Based Vouchers

The Housing Authority supports affordable housing that is owned by non-profit agencies that provide supportive services to residents. This support comes through “Project-Based Vouchers.” The Housing Authority is supporting development and maintenance of up to 475 units. The following is an inventory of existing affordable housing with Project-Based Vouchers.

**Table 27: Project-Based Vouchers, by Project (Thurston County)**

Project Name	Population Served	Owner	City	Number of Units
B & B	Disabled-With Supportive Services	Behavioral Health Resources	Olympia	15
Billy Frank	Homeless Singles and Families-With Supportive Services	Low Income Housing Institute	Olympia	22
Drexel	Single Homeless-With Supportive Services	Catholic Community Services SWW	Olympia	25
Drexel II	Veterans Single Homeless-With Supportive Services	Catholic Community Services SWW	Olympia	50
Evergreen Vista I	Families Who Qualify For 2- And 3-Bedroom Units	Mercy Housing	Olympia	26
Evergreen Vista II	Families With Children, Households with Disabled Family Member, Victims of Domestic Violence-With Supportive Services	Mercy Housing	Olympia	50
Fleetwood	Single Homeless-With Supportive Services	Low Income Housing Institute	Olympia	43
Pear Blossom	Homeless Families with Children-With Supportive Services	Family Support Center South Sound	Olympia	7
Pear Street	Youth Aging Out of Foster Care-With Supportive Services	Community Youth Services	Olympia	6
Quixote Village	Single Homeless-With Supportive Services	Panza	Olympia	25
Unity Commons	Homeless Singles/Couples-With Supportive Services	Low Income Housing Institute	Olympia	61
Homes First	Low Income	Homes First	Olympia, Lacey, Tumwater	23
Tumwater Cove	Disabled-With Supportive Services	Behavioral Health Resources	Tumwater	8
Tumwater Gardens	Homeless Disabled-With Supportive Services	Behavioral Health Resources	Tumwater	34
			<b>TOTAL</b>	<b>395</b>

SOURCE: HOUSING AUTHORITY OF THURSTON COUNTY

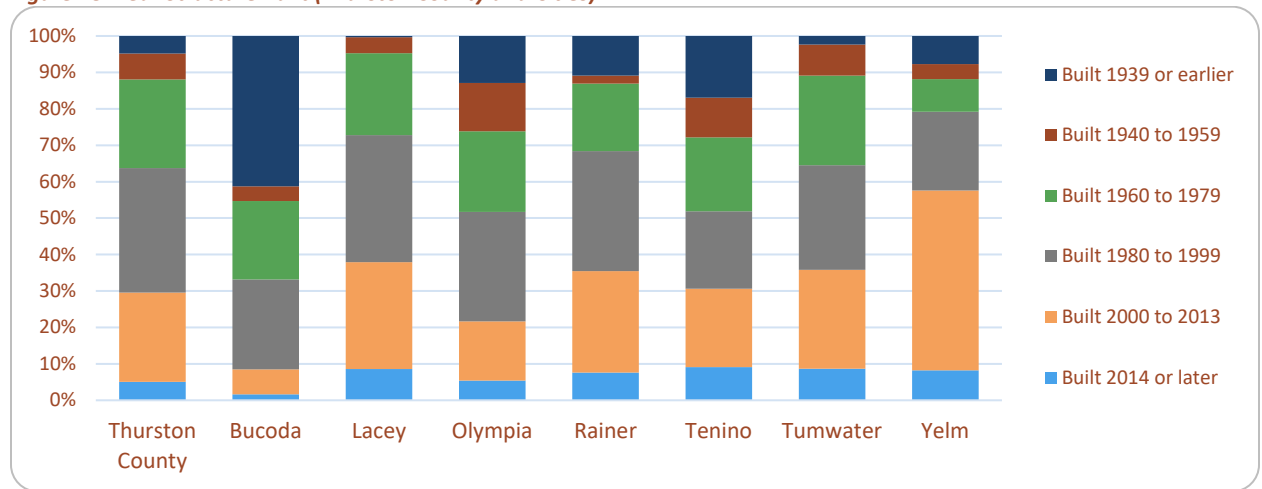
## HOUSING PROBLEMS

The following section looks at the age of housing, housing that has been identified as being substandard or overcrowded based on HUD standards, and housing with a greater likelihood of having lead-based paint.

### Age of Housing

36% of Thurston County’s housing stock was built before 1980. For Olympia and Tenino, the percentage of older housing units built before 1980 jumps to 48%. The town of Bucoda has the highest percentage of older housing stock.

Figure 18: Year Structure Built (Thurston County and Cities)

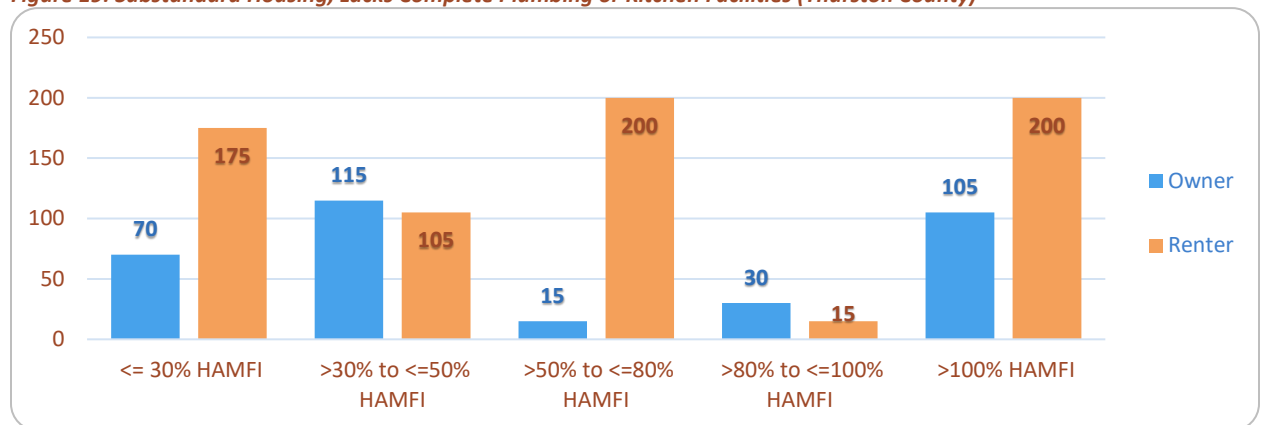


SOURCE: U.S. CENSUS BUREAU, 2016-2020 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

### Substandard Housing

The number of housing units which lack complete plumbing or kitchen facilities are shown below by income and tenure.

Figure 19: Substandard Housing, Lacks Complete Plumbing or Kitchen Facilities (Thurston County)



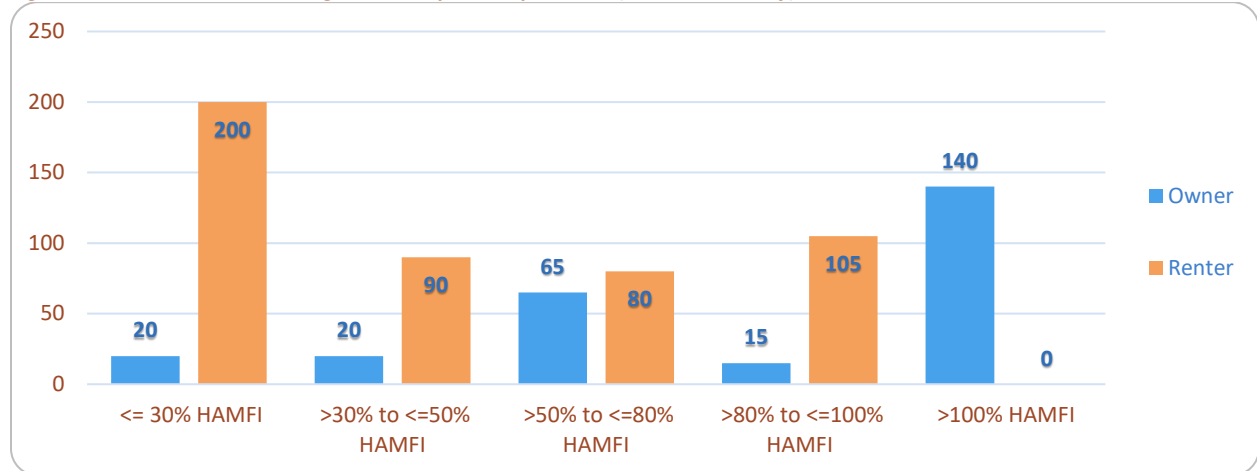
SOURCE: 2015-2019 CHAS DATA (TABLE 3)<sup>5</sup>

<sup>5</sup> “CHAS” data (Comprehensive Housing Affordability Strategy) is custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau received by HUD. The most recent data released is for the 2016-2019 period. Go to <https://www.huduser.gov/portal/datasets/cp.html>. “HAMFI” means HUD Area Median Family Income.

## Overcrowded Housing

Having more than one person per room in a residence is considered overcrowding. Households with greater than 1.5 persons per room is considered by HUD as a severe housing problem.

**Figure 20: Overcrowded Housing with >1.5 persons per room (Thurston County)**



SOURCE: 2015-2019 CHAS DATA (TABLE 3)

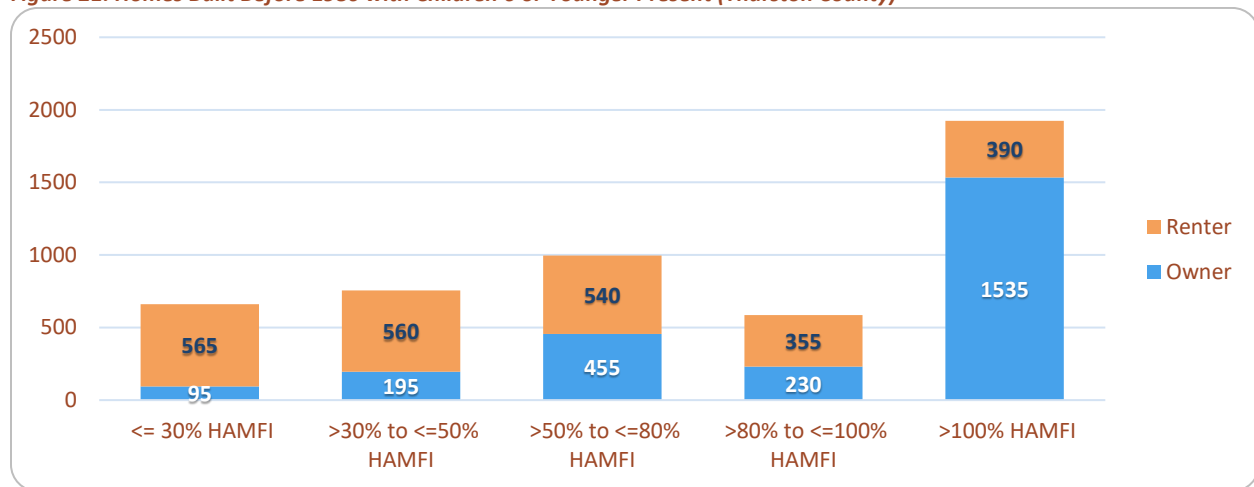
## Lead-Based Paint

Housing units built before 1978 may have paint that contains lead, which can pose a serious health hazard, particularly to children. In federally assisted housing, community development, and loan guarantee programs, HUD is authorized to require lead-based paint hazard control measures. Title X required that each federally assisted project less than \$25,000 per unit must reduce lead-based paint hazards through interim control or, if chosen, abatement. Federally assisted rehabilitation projects more than \$25,000 per unit must abate lead-based paint hazards; limited exceptions apply.

Approximately 36% of Thurston County’s housing stock and 48% of Olympia’s, was built before 1980,<sup>6</sup> indicating a substantial number of homes with potential lead-based paint hazards. The following chart estimates the number of households with children 6 or younger living in structures that might have lead-based paint hazards.

<sup>6</sup> Data on age of structure is limited to “before 1980”, whereas lead-based paint was prohibited earlier in 1978. See <https://www.hud.gov/sites/documents/LBPH-06.PDF> regarding HUD’s lead-based paint requirements in housing renovation.

**Figure 21: Homes Built Before 1980 with Children 6 or Younger Present (Thurston County)**



SOURCE: 2015-2019 CHAS DATA (TABLE 13)

## HOUSING COSTS

The following section looks at home price (sales) and rental costs. The cost of housing has seen significant increases in the past five years.

### Home Prices

In 2017, the median home price in Thurston County was \$285,800; in 2021, the median home price increased to \$460,500, an increase of 61%. The sharpest increases happened in 2020 and 2021.

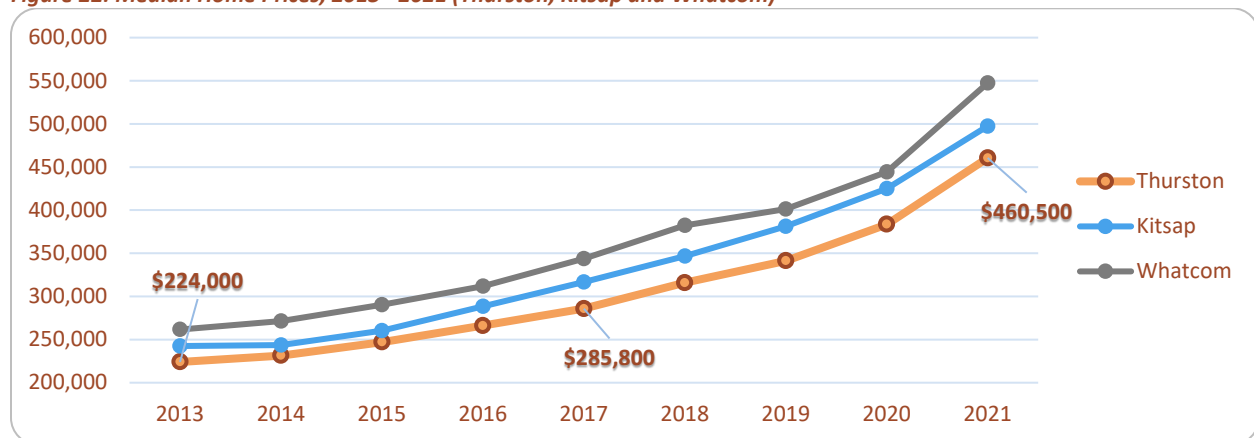
**Table 28: Median Home Prices, 2013 - 2021 (Thurston County)**

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Thurston	224,000	231,400	247,000	266,100	285,800	315,800	341,200	383,600	460,500
% increase		3.3%	6.7%	7.7%	7.4%	10.5%	8.0%	12.4%	20.0%

SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON

The increase in home prices follows similar trends of comparable sized counties in Western Washington.

**Figure 22: Median Home Prices, 2013 - 2021 (Thurston, Kitsap and Whatcom)**



SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON

## Rent

Rents have increased 32-35% in Thurston County since 2017. The vacancy rate for Thurston County in Fall 2021 was 3.7%.

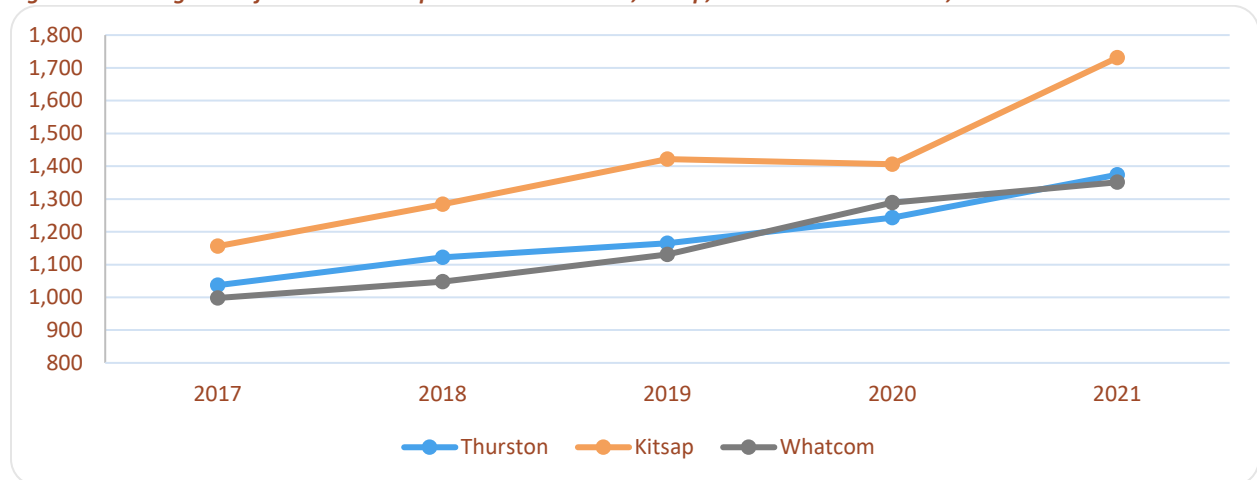
**Table 29: Average Rent - Apartments (Thurston County)**

	2017	2018	2019	2020	2021	Change since 2017
1-bedroom	\$ 962	\$ 1,055	\$ 1,096	\$ 1,162	\$ 1,296	35%
2-bedroom	\$ 1,037	\$ 1,122	\$ 1,165	\$ 1,243	\$ 1,374	32%

SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON, WASHINGTON STATE APARTMENT MARKET REPORT (FALL)

Kitsap County experienced a higher rise in average rent between 2020 and 2021 than in Thurston County, while Whatcom County rents track closely with Thurston County.

**Figure 23: Average Rent for 2-Bedroom Apartment in Thurston, Kitsap, and Whatcom counties, 2017 - 2021**



SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON, WASHINGTON STATE APARTMENT MARKET REPORT (FALL)

## HOUSING COST BURDEN

Housing cost burden is defined as paying more than 30% of household income for housing (rent or mortgage, plus utilities). Severe housing cost-burden is defined as paying more than 50% of household income for housing.

Approximately 31% of Thurston County households, and 36% of Olympia households, pay more than 30% of their income for housing. 13% of Thurston County households, and 17% of Olympia households, are severely cost burdened, paying more than 50% of their income towards housing.

The households most impacted are low-income renters. 73% of rental households earning 30% or less of HUD Area Median Family Income (HAMFI) are severely cost burdened. When a low-income household is severely cost-burdened, it means that the household has less income for other essential needs, like transportation, health care, food and education; it is also an indicator of being at risk of homelessness.

**Table 30: Housing Cost Burden by Tenure (Thurston County)**

Housing Cost Burden	Owner	Renter	Total	Percent
Cost Burden <=30%	55,765	19,000	74,765	68.0%
Cost Burden >30% to <=50%	9,920	9,700	19,620	17.8%
Cost Burden >50%	5,735	8,720	14,455	13.1%
Cost Burden not available	485	650	1,135	1.0%
<b>Total</b>	<b>71,910</b>	<b>38,075</b>	<b>109,985</b>	

SOURCE: 2015-2019 CHAS SUMMARY DATA

**Table 31: Housing Cost Burden by Tenure (Olympia)**

Housing Cost Burden	Owner	Renter	Total	Percent
Cost Burden <=30%	8,445	5,545	13,990	62.5%
Cost Burden >30% to <=50%	1,275	2,965	4,240	18.9%
Cost Burden >50%	730	3,155	3,885	17.3%
Cost Burden not available	80	205	285	1.3%
<b>Total</b>	<b>10,530</b>	<b>11,870</b>	<b>22,400</b>	

SOURCE: 2015-2019 CHAS SUMMARY DATA

**Table 32: Housing Cost Burden for Renters by Income (Thurston County)**

Income by Cost Burden	Cost burden > 30%	Cost burden > 50%	Total	Cost burden > 30%	Cost burden > 50%
Household Income <= 30% HAMFI	6,545	5,780	7,950	82.3%	72.7%
Household Income >30% to <=50% HAMFI	6,165	2,270	7,190	85.7%	31.6%
Household Income >50% to <=80% HAMFI	4,735	565	9,325	50.8%	6.1%
Household Income >80% to <=100% HAMFI	645	50	4,695	13.7%	1.1%
Household Income >100% HAMFI	330	55	8,910	3.7%	0.6%
<b>Total</b>	<b>18,420</b>	<b>8,720</b>	<b>38,075</b>		

SOURCE: 2015-2019 CHAS SUMMARY DATA ("HAMFI" means HUD Area Median Family Income)

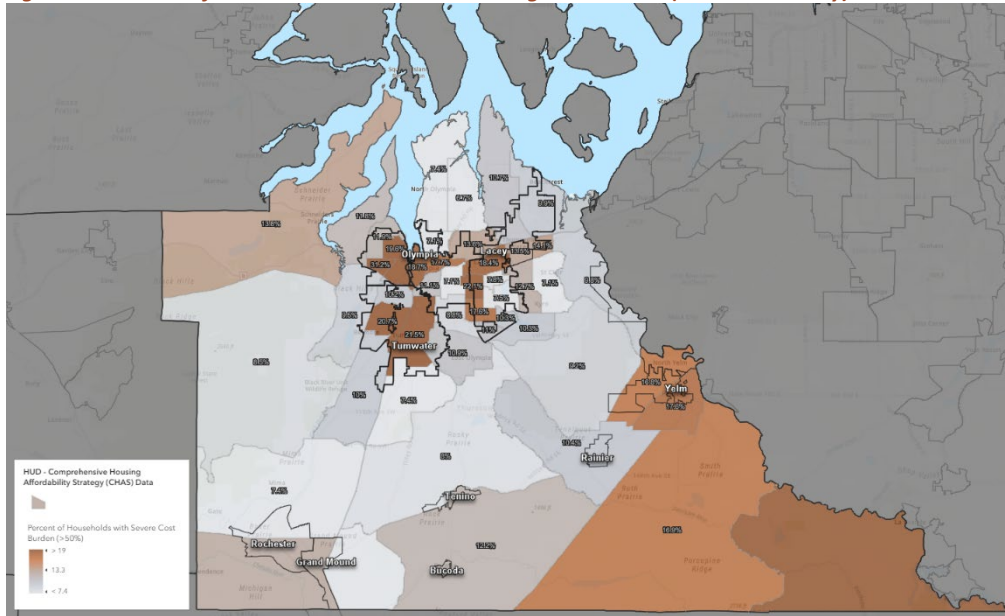
**Table 33: Housing Cost Burden for Owners (Thurston County)**

Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total	Cost burden > 30%	Cost burden > 50%
Household Income <= 30% HAMFI	4,205	3,175	5,860	71.8%	54.2%
Household Income >30% to <=50% HAMFI	3,080	1,515	5,045	61.1%	30.0%
Household Income >50% to <=80% HAMFI	4,245	715	11,045	38.4%	6.5%
Household Income >80% to <=100% HAMFI	1795	165	8,645	20.8%	1.9%
Household Income >100% HAMFI	2330	165	41,315	5.6%	0.4%
<b>Total</b>	<b>15,655</b>	<b>5,735</b>	<b>71,910</b>		

SOURCE: 2015-2019 CHAS SUMMARY DATA ("HAMFI" means HUD Area Median Family Income)

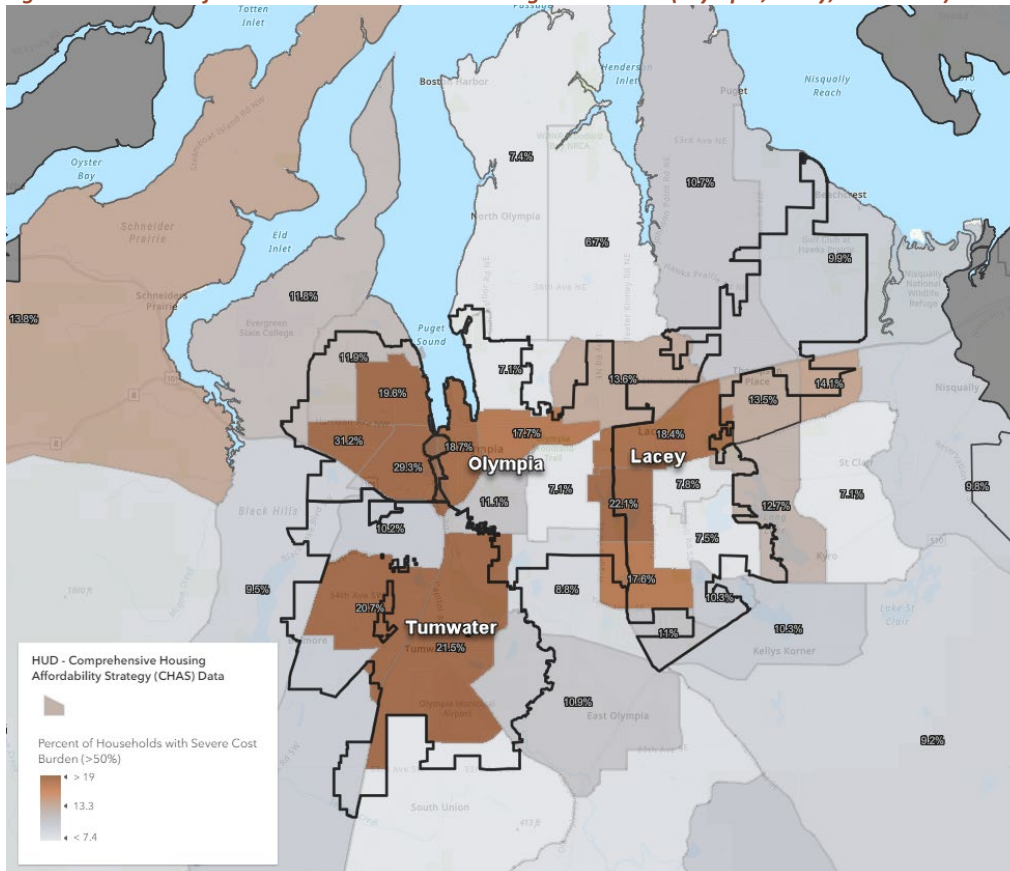
The following figures identify the percentage of households with severe housing cost burdens.

**Figure 24: Percent of Households with Severe Housing Cost Burden (Thurston County)**



SOURCE: 2015-2019 CHAS. MAP COURTESY OF CITY OF OLYMPIA.

**Figure 25: Percent of Households with Severe Housing Cost Burden (Olympia, Lacey, Tumwater)**



SOURCE: 2015-2019 CHAS. MAP COURTESY OF CITY OF OLYMPIA.

## Income and Housing Cost

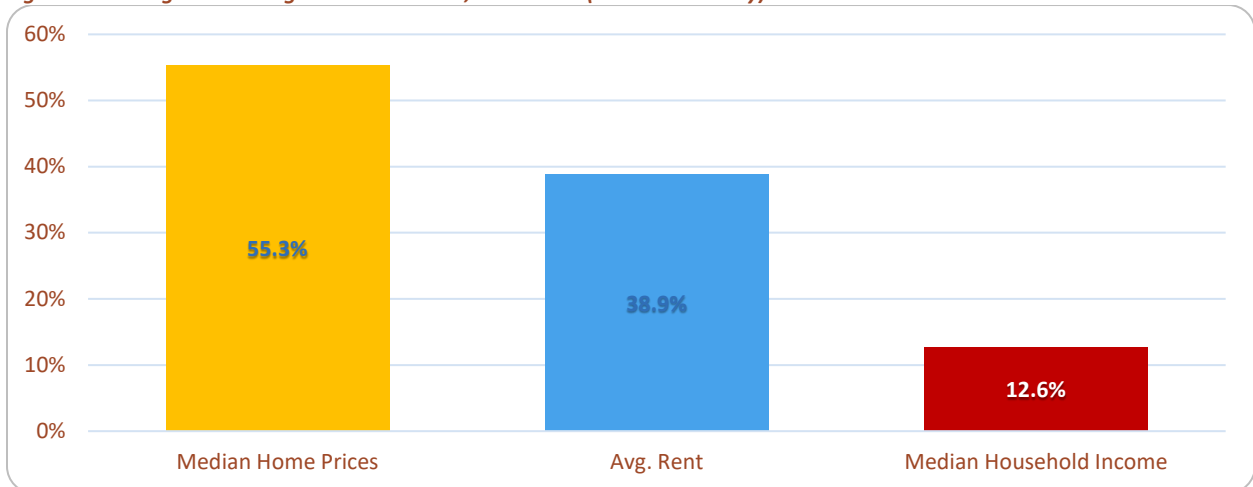
Incomes are not keeping pace with housing costs, making housing affordability more and more challenging.

**Table 34: Change in Housing Costs vs. Income, 2015-2020 (Thurston County)**

	2015	2020	Change
Median Home Prices	247,000	383,600	55.3%
Avg. Rent	895	1,243	38.9%
Median Household Income	67,349	75,867	12.6%

SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON AND U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (CP03)

**Figure 26: Change in Housing Costs vs. Income, 2015-2020 (Thurston County)**



SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH, UNIVERSITY OF WASHINGTON AND U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (CP03)

## DISPROPORTIONATE HOUSING NEED

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10% or more) than the total households at that income level. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

A review of Census data indicates that there are disproportionately higher housing problems for Pacific Islander (30% HAMFI or below), and Hispanic (any race) and Black or African-American (>30% to <=50% HAMFI).

## Disproportionate Severe Housing Problem

The four severe housing problems that HUD uses are:

- incomplete kitchen facilities;
- incomplete plumbing facilities;
- more than 1 person per room; and
- cost burden greater than 50%.

The following table identifies the members of a racial or ethnic group at a given income level that experience one or more of the severe housing problems at a rate of 10% or more than the income level as a whole (marked with an **X**). The number of households with severe housing problems are shown in parenthesis.

**Table 35: Disproportionate Severe Housing Problems (Thurston County)**

RACE OR ETHNICITY	INCOME LEVEL				
	≤ 30% HAMFI	>30% to ≤50% HAMFI	>50% to ≤80% HAMFI	>80% to ≤100% HAMFI	>100% HAMFI
White alone, non-Hispanic	(7,070)	(2,960)	(1,575)	(435)	(755)
Hispanic, any race	(945)	<b>X</b> (500)	(75)	(30)	(50)
Asian alone, non-Hispanic	(365)	(255)	(95)	(20)	(0)
Black or African-American alone, non-Hispanic	(180)	<b>X</b> (220)	(50)	(0)	(35)
American Indian or Alaska Native alone, non-Hispanic	(195)	(80)	(20)	(0)	(40)
Pacific Islander alone, non-Hispanic	<b>X</b> (100)	(8)	(0)	(0)	(20)

SOURCE: 2015-2019 CHAS DATA (TABLE 2)

### Disproportionate Severe Housing Cost Burden

A severe housing cost burden is where a household pays more than 50% of their income on housing. A disproportionate impact exists when the members of a racial or ethnic group experience severe housing cost burden at a greater rate (10% or more) than all households in that tenure. There are not any races or ethnicities in Thurston County with a disproportionate severe housing cost burden. The table below shows the number of households, by race or ethnicity, with a severe housing cost burden.

**Table 36: Severe Housing Cost Burden by Race or Ethnicity (Thurston County)**

RACE OR ETHNICITY	Owner Occupied	Renter Occupied
White alone, non-Hispanic	4,685	6,445
Hispanic, any race	345	925
Asian alone, non-Hispanic	400	265
Black or African-American alone, non-Hispanic	65	380
other (including multiple races, non-Hispanic)	100	465
American Indian or Alaska Native alone, non-Hispanic	120	165
Pacific Islander alone, non-Hispanic	15	70

SOURCE: 2015-2019 CHAS DATA (TABLE 9)

## HOMELESSNESS

On June 14, 2018, the Thurston County Board of Health (BoH) declared homelessness a public health crisis. In 2019, Thurston County adopted the [Thurston County Homeless Crisis Response Plan](#) (HCRP), a community-based framework for a strategic, focused approach to ending homelessness. The plan is intended to result in positive and innovative systemic changes in the way Thurston County addresses homelessness.

### HOW MANY PEOPLE ARE HOMELESS?

Washington State counts the number of homeless individuals and families each year. The various counts include those people identified in the homeless management information system (HMIS); homeless students; and point-in-time count in January of most years.

#### *Homeless Management Information System*

All homeless service providers receiving public funding enter information about people they serve each day by their programs.

#### *Homeless Students*

All local educational agencies are required to count the number of homeless students throughout the school year. Students counted as homeless may be sleeping outdoors, in cars or other places not meant for human habitation, in temporary facilities, in hotels or motels, or who share housing of other persons (e.g., “couch surfing”).

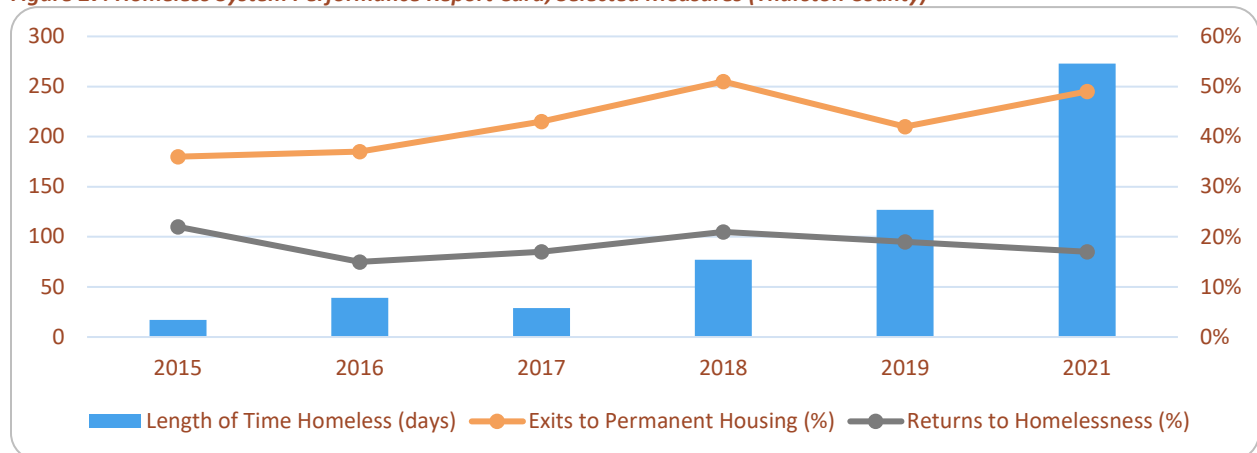
#### *Point in Time (PIT) Count*

Volunteers and homeless service providers collect this information on a single day in the last week of January. This count includes people living outside, living in places not meant for human habitation, and people who are housed in a temporary facility like emergency shelter or transitional housing.

### Homeless Management Information System (HMIS) and Homeless System Performance

The Washington State Department of Commerce manages a [Homeless System Performance](#) dashboard and publishes an annual report on each county and the state, including year-to-year comparisons, to provide performance outcome results on exits to permanent housing, returns to homelessness, length of time homeless, and cost per exit to permanent housing.

**Figure 27: Homeless System Performance Report Card, Selected Measures (Thurston County)**



SOURCE: WASHINGTON STATE HOMELESS SYSTEM PERFORMANCE, THURSTON COUNTY REPORT CARD

The length of time being homeless showed a big increase in 2021 during the COVID-19 pandemic. The following targets and outcomes measure housing performance for Thurston County’s Consolidated Homeless Grant (CHG).

**Table 37: Consolidated Homeless Grant Performance Tracker, 2019-2022 (Thurston County)**

Performance Measure	Target	2019	2020	2021	2022
<b>System Prioritization</b> – CHG Grantees are required to increase the percent unsheltered homeless households and households fleeing violence entered by 5 percentage points each year or meet the statewide performance target.	<b>60%</b>	48%	61%	43%	49%
<b>Emergency Shelters</b> – Calculate the percent of people entered who exited to permanent housing.	<b>50%</b>	37%	30%	41%	41%
<b>Drop-In Shelters</b> - Calculate the percent of people entered who exited to positive outcomes from drop-in shelter.	<b>50%</b>	20%	18%	64%	53%
<b>Transitional Housing</b> – Calculate the percent of people entered who exited to permanent housing. .	<b>80%</b>	90%	85%	93%	77%
<b>Rapid Re-Housing</b> - Calculate the percent of people entered who exited to permanent housing.	<b>80%</b>	85%	69%	68%	77%
<b>Permanent Supportive Housing</b> – Calculate the percent of people entered who exited to or retained permanent housing.	<b>95%</b>	98%	98%	99%	98%

SOURCE: WASHINGTON STATE HOMELESS SYSTEM PERFORMANCE, THURSTON COUNTY REPORT CARD

### Students who are Homeless

The Washington Office of Superintendent of Public Instruction provides data on school districts and schools, including those students that are homeless. For students, being homeless includes those that are doubled-up (living with other households), which can interfere with learning opportunities.

**Table 38: Students Homeless by School District, 2021-22 School Year**

District	Enrollment (% of Total)	Enrollment Count
Griffin	1.3%	x
North Thurston	3.6%	539
Olympia	1.7%	171
Rainier	0.0%	0
Rochester	4.0%	84
Tenino	2.4%	30
Tumwater	2.3%	148
Yelm	3.1%	168
Washington State	2.7%	

SOURCE: WASHINGTON STATE OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION (<https://www.k12.wa.us/student-success/access-opportunity-education/homeless-education/homeless-student-data-grant-recipients>)

### Point in Time Counts

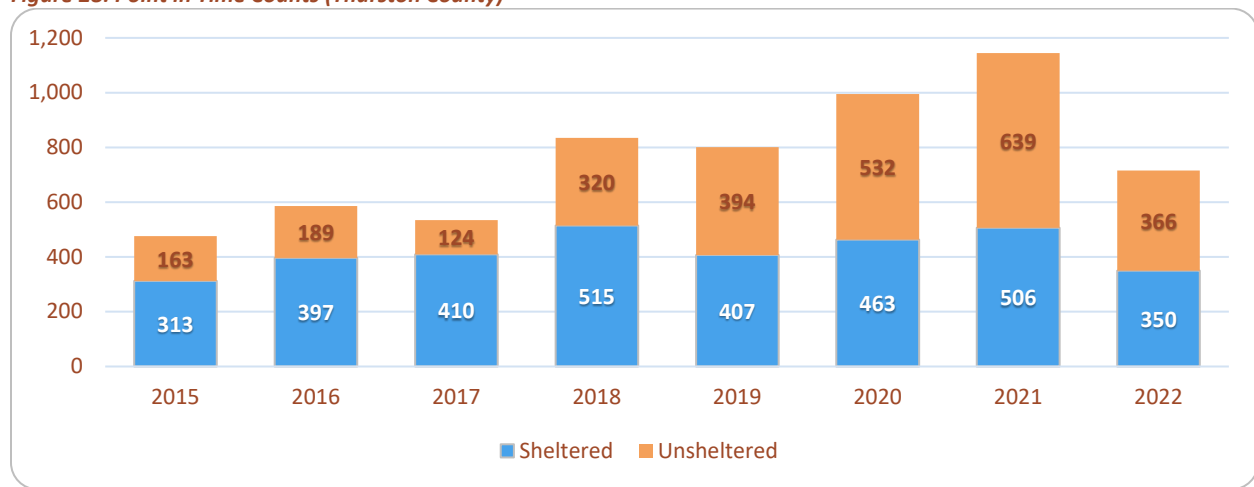
The Point in Time (PIT) count, required by HUD and Washington State, is an attempt to get an annual count of all persons staying in temporary housing programs (sheltered count) and places not meant for human habitation (unsheltered count). The following information is from Thurston County’s 2021 Annual Report.

- In 2021 there was an increase in total count of 150 people from the previous year: 100 living unsheltered, 40 sheltered, and 10 in Transitional Housing. In 2020, total PIT count was 995, in 2021, 1145 (for 2021 the final count is waiting on confirmation from the Department of Commerce).
- The highest concentration of those living unsheltered are in Olympia, Lacey, Tumwater, and Yelm.
- The majority of those counted in the 2021 PIT identified originating from Thurston or neighboring counties, which speaks to the regional issues at play in the cycle of homelessness.

In 2020, due to the COVID-19 pandemic, HUD waived their requirement to do a full unsheltered PIT count. Thurston County was able to do a baseline count of the existing encampments, and the urban cores of Lacey, Tumwater, and Olympia.

The 2021 and 2022 PIT counts are a story of the COVID pandemic. In 2021, the count was based on observation and no surveys were conducted. In 2022, Thurston County engaged in an abbreviated survey, but many people were missing from this total number, as they did not consent to being surveyed. These counts do not capture those doubled-up (staying with friends and family) nor those who were in a jail or hospital who don't have a permanent address.

**Figure 28: Point in Time Counts (Thurston County)**



SOURCE: WASHINGTON STATE DEPARTMENT OF COMMERCE, HOMELESS SYSTEM PERFORMANCE AND THURSTON COUNTY

## HOUSING AND SHELTER FOR PERSONS HOMELESS

The Consolidated Plan must include an inventory of facilities, housing, and services that meet the needs of homeless persons within the jurisdiction, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. Information in this section has been compiled from various sources.

**Table 39: Thurston County Shelter Capacity**

Shelter Program Name & Host Agency	Population Served	Location of Shelter	Year-round Capacity #
Catholic Community Services – Drexel House	Single adult men	604 Devoe St, Olympia	16
Community Youth Services – Rosie’s	Transition Age Youth, All genders, ages: 18 – 24	520 Pear St SE, Olympia	18
Family Support Center – Pear Blossom Place	Families with children, all genders, all ages.	837 7 <sup>th</sup> Ave SE, Olympia	36
Family Support Center Main Campus Shelter	Families with children, all genders, all ages.	3545 7 <sup>th</sup> Ave SW, Olympia	10
Interfaith Works – Unity Commons	Single, childless adults, all genders, 18 & over.	2828 Martin Way NE, Olympia	52
St Michael’s Church	Single adult male-identified people, 18 & over.	1208 11 Ave SE, Olympia	0
Olympia Union Gospel	Single, childless adults, all genders. 18 & over, occasional families	413 Franklin NE, Olympia	46
Safeplace DV Shelter	Domestic violence survivors	C/O 521 Legion Way SE, Olympia	23 & Infants
Salvation Army – Center of Hope	Single, childless Veterans, Males 55 & over, vulnerable women	808 5 <sup>th</sup> Ave SE, Olympia	32
<b>Micro shelters</b> -Plum Street Village -Quince Street Village -Hope Village -New Hope	Single, childless adults, all genders, 18 & over.	Multiple locations in Olympia	142
<b>TOTALS</b>			<b>207</b>

SOURCE: THURSTON COUNTY

During the cold weather months, November 1- April 30, two shelters are contracted through the county to provide extra bed nights to accommodate for unsheltered households to escape the weather: Family Support Center through hotel vouchers for families, and Community Youth Services through adding additional beds for youth and young adults. Other temporary cold weather shelter beds are added during the cold weather season at St. Michael’s Parish for homeless men. When the Thurston County Public Health Director declares a Hazardous Weather Event for extended extreme weather, it is anticipated that Interfaith Works will be able to add an additional 50 emergency beds at their new facility, Sergio’s Place at 3444 Martin Way.

**Table 40: Homeless Facilities and Services (Thurston County)**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	46	10	90	7	62
Households with Only Adults	187	78	20	109	0
Chronically Homeless Households	0	0	0	138	63
Veterans	0	0	11	50	0
Unaccompanied Youth	6	5	43	0	0

SOURCE: THURSTON COUNTY

The following table is an inventory of units funded by the Washington State Housing Trust Fund and/or the Washington State Housing Finance Commission which include units set aside for persons who were homeless upon entry. Due to funding from both sources on some projects, there are duplicates within this table.

**Table 41: Housing Projects with Units Set Aside for Homeless (Thurston County)**

Funding Source	Project Name	Sponsor	City	Total Units	Homeless Set-Aside
HTF	Oxford Housing Program (Lacey)	City of Lacey	Lacey		4
HTF	Youth Shelter-Scattered Sites (Sawyer & Peregrine)	Community Youth Services	Lacey, Olympia	6	6
HTF	Arbor Manor (The Mom's House)	Low Income Housing Institute (LIHI)	Olympia	5	5
9% Tax Credits	Devoe II	Catholic Community Services of Western Washington	Olympia	50	50
HTF	Drexel House	Catholic Community Services of Western Washington	Olympia	25	25
HTF	Drexel House	Catholic Community Services of Western Washington	Olympia	10	10
9% Tax Credits	Drexel House	Catholic Community Services of Western Washington	Olympia	25	5
HTF	Drexel House II (formerly Devoe II Housing)	Catholic Community Services of Western Washington	Olympia	50	25
HTF	Evergreen Vista II	Mercy Housing Northwest	Olympia	51	10
9% Tax Credits	Evergreen Vista II	Mercy Housing Northwest	Olympia	50	10
HTF	Fleetwood Apartments	Low Income Housing Institute (LIHI)	Olympia	42	42
HTF	FSCSS Family Housing Phase I	Family Support Center of South Sound	Olympia	62	62
9% Tax Credits	Martin Way	Low Income Housing Institute (LIHI)	Olympia	64	32

Funding Source	Project Name	Sponsor	City	Total Units	Homeless Set-Aside
9% Tax Credits	Martin Way Phase 2	Low Income Housing Institute (LIHI)	Olympia	63	32
9% Tax Credits	Olympia Commons	Low Income Housing Institute (LIHI)	Olympia	42	32
HTF	Oxford House	Homes First	Olympia	6	6
HTF	Pear Blossom Place	Family Support Center of South Sound	Olympia	40	6
HTF	Quixote Village	PANZA	Olympia	30	30
HTF	Safeplace Confidential Battered Women's Shelter	SafePlace	Olympia	28	28
HTF	Touchstone & Haven House	Community Youth Services	Olympia	25	25
HTF	Unity Commons (was Martin Way)	Low Income Housing Institute (LIHI)	Olympia	65	61
HTF	Unity Commons (was Martin Way)	Low Income Housing Institute (LIHI)	Olympia	64	45
HTF	Lake Park Apartments	Housing Authority of Thurston County	Tumwater	8	7
HTF	McKena Lane Project	Housing Authority of Thurston County	Tumwater	5	2
HTF	Yelm Community Services Homeless Shelter	Yelm Community Services	Yelm	6	6
<b>TOTALS</b>				<b>822</b>	<b>566</b>

WASHINGTON STATE HOUSING FINANCE COMMISSION, WASHINGTON STATE DEPARTMENT OF COMMERCE, HOUSING TRUST FUND (SEPTEMBER 2022) AND HOUSING AUTHORITY OF THURSTON COUNTY<sup>7</sup> (FEBRUARY 2023)

The following sections are from the Thurston County [Homeless Crisis Response Plan 2019-2024](#). The Thurston County Homeless Crisis Response System (HCRS) includes 1) emergency mitigation projects; 2) homelessness prevention; 3) diversion; 4) emergency shelter; 5) permanent supportive housing; and 6) affordable housing.

### Emergency Shelter

In the Thurston County HCRS, there are emergency shelters for adults without children, youth and young adults, domestic violence survivors and families, and additional increased capacity during the cold weather season.

In Thurston County, there are two 24/7 low-barrier shelters for the youth/young adults/families with minors' populations, and 4 low-barrier shelter options for single adults.

In addition to emergency sheltering, the Thurston County HCRS has continuous stay and higher barrier shelters. Continuous stay shelters have beds assigned to folks who have been prioritized through coordinated entry vulnerability assessments. Higher barrier sheltering has increased eligibility requirements and an interview before enrollment.

In 2019 there are an estimated 357 shelter beds available. Of those beds, 95 are emergency beds (night-by-night low barrier shelters) 145 are shelter beds assigned to those individuals or families who have been prioritized

<sup>7</sup> Project-based vouchers have requirements for set-aside units for those homeless on entry for Devoe II, Drexel House and Unity Commons beyond the funder requirements.

through the coordinated entry system and 115 are tents in the encampment managed by the City of Olympia. All these beds are full on any given night and all these sheltering options are housed within a 1-mile radius of downtown Olympia.

### **Permanent Supportive Housing**

Operating an effective and efficient HCRS from a Housing First perspective requires a significant increase in permanent supportive housing (PSH) units and attached supportive services to ensure housing placement stability. Currently in Thurston County, there are approximately 179 PSH units, all of which are occupied.

Thurston County's [Regional Housing Council](#), created with the primary purpose to leverage resources and partnerships, has developed a [strategy framework](#) to fund 150-200 units of Permanent Supportive Housing by 2024.

## SPECIAL NEEDS FACILITIES AND SERVICES

The Consolidated Plan must describe, to the extent information is available, the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

### MENTAL HEALTH AND SUBSTANCE ABUSE

State financing and administrative approaches promote integrated and coordinated service delivery in physical and behavioral health settings. This approach was mandated by Washington State to be integrated by 2020.

Thurston Mason Behavioral Health Administrative Service Organization ([TMBH-ASO](#)) is governed by a Board of Directors consisting of County Commissioners from both Thurston and Mason. TMBH-ASO contracts with Washington State Health Care Authority (HCA), Molina Health, Amerigroup, United Health, and Coordinated Care (for foster care only) to provide care to individuals in the two-county region who are experiencing a crisis due to a behavioral health disorder.

Thurston County has adopted a Treatment Sales Tax ([TST](#)) as a local funding stream to work alongside federal and state funding, such as Medicaid, to meet health and substance use needs in Thurston County. Programs funded with TST aim to reduce justice involvement, emergency room use, health care costs, and public assistance. In 2020, this tax generated \$6.9 million in revenue. Funds are spent on a variety of services including treatment courts such as Drug Court, services at the Thurston County Correctional Facility, community programs, and programs serving youth and families.

### Behavioral Health Agencies

There are numerous agencies licensed by the Department of Health to provide behavioral health services in Thurston County. For information on behavioral health agencies, please go to <https://doh.wa.gov/licenses-permits-and-certificates/facilities-z/behavioral-health-agencies-bha>. A directory of Behavioral Health Agencies directory can be found at this link: <https://doh.wa.gov/sites/default/files/2022-02/606019-BHADirectory.pdf?uid=633cc12158481>. You may also search by facility type, name, city, county or license number on the Department of Health Facility Search website: <https://fortress.wa.gov/doh/facilitysearch/>.

### Residential Treatment Facilities

The following residential treatment facilities are licensed in Thurston County.

**Table 42: Residential Treatment Facilities (Thurston County)**

Name	City
Royal Life Center	Lacey
Royal Life Centers LLC	Lacey
The Haven Detox Center LLC	Lacey
Harvest House	Olympia
RI International - CRC	Olympia
Supreme Living LLC	Olympia
Telecare Olympia Next Steps	Olympia
Telecare Thurston Mason Crisis Stabilization and Treatment Unit (STU)	Olympia
Telecare Thurston Mason E and T	Olympia
Thurston County Evaluations and Treatment Center	Olympia

Name	City
Thurston County Triage and Crisis Stabilization	Olympia
Telecare Thurston Mason Crisis Triage	Tumwater

SOURCE: [HTTPS://FORTRESS.WA.GOV/DOH/FACILITYSEARCH/](https://fortress.wa.gov/doh/facilitysearch/)

### Mental Health In-Patient Service

The following agencies are licensed to provide in-patient mental health services in Thurston County.

**Table 43: Mental Health In-Patient Service (Thurston County)**

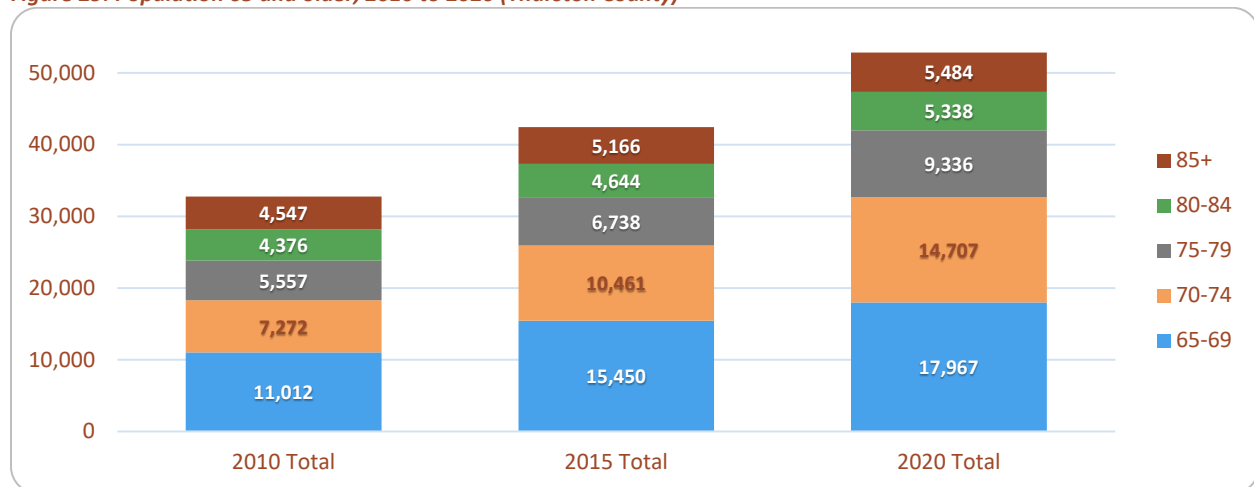
Name	City
South Sound Behavioral Hospital	Lacey
Bethel Hills Integrated Healthcare	Olympia
Supreme Living LLC	Olympia
Telecare - Thurston Mason E and T	Olympia
Telecare Olympia Next Steps	Olympia
Telecare - Thurston Mason Crisis Triage	Tumwater

SOURCE: [HTTPS://FORTRESS.WA.GOV/DOH/FACILITYSEARCH/](https://fortress.wa.gov/doh/facilitysearch/)

### SENIOR POPULATION

The population of people 65 and older has been steadily increasing in Thurston County since 2010. In 2010, this cohort represented 13% of the county’s population; in 2020, it represented 18% of the population. In 2020, there were an estimated 20,000 more people living in Thurston County that are 65 and older than there were in 2010. This increase emphasizes the need for housing and services to meet the needs of this age group.

**Figure 29: Population 65 and older, 2010 to 2020 (Thurston County)**



SOURCE: THURSTON REGIONAL PLANNING COUNCIL, TABLE 2 (FROM U.S. CENSUS BUREAU)

### Area Agency on Aging

The Older Americans Act was signed into law in 1965. In 1973, the Act was amended and established “Area Agencies on Aging”. The Lewis Mason Thurston Area Agency on Aging (LMTAAA) was founded in 1976 and serves older adults, adults with disabilities and family caregivers within the three counties. For more information and resources, please visit <https://www.lmtaaa.org/>.

The LMTAAA 2020-2023 Area Plan includes four issue area themes:

- ✓ Healthy aging
- ✓ Expanding and strengthening services and supports that prevent or delay entry into Medicaid funded long term services and supports
- ✓ Person-centered home and community-based services
- ✓ Planning with Native American tribes and tribal organizations

The majority of LMTAAA’s revenue is used on mandated federal and state funded services. The limited discretionary dollars funded by LMTAAA under the current plan are:

- ✓ Adult day care
- ✓ Case management for non-Medicaid consumers
- ✓ Information & assistance
- ✓ Transportation
- ✓ Volunteer support

## LONG-TERM RESIDENTIAL CARE OPTIONS

Different types of homes or facilities are provided where a person can live and get care services in a residential setting. Some of the long-term residential care options include state licensed nursing homes, adult family homes, and assisted living facilities; other options include retirement communities/independent living facilities, and continuing care retirement community.

### Nursing Homes

Nursing homes provide 24-hour supervised nursing care, personal care, therapy, nutrition management, organized activities, social services, room, board and laundry.

*Table 44: Nursing Homes (Thurston County)*

Nursing Home	Address	City
A Beacon of Care Adult Family Home LLC	5013 45th Ave Se	Lacey
Panorama City Convalescent & Rehab Center	1600 Sleater Kinney Rd SE	Lacey
ProMedica Skilled Nursing and Rehabilitation (Lacey)	4524 Intelco Loop SE	Lacey
Roo Lan Health & Rehab	1505 SE Carpenter Road	Lacey
Olympia Transitional Care and Rehabilitation	430 Lilly Rd NE	Olympia
Providence Mother Joseph Care Center	3333 Ensign Road NE	Olympia
Puget Sound Healthcare Center	4001 Capital Mall Dr SW	Olympia
Regency Olympia Rehabilitation and Nursing Center	1811 22nd Ave SE	Olympia

SOURCE: <https://fortress.wa.gov/dshs/adsaapps/lookup/NHPubLookup.aspx>

### Assisted Living Facilities

Assisted Living Facilities are in a community setting where staff assumes responsibility for the safety and well-being of the adult.

*Table 45: Assisted Living Facilities (Thurston County)*

Facility	Location	City
Bonaventure of Lacey	4528 Intelco Loop SE	Lacey
Memory Care at The Lodges	1530 Carpenter Rd SE	Lacey
Panorama City	1751 Circle Ln SE	Lacey

Facility	Location	City
The Cottages at Lacey	8570 Martin Way E	Lacey
Woodland Retirement & Assisted Living Community	4532 Intelco Loop SE	Lacey
Artesian Place	828 McPhee Rd SW	Olympia
Brookdale Olympia East	616 LILLY RD NE	Olympia
Brookdale Olympia West	420 YAUGER WAY SW	Olympia
Fieldstone Cooper Point	810 Fieldstone Dr SW	Olympia
Fieldstone Memory Care of Olympia	710 Fieldstone Dr SW	Olympia
Garden Courte Alzheimer Community	626 Lilly Rd NE	Olympia
Sequoia Village	825 Lilly Rd NE	Olympia
Hampton Special Care - Tumwater	1400 Trosper Rd SW	Tumwater
Olympics West Retirement Inn	929 Trosper Rd SW	Tumwater
Easthaven Villa	311 Cullens St NW	Yelm
Prestige Senior Living Rosemont	215 Killion Rd NW	Yelm

SOURCE: <https://fortress.wa.gov/dshs/adsaapps/lookup/BHPubLookup.aspx>

### Adult Family Homes

Adult Family Homes are in neighborhoods where staff assumes responsibility for the safety and well-being of the adult. There are 169 Adult Family Homes in Thurston County, including 65 in Lacey, 88 in Olympia, 1 in Rochester, 14 in Tumwater, and 1 in Yelm. See: <https://fortress.wa.gov/dshs/adsaapps/lookup/AFHPubLookup.aspx>.

### SPECIAL NEEDS/NON-HOMELESS PERMANENT SUPPORTIVE HOUSING

The following places provide permanent supportive housing for non-homeless persons.

*Table 46: Special Needs/Non-Homeless Permanent Supportive Housing (Thurston County)*

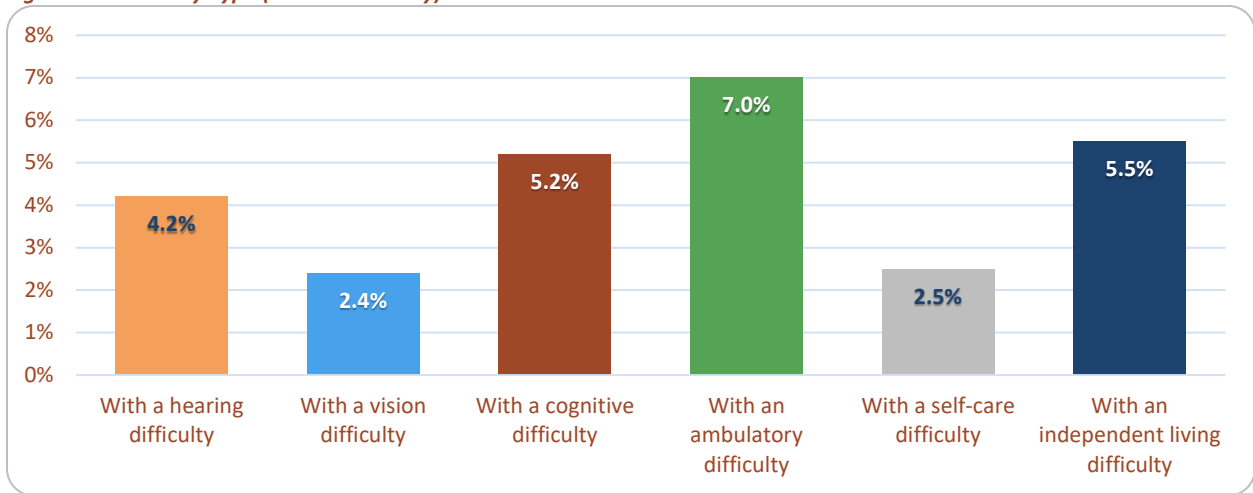
Development Name	Type	Restriction/ Capacity	Total LMI Units
Homes First	HOME/PBV	Dev. Disabled	4
Homes First & Kokua	PBV	Dev. Disabled	12
Homes First & Place One	PBV	Dev. Disabled	13
Homes First & Comm. Resources	PBV	Dev. Disabled	4
Tumwater Cove	PBV	CMI	8
Mansfield apartments	HATC	CMI	7
BHR - B&B	PBV	CMI	15
Yelm Community Services	PBV		4
<b>TOTAL</b>			<b>67</b>

SOURCE: THURSTON COUNTY

### DISABLED PERSONS AND HOUSEHOLDS

Nearly 14% of Thurston County’s noninstitutionalized population has a disability. The most prevalent difficulties are ambulatory (7.0%), independent living (5.5%), and cognitive (5.2%).

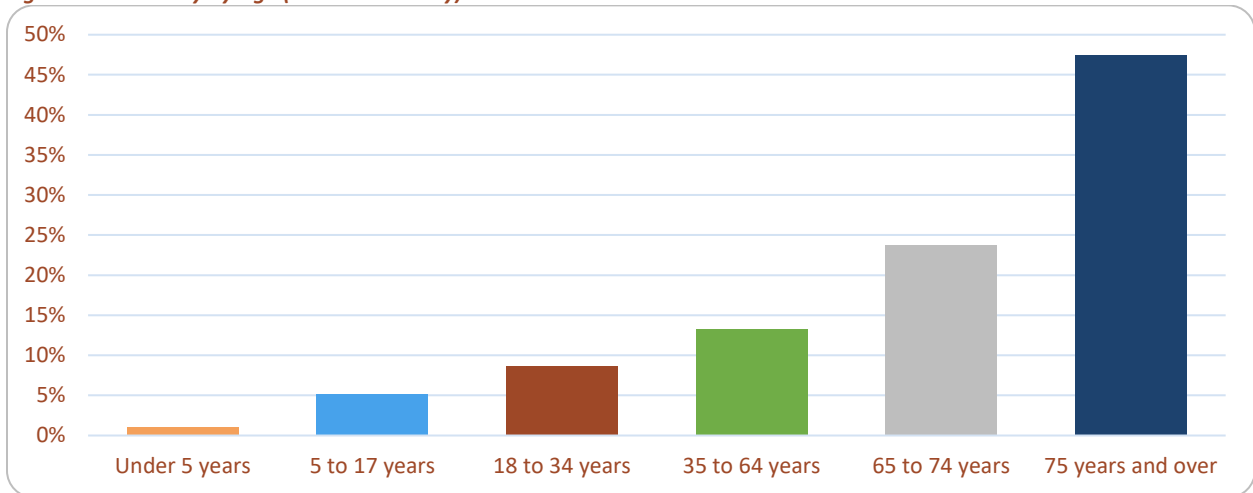
**Figure 30: Disability Type (Thurston County)**



SOURCE: AMERICAN COMMUNITY SURVEY, 2016-2020 (S1810)

47% of the population 75 years and over have a disability, and 24% of those 65 to 74 years have a disability. The most frequent disability for the elderly population is ambulatory and hearing difficulty.

**Figure 31: Disability by Age (Thurston County)**



SOURCE: AMERICAN COMMUNITY SURVEY, 2016-2020 (S1810)

## COMMUNITY DEVELOPMENT

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Local government, special purpose districts, nonprofits, tribal governments, and the community have been working together to improve the community. The following section identifies some of the principal local government and agency plans for the community, recent community development projects funded with CDBG funds, and environmental justice issues facing low-income persons.

### REGIONAL AND COMMUNITY PLANNING

The Thurston Regional Planning Council ([TRPC](https://trpc.org)) is a public agency governed by elected and appointed officials from jurisdictions and organizations in Thurston County. TRPC carries out regionally focused plans and studies on topics such as transportation, growth management, and environmental quality. Some of the recent plans and projects of TRPC, found at <https://trpc.org/101/Plans-Projects>, address:

#### **Environment**

[Climate Change](#)  
[Disaster Recovery Planning](#)  
[Flood Hazards](#)  
[Hazards Mitigation Plan](#)  
[Low-Impact Development Practices - Examples](#)  
[WRIA 13 Salmon Habitat Recovery Lead Entity](#)

#### **Community Interests**

[Housing Affordability](#)  
[Rural Transit](#)  
[Sustainable Thurston](#)  
[SW Thurston County Trail Feasibility Study](#)  
[Thurston Commutes \(CTR\)](#)  
[The Profile](#)

#### **Growth Management**

[Buildable Lands Program](#)  
[Countywide Planning Policies](#)  
[Thurston County Boundary Review Board](#)  
[Amending Urban Growth Area Boundaries](#)

#### **Transportation Core Program**

[Coordinated Human Services Transportation Plan](#)  
[Federal Funding Call for Projects](#)  
[ITS Architecture](#)  
[Regional Trails Plan Update](#)  
[Regional Transportation Improvement Program](#)  
[Regional Transportation Plan - What Moves You](#)  
[State of Our Transportation System](#)  
[Thurston Here to There](#)  
[Transportation Priorities Survey](#)  
[Unified Planning Work Program](#)

#### **Land Use & Transportation**

[Grand Mound Transportation Study](#)  
[Martin Way Corridor Study](#)

The following maps and data from TRPC are available at <https://trpc.org/31/Maps-Data>.

#### **Thurston County Bicycle Map**

##### **Maps & GIS**

##### **South County Community Maps**

[Bucoda](#)  
[Rainier](#)  
[Tenino](#)  
[Yelm](#)

##### **Monitoring Reports**

[Buildable Lands](#)  
[Climate Action Dashboard](#)  
[State of Our Transportation System](#)  
[Sustainable Thurston Report Card](#)

##### **Travel Demand Modeling**

[South Sound Travel Study](#)

##### **The Profile: Thurston County Statistics & Data**

##### Land Use

##### Population & Demographics

##### Housing

##### Transportation

##### Employment

##### Economics

##### Education

##### Environment

##### Water

##### Racial Equity

##### **Data Programs**

[Population, Housing, and Employment Data](#)

[Cost of Living](#)

## Thurston County

Thurston County is the sixth most populated county in Washington State. Counties are tasked with carrying out the laws and rules that the Washington State Legislature makes. Thurston County is governed by a three-member Board of Commissioners.<sup>8</sup> Elected officers in Thurston County also include Assessor, Auditor, Coroner-Medical Examiner, County Clerk, District Court, Prosecuting Attorney, Sheriff, Superior Court and Treasurer.

Thurston County is the lead entity for HOME funding for the county and the cities. For Community Development Block Grant (CDBG) funds, Thurston County is an Urban County consortium with the cities of Lacey, Tumwater, Tenino, Rainier, Yelm and the town of Bucoda. Olympia is its own CDBG entitlement community.

There are several plans and documents which guide housing, community and economic development in Thurston County. Here are some of the documents applicable to the Consolidated Plan update:

- [HUD Consolidated Plan 2018-2022](#)
- [HUD Program Year 2022 Annual Action Plan](#)
- [Affirmatively Furthering Fair Housing Report](#)
- [Citizen Participation Plan for Assessment of Fair Housing and Consolidated Plan](#)
- [Homeless Crisis Response Plan 2019-2024](#)
- [Thurston County Strategic Plan](#)
- [Comprehensive Plan](#)
- [County-wide Planning Policies](#)
- [Capital Improvement Plan](#)
- [Parks, Open Space, and Trails Plan](#)

## Cities and Towns

There are six cities in Thurston County and one town. In 2022, Lacey's population (58,180) was estimated to surpass Olympia's (56,370) as the most populated city in Thurston County. Tenino is the smallest city with an estimated 2,030 residents.

Olympia receives Community Development Block Grant (CDBG) funds as an Entitlement City; Lacey is eligible to become a CDBG entitlement city and could choose to join the program during the period of this 2023-2027 Consolidated Plan.

Each city or town has land use and other community development plans that govern their respective jurisdiction.

- [City of Lacey](#)
- [City of Olympia](#)
- [City of Rainier](#)
- [City of Tenino](#)
- [City of Tumwater](#)
- [City of Yelm](#)
- [Town of Bucoda](#)

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<sup>8</sup> A ballot measure this fall will ask voters if they wish to expand the Board of Commissioners from three to five.

## Other Agencies and Special Purpose Districts

Other agencies and special purpose districts play an important role in community and economic development in Thurston County. The following are some most relevant to the Consolidated Plan update.

- [Thurston Economic Development Council](#)
- [Housing Authority of Thurston County](#)
- [Intercity Transit](#)
- [Olympic Region Clean Air Agency](#)
- [Port of Olympia](#)
- [Thurston PUD](#)
- [LOTT Clean Water Alliance](#)

## COMMUNITY FACILITIES AND INFRASTRUCTURE

Community Development Block Grant (CDBG) funds can be used to help pay for public facilities and infrastructure, if they primarily benefit low- and moderate-income households. Projects can meet the benefit requirements by serving an area where it has been determined there are more than 50% of persons in a block group(s) that are low- or moderate-income. See the maps in the Environmental Justice section where these neighborhoods are located.

The following public facilities and infrastructure projects were funded in the 2022 Annual Action Plans.

**Table 47: 2022 CDBG-Funded Public Facilities and Infrastructure Projects (Thurston County and City of Olympia)**

Project	CDBG
City of Tenino- Quarry Pool Renovation Phase 2	\$ 450,000
City of Yelm- Off Leash Dog Park	\$ 525,000
Boys and Girls Club - Tenino Teen Center Roof	\$ 13,742
Community Youth Services Behavioral Health Youth Facility (Olympia)	\$ 120,000
<b>TOTALS</b>	<b>\$ 1,108,742</b>

SOURCE: 2022 THURSTON COUNTY AND CITY OF OLYMPIA ANNUAL ACTION PLANS

## ENVIRONMENTAL JUSTICE

Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

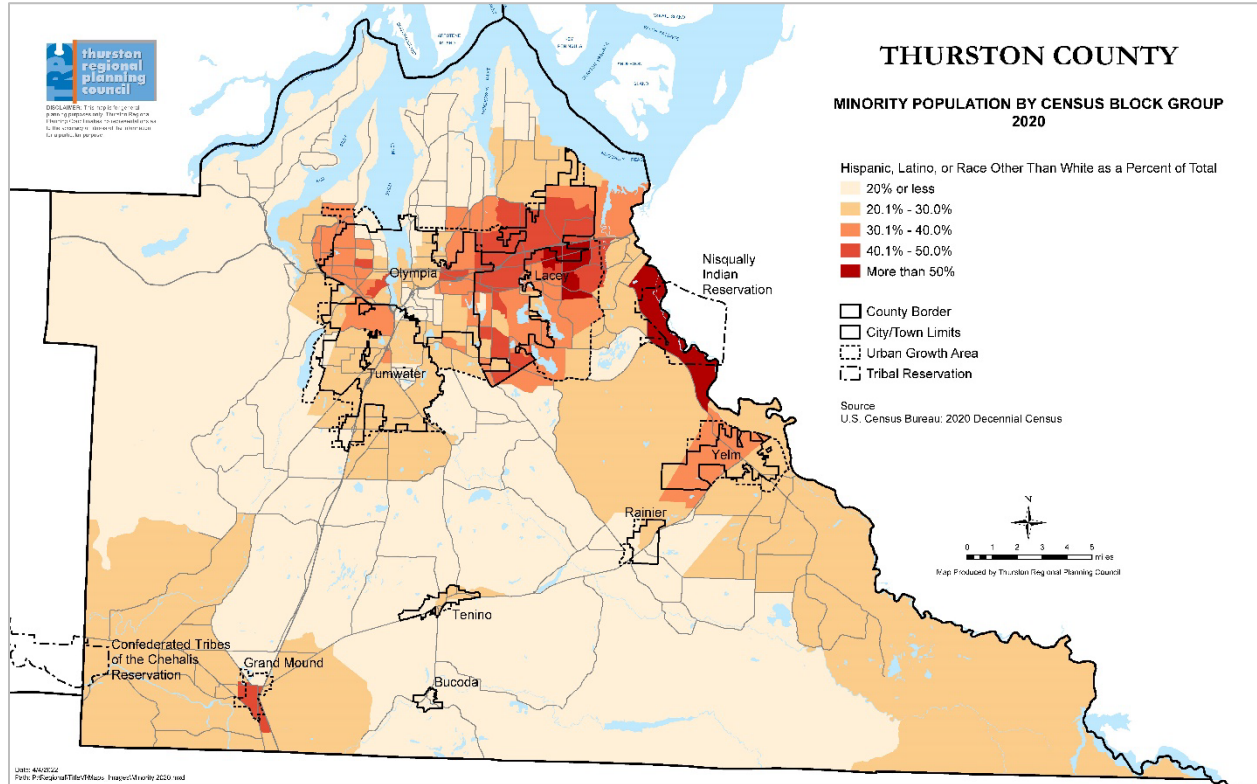
Environmental justice is an issue that must also be addressed with the use of federal funds, such as Community Development Block Grant (CDBG) and HOME funds. The question for environmental review is: Will the project have a disproportionate impact on low-income or minority populations? When answering that question, the issues to be explored include:

- Historic uses of the site, past land uses and patterns (such as lending discrimination and exclusionary zoning)
- Demographic profile of the people using the project and/or living and working in the vicinity of the project.
- Specific adverse impacts with adjacent uses, such as toxic sites, dumps, incinerators, hazardous materials.
- How adverse impacts and potentially harmful adjacent land uses might impact the people using and/or surround the project.
- Whether market-rate development exists in the area, and if not, would this project succeed as a market-rate project at the proposed site.

For example, if a project for a low-barrier project serving persons that were chronically homeless at entry were proposed, an environmental justice analysis would look at where it was being proposed. Is it being proposed in an area that is characterized by low-income populations, or adjacent to land uses that are potentially harmful? If so, then would a market-rate project succeed at that location?

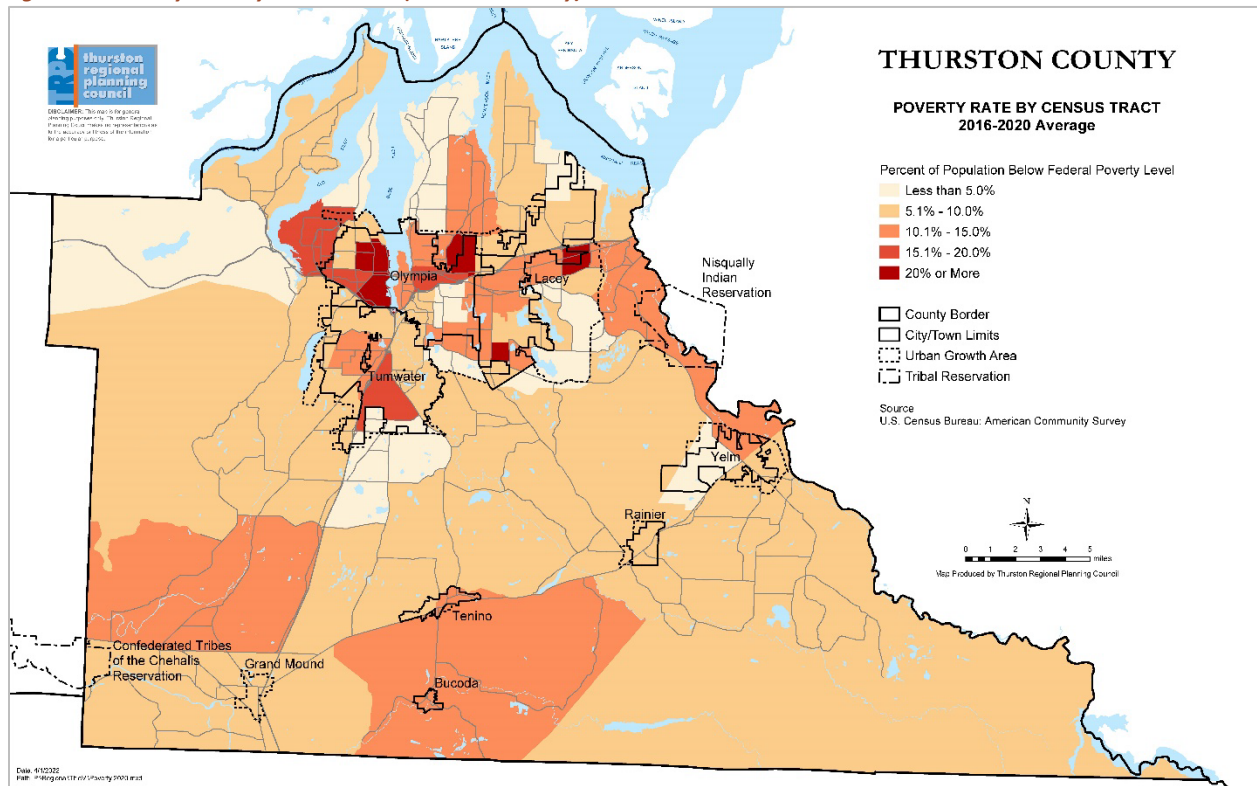
Reviewing data and maps provided by sources such as HUD’s [CPD maps](#), or [EPA’s Environmental Justice Screening and Mapping Tool](#), you can see that parts of the community have higher concentrations of racial and ethnic minorities, lower-incomes, and environmental risks.

**Figure 32: Minority Population by Census Tract (Thurston County)**



SOURCE: THURSTON REGIONAL PLANNING COUNCIL

**Figure 33: Poverty Rate by Census Tract (Thurston County)**



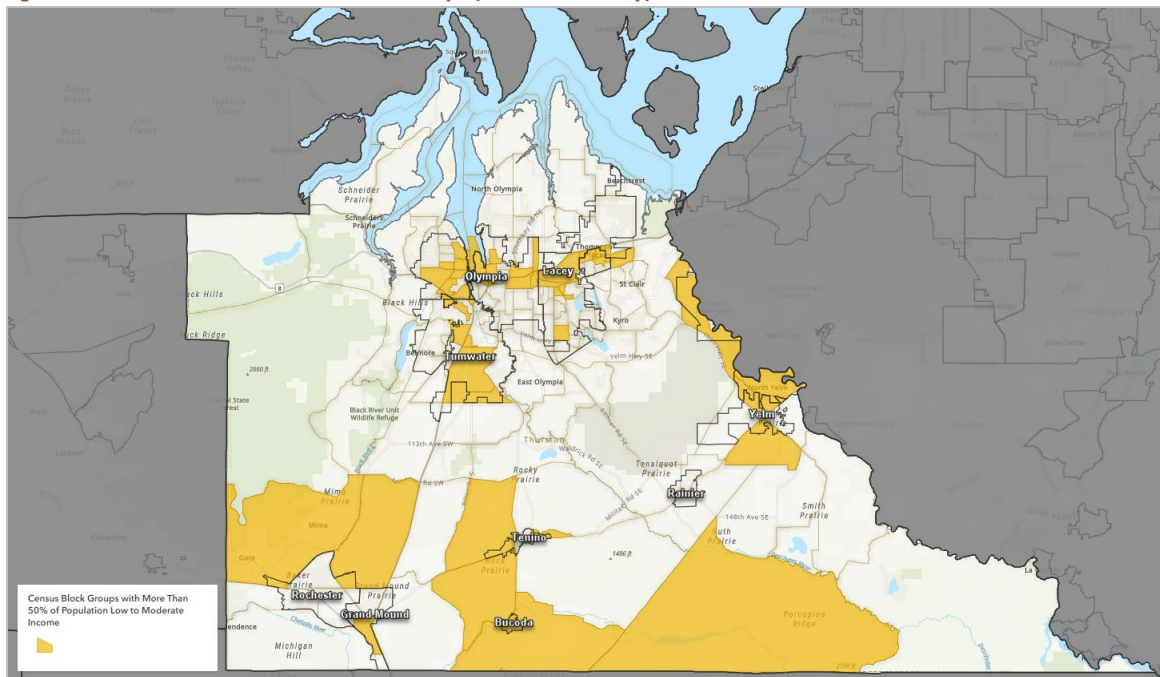
SOURCE: THURSTON REGIONAL PLANNING COUNCIL

### Low-Income Block Group Areas

The CDBG Program considers area benefits for block groups where more than 50% of the persons are low- and moderate-income households (earn 80% of Area Median Income or less). The following maps show the location of these areas. These maps may be viewed online in an interactive map at this link:

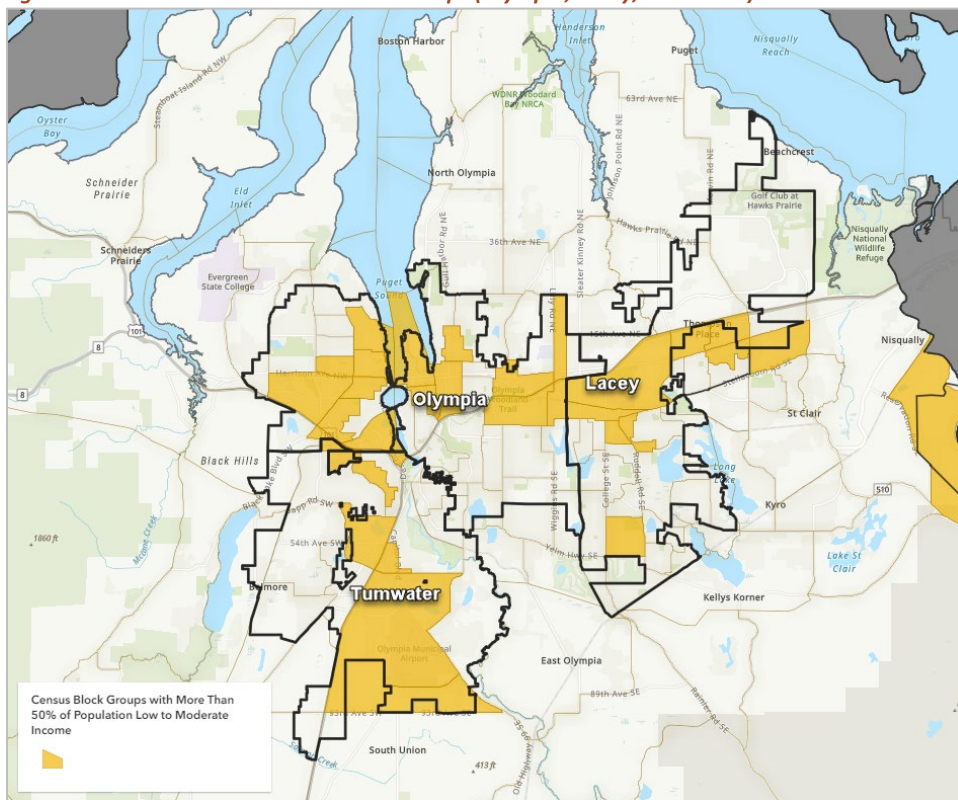
<https://hud.maps.arcgis.com/home/item.html?id=ffd0597e8af24f88b501b7e7f326bedd>

**Figure 34: Low-Moderate Income Block Groups (Thurston County)**



SOURCE: <https://hudgis-hud.opendata.arcgis.com/> AND CITY OF OLYMPIA (Red are block groups where more than 50% of the people are low-or moderate-income)

**Figure 35: Low-Moderate Income Block Groups (Olympia, Lacey, Tumwater)**



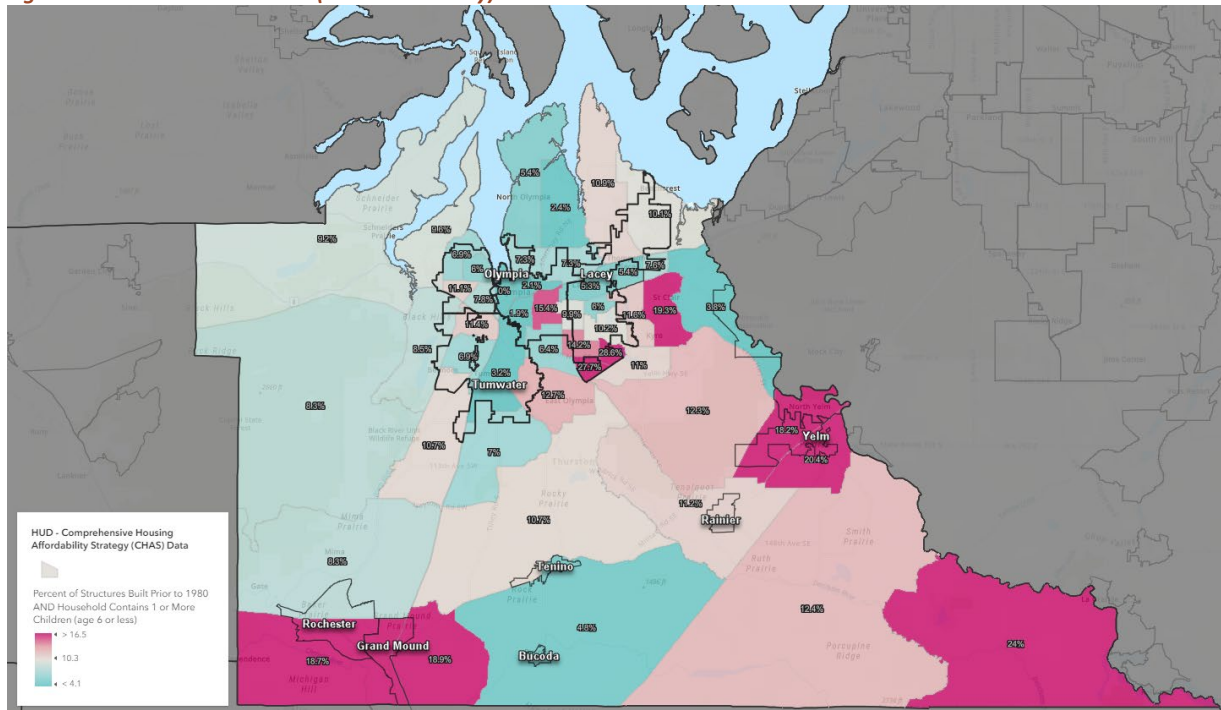
SOURCE: <https://hudgis-hud.opendata.arcgis.com/> AND CITY OF OLYMPIA (Red are block groups where more than 50% of the people are low-or moderate-income)

## Lead-Based Paint Risks

The lead paint indicator map below is based on the percent of housing units built pre-1980. Data is retrieved from the American Community Survey.<sup>9</sup>

Housing units built before 1978 may have paint that contains lead, which can pose a serious health hazard, particularly to children. Lead paint controls or abatement is now required for any project that uses federal funds that triggers the Lead Safe Housing Rule.

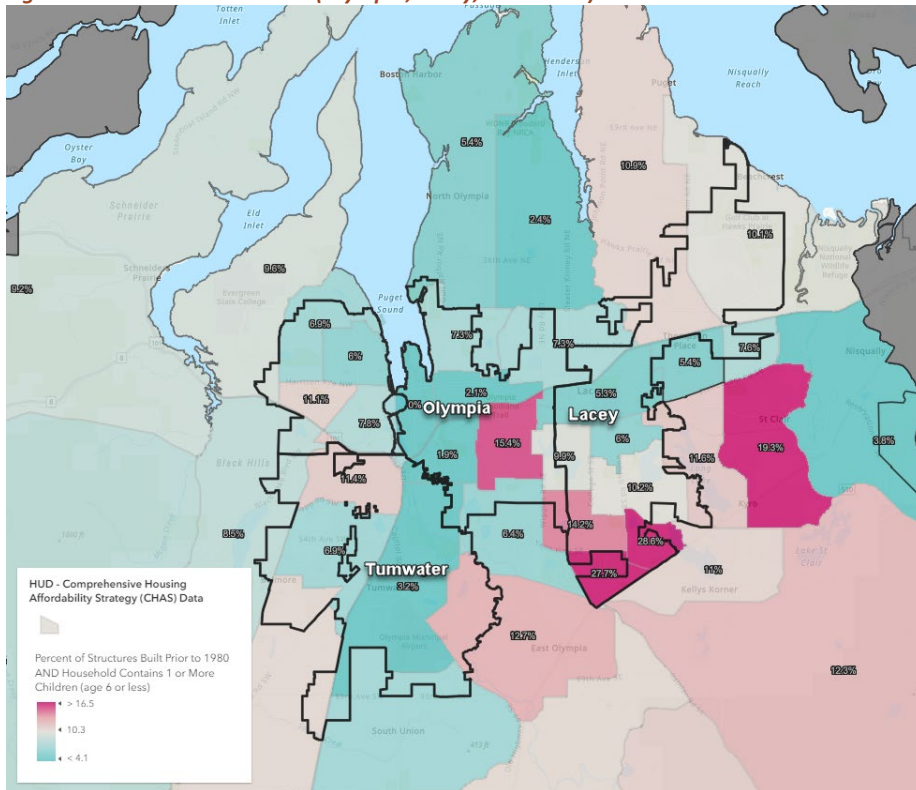
**Figure 36: Lead Paint Indicator (Thurston County)**



SOURCE: CHAS AND CITY OF OLYMPIA (Data shows structures built prior to 1980 and household contains 1 or more children age 6 or less). Map courtesy of City of Olympia.

<sup>9</sup> Data on age of structure is limited to “before 1980”, whereas lead-based paint was prohibited earlier in 1978. See <https://www.hud.gov/sites/documents/LBPH-06.PDF> regarding HUD’s lead-based paint requirements in housing renovation.

**Figure 37: Lead Paint Indicator (Olympia, Lacey, Tumwater)**



SOURCE: CHAS AND CITY OF OLYMPIA (Data shows structures built prior to 1980 and household contains 1 or more children age 6 or less). Map courtesy of City of Olympia

## Broadband Needs

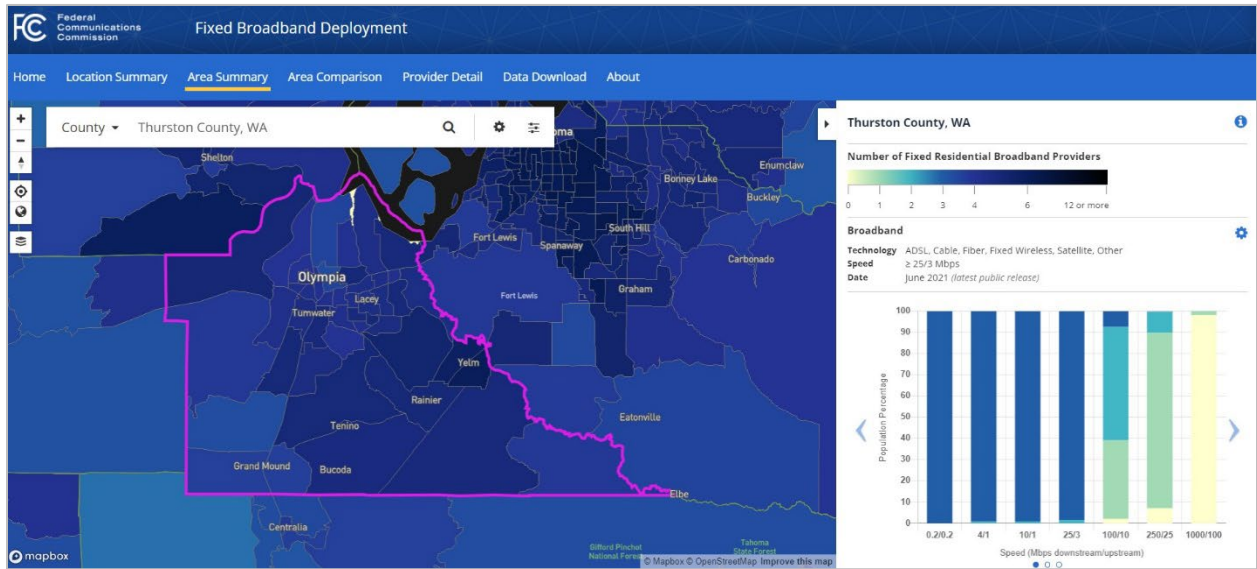
The COVID-19 pandemic highlighted a known divide in access to broadband and its importance for equitable access to information, education, and social connections. Thurston County and Olympia generally have good access to broadband as shown in the following maps. However, access does not necessarily mean it is affordable to low-income households.

The Bipartisan Infrastructure Law created the Affordable Connectivity Program (ACP), which provides eligible households \$30 per month off their internet bills (\$75 if on Tribal lands). ACP-eligible households can also receive a one-time discount of up to \$100 to purchase a laptop, desktop computer, or tablet. Leading internet providers have committed to offering ACP-eligible households a high-speed internet plan for no more than \$30 per month. For more information, go to [www.getinternet.gov](http://www.getinternet.gov) or <https://www.fcc.gov/affordable-connectivity-program>.

HUD has taken action to expand access to broadband for low-income households. Benefits that HUD-assisted families might receive is not determined to be income that could affect rents or eligibility for HUD assistance. HOME funds may be used to help with access to broadband in eligible projects as follows:

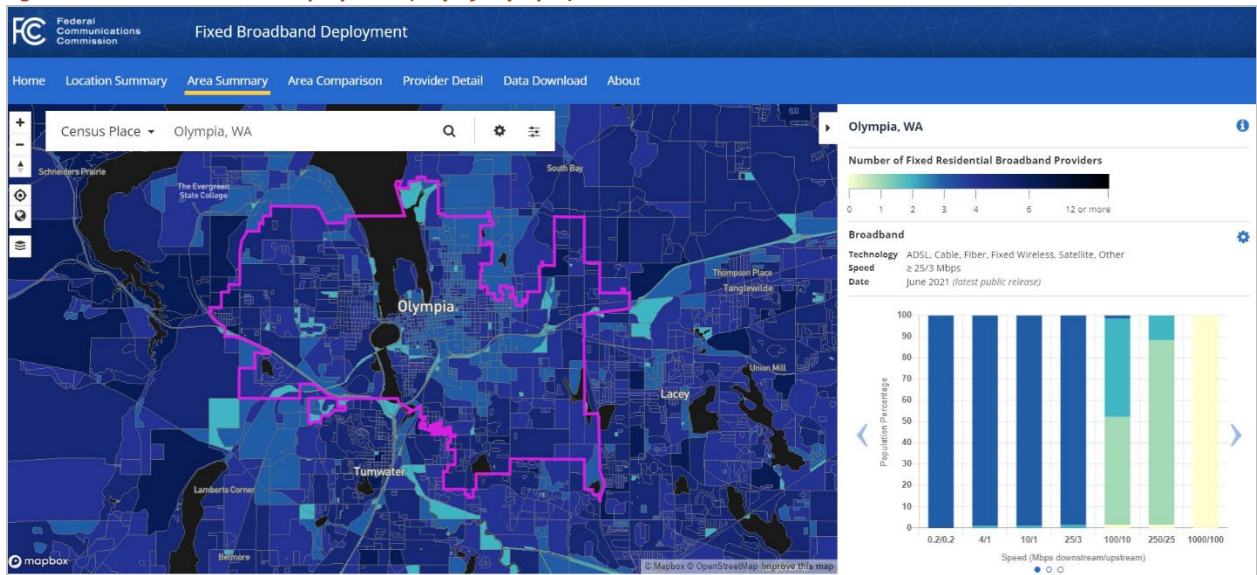
- actual costs of wiring for broadband
- costs for community facilities, such as a computer room, within the same building as the housing
- costs to make utility connections, including connections from the property line to the adjacent street, for broadband

**Figure 38: Fixed Broadband Deployment (Thurston County)**



SOURCE: [HTTPS://BROADBAND477MAP.FCC.GOV/](https://broadband477map.fcc.gov/)

**Figure 39: Fixed Broadband Deployment (City of Olympia)**



SOURCE: [HTTPS://BROADBAND477MAP.FCC.GOV/](https://broadband477map.fcc.gov/)

## ECONOMIC ASSESSMENT

This Economic Assessment looks at the economic conditions in Thurston County, including employment, wages, business size, and taxable sales.

### EMPLOYMENT

The U.S. Bureau of Labor Statistics (BLS) and the Washington State Employment Security Department (ESD) shows continued growth in the total employment in Thurston County. Unemployment in 2020, during the beginning of the COVID-19 pandemic, jumped significantly but has since returned to numbers slightly under previous rates.

**Table 48: Resident Labor Force and Employment, 2017-2022, Not Seasonally Adjusted (Thurston County)**

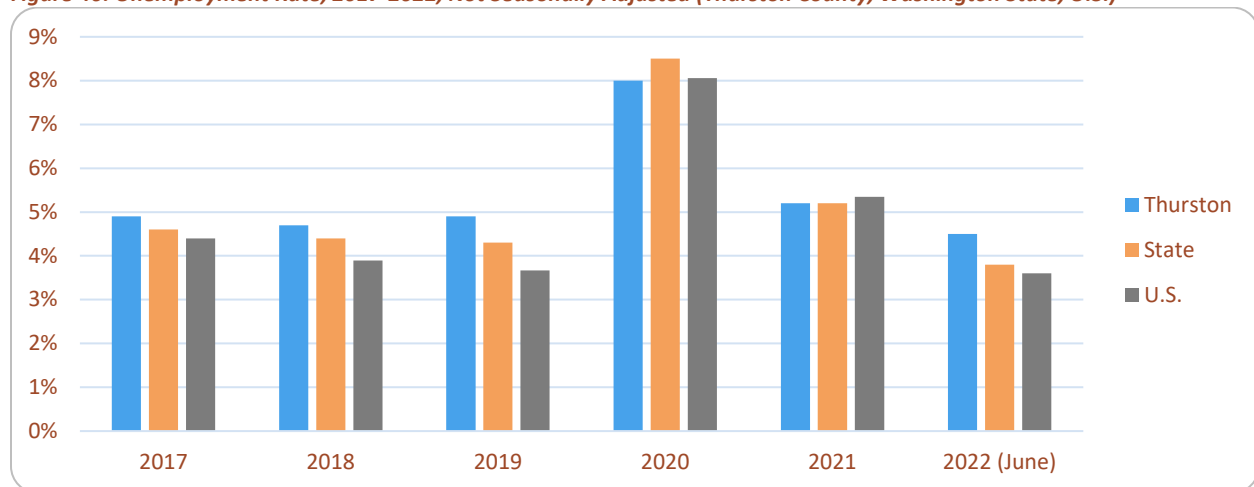
	2017	2018	2019	2020	2021	2022 (June)
Civilian Labor Force	134,916	138,851	144,136	147,482	145,161	145,875
Total Employment	128,322	132,256	137,010	135,613	137,617	139,357
Total Unemployment	6,594	6,595	7,126	11,869	7,544	6,518
Unemployment Rate	4.9%	4.7%	4.9%	8.0%	5.2%	4.5%

SOURCE: EMPLOYMENT SECURITY DEPARTMENT/LMEA; U.S. BUREAU OF LABOR STATISTICS, LOCAL AREA UNEMPLOYMENT STATISTICS

### Unemployment Rates

Unemployment rates in Thurston County are similar to Washington State, as can be seen in the graph below.

**Figure 40: Unemployment Rate, 2017-2022, Not Seasonally Adjusted (Thurston County, Washington State, U.S.)**



SOURCE: EMPLOYMENT SECURITY DEPARTMENT/LMEA; U.S. BUREAU OF LABOR STATISTICS, LOCAL AREA UNEMPLOYMENT STATISTICS

### Employment by Industry

The largest employment sectors in Thurston County are government (33%), followed by health care and social assistance (13%) and retail trade (11%).

**Table 49: Average Annual Covered Employment by NAICS Categories, 2015-2021 (Thurston County)**

Industry	2015		2021		Change (2015-2021)	
	Number	Percent	Number	Percent	Number	Percent
Government	36,092	34.0%	39,158	33.5%	3,066	-0.5%
Health care and social assistance	13,338	12.6%	15,669	13.4%	2,331	0.8%
Retail trade	12,138	11.4%	12,634	10.8%	496	-0.6%
Accommodation and food services	8,312	7.8%	8,130	6.9%	-182	-0.9%
Construction	4,329	4.1%	6,406	5.5%	2,077	1.4%
Administrative and waste services	5,652	5.3%	5,855	5.0%	203	-0.3%
Professional and technical services	3,862	3.6%	5,493	4.7%	1,631	1.1%
Other services, except public administration	3,507	3.3%	3,638	3.1%	131	-0.2%
Wholesale trade	3,095	2.9%	3,455	3.0%	360	0.0%
Manufacturing	3,304	3.1%	3,093	2.6%	-211	-0.5%
Finance and insurance	2,503	2.4%	2,586	2.2%	83	-0.1%
Transportation and warehousing	2,197	2.1%	2,229	1.9%	32	-0.2%
Educational services	1,755	1.7%	1,963	1.7%	208	0.0%
Agriculture, forestry, fishing and hunting	1,701	1.6%	1,691	1.4%	-10	-0.2%
Information	931	0.9%	1,532	1.3%	601	0.4%
Arts, entertainment, and recreation	1,208	1.1%	1,194	1.0%	-14	-0.1%
Real estate and rental and leasing	1,259	1.2%	1,109	0.9%	-150	-0.2%
Management of companies and enterprises	750	0.7%	999	0.9%	249	0.1%
Not elsewhere classified	0	0.0%	103	0.1%	103	0.1%
Utilities	172	0.2%	101	0.1%	-71	-0.1%
Mining	35	0.0%	4	0.0%	-31	0.0%
<b>TOTAL</b>	<b>106,140</b>		<b>117,042</b>		<b>10,902</b>	<b>0</b>

SOURCE: WASHINGTON EMPLOYMENT SECURITY DEPARTMENT, U.S. BUREAU OF LABOR STATISTICS

<https://esdorhardstorage.blob.core.windows.net/esdwa/Default/ESDWAGOV/labor-market-info/Libraries/Regional-reports/County-Data-Tables/Thurston%20County%20data%20tables.xlsx>

## Wages by Industry

The highest paying industry sectors include Utilities and Information.

**Table 50: Average Annual Wage by Industry, 2021 (Thurston County)**

All Sectors	Annual Average Wage
<b>All Industries</b>	<b>\$62,155</b>
Utilities	\$109,719
Information	\$103,509
Finance & insurance	\$92,670
Mgmt. of companies & enterprises	\$90,717
Professional & technical services	\$86,901
Wholesale trade	\$85,444
Government	\$73,132
Construction	\$69,938
Health care & social assistance	\$60,201

All Sectors	Annual Average Wage
Manufacturing	\$59,901
Other services, ex. public admin.	\$54,477
Transportation & warehousing	\$52,808
Administrative & waste services	\$49,284
Real estate & rental & leasing	\$48,610
Ag., forestry, fishing & hunting	\$45,161
Mining	\$42,641
Retail trade	\$40,242
Educational services	\$36,420
Accommodation & food services	\$25,446
Arts, entertainment, & recreation	\$24,150

SOURCE: WASHINGTON EMPLOYMENT SECURITY DEPARTMENT, THURSTON COUNTY DATA TABLES

## BUSINESS SIZE AND TAXABLE SALES

Small businesses, with less than 10 employees, account for 67% of the business establishments in Thurston County. However, the total number of employees for business with 10+ employees accounts for 85% of the employment.

### Establishment Size and Employment

The following table identifies the number of establishments based on size of the establishment and how many employees.

**Table 51: Employment by Number of Establishments and Employment Size, March 2021 (Thurston County)**

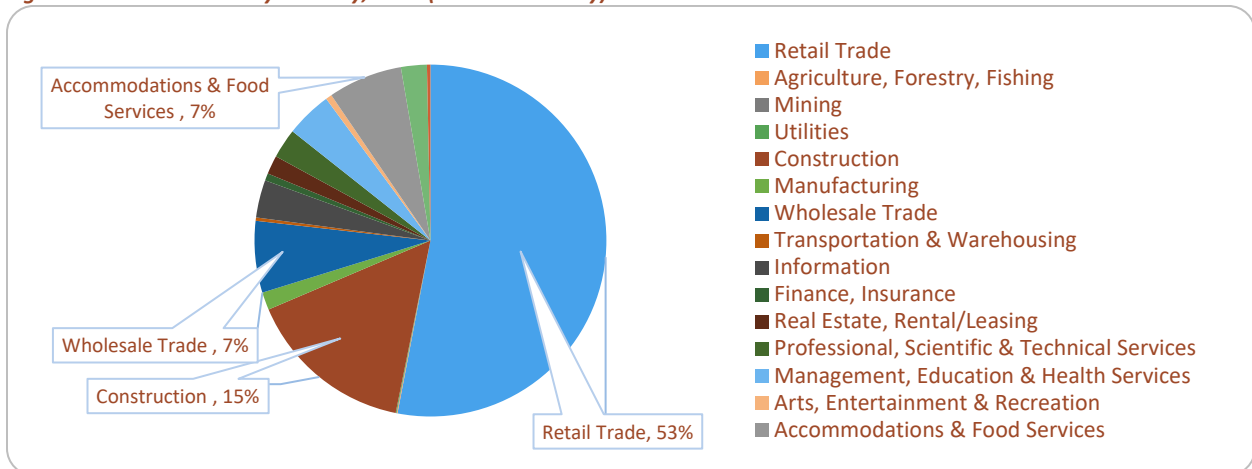
Size of Establishment	# of Establishments	# of Employees	% of Total Establishments	% of Total Employees
Size 1-4	6,140	8,520	67%	7%
Size 5-9	1,245	8,216	14%	7%
Size 10-19	830	11,342	9%	10%
Size 20-49	609	18,323	7%	16%
Size 50-99	181	12,191	2%	11%
Size 100-249	95	14,364	1%	13%
Size 250-499	29	10,123	0%	9%
Size 500-999	17	12,145	0%	11%
Size 1,000	11	18,995	0%	17%
<b>Total</b>	<b>9,157</b>	<b>114,219</b>		

SOURCE: EMPLOYMENT SECURITY DEPARTMENT ([HTTPS://WWW.ESD.WA.GOV/LABORMARKETINFO/ESTABLISHMENT-SIZE](https://www.esd.wa.gov/labormarketinfo/establishment-size))

### Taxable Sales

In 2020, retail trade in Thurston County accounted for 53% of the taxable sales by industry. Construction was second, accounting for 15% of taxable sales.

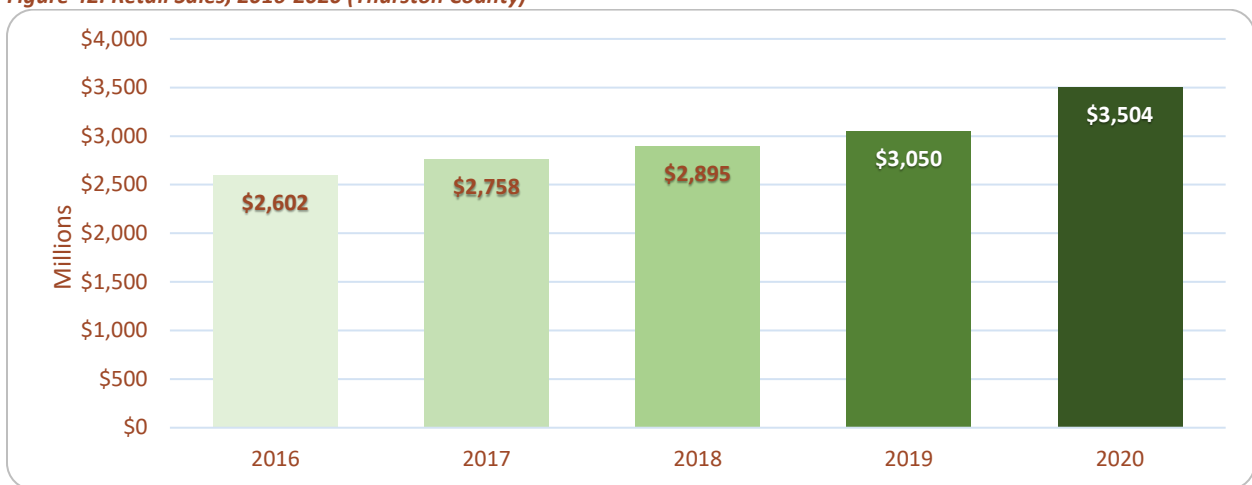
**Figure 41: Taxable Sales by Industry, 2020 (Thurston County)**



SOURCE: WASHINGTON EMPLOYMENT SECURITY DEPARTMENT, THURSTON COUNTY DATA TABLES

Sales tax from retail sales has been steadily increasing since 2016.

**Figure 42: Retail Sales, 2016-2020 (Thurston County)**



SOURCE: WASHINGTON EMPLOYMENT SECURITY DEPARTMENT, THURSTON COUNTY DATA TABLES

## PART TWO: STRATEGIC PLAN (2023-2027)

The Consolidated Plan must identify the priority needs for the planning period (2023-2027) and the strategies that will be undertaken to serve the priority needs.

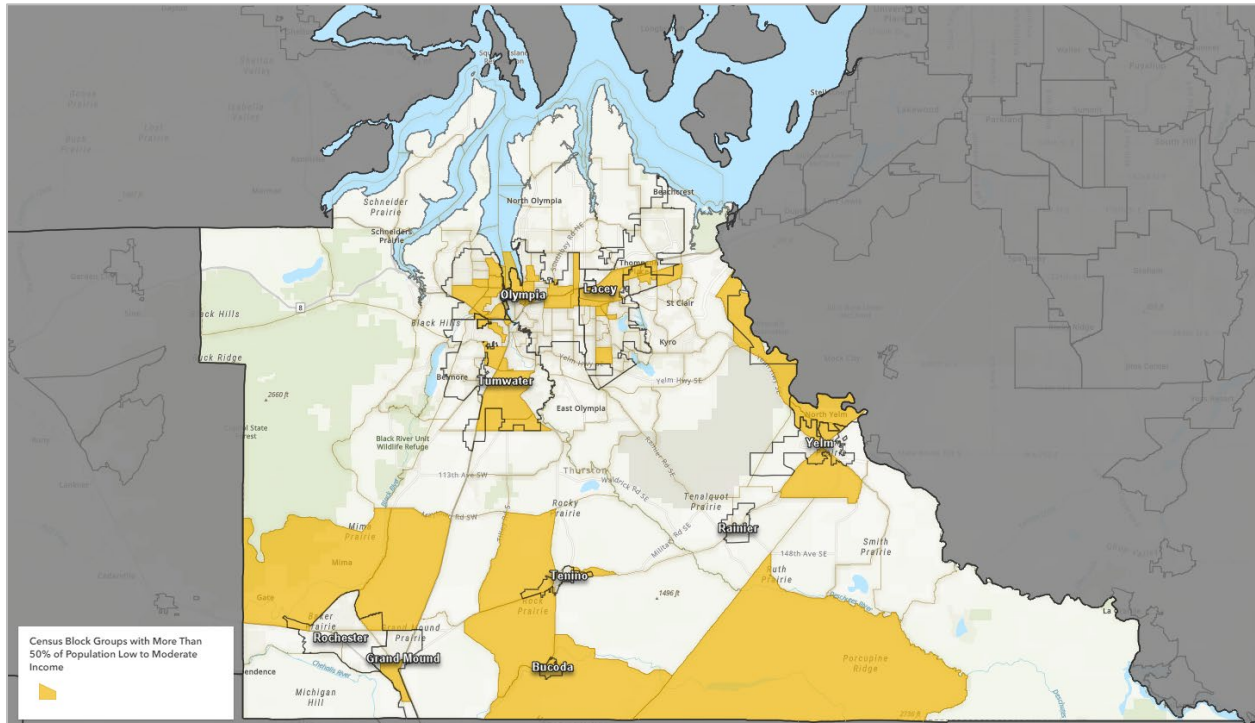
### GEOGRAPHIC PRIORITIES

HUD encourages locally designated areas to be targeted where revitalization efforts are to be carried out through multiple activities in a concentrated and coordinated manner.

For this planning period, Thurston County and the City of Olympia are not including any geographic priorities within the respective areas. The needs that are prioritized in this Strategic Plan are jurisdiction-wide, such as increasing the supply of affordable housing. There will continue to be needs for improvements to public facilities and infrastructure in some low- or moderate-income neighborhoods; improvements such as water lines, parks, sidewalks and streetlights, or for preservation and rehabilitation of existing housing stock. These investments can be made without the need to designate geographic priorities.

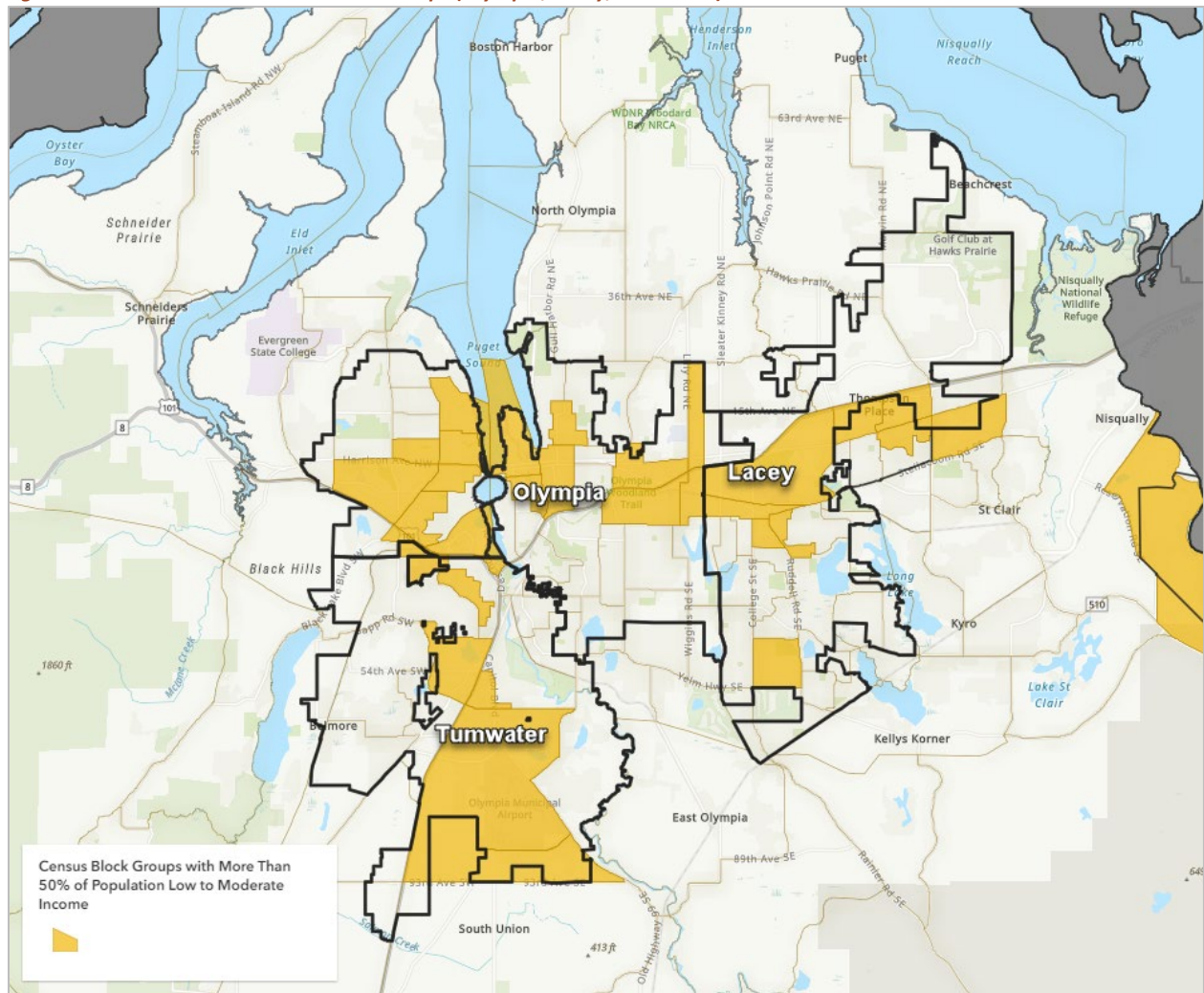
Thurston County and Olympia will continue to use HUD’s low- and moderate-income block groups to focus neighborhood or public infrastructure/facility improvements without having to allocate specific investments geographically. A local income survey can be conducted to identify if further block groups would be eligible for public infrastructure/facilities improvements; Olympia is in the process of conducting one survey now.

**Figure 43: Low-Moderate Income Block Groups (Thurston County)**



SOURCE: <https://hudgis-hud.opendata.arcgis.com/> AND CITY OF OLYMPIA (Red are block groups where more than 50% of the people are low-or moderate-income)

**Figure 44: Low-Moderate Income Block Groups (Olympia, Lacey, Tumwater)**



SOURCE: <https://hudgis-hud.opendata.arcgis.com/> AND CITY OF OLYMPIA (Red are block groups where more than 50% of the people are low-or moderate-income)

## PRIORITY NEEDS

The level of need is greater than the limited resources available to meet the need. Accordingly, the first step is to identify the priority needs for these HUD funds. In Part One: Needs Assessment and Market Analysis, many needs within Thurston County and Olympia were identified. The following sections provide highlights.

### HOUSING NEEDS

In January 2021, the Thurston Regional Planning Council (TRPC) completed a Housing Needs Assessment. The full Housing Needs Assessment can be found at the following link: <http://www.trpc.org/DocumentCenter/View/8067/Housing-Needs-Assessment>. Information regarding housing affordability can also be found on TRPC's website at <https://trpc.org/1002/Housing-Affordability>.

36% of Thurston County's housing stock was built before 1980. For Olympia and Tenino, the percentage of older housing units built before 1980 jumps to 48%. The town of Bucoda has the highest percentage of older housing stocks.

In 2017, the median home price in Thurston County was \$285,800; in 2021, the median home price increased to \$460,500, an increase of 61%. The sharpest increases happened in 2020 and 2021. Rents have increased 32-35% in Thurston County since 2017. The vacancy rate for Thurston County in Fall 2021 was 3.7%.

Approximately 31% of Thurston County households, and 36% of Olympia households, pay more than 30% of their income for housing. 13% of Thurston County households, and 17% of Olympia households, are severely cost burdened, paying more than 50% of their income towards housing.

The households with the greatest needs are low-income renters. 73% of rental households earning 30% or less of HUD Area Median Family Income (HAMFI) are severely cost burdened. When a low-income household is severely cost burdened, it means that the household has less income for other essential needs, like transportation, health care, food and education; it is also an indicator of being at risk of homelessness.

Housing units built before 1978 may have paint that contains lead, which can pose a serious health hazard, particularly to children. Lead paint controls or abatement is now required for any project that uses federal funds that triggers the Lead Safe Housing Rule.

## HOMELESS NEEDS

On June 14, 2018, the Thurston County Board of Health (BoH) declared homelessness a public health crisis. In 2019, Thurston County adopted the [Thurston County Homeless Crisis Response Plan](#) (HCRP), a community-based framework for a strategic, focused approach to ending homelessness. The plan is intended to result in positive and innovative systemic changes in the way Thurston County addresses homelessness.

The 2022 Thurston County Homeless Housing Summary had the following observations:

- More families entered the Rapid Re-housing program in 2022 than in 2021. Some factors include the end of the eviction moratoriums, which were in place for much of 2021. The moratoriums decreased the County's already small percentage of available rentals, due to the decrease in households moving. Once the moratoriums were lifted, evictions caused an increase in available units. The increase in available units paired with the increase of Rapid Re-housing funding available in 2022 with the passage of House Bill 1277 contributed to the increase in families entering the Rapid Re-housing program.
- For those agencies participating in HMIS data entry, data quality has been increasing overall. This increase in data quality is partially due to Thurston County's participation in two initiatives on ending homelessness: Built for Zero which focuses on adults deemed to be chronically homeless, and the Anchor Community Initiative which focuses on youth and young adults.
- Thurston County saw an increase in the number of individuals reporting disabilities at program entrance for an increase of 20% over what was reported for 2021. In 2022, 60% of individuals entering the homeless crisis response system reported living with a disability.
- Households and individuals entering the system are accessing more than one program on average.
- The length of stay within a project has continued to decrease from 2020 and is down or stable across all project types.
- Exits to Permanent Housing (PH) or Permanent Supportive Housing (PSH) have remained stable across the system, which is likely due to the current participation of the various PH/PSH providers in entering data to the HMIS database.

## SPECIAL NEEDS

Thurston County has adopted a Treatment Sales Tax ([TST](#)) as a local funding stream to work alongside federal and state funding, such as Medicaid, to meet health and substance use needs in Thurston County. Programs funded with TST aim to reduce justice involvement, emergency room use, health care costs, and public assistance. In 2020, this tax generated \$6.9 million in revenue. Funds are spent on a variety of services including treatment courts such as Drug Court, services at the Thurston County Correctional Facility, community programs, and programs serving youth and families.

The population of people 65 and older has been steadily increasing in Thurston County since 2010. In 2010, this cohort represented 13% of the county's population; in 2020, it represented 18% of the population. In 2020, there were an estimated 20,000 more people living in Thurston County that are 65 and older than there were in 2010. This increase emphasizes the need for housing and services to meet the needs of this age group.

Nearly 14% of Thurston County's noninstitutionalized population has a disability. The most prevalent difficulties are ambulatory (7.0%), independent living (5.5%), and cognitive (5.2%). 47% of the population 75 years and over have a disability, and 24% of those 65 to 74 years have a disability. The most frequent disability for the elderly population is ambulatory and hearing difficulty.

## COMMUNITY DEVELOPMENT NEEDS

Community Development Block Grant (CDBG) funds can be used to help pay for public facilities and infrastructure if they primarily benefit low- or moderate-income households. Projects can meet the benefit requirements by serving an area where it has been determined there are more than 50% of persons in a block group(s) that are low- or moderate-income.

Some areas and cities in Thurston County have identified community facility and infrastructure needs to assist low- or moderate-income neighborhoods. Needs include improvements to public water systems (e.g. asbestos-containing material in pipes), community centers, shelters, local parks, streets and sidewalks.

Nearly 10% of the population is at or below the poverty line. The population 34 years and younger have a higher percentage of their population below the poverty level. The smaller cities of Bucoda and Tenino have much higher rates of people below the poverty level.

Reviewing data and maps provided by sources such as HUD's [CPD maps](#), or [EPA's Environmental Justice Screening and Mapping Tool](#), you can see that parts of the community have higher concentrations of racial and ethnic minorities, lower-incomes, and environmental risks.

Small businesses, with less than 10 employees, account for 67% of the business establishments in Thurston County. However, the total number of employees for business with 10+ employees accounts for 85% of the employment.

## GOALS

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The goals of the 2023-2027 Consolidated Plan address the priority needs identified in the Needs Assessment and this Strategic Plan.

### ***Goal 1: Increase Affordable Housing Supply***

Increasing the affordable housing supply is identified as the top need for Thurston County and the City of Olympia. The need for housing is across the entire spectrum of housing, from housing the homeless to housing affordable to families earning median income.

The priorities for increasing the supply of affordable housing are based on the greatest need:

- Additional supply of permanent housing for those persons previously homeless
- Rental housing affordable to extremely low- to moderate-income households (<30% AMI to 80% AMI)
- Home ownership for moderate-income and workforce households

Strategies to increase the supply of affordable housing include:

- Provide funding to those agencies which will increase the supply of housing for those that are homeless
- Provide funding to those agencies which will increase the supply of rental housing for those earning 80% AMI or less but prioritize increasing the supply of rental housing for those earning 60% AMI or less
- Provide funding to provide financial assistance to low- or moderate-income homebuyers
- Support ways to improve the production of affordable housing units through development incentives, financial incentives and permit streamlining

### ***Goal 2: Preserve and Improve Existing Affordable Housing***

There is a broad need to preserve and improve existing affordable housing. Rental assistance and access to affordable housing is identified as a high priority. Preserving and improving housing due to the age of the housing stock, the impact of climate change on housing (e.g. heating and cooling), the cost of energy, and the special needs of a population that is aging, are all part of this goal.

The priorities for preserving and improving existing affordable housing include:

- Rental assistance to ensure households are not cost-burdened
- Ensuring that housing is safe from structural defects, electrical hazards, roofing, water or sewer problems, or lead-based paint hazards
- Ensuring that housing is efficient by addressing weatherization, solar opportunities, mechanical equipment and household appliances
- Ensuring that housing is accessible to those with disabilities
- Making housing more resilient to climate change

Strategies to preserve and improve existing affordable housing include:

- Provide rental assistance to obtain decent, safe, sanitary and affordable housing
- Provide funding to those agencies that rehabilitate existing housing stock for low- or moderate-income households
- Provide funding to provide accessible housing to those with disabilities
- Provide funding to help make homes more energy efficient
- Provide funding to address lead-based paint hazards

**Goal 3: Provide Services and Assistance to Improve Housing and Economic Outcomes**

Providing supportive services, including drug and alcohol treatment and mental health services, to those exiting homelessness has shown to increase the success rate of not returning to homelessness. On the other end of the service needs is providing assistance to improve the economic conditions of the household through education, job training, small business assistance, and other supportive services.

The priorities for providing services and assistance to improve housing and economic outcomes include:

- Supportive services for people experiencing homelessness or a mental health crisis
- Addressing gaps in services provided in the community which improve the economic condition of low-income households
- Improving the economic outcomes of low- or moderate-income persons, including the small business community (e.g. microenterprise)

Strategies to improve housing and economic outcomes include:

- Provide funding to those agencies that provide supportive housing services
- Provide funding to improve economic conditions of low-income persons through education, job training, small business (e.g. microenterprise) assistance, access to broadband and other supportive services
- Provide funding to support low-income youth and families, and provide access to healthy food
- Ensure consideration is given to avoiding the concentration of poverty when providing funding assistance

**Goal 4: Provide Public Facilities and Infrastructure Improvements**

This goal is supportive of the other three goals. Increasing the supply of affordable housing, preserving existing housing supply and providing services to improve outcomes can be dependent on ensuring that adequate public facilities and infrastructure are provided. In addition, low- or moderate-income neighborhoods within Thurston County and Olympia have facility and infrastructure gaps or problems, such as safe drinking water, local parks and community centers.

The priorities for providing public facilities and infrastructure improvements include:

- Improvements to public facilities and infrastructure which support housing for low- or moderate-income households
- Improvements to public facilities and infrastructure to support low- or moderate-income neighborhoods
- Improvements to low-income neighborhoods to reduce the concentration of poverty
- Improvements to low- or moderate-income neighborhoods to address public health and safety problems
- Improvements to public facilities and infrastructure to increase or improve access to services for low- or moderate-income households

Strategies to provide public facilities and infrastructure improvements include:

- Provide funding for public facilities and improvements, such as sidewalks, streetlights, water and sewer, and parks, and which are needed for new housing construction for priority populations
- Provide funding to address public health and safety problems in low- or moderate-income neighborhoods
- Provide funding for low- or moderate-income neighborhood improvements to parks, other recreational amenities, or community facilities

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**BARRIERS TO AFFORDABLE HOUSING**

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HUD requires the Consolidated Plan to identify strategies for removing or ameliorating negative effects of public policies that serve as barriers to affordable housing. Public policies could include tax policy, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on

investment. HUD has established a [regulatory barrier clearinghouse](#) that provides examples of how communities can identify and remove barriers to affordable housing. The barriers to affordable housing may include:

- Development code limits on housing types and density
- Off-street parking requirements
- Impact fees and other development charges

The strategies to address barriers to affordable housing include:

- Thurston County and the City of Olympia will continue to explore code options to allow additional housing choices with fewer barriers
- Identify priority areas for housing development, ensuring that affordable housing development does not concentrate people with low incomes
- Expand housing types to offer more opportunities for young, aging and single populations to meet housing needs
- Provide incentives to developers to include affordable housing for low- and moderate-income owners and renters
- Provide financial assistance for development and impact fees which creates affordable housing for low-or moderate-income households

## HOMELESSNESS STRATEGY

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In Washington State, the Legislature has set forth a framework for homeless housing and assistance in [Chapter 43.185C RCW](#). Under this framework, county government is the local government that is designated to develop a five-year homeless housing plan unless the legislative authority of a city elects to accept the responsibility within its jurisdiction. Thurston County is the lead to develop the Homeless Housing Plan.

On June 14, 2018, the Thurston County Board of Health (BoH) declared homelessness a public health crisis. In 2019, Thurston County adopted the [Thurston County Homeless Crisis Response Plan](#) (HCRP), a community-based framework for a strategic, focused approach to ending homelessness. The plan is intended to result in positive and innovative systemic changes in the way Thurston County addresses homelessness.

The HCRP provides strategies for the following five primary objectives provided by Washington State Department of Commerce:

1. Identify and engage
  - Data and data quality
  - Outreach and engagement
2. Prioritize those with highest needs
  - Housing First
  - Coordinated entry and outreach
  - Dynamic prioritization
  - Increased outreach
  - Prioritization for youth and young adults
3. Operate an effective and efficient homeless crisis response system
  - Community engagement
  - Funding
  - Crisis Response System
  - Workforce development

- Housing conditions
4. Project the impact
  5. Address racial disparity

The Thurston County Homeless Crisis Response Plan aims to reduce unsheltered homelessness and increase access to affordable and permanent supportive housing through:

- Operating an equitable, coordinated, consistent, and concise HCRS
- Increasing outreach and engagement efforts to all people experiencing homelessness and mainstream services using a racial equity lens
- Fair and equitable prioritization of highest need households who are eligible for programs most appropriate per household
- Ensuring the HCRS moves toward developing and implementing a racial equity work plan that creates a pathway towards more equitable and accountable service delivery

## FAIR HOUSING

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The Fair Housing Act prohibits among other things, discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions because of race, color, religion, sex, familial status, national origin, or disability. The U.S. Department of Housing and Urban Development (HUD) requires recipients of HUD funds to regularly certify compliance with the Fair Housing Act's Affirmatively Furthering Fair Housing (AFFH) requirement.

A joint Assessment of Fair Housing was completed by the Housing Authority of Thurston County, Thurston County and City of Olympia. Community engagement to gather input on fair housing challenges included an online survey and interviews with local stakeholders. Draft goals and priorities were shared with a local ad hoc group of community organizations and government staff working on affordable housing and homelessness (the Housing Action Team), as well as the Regional Housing Council (members include elected officials and staff from local jurisdictions). Public hearings were held by Thurston County, Olympia, and the Housing Authority of Thurston County in March and April of 2023 to solicit feedback from the public on the draft Assessment of Fair Housing.

## CONTRIBUTORS TO FAIR HOUSING ISSUES

Thurston County has a fairly low level of segregation (as noted by the Dissimilarity Index) and no HUD-designated Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). Key issues for Thurston County are housing cost burden and lack of affordable housing. Members of protected classes are primarily limited in their housing choice by housing costs. Persons with disabilities are further limited by lack of accessible units. Through review of data, community survey results, and consultation with community organizations, the following factors were selected as key contributors to fair housing issues in Thurston County.

- Lack of affordable, accessible housing in range of unit sizes
- Private discrimination
- Source of income discrimination
- Displacement (or risk of displacement) of residents due to economic pressures
- Land Use and Zoning Laws (or legacies of these policies)
- Screening policies and criteria

## COMMUNITY PRIORITIES

Over 600 Thurston County residents participated in the online survey in Fall 2022. Respondents prioritized the top five strategies to increase equity and address housing disparities for members of protected classes in Thurston County, and are included below in order of priority:

- 1) More affordable housing and/or financial assistance for housing for low-income households
- 2) Increasing access to homeownership
- 3) Housing in a variety of types and sizes to meet various family sizes and needs
- 4) Reducing barriers to accessing housing (such as criminal and credit history)

Additional priorities included:

- Better enforcement of fair housing laws and source of income protections (disability-related income, Section 8 voucher, etc)
- Education about responsibilities under fair housing laws for landlords, realtors and other housing providers, and for members of protected classes

## GOALS TO ADDRESS FAIR HOUSING ISSUES

### **Goal 1: Increase affordable housing; provide financial assistance for housing for low-income individuals and families**

#### *Strategies and Deliverables*

- 1) Support expansion of affordable housing inventory by funding for development or acquisition of housing units affordable to low-income households (below 80% AMI):  
- 300 units over 5-year period (by end of 2027)
- 2) Increase affordable housing stock with development incentives by creating a resource page or developer toolkit to inform developers of affordable housing incentives:  
- by end of 2025
- 3) Provide distribution of rental assistance to low-income households by locating and distributing additional funding for rental assistance to low-income households (particularly those at risk of eviction) and/or develop incentives for property owners to keep rents lower:  
- by end of 2026
- 4) Explore options for tenant relocation assistance by reviewing options and recommending any relocation assistance programs for adoption:  
- by end of 2026

### **Goal 2: Increase access to homeownership**

City of Olympia will contract with a consultant in 2023 to complete a study to review options and best practices for low to moderate income households to access homeownership, through policy action, identification of funding sources, cooperative options, and support of local organizations working to increase access to homeownership. This information can support the strategies below.

#### *Strategies and Deliverables*

- 1) Help low to moderate income households access homeownership by locating and providing funding for homeownership activities (such as credit counseling or down payment assistance):  
- by end of 2024
- 2) Explore non-traditional ownership models (limited equity co-ops, land trusts, etc) by reviewing options for nontraditional and affordable homeownership:  
- share study findings by early 2024
- 3) Strengthen partnerships with homeownership partners and share information with public when funding opportunities or programs become available (WA State Housing Finance Commission, programs by financial institutions, nonprofits, etc). Create and/or share web-based information with public regarding homeownership support (focus on community groups who have had less access to homeownership)

opportunities):

- 2-4 times each year

**Goal 3: Increase housing in a variety of types and sizes to meet various family sizes and needs**

*Strategies and Deliverables*

- 1) Support expansion of accessible housing inventory by reducing parking requirements to incentivize affordable housing near transit:  
- by mid-2024
- 2) Support expansion of ADU and other housing types by exploring feasibility of offering impact fee waivers or other incentives (reduced connection fees, etc) for ADUs that meet affordability standards, create accessible units for persons with disabilities, partner with a local nonprofit provider and/or meet other metrics:  
- by end of 2024
- 3) Provide support for accessibility modifications in existing housing by:
  - creating pre-approved ADU plans that include enhanced accessibility design and construction features to increase units accessible to persons with disabilities  
- updated ADU plan or list of enhancements by end of 2024
  - ensuring an adequate mix of bedroom sizes and/or increased accessibility needs are reflected in residential development by adding requirements into affordable housing RFPs:  
- 1-5 housing units per housing project to support enhanced accessibility for residents with disabilities and/or families with children
  - providing referrals and funding to support accessibility modifications in existing units:  
- 20-25 housing units improved each year
  - striving to provide matching funds for developers seeking Housing Trust Fund DD Set Aside funding:  
- 1-3 projects by 2027

**Goal 4: Reduce barriers to accessing housing (examples: criminal and credit history)**

*Strategies and Deliverables*

- 1) Educate tenants and housing providers by providing training about how fair housing laws relate to screening process such as reasonable accommodations, source of income discrimination laws and disparate impact of overly restrictive criminal history policies:  
- by early 2024. (A training on this topic was offered on May 9, 2023 by the Fair Housing Center of Washington).
- 2) Explore ways to partner with and incentivize rental property owners to accept higher barrier tenants by reviewing models for a countywide program to reduce barriers to entry:  
- by end of 2024. (Conversations are ongoing with Housing Connector and local jurisdictions could consider incentives as they develop and implement new rental housing registry programs).
- 3) Explore policy solutions to reduce barriers to accessing housing by reviewing additional policy options from other jurisdictions (such as criminal history screening restrictions or credit history screening restrictions):  
- by end of 2024

**Goal 5: Increase Fair Housing and Source of Income Discrimination education, outreach, and enforcement**

*Strategies and Deliverables*

- 1) Housing provider education by creating or updating web-based and print publications:  
- by mid-2024

- 2) Housing consumer education by offering fair housing-related trainings or presentations to landlords, tenants and/or housing advocates (could include trainings outlined in other goals):  
- 1 - 3 per year
- 3) Strengthen enforcement of state and federal laws by lobbying the State Legislature to strengthen and adequately staff the Human Rights Commission and exploring cost to contract with a third-party organization(s) to enforce statewide source of income discrimination protections and provide training for Thurston County tenants:  
- by mid-2024

**Goal 6: Improve environmental health in housing units**

*Strategies and Deliverables*

- 1) Improve health conditions in housing units and provide energy efficiency upgrades by providing funding for rental property owners and low-income homeowners for energy efficiency upgrades that improve air quality/circulation, weatherize units, improve heating and cooling:  
- 20-25 units improved each year
- 2) Provide education to tenants and landlords regarding environmental hazards like mold and lead paint by providing training to landlords and tenants regarding mold treatment and prevention:  
- 1-3 trainings per year
- 3) Review and update codes to address mold prevention by reviewing best practices and codes adopted in other jurisdictions to address mold prevention and maintenance:  
- by mid-2024

## PART THREE: 2023 ANNUAL ACTION PLANS

### THURSTON COUNTY

The 2023 Action Plan is the first year of the 2023-2027 Consolidated Plan. The Action Plan addresses the programs, projects, and activities that will be undertaken in the 2023 Action Plan year with the resources anticipated to be available. Funding sources include the Community Development Block Grant (CDBG) and HOME Investment Partnership Programs.

#### CONTINGENCIES

In the event that HUD appropriations are greater or less than anticipated, or project activities come in less than the funding allocated, or additional program income is received that has not been allocated, the following activities are proposed as contingencies:

- 1) Housing Rehabilitation – Repair and energy efficiency improvements for single- and multi-family homes in Lacey. Examples include: reroofing, siding replacement, HVAC replacement, solar installations, electric conversions, envelope improvements, accessibility improvements.
- 2) Public Services – Public service activities intended to benefit low/moderate income persons within the City of Lacey.
- 3) Housing Acquisition – To acquire housing intended to benefit low/moderate income persons within the City of Lacey.

#### ANTICIPATED RESOURCES

HUD’S 2023 allocation to Thurston County, along with prior year resources and program income, is as follows:

RESOURCES ANTICIPATED	Program Year	CDBG	HOME	TOTAL
Grant Allocation	2023	1,206,086	936,422	2,142,508
Prior Year Unspent Grant Funds	2016-2022	2,044,433	1,564,096	3,608,529
Program Income	2023		82,440	82,440
<b>TOTAL RESOURCES</b>		<b>\$ 3,250,519</b>	<b>\$ 2,582,958</b>	<b>\$ 5,833,477</b>

#### 2023 ACTION PLAN SUMMARY

Funding sources for Thurston County include the Community Development Block Grant (CDBG) and HOME Investment Partnership Programs.

#### CDBG Funds

Thurston County executes Interlocal Agreements and Memorandum of Understandings with the cities of Lacey, Tumwater, Tenino, Rainier, Yelm and town of Bucoda every three years for distribution of CDBG funds. In the first year of the 3-year MOU term CDBG is utilized in the south Thurston County areas of Rainier, Tenino, Yelm, Bucoda and unincorporated Thurston County. In the second year, funds are utilized in the City of Lacey. In the last year funds are focused on the City of Tumwater.

In 2023, Lacey is the intended recipient of the 2023 CDBG allocations. A Request for Proposals was issued February 24, 2023. Applications were due March 31, 2023. Lacey reviewed the applications and recommended the following projects or activities be included in the 2023 Action Plan:

Project/Activity	Description	Goals Supported	CDBG Allocation
Foundation for the Challenged - Homes XIII	Provide housing to those with intellectual and development disabilities (IDD).	Housing Supply	150,000.00
Homes First	Acquire existing housing to create low-income rental housing in Lacey	Housing Supply	338,421.50
LIHI	Improvements and repairs to Magnolia Villa, a 21-unit development for families earning 50% AMI or below	Preserve and Improve Existing Affordable Housing	338,421.50
Rebuilding Together	Provide critical home repairs to homes of Lacey residents earning 50% AMI or less	Preserve and Improve Existing Affordable Housing	30,000.00
Habitat for Humanity	Provide critical home repairs to homes of Lacey residents earning 80% AMI or less	Preserve and Improve Existing Affordable Housing	55,000.00
Boys & Girls Club	53 scholarships for eligible LMI youth experiencing homelessness	Improve Housing and Economic Outcomes	50,000.00
Catholic Community Services	Support for staff and supplies for Community Kitchen program feeding homeless and disable people	Improve Housing and Economic Outcomes	11,355.00
Community Action Council	Monarch Center Child forensic interviews to support abused and neglected children and their families	Improve Housing and Economic Outcomes	60,000.00
Senior Services	Home Share Program support to help match low-income seniors to secure, affordable housing	Improve Housing and Economic Outcomes	21,000.00
Thurston County	Planning and Administration		\$ 241,217.00
<b>TOTALS:</b>			<b>\$ 1,295,415.00</b>

### HOME Funds

Thurston County issued a Request for Proposals for housing and homeless services on February 24, 2023. The request for housing proposals was for distribution of HOME allocations. After review of the applications, the following projects or activities are included in the 2023 Action Plan:

Project/Activity	Description	Goals Supported	HOME Allocation
Habitat for Humanity – Yelm Longmire, Phase 1	Site development and construction of 4 duplex townhomes for a total of 8 units	Housing Supply	500,000
Homes First – Rental Home Acquisition	Acquisition of a single-family home to rehabilitate to use for affordable rental housing	Housing Supply	425,220*
Thurston County	Planning and Administration		93,642
<b>TOTALS:</b>			<b>\$ 1,018,862</b>

\* Additional local (2060) funds will be awarded to make a total project award of \$450,000. This is a Community Housing Development Organization (CHDO) project.

### 2023 Action Plan Allocations (Thurston County)

The following table summarizes the activities and funding for 2023. In addition, projects that are funded and still underway are also shown in this table.

**Table 52: 2023 Action Plan Summary (Thurston County)**

RESOURCES ANTICIPATED	Program Year	CDBG	HOME	TOTAL
2023 Grant Allocation	2023	1,206,086	936,422	2,142,508
Prior Year Unspent Grant Funds	2016-2022	2,044,433	1,564,096	3,608,529
Program Income			82,440	82,440
<b>TOTAL RESOURCES</b>		<b>\$ 3,250,519</b>	<b>\$ 2,582,958</b>	<b>\$ 5,833,477</b>

ACTIVITIES	Program Year Proj ID	CDBG	HOME	TOTAL
<b>Non-Service Projects</b>				
2023 Projects:				
Habitat for Humanity - Yelm Longmire, Phase I	2023-2		500,000	500,000
Foundation for the Challenged - FFC Homes XIII	2023-4	150,000.00		150,000.00
Homes First - Rental Home Acquisition	2023-5	338,421.50		338,421.50
LIHI - Magnolia Villa Capital Support	2023-6	338,421.50		338,421.50
Rebuilding Together - Critical Home Repair	2023-7	30,000.00		30,000.00
Habitat for Humanity - Critical Home Repair	2023-8	55,000.00		55,000.00
Prior Year Projects (Unspent):				
City of Tenino - Quarry Pool Renovation Phase 2	2022-5	350,000		350,000
City of Yelm - Off Leash Dog Park	2022-6	450,000		450,000
Tenino Teen Center Roof - Boys & Girls Club	2022-7	10,000		10,000
LIHI 2828 Martin Way Phase 2	2020-1, 2021-1, 2022-11		1,132,968	1,132,968
Habitat for Humanity - Talicn Tumwater, Phase 1 PY22	2022-12		300,000	300,000
Homes First - Rental Homes for Tumwater	2021-4	200,000		200,000
Critical Home Repair - Habitat for Humanity	2021-7	80,000		80,000
Townhomes homebuyers assistance	2021-8	579,178		579,178
Homes First - Lacey ADUs	2020-3		75,000	75,000
Homes First - Rental Homes for Lacey	2020-9	110,926		110,926
Family Support Center - The Landing	2019-2		56,127	56,127
Monarch Facility Renovations	2017-8	150,000		150,000
Tenino Quarry Renovation	2016-5	25,000		25,000
<b>CHDO Set Aside</b>				
Homes First - Rental Home Acquisition	2023-1		425,220	425,220*

ACTIVITIES	Program Year Proj ID	CDBG	HOME	TOTAL
<b>Public Service Projects</b>				
Boys & Girls Club - LMI scholarships	2023-3	50,000		50,000
CCS SW - Community Kitchen	2023-3	11,355		11,355
CAC - Monarch Center Child Interviews	2023-3	60,000		60,000
Senior Services - Home Share Program	2023-3	21,000		21,000
<b>Planning &amp; Administration</b>				
Administration	2023-9	241,217	93,642	334,859
<b>TOTAL EXPENDITURES</b>		<b>\$ 3,250,519</b>	<b>\$ 2,582,958</b>	<b>\$ 5,833,477</b>
Balance (Resources - Expenditures)		(0)	(0)	(0)

Additional local (2060) funds will be awarded to make a total project award of \$450,000.

## CITY OF OLYMPIA

The 2023 Action Plan is the first year of the 2023-2027 Consolidated Plan. The Action Plan addresses the programs, projects, and activities that will be undertaken in the 2023 Action Plan year with the resources anticipated to be available. Funding sources are the Community Development Block Grant (CDBG) Program.

### CONTINGENCIES

In the event that HUD appropriations are greater or less than anticipated, or project activities come in less than the funding allocated, or additional program income is received that has not been allocated, the following activities are proposed as contingencies:

- 1) Housing Rehabilitation – Critical Home Repair and energy efficiency improvements for single- and multi-family homes in Olympia. Examples include reroofing, HVAC replacements, solar installations, gas-to-electric conversions, envelope improvements, accessibility improvements.
- 2) Public Services – Public service activities intended to benefit low/moderate income persons within the City of Olympia.

### ANTICIPATED RESOURCES

HUD'S 2023 allocation to Olympia, along with prior year resources and program income, is as follows:

RESOURCES ANTICIPATED	Program Year	Amount
Grant Allocation	2023	362,353
Prior Year Unspent Grant Funds	2016-2022	128,000
Program Income Anticipated	2023	3,933
Program Income Unallocated	2022	46,067
Revolving Loan Fund	2022	100,000
<b>TOTAL RESOURCES</b>		<b>\$640,353</b>

### 2023 ACTION PLAN SUMMARY

The following projects and activities are included in the 2023 Action Plan:

Project/Activity	Description	Goals Supported	CDBG Allocation
Rebuilding Together	Critical Home Repair	Preserve & Improve Existing Affordable Housing	\$ 75,000
Habitat for Humanity	Critical Home Repair	Preserve & Improve Existing Affordable Housing	\$ 77,500
Enterprise for Equity	Microenterprise Assistance	Improve Housing and Economic Outcomes	\$ 77,500
Homes First	Electrification	Preserve & Improve Existing Affordable Housing	\$ 50,000
City of Olympia	Community Court	Improve Housing and Economic Outcomes	\$ 60,000
City of Olympia	Planning and Administration		\$ 72,353
<b>TOTALS:</b>			<b>\$412,353</b>

The following table summarizes the activities and funding for 2023. In addition, projects that are funded and still underway are also shown in this table.

**Table 53: 2023 Action Plan Summary (Olympia)**

RESOURCES ANTICIPATED	Program Year	TOTAL
2023 Grant Allocation	2023	362,353
Prior Year Unspent Grant Funds	2016-2022	128,000
2023 Program Income Anticipated	2023	3,933
Prior Year Program Income Unallocated		46,067
Revolving Loan Fund	2022	100,000
<b>TOTAL RESOURCES</b>		<b>640,353</b>

ACTIVITIES	Program Year Proj ID	TOTAL
<b>Non-Service Projects</b>		
2023 Projects:		
Rebuilding Together - Critical Home Repair	2023-4	75,000
SPS Habitat - Critical Home Repair	2023-4	77,500
Enterprise for Equity - Microenterprise Assist	2023-5	77,500
Homes First - Electrification	2022-8	50,000
Prior Year Projects (Unspent):		
Habitat for Humanity CHR Administration	2022-1	25,000
Rebuilding Together Thurston County	2021-2	10,000
Revolving Loan Fund - rental rehab	2021-8	100,000
First Christian Church - Interfaith Works Shelter	2019-2	18,000
Homes First - Electrification	2022-8	75,000
<b>Public Service Projects</b>		
City of Olympia – Community Court	2023-6	60,000
<b>Planning &amp; Administration</b>		
Planning and Administrative Costs (PAC)	2023-7	72,353
<b>TOTAL EXPENDITURES</b>		<b>640,353</b>
Balance (Resources - Expenditures)		-

**THURSTON COUNTY/CITY OF OLYMPIA 2023-2027 CONSOLIDATED PLAN**

**APPENDICES**

## **APPENDIX A: PUBLIC PARTICIPATION PLAN**

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Thurston County and the City of Olympia are required to adopt a citizen participation plan, hereafter referred to as a “Public Participation Plan”, that sets forth the jurisdiction’s policies and procedures for public participation.

Residents and other stakeholders are encouraged to participate in the development of the Assessment of Fair Housing (AFH) and the planning and evaluation of the three federal grant programs addressed in the Consolidated Plan:

- Urban County Community Development Block Grant (CDBG) Program, which includes Thurston County, Lacey, Tumwater, Yelm, Rainier, Bucoda, and Tenino;
- Thurston County Home Investment Partnerships Program (HOME), which includes Thurston County, Olympia, Lacey, Tumwater, Yelm, Rainier, Bucoda, and Tenino; and
- City of Olympia CDBG Program, which is only for Olympia.

The City of Olympia and Thurston County have developed a joint Public Participation Plan. This plan describes how to access information about the programs, examine the draft plans and report documents, review and comment on proposed activities, and provide comments on performance evaluations of approved activities. The public is also encouraged to participate in program implementation and monitoring activities.

As a joint plan, some elements of this plan will apply broadly to the AFH and all three programs. Other sections are more specific to a certain federal program or jurisdiction, as noted.

### **PURPOSE OF THE PUBLIC PARTICIPATION PLAN**

The Housing & Community Development Act of 1987 requires recipients of the federal grant program funds to develop a Public Participation Plan outlining the public planning process for the five-year Consolidated Plan, the annual Action Plans, and the AFH. The Public Participation Plan provides key information to help the public and other stakeholders understand how the proposed use of HOME and CDBG funds may impact them. This information includes:

- An assessment of needs;
- An outline of strategies;
- An identification of specific activities to be funded;
- Links each proposed activity to a federal CDBG national objective;
- An identification of intended beneficiaries;
- A clear identification of the benefit to low and moderate-income persons; and
- An identification of all anticipated resources.

The general intent of these plans is to provide clear information to allow the public and other stakeholders to understand how the City and County will invest these federal HOME and CDBG funds, and in particular to provide sufficient details to allow the public and other stakeholders to understand how these programs might affect them.

## ANTI-DISPLACEMENT AND ANTI-RELOCATION PLAN

As part of the Public Participation Plan, the public will be advised about the County and City plans to limit the displacement of persons through the CDBG and HOME program activities, and the ways the jurisdictions will assist any persons who may be displaced. The Anti-Displacement and Anti-Relocation Plan is included in the Consolidated Plan.

## HOW THE PUBLIC CAN PARTICIPATE

The following table provides an overview of how the public can participate in the HOME and CDBG Programs and during the development of the AFH.

Activity/Document	When Activity Begins	Public Comment Period	How to Participate and Access Documents
<b>Consolidated Plan</b> (Five-Year Strategic Plan)	Starts six months preceding the coming Consolidated Plan Public Comment period	30 days	Two public hearings: 1) an early public hearing on housing and community development needs, development of proposed activities, and proposed strategies and actions for affirmatively furthering fair housing; and 2) public hearing on the draft Consolidated Plan and First Year Action Plan. Public community partner meetings Summary of plan published in the newspaper of record (per 24 CFR Part 91.105(b)(2)) Documents online at <a href="http://www.co.thurston.wa.us">www.co.thurston.wa.us</a> or <a href="http://www.ci.olympia.wa.us">www.ci.olympia.wa.us</a> Documents available at Thurston County Public Health and Social Services and Olympia City Hall
<b>Substantial Amendments to Consolidated Plan</b> (Changes to the Consolidated Plan)	At any point during the Consolidated Plan period	30 days	Public hearing Public community partner meetings Documents online at <a href="http://www.co.thurston.wa.us">www.co.thurston.wa.us</a> or <a href="http://www.ci.olympia.wa.us">www.ci.olympia.wa.us</a> Documents available at Thurston County Public Health and Social Services and Olympia City Hall
<b>Annual Action Plan</b> (Program Year Activity Overview)	Starts six months preceding the program year	30 days	Public hearing Public community partner meetings Documents online at <a href="http://www.ci.olympia.wa.us">www.ci.olympia.wa.us</a> or <a href="http://www.co.thurston.wa.us">www.co.thurston.wa.us</a> Documents available at Thurston County Public Health and Social Services and Olympia City Hall
<b>Substantial Amendments to Annual Action Plan</b> (Changes to an Annual Action Plan)	At any point during the Annual Action Plan period	30 days	Public hearing Public community partner meetings Documents online at <a href="http://www.co.thurston.wa.us">www.co.thurston.wa.us</a> or <a href="http://www.ci.olympia.wa.us">www.ci.olympia.wa.us</a>

Activity/Document	When Activity Begins	Public Comment Period	How to Participate and Access Documents
			Documents available at Thurston County Public Health and Social Services and Olympia City Hall
<b>CAPER</b> (Annual Report on all CDBG and HOME-funded activities)	November of each program year	15 days	Public hearing Public community partner meetings Documents online at <a href="http://www.co.thurston.wa.us">www.co.thurston.wa.us</a> or <a href="http://www.ci.olympia.wa.us">www.ci.olympia.wa.us</a> Documents available at Thurston County Public Health and Social Services and Olympia City Hall
<b>Assessment of Fair Housing</b> (Five-year assessment)	Approximately 12 months before the start of the Consolidated Planning process	30 days	Public hearing Public community partner meetings Summary of plan published in the newspaper of record (per 24 CFR Part 91.105(b)(2)) Documents online at: <a href="http://www.co.thurston.wa.us">www.co.thurston.wa.us</a> <a href="http://www.ci.olympia.wa.us">www.ci.olympia.wa.us</a> <a href="http://www.hatc.org">www.hatc.org</a> Documents available at Thurston County Public Health and Social Services and Olympia City Hall

Thurston County and City of Olympia currently offer public hearings in a “hybrid” format, allowing the public to participate in the public hearings remotely. This opportunity for remote hearings is anticipated to continue in the future and/or whenever a public health emergency exists.

## PUBLIC PARTICIPATION REQUIREMENTS

The Public Participation Plan is a required element of the Consolidated Plan for the CDBG Program, the HOME Program, and the AFH as specified by federal regulations that can be found at 24 CFR Part 91.105. These regulations define how Thurston County and Olympia will ensure and coordinate public access and public participation in the decision-making process for the CDBG and HOME programs. The process includes providing opportunities for developing, reviewing and commenting on the draft Consolidated Plan, annual Action Plan, AFH, Consolidated Annual Performance Evaluation Report, and Public Participation Plan.

Additional regulations on the CDBG Program can be found at 24 CFR Part 570, and regulations for the HOME Program can be found at 24 CFR Part 92.

The joint Public Participation Plan for Thurston County, the County HOME Consortium and the City of Olympia contains the following elements:

### Public Participation

Thurston County and the City of Olympia encourages all residents, public agencies, and other stakeholders, specifically low- and moderate-income residents and residents of publicly-assisted housing developments, to

become involved and participate in the Consolidated Planning Process. Additionally, other stakeholders such as local and regional institutions, Continuums of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations) are encouraged to participate.

### Access to Meetings

The County and the City will provide adequate and timely notification of public meetings and provide assistance to persons with disabilities and/or who are in need of special accommodation (see Public Hearing and Notices on the next page). A translator will be made available at all public meetings when a significant number of non-English speaking persons or interest groups notify the County or City at least seven days prior to a public hearing meeting.

### Access to Information and Records

The public, public agencies, and other stakeholders will have reasonable and timely access to information and records relating to the Urban County's use of CDBG funding, the Home Consortium's use of HOME funds, and the City of Olympia's use of CDBG funds covered under the Consolidated Plan. HUD-provided data and supplemental information that Thurston County plans to incorporate into the AFH will be made available at the start of the public participation process, or as soon as feasible thereafter. The following documents are available for public review:

- HOME Federal Rules, Regulations, and Guidelines (24 CFR Part 92);
- CDBG Federal Rules, Regulations and Guidelines (24 CFR Part 570);
- *Prior* Olympia CDBG Consolidated Plans (2018-2022); *Prior* Thurston County Regional Consolidated Plan (2018-2022);
- Annual Action Plans for both County and City prior program years;
- Agencies request for proposals submitted for HOME and CDBG funding;
- Consolidated Annual Performance Evaluation Reports (CAPER) for both the County and the City of Olympia; and
- Public hearing records for both the County and the City of Olympia.
- Draft Assessment of Fair Housing.

The public will have the opportunity to provide verbal and written comments regarding program policies, proposed annual budget allotments, and funding priorities.

### Thurston County Documents

Copies of the Consolidated Plan (and amendments), Public Participation Plan, annual Action Plan (and amendments), AFH (and amendments), and the annual CAPER are available at the following locations:

- Thurston County offices at the Thurston County Public Health and Social Services;
- Thurston County website at [www.thurstoncountywa.gov](http://www.thurstoncountywa.gov);
- Housing Authority of Thurston County (AFH Only).

### City of Olympia Documents

Copies of the Consolidated Plan (and amendments), Public Participation Plan, annual Action Plan, AFH, and the annual CAPER are available at the following locations:

- City of Olympia Housing Program at Olympia City Hall;

- City of Olympia’s website at: [www.ci.olympia.wa.us](http://www.ci.olympia.wa.us);
- Housing Authority of Thurston County (AFH Only)

### 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 or to comment on the AFH.

### Public Education

Thurston County will actively strive to educate and publicly inform the public on low-income housing and community development issues through the periodic promotion and sponsorship of public housing forums on affordable and homeless housing issues. The County and City will also utilize the following resources to keep the public informed:

- Community partner and other public meetings;
- Public access television announcements;
- Website updates;
- Direct emailed copies of documents and notices;
- Direct email to the County and City’s Housing Programs’ list of concerned persons, organizations and other stakeholders; and
- Presentations at local meetings of related organizations including, but not limited to, the HOME Consortium and the Thurston County Housing Task Force.

### PUBLIC HEARINGS/PUBLIC NOTICES

The purpose of public hearings is to encourage and provide opportunities for public comment on all phases of the planning process, which include identifying housing and community needs, strategies, and priorities; determining program funding levels; and evaluating program performance.

During these public hearings, both the County and City will collect verbal and written comments on the draft Consolidated Plan, Substantial Amendments, Annual Action Plan, AFH and the CAPER. Hearings will provide reasonable notification and access for the public in accordance with Thurston County and/or Olympia’s certifications, timely responses from local officials to all public questions and issues, and public access to all public questions and responses. Public hearings will be accessible to people with disabilities. Public hearing notices will be published in the newspaper of record and will encourage the participation of non-English speaking persons, the disabled, and minorities. Where reasonable, and when requested seven days in advance, translation services for non-English speaking persons and assistive listening devices will be available. Persons needing special accommodations should contact the Thurston County or City of Olympia officials seven days prior to the hearing using the following contact information:

Thurston County Clerk of the Board Telephone number (360) 786-5440  
TDD number (360) 754-2933

City of Olympia Housing Program Telephone (360)753-8183  
TTY (360) 753-8270 (during normal business hours to be connected via a text telephone machine) or use the Washington State Relay Service by dialing 711, or 1 (800) 833-6384.

### Number of Public Hearings

The County and the City will each hold a minimum of two public hearings during each program year, with additional public hearings for the Consolidated Plan and AFH held, as required. Additional public hearings pertaining to amendments may be held, as required.

### Assessment of Fair Housing

Prior to the Consolidated Plan process, the County and the City will hold at least one public hearing on the AFH before the AFH is published for comment. This public hearing will solicit input from the community on AFH-related data and affirmatively furthering fair housing in the County's community development programs.

### Plans – Consolidated Plan and Annual Action Plan Hearing

Every five years, the County and City must update the Consolidated Plan. When a Consolidated Plan is updated, there will be two hearings before action.

- The first public hearing will be held prior to the start of the Consolidated Plan period before the Consolidated Plan is published for comment. This hearing will also provide an opportunity to comment on priority needs and goals, the AFH, and the development of proposed activities for the first year of the Consolidated Plan period, which is the first annual Action Plan for that Consolidated Plan period. This hearing will be held in early spring to allow for preparation of the Consolidated Plan and the first annual Action Plan.
- The second public hearing will be held to allow for timely submission of the Consolidated Plan and/or the annual Action Plan 45 days prior to the start of the coming program year, which occurs on or before July 15.

For the four years following the Consolidated Plan update (Years 2-5), the County and City must submit Annual Action Plans to HUD. During these years, one public hearing will be held 45 days prior to the start of the coming program year, which occurs on or before July 15.

### Annual Report – CAPER Public Hearing

The second public hearing will occur during the month of November, timed to allow for the submission of the annual CAPER report 45 days following the completion of the program year on or before November 15<sup>th</sup>. This public hearing will discuss the performance of the program, year-end fiscal and narrative summaries of activity, and will provide information on housing and community development needs.

### Record of Public Comments

A summary of the public comments along with the County's and City's responses will be incorporated into the Consolidated Plan, annual Action Plan, AFH, and CAPER, whichever is appropriate. The public comment period for the Consolidated Plan, Annual Acton Plan, AFH, and CAPER will be thirty days, and may run concurrent with the public notice date. Notices of public hearings will be published the Olympian Newspaper and will include an opportunity for public comment for at least thirty days. All proposed substantial amendment changes to the Consolidated Plan and/or annual Action Plan will adhere to the same public notice and public hearing requirements.

### SUBSTANTIAL AMENDMENTS TO THE CONSOLIDATED PLAN, THE ANNUAL ACTION PLAN, OR THE AFH

The County and the City can amend the Consolidated Plan, the annual Action Plan, and the AFH after adoption by following the process in their published Public Participation Plan for making changes. If a change is *not* considered

a substantial amendment, the County and the City can follow the public process for the annual Action Plan to allow for review and approval of changes that will then be reported in that program year's annual report, the CAPER.

The following will not be considered substantial amendments:

- Adjustments of allocations of program income to reflect actual (rather than anticipated) income;
- Pursuit of contingency projects identified in the Annual Action Plan;
- Adjustments in project funding, provided no new projects are proposed without a substantial amendment process, and provided that the change in federal funds awarded to a project is not increased more than 30 percent or \$50,000, whichever is greater;
- Allocation of funds which meet the Urgent Need test of HUD (e.g. existing conditions pose serious and immediate threat to health/welfare of community).

If the change is determined to have a more significant impact, the County and the City must follow the public process for a substantial amendment. Changes to the Consolidated Plan, the annual Action Plan, or the AFH are considered a substantial amendment if the proposed change in the use of either HOME or CDBG funds meets the following criteria:

- A change in allocation priorities, which is considered a change of federal funds awarded to a project of greater than 30 percent or \$50,000, whichever is greater;
- A change in the general location of activities;
- A major change in the scope of a project;
- The addition of a specific project which is not included as a contingency in the annual Action Plan or considered an Urgent Action; or
- A material change that affects the information on which the AFH is based to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the AFH no longer reflect actual circumstances.

All substantial amendments will be subject to the same public participation requirements as outlined above.

## **DISTRIBUTION OF FUNDS**

The distribution of HOME and CDBG funds and implementation of program activities will be performed by subrecipient/contractor organizations selected through a competitive and open request for proposal process. The Urban County CDBG program, the Thurston County HOME Program and the Olympia CDBG will strategically target funds to meet prioritized needs consistent with the goals and strategies identified in the Consolidated Plan and annual Action Plan. Proposals will be solicited annually, based upon the County's and City's anticipated receipt of its annual allocations from HUD. Funding decisions and awards will be determined through an open and evaluative assessment of the organization's experience, costs, and the administrative and organizational capacity for delivering services.

The County and City may refine their public request for proposals process during the Consolidated Plan period. All changes to the schedule, format or other aspects of the request for proposals process will be subject to the open meetings act and/or public notice.

## **PUBLIC PARTICIPATION ADVISORY GROUP**

Section 104(a)(3) of the Housing and Community Development Act of 1974 requires that residents have an advisory role in planning, implementing and assessment of community development programs. An advisory group (which may be an existing community organization) will convene at least once a year to provide input in the

planning, implementation and evaluation of the Urban County CDBG, the HOME Program and the City of Olympia CDBG Program.

## **PUBLIC COMPLAINTS/GRIEVANCES**

A complaint pertaining to the Consolidated Plan, annual Action Plan, AFH, any plan amendments, and/or the annual CAPER report may be submitted to:

Thurston County Public Health and Social Services  
412 Lilly Road NE, Olympia, WA, 98506.

City of Olympia Housing Program  
Olympia City Hall, 601 4<sup>th</sup> Avenue East, Olympia, WA 98501

Complaints may also be submitted to [HousingThurston@co.thurston.wa.us](mailto:HousingThurston@co.thurston.wa.us). Staff will review the complaint and will provide a response within a period of 15 working days of receipt of the complaint.

## APPENDIX B: ANTI-DISPLACEMENT AND ANTI-RELOCATION POLICY

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Thurston County and the 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, described in 24 CFR 42.325

Thurston County and the City of Olympia will replace all occupied and vacant occupiable lower income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG and/or HOME Programs in accordance with 24 CFR 42.375. Before entering into a contract committing Thurston County or the City of Olympia to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, Thurston County or the City of Olympia will make public and submit to the HUD Field Office the following information in writing:

A description of the proposed activity.

- 1) 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 a direct result of the assisted activity.
- 2) A time schedule for the commencement and completion of the demolition or conversion.
- 3) The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units.
- 4) The source of funding and a time schedule for the provisions of replacement dwelling units.
- 5) 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.
- 6) 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.

Under 24 CFR 42.375(d), Thurston County and City of Olympia may submit a request to HUD for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower income dwelling units in standard condition available on a non-discriminatory basis within the area.

Thurston County and City of Olympia will provide relocation assistance for lower income tenants who, in connection with an activity assisted under the CDBG and/or HOME Programs, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

Consistent with the goals and objectives of activities assisted under the Act, Thurston County and City of Olympia may 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) State 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) Development 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.

## APPENDIX C: MONITORING PLAN

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### THURSTON COUNTY MONITORING PLAN

#### Subrecipient Monitoring for Local and State Funding Recipients

Thurston County is responsible for monitoring the day-to-day operations of its subrecipient activities to ensure compliance with all applicable requirements, individual project goals, and local program requirements.

To accomplish this, the Office of Housing and Homeless Prevention uses a variety of monitoring techniques to review subrecipient compliance. Through phone conversations, written correspondence, desk monitoring, and on-site monitoring visits, staff are able to review each subrecipient's ability to meet the program's financial, production, and overall management requirements and make necessary determinations or take necessary actions to preserve program integrity.

Regardless of the frequency with which a project is monitored by staff, the purpose and intent of any monitoring visit is to identify any potential areas of noncompliance and assist the subrecipient in making the necessary changes to allow for successful completion of the activity. By identifying and correcting any compliance issues, the likelihood of efficient and effective services being delivered to the intended County beneficiaries increases dramatically and ensures the continued success of both the subrecipient organization and the County.

After funds are awarded for individual activities, the staff role is then to ensure that subrecipients are carrying out their programs in accordance with all applicable laws and regulations, and are meeting the goals outlined in their subrecipient agreements. In carrying out this responsibility, the staff will help subrecipients identify problems or potential problems in implementing their activity, identify the causes of those problems, and help subrecipients correct them.

Wherever possible, problems are corrected through discussions and/or contract compliance measures with the subrecipient without the need for on-site monitoring visits. However, at least once per year, or as individual situations dictate, a desk monitoring review or on-site monitoring review and/or provision of technical assistance will be required.

#### Monitoring Activities

##### ***Risk Assessment Process***

Each year, the Office of Housing and Homeless Prevention will monitor and assess each funded activity to determine the degree to which an activity or subrecipient is at risk of noncompliance with program requirements. Each time the County enters into a new state or locally funded contract with an agency, they will be required to complete a risk assessment form and return it to the Thurston County Office of Housing and Homeless Prevention. Upon receipt, the County will evaluate and grade each assessment culminating in a final score. This final score will then determine an agency risk score and which type of monitoring visit will be required. Low risk agencies, for example those who have been fiscally responsible for local, state and federal funding for multiple years and consistently have no findings on their annual audit, will receive a light desk-monitoring review; medium risk agencies will receive a full desk-monitoring review; and high-risk agencies, for example those with multiple audit findings and high staff turnover, will receive an on-site monitoring review. Low risk agencies receiving a light desk review can expect the County to review the fewest number of client files and fiscal documentation from the list below. Medium risk agencies can expect a full desk monitoring review which includes the list below and additional client files and fiscal documentation. Finally, a high-risk agency will receive on on-site review and can expect the

deepest and most thorough review of everything on the list below and up to 25% of their client files and fiscal documentation. The majority of Thurston County agencies are low risk; therefore, the agencies will be on a rotation so each agency will have an onsite visit at least once every three years. The monitoring schedule may be impacted by Risk Assessment Scores and the frequency of onsite monitoring visits may increase.

### ***Desk Monitoring***

Desk monitoring is an ongoing process of reviewing subrecipient performance using all available data and documentation in making assessments of subrecipient performance and compliance with requirements. This process takes place within the Office of Housing and Homeless Prevention and does not generally involve subrecipient participation beyond submission of requested information. The following are among the sources of information that may be used in making determinations during the desk monitoring process:

- Requests for reimbursement and accompanying source documents;
- Audit reports;
- Staff reports from prior monitoring visits;
- Client/citizen comments and complaints;
- Information provided by other federal, state, county, and local agencies;
- Subrecipient responses to monitoring and/or audit findings;
- Original grant application;
- Subrecipient Agreement (as amended);
- Performance reports; and
- Litigation.

### ***Use of Information***

The information provided to the Office of Housing and Homeless Prevention will be used to observe patterns, changes, etc. in subrecipient activity and to identify any problems or potential problems and program status and accomplishments. Analysis of the data provided may indicate the need for on-site monitoring visits by the program staff to resolve issues of noncompliance or programmatic concerns.

### ***On-Site Monitoring***

In addition to or instead of the desk monitoring process, the program staff will conduct an on-site monitoring of each agency. Activities considered to be high risk will receive on-site monitoring first to head off any potential areas of noncompliance and provide the subrecipient with any technical assistance necessary to ensure compliance with requirements. Medium and low risk activities will receive on-site monitoring visits at the earliest possible date after all high-risk activities have been monitored. Medium risk activities will receive monitoring priority over low risk activities. The program staff will notify subrecipients by mail of the time and date for their scheduled on-site monitoring visit. Notification will be provided approximately thirty days prior to the scheduled visit and will include identification of the areas to be monitored, any documentation to be made available and key staff that may need to be present.

### ***Monitoring Areas***

The Office of Housing and Homeless Prevention will generally review some or all of the areas identified below during the monitoring visit. Other areas for review may apply depending on activity type, subrecipient, etc. The extent of the review of these areas will vary from one activity to another.

- Financial Management Systems
- Procurement Standards
- Income Verification
- Individual Client Files
- Complaint Procedures
- Employee Records
- Guidelines and Requirements

- Record Keeping Systems
- Contract Management
- Lobbying/Political Activity
- Professional Services
- Compliance
- Civil Rights
- State or Independent Audit Results
- Program Policies and Procedures

**Monitoring Visit**

When conducting an on-site monitoring visit, the Office of Housing and Homeless Prevention will:

- 1) Conduct an entrance interview with key staff involved in conducting the activity.
- 2) Review all pertinent files, policies and procedures for necessary documentation.
- 3) Interview appropriate officials and employees of the subrecipient organization, and other parties as appropriate, to discuss the subrecipient’s performance.
- 4) Discuss with the subrecipient any discrepancies resulting from the review of files, interviews,
- 5) and site visit.
- 6) Conduct an exit interview with the appropriate officials and/or staff of the subrecipient organization to discuss the findings of the monitoring visit.

**Monitoring Results**

An official letter reporting the results of the monitoring visit will be sent to the authorized agency official (director, mayor, etc.) within 30 days of the monitoring visit. This letter will generally contain the following information:

- Project number and name of the activity monitored
- Date(s) of monitoring visit
- Name(s) of the Office of Housing and Homeless Prevention staff who conducted monitoring visit
- Scope of the monitoring visit
- Names of agency officials and staff involved in the monitoring visit
- Findings and results of the monitoring visit, both positive and negative, supported by facts
- considered in reaching the conclusions
- Specific recommendations or corrective actions to be taken by the subrecipient
- Time frame for completion of necessary action(s)
- If appropriate, an offer of technical assistance

**Follow-up Action**

If concerns or findings identified during the monitoring visit require corrective action by the subrecipient, those actions must be completed by the subrecipient within the time frame mandated in the monitoring letter, typically thirty days. In the event that the subrecipient fails to meet a target date for making required actions, a written request for response will be sent to the authorized agency official.

The County may withhold further payment to the subrecipient if a subrecipient has not sufficiently responded within 30 days from the corrective actions deadline, submitted the required responses and/or taken the required corrective action. Further, those corrective actions and/or responses must be acceptable to the County. If responses or corrective actions are determined to be unacceptable, the County may continue to withhold funds and/or terminate the contract until satisfactory actions are taken.

**Resolving Monitoring Findings**

The Office of Housing and Homeless Prevention will mail a letter to the authorized official of the agency stating that the findings are resolved when reviews of all documentation of corrective actions taken by the subrecipient indicate that the identified concerns or findings have been corrected to the satisfaction of the program.

### Monitoring for CDBG Subrecipients

The City of Olympia is responsible for monitoring the day-to-day operations of its subrecipient activities to ensure compliance with all applicable requirements, individual project goals, and local program requirements.

To accomplish this, the Office of Community Vitality uses a variety of monitoring techniques to review subrecipient compliance. Through phone conversations, written correspondence, desk monitoring, and on-site monitoring visits, staff are able to review each subrecipient's ability to meet the program's financial, production, and overall management requirements and make necessary determinations or take necessary actions to preserve program integrity.

Regardless of the frequency with which a project is monitored by staff, the purpose and intent of any monitoring visit is to identify any potential areas of noncompliance and assist the subrecipient in making the necessary changes to allow for successful completion of the activity. By identifying and correcting any compliance issues, the likelihood of efficient and effective services being delivered to the intended County beneficiaries increases dramatically and ensures the continued success of both the subrecipient organization and the County.

After funds are awarded for individual activities, the staff role is then to ensure that subrecipients are carrying out their programs in accordance with all applicable laws and regulations and are meeting the goals outlined in their subrecipient agreements. In carrying out this responsibility, City staff will help subrecipients identify problems or potential problems in implementing their activity, identify the causes of those problems, and help subrecipients correct them.

Wherever possible, problems are corrected through discussions and/or contract compliance measures with the subrecipient without the need for on-site monitoring visits. However, at least once per year, or as individual situations dictate, a desk monitoring review or on-site monitoring review and/or provision of technical assistance will be required.

### Monitoring Activities

#### ***Risk Assessment Process***

Each year, the Office of Office of Community Vitality will monitor and assess each funded activity to determine the degree to which an activity or subrecipient is at risk of noncompliance with program requirements. Each time the City enters into a new federally funded contract with an agency, they will be required to complete a risk assessment form and return it to the City of Olympia Office of Community Vitality. Upon receipt, the City will evaluate and grade each assessment culminating in a final score. This final score will then determine an agency risk score and which type of monitoring visit will be required. Low risk agencies, for example those who have been fiscally responsible for local, state and federal funding for multiple years and consistently have no findings on their annual audit, will receive a light desk-monitoring review; medium risk agencies will receive a full desk-monitoring review; and high-risk agencies, for example those with multiple audit findings and high staff turnover, will receive an on-site monitoring review. Low risk agencies receiving a light desk review can expect the City to review the fewest number of client files and fiscal documentation from the list below. Medium risk agencies can expect a full desk monitoring review which includes the list below and additional client files and fiscal documentation. Finally, a high-risk agency will receive on on-site review and can expect the deepest and most thorough review of everything on the list below and up to 25% of their client files and fiscal documentation. The majority of City of Olympia agencies are low risk; therefore, the agencies will be on a rotation so each agency will have an onsite visit at least

once every three years. The monitoring schedule may be impacted by Risk Assessment Scores and the frequency of onsite monitoring visits may increase.

### ***Desk Monitoring***

Desk monitoring is an ongoing process of reviewing subrecipient performance using all available data and documentation in making assessments of subrecipient performance and compliance with requirements. This process takes place within the Office of Community Vitality and does not generally involve subrecipient participation beyond submission of requested information. The following are among the sources of information that may be used in making determinations during the desk monitoring process:

- Requests for reimbursement and accompanying source documents;
- Audit reports;
- Staff reports from prior monitoring visits;
- Client/resident comments and complaints;
- Information provided by other federal, state, county, and local agencies;
- Subrecipient responses to monitoring and/or audit findings;
- Original grant application;
- Subrecipient Agreement (as amended);
- Performance reports; and
- Litigation.

### ***Use of Information***

The information provided to the Office of Community Vitality will be used to observe patterns, changes, etc. in subrecipient activity and to identify any problems or potential problems and program status and accomplishments. Analysis of the data provided may indicate the need for on-site monitoring visits by the program staff to resolve issues of noncompliance or programmatic concerns.

### ***On-Site Monitoring***

In addition to or instead of the desk monitoring process, the program staff will conduct an on-site monitoring of each agency. Activities considered to be high risk will receive on-site monitoring first to head off any potential areas of noncompliance and provide the subrecipient with any technical assistance necessary to ensure compliance with requirements. Medium and low risk activities will receive on-site monitoring visits at the earliest possible date after all high-risk activities have been monitored. Medium risk activities will receive monitoring priority over low-risk activities. The program staff will notify subrecipients by mail and e-mail of the time and date for their scheduled on-site monitoring visit. Notification will be provided approximately thirty days prior to the scheduled visit and will include identification of the areas to be monitored, any documentation to be made available and key staff that may need to be present.

### ***Monitoring Areas***

The Office of Community Vitality will generally review some or all of the areas identified below during the monitoring visit. Other areas for review may apply depending on activity type, subrecipient, etc. The extent of the review of these areas will vary from one activity to another.

- Financial Management Systems
- Procurement Standards
- Income Verification
- Individual Client Files
- Complaint Procedures
- Employee Records
- Guidelines and Requirements
- Record Keeping Systems
- Contract Management

- Lobbying/Political Activity
- Professional Services
- Compliance
- Civil Rights
- State or Independent Audit Results
- Program Policies and Procedures

### ***Monitoring Visit***

When conducting an on-site monitoring visit, the Office of Community Vitality will:

- 1) Conduct an entrance interview with key staff involved in conducting the activity.
- 2) Review all pertinent files, policies and procedures for necessary documentation.
- 3) Interview appropriate officials and employees of the subrecipient organization, and other parties as appropriate, to discuss the subrecipient's performance.
- 4) Discuss with the subrecipient any discrepancies resulting from the review of files, interviews,
- 5) and site visit.
- 6) Conduct an exit interview with the appropriate officials and/or staff of the subrecipient organization to discuss the findings of the monitoring visit.

### ***Monitoring Results***

An official letter reporting the results of the monitoring visit will be sent to the authorized agency official (director, CEO, etc) within 30 days of the monitoring visit. This letter will generally contain the following information:

- Project number and name of the activity monitored
- Date(s) of monitoring visit
- Name(s) of the Office of Community Vitality staff who conducted monitoring visit
- Scope of the monitoring visit
- Names of agency officials and staff involved in the monitoring visit
- Findings and results of the monitoring visit, both positive and negative, supported by facts
- Considered in reaching the conclusions
- Specific recommendations or corrective actions to be taken by the subrecipient
- Time frame for completion of necessary action(s)
- If appropriate, an offer of technical assistance

### ***Follow-up Action***

If concerns or findings identified during the monitoring visit require corrective action by the subrecipient, those actions must be completed by the subrecipient within the time frame mandated in the monitoring letter, typically thirty days. In the event that the subrecipient fails to meet a target date for making required actions, a written request for response will be sent to the authorized agency official.

The City may withhold further payment to the subrecipient if a subrecipient has not sufficiently responded within 30 days from the corrective actions deadline, submitted the required responses and/or taken the required corrective action. Further, those corrective actions and/or responses must be acceptable to the City. If responses or corrective actions are determined to be unacceptable, the City may continue to withhold funds and/or terminate the contract until satisfactory actions are taken.

### ***Resolving Monitoring Findings***

The Office of Community Vitality will mail a letter to the authorized official of the agency stating that the findings are resolved when reviews of all documentation of corrective actions taken by the subrecipient indicate that the identified concerns or findings have been corrected to the satisfaction of the program.

## APPENDIX D: SUMMARY OF PUBLIC PARTICIPATION

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The following summarizes the process and input preparing the 2023-2027 Consolidated Plan, 2023 Action Plan and the Assessment of Fair Housing in Thurston County.

### COORDINATION WITH HOUSING AUTHORITY OF THURSTON COUNTY

The Housing Authority of Thurston County was consulted early to obtain information to include in the Needs Assessment and Market Analysis. They were also consulted regarding the priority needs and goals to be included in the Consolidated Plan. For the Assessment of Fair Housing, the Housing Authority partnered with Thurston County and Olympia on the assessment and held their own public hearing.

The Housing Authority of Thurston County provided the following input towards the goals for the Consolidated Plan:

- 1) Affordable housing development tools need to be very careful about not concentrating people with low incomes. That avoidance is important for a host of reasons, not the least of which is that due to ugly facts of American history, concentrating people by income can unwittingly recreates the sin of segregation.
- 2) Jurisdictions need to incentivize private, market rate developers to include a least a few units that are accessible to voucher holders (i.e. within the local HCV Payment Standard); this helps with the avoidance of poverty concentration and enables voucher participants the dignity of opportunities to live in new or newer units. HATC is only local entity that routinely builds non-subsidized units that are accessible within the payment standard. One incentive would be a negotiated number of HCV accessible units in exchange for property tax abatement, parking requirement waivers, vacation of alleys, etc.
- 3) A professional affordability advocate needs to be on staff when codes are written and interpreted. In the code development and permitting processes numerous disciplines are represented such as urban forestry, storm water, fire safety, exterior design, etc; all good things however, without affordability representation requirements are made without any consideration of cost and marginal benefit for the represented discipline. As an example, prior to an HATC design review presentation, a committee member stated that photographs of Views on Fifth should be taken and presented so that “the developers” know what we want. Problem is most people, certainly not the neighbors we serve, can afford to live in a place like Views on Fifth. Considering affordability and marginal benefit would be somewhat analogous to the fiscal note process used by the Legislature when considering bills. There is much attention in affordable housing world to financing resources and needs, but very little attention to the cost side of the equation.

### CONSOLIDATED PLAN NEEDS ASSESSMENT OUTREACH

In order to ensure community engagement and participation in the development of the 2023-27 Consolidated Plan, the following activities occurred in the November 2022 to January 2023 period:

- Seven individual interviews were conducted with local city and nonprofit leaders;
- A community survey was developed and marketed targeting nonprofit and community leaders; and
- Three focus groups were conducted to gain participants responses to the survey results and their insights on investment priorities.

All three sets of activities focused on gaining perspectives and insights about what the priorities should be in the coming years for both HOME and CDBG investments. This summary starts with the survey as it has the biggest set of data sources.

## Online Community Survey

We developed a survey with input from City and County staff in November and released it on the County Consolidated Plan website November 28. It was open until January 16, 2023 and also emailed out to approximately 200 individuals on the County and City's list of local government and nonprofit leaders and staff. 51 respondents answered the survey with a 100% completion response rate. Below are the summary survey results covering each question.

### **Q1: What are your broad priorities? Please rank the following groups of eligible activities in order of importance for low- and moderate-income people in our Thurston County region.**

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Creation of affordable housing, including: multifamily housing, homebuyer assistance, rental assistance and repair/rehabilitation was the top choice by a wide margin, with 73% of respondents ranking it first and 23% ranking it second.

Public Services, including: housing supportive services, education & childcare, employment services and job training, and senior services: 16% of respondents ranking it first and 52% ranking it second.

Public facilities/infrastructure, including: street and sidewalk improvements, water and sewer improvements, neighborhood facilities and special needs (e.g. shelters, group homes): 6% of respondents ranked it first and 16% ranking it second.

Economic development, including: microenterprise assistance, including loans and grants, job training, building façade improvements: 4% of respondents ranking it first and 10% ranking it second.

**Analysis** – As shown in the Needs Assessment, given the Thurston region's affordable housing crisis, it is not a surprise that housing investments and services were cited by most respondents. As the focus groups confirmed, many of the most needed public services are to provide supportive services for helping low- and moderate-income people find housing and remain housed.

### **Q2: When considering options for spending HOME and/or CDBG funds for affordable housing, please rate your priorities high, medium, low or not sure.**

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Three options were rated highly by a majority of respondents:

- New construction of affordable rental apartments/townhouses/single family homes was the top ranked option with 69% rating it high and 20% medium.
- Rental assistance - such as cash payments/vouchers/utilities payments or help finding rentals: 57% rating it high and 31% medium.
- Repair/rehabilitation of existing affordable housing: 53% rating it high and 39% medium.

Neither new homeowner construction, down payment assistance or broadband/energy assistance scored over 20% in the high priority choice.

**Analysis** – These results fell in line with the overall priorities expressed in Question 1 and clarified the belief that affordable rental housing and related supports are the most critical need in the region.

### **Q3: Prioritize which Public Services funds are most valuable by checking your top three priorities for our Thurston communities. Below are the top three priorities by respondents.**

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Below are the top three priorities by respondents.

- Families and children's services were cited as a top priority 59% of the time by respondents.
- Physical/behavioral health services rated as top priority 56.86%.
- Housing counseling and services were cited as a priority 43.14%.

Other choices (domestic violence services, employment training/job placement, meal programs, services for those with disabilities, senior services, one-time rental assistance, and legal/conflict resolution services all fell at or below 25% by respondents.

**Analysis** – These results are more difficult to draw conclusions from given the range of options respondents had to choose from. Clearly, prioritizing the services for children and families was deemed critical. However, this category of services is broad and can include many of the other choices in this question. Given the widely understood need for more mental health resources, along with housing, it makes sense those categories were also prioritized. The other possible categories cited under 25% cover a range of more specific community needs.

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**Q4: Please rate the level of need (high, medium, low) for using CDBG funds for facilities and infrastructure to serve low-income people in our Thurston communities.**

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Below are the high-ranking priorities and percentages cited for these activities.

- Special needs (e.g. homeless shelters, group homes) – 69%
- Neighborhood facilities – such as recreational facilities, parks, child care centers, and community centers – 31%
- Water/sewer line installation – 29%
- Street and sidewalk improvements – 18%
- Broadband connectivity improvements – 12%

**Analysis** – These results may reflect that fact that the majority of respondents are likely from nonprofit organizations engaged in improving the lives of low-income residents. Therefore, they are more concerned with those related needs than by broader neighborhood infrastructure improvements. Water and sewer lines installation may have scored higher given they can relate specifically to reducing housing costs. In the three cities urban region where most people live, broadband connectivity is less an issue (although cost might be).

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**Q5: Economic development - please rate (high, medium, low) the value of using CDBG funds for these activities.**

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Economic development ranked very low in overall survey priorities. However, below are the high-ranking priorities and percentages cited for these activities.

- Redevelopment of contaminated/abandoned properties – 55%
- Job training – 47%
- Microenterprise assistance, including loans and grants – 27%
- Business incubation center for new business start-ups – 14%
- Façade improvements to businesses – 2%

**Analysis** – These results are difficult to draw conclusions. Thurston county has few contaminated or abandoned properties. Given the current surplus of vacant commercial space, it may be that respondents believed those properties should be put back in circulation to help meet housing needs.

### Interviews and focus group results

Below is a distillation of key comments and discussion from the three focus groups and interviews conducted (interview comments were melded into these sections).

- Housing provider/local elected leader nonprofit focus group:
  - Construction of new affordable housing and rental assistance were the conclusive priority;
  - Given the revolving nature of CDBG funding between jurisdictions, some cited the flexibility of CDBG for one-time uses such as affordable housing re-hab and land purchase;
  - Land acquisition for future affordable housing was also cited; especially as a less restrictive use of CDBG and HOME funds;
  - It was suggested that CDBG be tied into the County's housing pipeline process to support a three-year planning window;
  - CDBG is too small and for effective ongoing rental assistance – plus, under the current agreement, it then goes away each year; and
  - County/Regional Housing Council needs to reinstate pipeline process for housing capital investments and tie the home fund dollars together into it.
  
- Service provider nonprofit focus group:
  - They concurred with affordable housing as the top priority from the survey; they also added that supportive services to go with housing are critical;
  - They emphasized that housing re-hab funds were critical to maintain stock condition;
  - Also cited -- promoting home ownership via shared equity into multi-family housing to build wealth for low income owners;
  - Only 15% of the funds available for services is small – those who get those funds are happy, but the overall impact is limited and inconsistent;
  - Facilities and infrastructure in support of housing and other providers is valuable as there are limited sources of other funds; and
  - The prospect of the City of Lacey leaving the County CDBG consortium was raised as a concern as it will diminish the county-level funding.
  
- South Thurston County elected official/nonprofit provider focus group:
  - South county mayors were very clear that they want flexibility in how CDBG funds are spent and they often need them most for public facilities and infrastructure;
  - Cities often have significant infrastructure needs – like replacing asbestos water pipes and limited capacity to find other funds for these needs; same with parks;
  - Current CDBG agreement calls for the four South county cities to negotiate the process each year when it's their turn – it's a necessary and not always easy process that makes sticking to hard priorities difficult; and
  - Funding services like food bank and youth opportunities is also important.
  
- Overall funding process comments:
  - A unified process could be helpful for applicants – priorities change each year as the jurisdictions take their turns;
  - Having a consistent budget and longer funding period would be more beneficial as nonprofits can't consistently rely on funding;
  - Jurisdictions at times dole out money that doesn't get used; and
  - City(s) and County should combine staff to save administrative costs.

## EARLY PUBLIC HEARINGS

Thurston County and the City of Olympia held public hearings on needs, development of proposed activities, fair housing and amendments to the Public Participation Plan. Olympia’s hearing was on March 28<sup>th</sup> and Thurston County’s on April 18<sup>th</sup>.

There was not anyone that provided input at the public hearings. However, three letters were submitted during the public comment period. The following summarizes that input:

- South Puget Sound Habitat for Humanity (4/12/23) – HOME funds should be used to increase the number of affordable housing options through construction of new units or conversion of market rate properties into affordable units. CDBG funding covers critical home repairs, rehabilitations and other energy efficiency upgrades
- City of Olympia to Thurston County (4/18/23) – Consider prioritizing housing related activities across all consortium jurisdictions. Overwhelmingly, the top priority is increasing access to affordable housing.
- South Puget Sound Habitat for Humanity (4/11/23) – regarding the five goals in the Fair Housing Assessment, SPSHFH is particularly interested in increasing access to homeownership.

## CONSOLIDATED PLAN AND 2023 ACTION PLAN PUBLIC HEARINGS

Thurston County and the City of Olympia held public hearings on the draft 2023-2027 Consolidated Plan and 2023 Action Plan on June 20<sup>th</sup>. There were no comments provided at the public hearings or submitted during the public comment period.

## FAIR HOUSING ASSESSMENT

The outreach activities undertaken to encourage and broaden meaningful community participation in the Assessment of Fair Housing Process included:

- Community Survey – 617 responses
- Stakeholder Interviews – 8 key organizations, including the developmental disability community, Latinx and immigrant communities, schools, legal aid, tenant advocates and nonprofits
- Consultation with organizations (emails, community survey and flyers)
- Press releases
- News stories
- Direct email solicitation
- Notices to all Housing Authority residents and households with Housing Choice Vouchers
- Flyers posted at community locations and online (translated into three commonly spoken and linguistically isolated languages in Thurston County Spanish, Vietnamese and Korean)
- Outreach to Olympia’s Listening Session for Black Community Members
- Outreach to those receiving COVID rental assistance
- Online and social media posts

## Community Input

Affordability is a key concern, as rents skyrocketed after the moratorium ended. 56% of survey respondents’ rent/mortgage increased in past 12 months, while only 31% said their income increased in same timeframe. 42% lost income due to COVID (illness, workplace closed temporarily or permanently).

Renters are cost-burdened at a much higher rate than homeowners and BIPOC households are more likely to rent than own. COVID exacerbated existing disparities.

- BIPOC households in Olympia, Tumwater, Lacey area are more likely to rent than own

- 60% of BIPOC households rent vs. 40% own
- 47% of white, non-Hispanic households rent vs. 53% own
- According to a recently published report by Dept of Commerce, Thurston County has a BIPOC homeownership gap of 2,866 households.

According to a recent report by the Dept of Commerce, Black mortgage loan applicants are most often denied loans due to debt-to-income ratios and thin or no credit history.

Most survey participants don't know who to contact if they experience discrimination or don't think it will make a difference.

- 37% believe they or someone they know has experienced housing discrimination in Thurston County (20% are not sure)
- Most common bases for discrimination: source of income, disability, race
- Most common discriminatory acts: refused to rent, provided different terms or conditions/different treatment, told housing was not available when in fact it was available
- Only 12% filed a complaint (63% didn't file because they didn't think it would make a difference and 68% didn't know who to contact)
- In the past 5 years, 45 complaints filed in Thurston County (32 filed in Olympia). Most frequently on the basis of disability (33), followed by race (10), and family status (4). Some included multiple protected classes
- Lack of enforcement capacity is a significant issue, on a local and statewide level

Most common disability-related concerns include:

- Over 53% of survey respondents have a disability or a family member in their household has a disability, chronic illness, mental illness or neurodivergence
- Most need simple property criteria (few or no stairs, ground floor unit, wide doorways), a change in policies for a disability-related need (allow a service/companion animal, reserved parking space near their unit), or minor modifications to their unit (grab bars, smoke detector with visual alarm)
- 25% stated they have difficulty accessing transportation near where they live; 24% have difficulty navigating their neighborhood due to lack of sidewalks, curb cuts, crosswalks, pedestrian lighting

Some of the most marginalized community members are pushed out of the traditional rental market and face worse habitability and overcrowding issues.

- Spanish-speaking community members self-evicting after receiving a 14-day notice to pay or vacate, and move into apartments with family members
- Rural communities have under the radar rental situations. A woman experiencing chronic homelessness was offered an opportunity to rent a recliner in someone's home for \$1,200/month and would be forced to sleep in the carport if she didn't return home at an appointed nightly time. A property owner in a remote area was renting spaces for people with RVs in their open field, where there was raw sewage, no connections to power or running water.
- Families who have been experiencing homelessness doubling up. One advocate stated they were aware of 36 people in one housing unit.
- Unable to afford other options, some are turning to garages or sheds for rent.

The top 5 most important strategies to increase equity and address housing disparities for members of protected classes in Thurston County are:

- More affordable housing and/or financial assistance for housing for low-income individuals and families - 78%
- Increasing access to homeownership - 56%

- Housing in a variety of types and sizes to meet various family sizes and needs - 54%
- Reducing barriers to accessing housing (criminal history, credit history, etc) – 38%
- Education about rights under fair housing laws for members of protected classes – 22%