



Grays Harbor County

*Housing Plan
for Low- and
Moderate-Income
People*

May 2010



Grays Harbor County

**Housing Plan for Low- and Moderate-
Income People**

May 2010

Prepared for Grays Harbor County by

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This plan was made possible with funding through a Planning-Only Community Development
Block Grant, Washington State Department of Commerce

RESOLUTION NO. 2010-37

RESOLUTION ADOPTING A HOUSING PLAN FOR
LOW- AND MODERATE-INCOME PEOPLE

WHEREAS, Grays Harbor County endorses the goal that there should be safe and affordable housing of choice for all of its residents; and

WHEREAS, for many of our citizens this goal remains an elusive one, especially for those:

- Earning 80% or less of the county's median income who seek renter or homeowner opportunities, or
- Having special needs, such as developmental disabilities, mental illness, substance abuse, victims of domestic violence; and

WHEREAS, finding housing for rent or to purchase that is affordable, can accommodate people in special needs, and in good condition often can be difficult to find; and

WHEREAS, the development and implementation of a countywide plan to address these issues is essential to finding positive and lasting solutions; and

WHEREAS, the **Housing Plan for Low- and Moderate-Income People** outlines a strategy for providing safe and affordable housing of choice for all; and

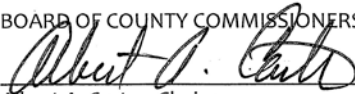
WHEREAS, the May 2010 update amends the scope of the original plan;

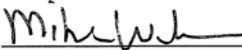
Now therefore **BE IT RESOLVED BY THE GRAYS HARBOR BOARD OF COUNTY COMMISSIONERS:**

Section 1. The Board of County Commissioners hereby adopts the May 2010 Update of the **Housing Plan for Low- and Moderate-Income People**, which is attached and incorporated herein by reference.

ADOPTED this 24th day of May, 2010

BOARD OF COUNTY COMMISSIONERS


Albert A. Carter, Chairman


Mike Wilson, Commissioner


Terry Willis, Commissioner

ATTEST:


Donna Caton
County Clerk *of the Board*



What is safe and affordable housing of choice?

Safe

Homes that are not a threat to the health and safety of the occupants by being physically inadequate or structurally unsound

Affordable

When the cost of housing exceeds no more than 33% of a household's total income

Choice

The right of people to choose, without unreasonable constraint, safe and affordable housing that best suits their needs

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Companion Documents

- 10-Year Housing Plan to End Homelessness (2010)
- A Housing Statistical Profile for Grays Harbor County (2010)
- Local Community and Housing Resources (2010)

Foreword

Imagine living in a home that...

- *The rent costs well over half of your monthly paycheck; or*
- *Has a rotted floor and leaky roof because you don't have the money for the repair bill; or*
- *You always have to worry about falling down each time you go outside because you need a ramp because of your disability; or*
- *You need to move yourself and your children out of your rat-infested apartment but you can't afford the deposit and the first and last month's rent for a decent new place; or*
- *You have been unemployed for a year now and are about to lose your home due to mortgage default and you don't know how to find help.*

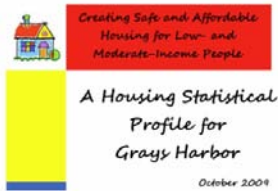
These are just a few of the many housing dilemmas scores of people in Grays Harbor County face every day. However, they are particularly acute for the county's low- to moderate-income (LMI) households who struggle on a daily basis just to scrape by on their paycheck.¹

Grays Harbor County, the nine cities within its jurisdiction, and many local nonprofit organizations have been working together for many years to address housing issues. While progress has been significant in many ways, enough new challenges keep surfacing that constant effort is essential. For this reason, ongoing strategic planning is important to address new problems as well as to ensure we remain on target in our efforts to overcome long-standing ones.

The *2010 Housing Plan for Low- and Moderate-Income People* lays out an updated path for LMI housing programs in the county over the next five years. The plan begins by establishing a vision for what we want to accomplish, followed by analysis regarding the current reality of housing in the county and the strengths we bring to dealing with them. These components then set the stage for the subsequent action plans that intend to implement our vision.

¹ A low- to moderate- income household earns 80% or less of the county's median household income, adjusted by the number of people living within the residence.

It is important to keep in mind a related document that dovetails with the 2010 Housing Plan for Low- and Moderate-Income People – the Ten-Year Plan to End Homelessness. This plan outlines a series of goals and objectives for ending homelessness through housing and supportive services. It is a requirement under the Homeless Housing and Assistance Act, [RCW 43.185C](#), and guides how the county may distribute funding collected through document recording fee surcharge.²



There are two resource documents that provide context to both of these plans. The first one is A Housing Statistical Profile for Grays Harbor County. This document contains the most recent statistical data up to October 2009 relating to the county’s general population, economy, and housing. The second one is Local Community and Housing Resources, which inventories those agencies and organizations in the county that provide housing and many of the supportive services to LMI and homeless people.



² [RCW 36.22.179](#) and [RCW 36.22.1791](#)

This plan would not be possible without the contribution and direction of those people who participated during the November 2009 planning workshops:

Alissa Shaffner Bishop, ESD 113 Youth Programs
Mike Curry, Catholic Community Services
Sarah Glorian, Northwest Justice Project
Tracey Jackson, Coastal Community Action Program
Jodie Jones, Salvation Army
Mike McGuire, WorkSource, Employment Security Division
Dave Murnen, NeighborWorks of Grays Harbor County
Lee Napier, Grays Harbor County
Vicki Pettit, Coastal Community Action Program
Gary Rowell, Union Gospel Mission
Paula Rowell, Friendship House
Mark Shaffer, Department of Corrections
Lisa Scott, City of Aberdeen
Alissa Thurman, City of Hoquiam
Andrea Vekich, Coastal Community Action Program
Laurel Wiitala, Union Gospel Mission

On behalf of all citizens of Grays Harbor County, the Board of County Commissioners thanks everyone for their service on this project.



Albert A. Carter, Chairman
Mike Wilson
Terry L. Willis

A Vision for Facilitating Housing in our Communities

Our communities will work towards a future where low- and moderate-income (LMI) people will have access to rental and homeownership opportunities that are safe, affordable, and offers a wide-range of choice.

Government, nonprofit organizations, and the private sector will work together to accomplish our vision by

- Finding the necessary resources, services, and subsidies to support people in their homes;
- Encouraging housing development in our downtowns and neighborhoods that serve a wide range of personal and special needs;
- Giving people the skills, education, and training to maintain them in their homes;
- Taking an active role in enforcing safe building codes as well as creating incentives for property owners; and
- Creating opportunities to partner on projects, share resources, and offer incentives that lead to new housing possibilities for LMI people.



The Housing Reality Check

Achieving our housing vision for low- and moderate-income (LMI) people in Grays Harbor County faces some significant challenges. For the past five years, housing service providers have witnessed a series of trends and considerations that influence how to move towards that vision:

Need to Focus on Prevention. The economic downturn has exposed many LMI homeowners and renters in a precarious position of being one step away from becoming homeless. Mortgage default and the inability to afford critical home repairs are plaguing homeowners. Renters face issues of rent default, credit issues, lack of rent history, high deposits, and limited rental subsidy programs.

Loss of Housing Choice and Quality. There has been a steady decline of single-room occupancy (SRO) units, especially in Aberdeen. LMI seniors and many individuals with special needs have long depended on this housing, despite their history of being substandard. In addition, the number of short-term and transitional housing units has fallen far below demand. Lastly, finding quality housing at an affordable price has been a problem for both renters and prospective homebuyers.

Demand for more Assistance. The demand by LMI people for housing assistance continues to go unchecked, a fact exasperated by declining resources from within and outside the community. Rental subsidies, home rehabilitation funding, short-term/transitional housing, and case management services frequently top the list of services needed most by LMI people.

Changing Demographics. In addition to a growing number of LMI households, the county is seeing increased numbers of people with unique demands for housing needs and services. This is especially true of the Hispanic community and felons released from nearby Stafford Creek and other state prisons.

Contending with Difficult State and Federal Regulations. Although local non-profit organizations appreciate receiving the assistance, they are finding it a struggle to contend with a growing sea of red-tape associated with state and federal program requirements. These regulations make delivering housing programs increasingly more difficult and expensive. Requirements for meeting lead-based paint removal, flood insurance elevations, and housing quality standards are examples of dramatically increased the costs for each individual project, lessening the number of households it would like to help.

Lack of Coordination. Housing service providers are committed to helping each other in addressing LMI housing needs in the community, but sometimes cooperation falls to the wayside. When this situation happens, many opportunities are lost or there is competition for the few resources that are available. There are many reasons for this, such as unfamiliarity between agencies and organizations, too few resources or time on the part of each service provider, and the lack of any formal organization to come together. These are easy problems to overcome, but it requires finding the motivation, time, and leadership to work together.

Building on Strengths

Despite the reality check on our vision, Grays Harbor County has definite strengths to rely upon:

Strong, Established Partnerships. Historically, there have been some partnerships that serve as “shining lights” to the greater local housing community. Past collaborations between NeighborWorks® of Grays Harbor and local government is one example, as has been their work with the Coastal Community Action Program. Rebuilding Together has equally been making progress in the past five years. These are examples of just a few partnerships that stand out as examples of what all local organizations could be doing.



Document Recording Fees. RCW 36.22.178 and .179 authorizes a surcharge on filings of official documents with the County Auditor for the purpose of funding projects that benefit affordable housing and homelessness. While this law is capable of providing a valuable funding resource for local programs, it is highly dependent on the number of filings that occur in the county annually.



Vacant Housing Opportunities. Because of current economic conditions, there are a large number of vacant single-family residences in the county. Despite the fact that many of these homes are in a dilapidated condition or in foreclosure, they are a promising resource to focus on. Opportunities exist for acquiring and rehabilitating these homes for LMI people, including the homeless.

Ability to Enforce Codes. The Cities of Aberdeen and Hoquiam are improving their capacity to enforce building codes. Stronger building codes and enforcement eventually will protect renters and neighborhoods from neglected, dilapidated housing.

Economic Opportunity. The Pontoon Project will give the county a once-in-a-lifetime chance to benefit from what could be a large, labor intensive economic development project. Because of the large workforce that may wish to live in the area, the project could place a large strain on local housing resources, a possibility that could prove both benefit and bane. County housing providers will need to watch this situation carefully and proactively strategize how local communities here can benefit from this occurrence.



Waves batter pontoons of SR 520 bridge [Pontoon Project](#)

Inexpensive Land. Unlike many Puget Sound communities, land in Grays Harbor County remains relatively inexpensive. This is an asset that makes housing more within the reach of affordability for LMI people.

Cooperative Local Government. Everyone in Grays Harbor County brings a “can do” attitude to day-to-day life, including working together to help LMI people find, keep, and maintain safe and affordable housing choice. Local government is no exception to this rule. The cities and the county work hard at collaborating with local housing service providers to find resources and do projects. Even though their own resources are limited, local governments cooperate in keeping development hurdles and costs low, something that benefits LMI homeowners and renters.

LMI Housing Action Strategies 2010-2015

Over the next five years, agencies and organizations in Grays Harbor County have committed to seven LMI Housing Action Strategies:

- ❖ Organizing a Housing Resource Group
- ❖ Community Housing Conditions and Needs Survey
- ❖ Facilitating Affordable Housing for All
- ❖ Increase Responsibly-Owned LMI Housing
- ❖ Aggressive Code Enforcement
- ❖ Creating Incentives for LMI Housing
- ❖ Connecting to the I-5 Corridor

A description of each strategic direction follows below.

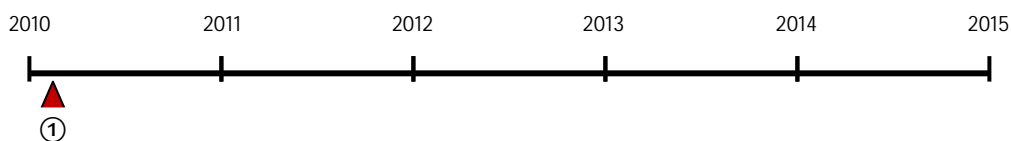
Organizing a Housing Resource Group

Getting organized is an important first step at moving towards the vision in this plan. Housing agencies and organizations in Grays Harbor County will work at creating a Housing Resource Group aimed at accomplishing subsequent Action Strategies in this plan.

- ① The first organizational meetings in January and February 2010 will focus on outreach efforts to expand group membership as well as appoint working groups for moving forward with individual Action Strategies.

Coordinators for this effort will be Sarah Glorian, Dave Murnen, and Mike Curry.

Timeline



Community Housing Conditions and Needs Survey

The last housing conditions survey conducted was in 2002 and focused solely on owner-occupied units. This information needs updating and to expand it to assessing rental properties. In addition, the Housing Resource Group wants to hear from citizens about other issues that



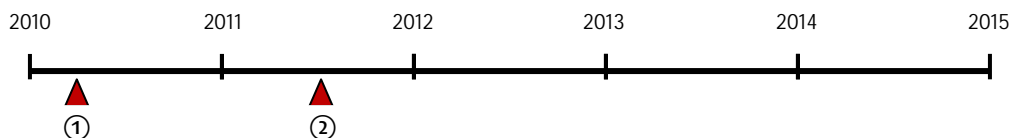
influence housing choice, such as the need for supportive services and employment. Having this information available will help in leveraging funding for future projects.

The information collected through this survey work will augment data from existing sources in *A Housing Statistical Profile for Grays Harbor County*. The Housing Resource Group will use the data to develop specific community housing projects with a continuum of services that address LMI needs.

- ① Design and conduct housing stock conditions and community housing needs surveys. It is anticipated that volunteers will assist in doing the survey.
- ② Analyze the data collected through the survey to design a series of projects that address specific LMI needs in housing accompanied with a continuum of supportive services.

Coordinators for this effort will be Sarah Glorian, Dave Murnen, and Mike Curry.

Timeline



Facilitating Affordable Housing for All

Housing agencies and organizations in Grays Harbor County intend to institute a broad range of safe, affordable housing of choice for LMI rental and owner-occupied households. With detailed data from the community housing and needs assessments, we will begin designing specific projects that facilitate the following approaches:

Housing First. Housing First, or “rapid re-housing” describes a program that moves homeless individuals or families from the streets or shelters into their own apartments. The concept behind the program is to recognize that the first and primary need to ending homelessness is to obtain stable housing. Other issues that influence homelessness work best once the individual or family is in appropriate housing.

Housing Rehabilitation. There are a large number of deteriorated housing units throughout the county due to a combination of simple construction, age, weather, and hard economic times. Restoring housing for LMI people to a safe condition is critically important for both homeowners and renters. Grants, low-interest loans, and tax incentives are essential tools for encouraging LMI homeowners and landlords in rehabilitating housing units. Rebuilding Together, Coastal Community Action Program, and NeighborWorks® of Grays Harbor County will continue their efforts at housing rehabilitation. Local organizations and agencies need more resources to establish programs that focus on rental housing.



Homeownership Assistance. Many more LMI people in Grays Harbor County could transform into homeowners if more financial help and counseling was available. This plan supports continuing programs that offer homeownership opportunities, especially those

coupled with housing rehabilitation. Organizations like NeighborWorks® of Grays Harbor County and Habitat for Humanity lead the way in this regard.

Housing for People with Special Needs. Individuals with developmental disabilities, physical disabilities, mental illness, substance abuse, and AIDS/HIV, as well as domestic violence victims, often need a range of supportive services to accompany their special housing needs. This plan promotes projects that increase both the availability of housing and supportive services to these groups.

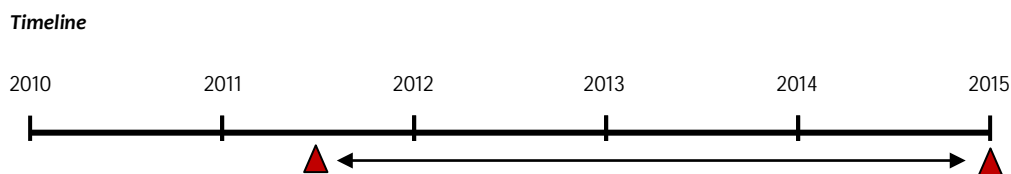


Friendship House

Transitional Housing. Many groups in our community need transitional housing; time-limited housing, often 24 months or less, accompanied by services aimed at helping residents overcome life’s challenges. Homelessness is most often associated with transitional housing, but it also is an important resource for other people not in a homeless

situation, such as victims of domestic violence, felons, and people with substance abuse, mental illness, physical disabilities, and HIV/AIDS. The Central Park Oxford House is an example of clean and sober transitional housing for people with substance abuse problems.

Coordinators for this effort will be Vicki Pettit, Jodie Jones, Sarah Glorian, Dave Murnen, and Mike Curry.



Increase Responsibly-Owned LMI Housing

Education from a variety of angles is important for obtaining and keeping housing of choice both safe and affordable housing. Implementing programs that focus on landlords and tenants as well as homeowners will play a major role in increasing responsibly-owned LMI owner-occupied and rental housing units in our community.

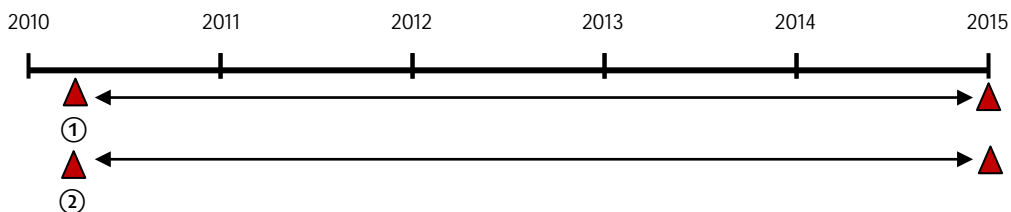
- ① The Housing Resource Group will work together to create certification classes for landlords and tenants. For landlords, these classes will share information about tenant laws in Washington State that outline landlord rights and responsibilities. Renters will have a similar set of classes, but will also emphasize how to be good tenant. The eventual hope is to create landlord and tenant certifications that offer incentives to those who complete the course.

Coordinators for this project include Vicki Pettit, Jodie Jones, Mike Curry, Dave Murnen, and Sarah Glorian.

- ② Many landlords and LMI homeowners need help in understanding how to protect their assets from the wear and tear of time. A potentially valuable tool for encouraging homeowners and rental property owners to keep up their properties is to teach preventative maintenance activities. Community partners, like Home Depot, could help in instruction and other incentives.

Coordinators for this project include Vicki Pettit, Jodie Jones, Mike Curry, and Dave Murnen.

Timeline



Aggressive Code Enforcement

When landlords and LMI homeowners do little or nothing to protect their units from deteriorating, everyone suffers. Renters are forced to live in substandard units, neighbors' property values fall, and the eyesore often detracts from the community as a whole. Although this county respects property rights, it is important that all property owners respect the rights of others as well.

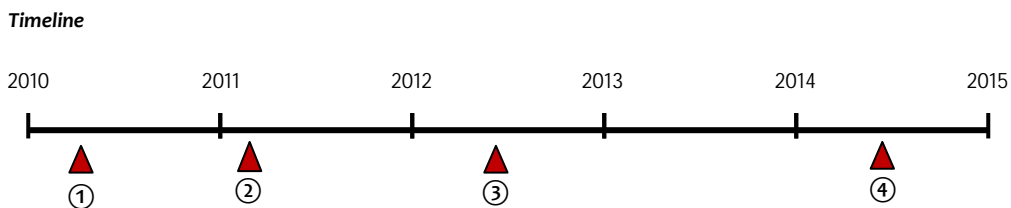
All jurisdictions should make a concerted effort to enforce housing codes. This plan encourages all local governments to join in a Code Enforcement Initiative to work towards countywide code enforcement efforts. The plan proposes a series of projects to move forward in this goal:

- ① In the first year, the Code Enforcement Initiative needs to:
 - Invite code enforcement officials to meet together;
 - Implement existing plans that encourage code enforcement;
 - Identify three county-wide code enforcement priorities; and
 - Educate the community by developing and implementing a communication strategy through local newspapers about the proposed priorities.
- ② The Initiative should consider establishing an educational project such as a Code Enforcement Month which may coincide with the annual Spring Clean-up. During the educational period compliance will be voluntary and derelict property owners will be issued Voluntary Compliance Notices. The Initiative wants to send a message to the community that derelict property is not acceptable and in the case of rental properties, to work closely with social service agencies to minimize impacts to vulnerable LMI tenants.



- ③ Request that Grays Harbor County develop a Code Enforcement page on its website. This webpage would identify the “Most Wanted Slum Lords” and highlight positive efforts made towards countywide safe housing. If possible, the county should establish a Code Enforcement Officer position.
- ④ The Code Enforcement Initiative periodically will evaluate its efforts for quality, success, and cooperation. The group will continue to advocate that each jurisdiction in the county provide more resources for code enforcement.

Coordinators for the Code Enforcement are Lon Howell and Alissa Thurman.



Creating Incentives for LMI Housing

Government can play an influential role in promoting LMI housing through carefully crafted incentives for property owners. The plan proposes two incentives to pursue:

- ① Housing advocates will lobby state legislators to modify [RCW 84.14W](#) to include non-GMA communities. This state law allows counties to offer property tax exemptions for 10 years to those developers rehabilitating or building new multiple-unit dwellings in urban centers. The needs assessment should help identify potential projects that could possibly benefit from this amendment of this state law.

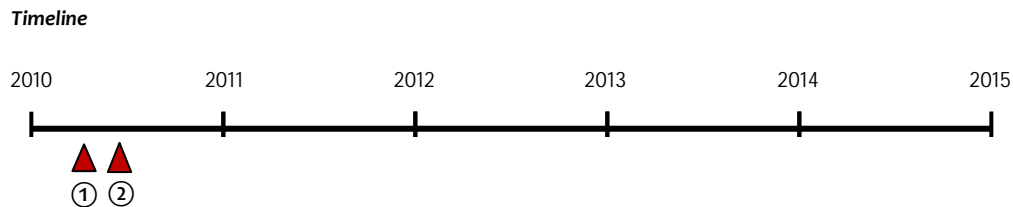
The **coordinator** for this effort is Lisa Scott.

- ② Local governments can provide incentives to property owners through the State Historic Preservation³ program. Once certified, jurisdictions can apply for funding of various historic preservation activities. The City of Hoquiam will take the lead in this initiative by organizing a countywide meeting with the Department of Archeology and Historic Preservation to discuss the benefits of historic preservation. Invited to this meeting will be mayors, city council members, local government staff, museum directors, and county commissioners. This working group will discuss the development of a roadmap to implementing a program within timelines for success.



³[Historic Preservation](#): “Preservation as a tool for cost-effective economic development is, increasingly, being recognized as more states conduct studies quantifying preservation’s economic benefits. In the past, some policymakers have considered preservation activities to be luxuries, undertaken only in a thriving economy, to be cut when leaner times force a reassessment of priorities. However, new studies demonstrate that preservation can be a powerful economic engine, by creating more jobs, increasing tax revenue, raising property values, and encouraging community reinvestment. Historic preservation is much more than nostalgia; it is a powerful tool for economic development and community revitalization.”

The **coordinator** for this incentive program is Alissa Thurman, assisted by the Grays Harbor Council of Governments.



Connecting to the I-5 Corridor

There is a strong connection between jobs and LMI people having safe and affordable housing of choice. However, Grays Harbor County currently has an unemployment rate of almost 13.5% and one of the state’s lower median household incomes. Without jobs, many people in this county face dire housing conditions, or for the lucky few, dependence on a very limited pool of public assistance.

An increased employment base with “living wages” ultimately will address many of the housing issues in this plan. While it is preferable that more jobs locate here in the county, accessing employment opportunities beyond the county boundaries along the I-5 Corridor is essential, too. For this reason, public transportation is a critical, long-term component to improving local housing conditions.

This plan strongly endorses efforts that improve the county’s transportation connection to Olympia and beyond. A commuter train or other transportation options into Olympia, Tacoma, and Seattle will provide citizens a way to get to work in larger cities.

Although housing groups do not see this strategy as being within their domain, they will support the efforts of other agencies and organizations that champion this direction. Laurel Wiitala, together with Mike McGuire and Jodie Jones, will work with the Port Commissioner, Grays Harbor Transit, and the COG in 2010 if possibilities arise.

Appendix A: The Grays Harbor County Surcharge Interlocal Agreement

What is the Housing Surcharge Interlocal Agreement?

In 2005, Grays Harbor County entered into an interlocal agreement with the Cities of Aberdeen, Elma, Hoquiam, McCleary, Montesano, Oakville, and Ocean Shores for the purpose of distributing surcharge funds authorized through [RCW 36.22.178](#), entitled **“Affordable Housing for All.”** This law allows counties to place a surcharge on documents recorded with the County Auditor to fund affordable housing programs. The interlocal agreement describes how the county and the signatory cities work together to use this funding.

How does RCW 36.22.178 work exactly and how can the money be used?

RCW 36.22.178 collects \$10.00 per document recorded with the County Auditor. For each \$10.00 collected:

- The County Auditor retains 5% for local administration;
- 40% goes to the State of Washington; and
- 55% goes into a special county fund for use in the following manner:
 - a) Acquisition, construction, or rehabilitation of housing projects that are affordable to very low-income households with incomes at or below fifty percent of the area median income, including units for homeownership, rental units, seasonal and permanent farm worker housing units, and single room occupancy units;
 - b) Supporting building operation and maintenance costs of housing projects eligible to receive Housing Trust Funds, that are affordable to very low-income households with incomes at or below fifty percent of the area median income, and that require a supplement to rent income to cover ongoing operating expenses;
 - c) Rental assistance vouchers for housing units that are affordable to very low-income households with incomes at or below fifty percent of the area median income, to be administered by a local public housing authority or other local organization that has an existing rental assistance voucher program, consistent with or similar to the United States department of Housing And

- Urban Development's Section 8 Rental Assistance Voucher Program standards; and
- d) Operating costs for emergency shelters and licensed overnight youth shelters.

How much money does the program generate?

How much money goes into the special fund depends totally on how many documents get recorded with County Auditor each year. Because real estate transactions account for a large percentage of the documents filed annually, the economy can greatly affect the flow of revenue. The program generated \$95,663 in 2008 and \$85,506 in 2009. Currently, the Affordable Housing Surcharge Fund cash balance is approximately \$122,835.

How are the local funds distributed?

The interlocal agreement established the **Grays Harbor County Housing Surcharge Board** to evaluate **affordable housing** proposals and to make funding recommendations to the Board of County Commissioners.

The membership on the **Housing Surcharge Funding Board** has representation from the following groups:

- A representative from each member of the interlocal agreement
- One representative from the real estate profession
- One representative from the building and construction trades
- One representative from a financial lending institution
- One representative from a social service agency serving low income and the homeless

Members of the Board make their recommendations on a consensus basis.

How has the money been spent to date?

There have been four projects recommended by the Housing Surcharge Board that the Board of County Commissioners approved. These projects received a total of \$698,500 over the past three years.

Catholic Community Service (CCS) - Grays Harbor Youth Shelter

CCS was awarded funding to create a new overnight shelter facility for the youth male population between the ages of 13-17 in January 2006. The initial cost included site acquisition, rehabilitation, and state licensing. In addition, CCS provides assistance with clothing, meals, transportation, personal supplies, school supplies and other necessities. CCS works to identify extended family members willing to care for the youth and facilitate the youth's transfer to these family members' care; the agency transitions youth back into a home environment where they will be more likely to succeed. CCS was awarded additional funding for on-going operation and maintenance of the six-bed overnight youth shelter in 2008.

Rebuilding Together - Home Modification Program

The Rebuilding Together home modification program was awarded funding to provide services for the elderly and people with special housing needs. The program works to correct potentially dangerous hazards in the home.

In 2007 the program completed projects for 12 client families. Two projects included major bathroom modifications, three constructed new porch and stairs and seven projects constructed wheelchair ramps. The projects were located in Aberdeen (9), Cosmopolis (1), Ocean Shores (1) and Montesano (1).

In 2008 the home modification program completed six major bathroom modifications, installed eighty-two grab bar support devices, constructed twenty-one porch and stair systems, constructed fourteen wheelchair ramps, eight clients received repairs to the flooring, and six modifications to light level. The projects were located in Aberdeen (12), Hoquiam (6), Montesano (5), Elma (2), Westport (2), and Ocean Shores (2).

Community Action Council of Mason, Lewis and Thurston Counties - Montesano Harbor and Annex Apartments

The Community Action Council of Mason, Lewis and Thurston Counties was awarded funds for acquisition and rehabilitation of the Montesano Harbor Apartments and Montesano Harbor Annex. The project will preserve affordable rentals for seniors and the disabled

residents of Grays Harbor County. Montesano Harbor / Annex is the only subsidized property serving the elderly / disabled population in Montesano.

The project is located in the central business district of Montesano and is within easy walking distance of necessary day-to-day services. Major facilities include the local senior center, public library, county courthouse, city hall, police station, fire station and medical offices. Major transportation provided by Grays Harbor Transportation is available to residents of the site.

Coastal Community Action Program (CCAP) - Continuum of Housing Project

CCAP received funding for rental assistance and hotel vouchers in 2008. The project provided homeless families with a 30-90 day motel /shelter voucher to stabilize the family and prepare them to transition to permanent housing. In addition to providing 137 families with hotel vouchers, provided rental assistance to 142 families, while 144 families were assisted through eviction prevention.

Appendix B: Surcharge for Local Homeless Housing and Assistance

What is the Surcharge for Local Homeless Housing and Assistance?

The state legislature also authorized two recording fee surcharges that allow counties to collect additional funding benefiting local homeless housing and assistance. These laws are [RCW 36.22.179](#) and [RCW 36.22.1791](#).

How do these two laws work?

The county can use the funds collected by these two laws for projects that accomplish the goals in the county's Ten-Year Plan to End Homelessness. However, the two laws differ in how much of the funds collected go to the state and how much stays local.

RCW 36.22.179 allows a surcharge on recorded documents of \$30.00 for the 2009-2011 and 2011-2013 biennia and \$10 thereafter. This fee goes to both the state and county in accordance to the following formula:

- The County Auditor retains the first 2% for local administration;
- 40% of the remaining fee goes to the State of Washington; and
- The balance (60%) goes into a special county homelessness fund; the county can use up to 6% of this amount to cover administrative costs related to the plan.

RCW 36.22.1791 allows an additional surcharge to recorded documents of \$8.00 with a slightly different distribution formula:

- 10% goes to the State of Washington; and
- 90% goes into a special county homelessness fund; the county can use up to 6% of this amount to cover administrative costs related to the plan.

How much money does the program generate?

Like the affordable housing surcharge, the revenue generated through the surcharge goes into a separate fund managed by the county. Similarly, the amount of money generated by the two laws is dependent on the number of documents recorded annually with the County

Auditor. The Homeless Housing and Assistance program generated \$217,875 in 2008 and \$264,304 in 2009.

How are the local funds distributed?

The management of these funds is separate from the Interlocal Agreement. Currently, the Board of County Commissioners award funds based on requests. The Board soon will be considering adopting a review and recommendation process similar to that set up in the Interlocal Agreement.

How has the money been spent to date?

To date, the Board of County Commissioners recommended funding several small projects using the homeless surcharge funds.

- Developed in 2005 and currently updating the County's Plan to End Homelessness
- Sponsored 5 stakeholders who attended the Washington State Coalition for the Homeless annual conference
- Coast Community Action Program received funding to offset the costs of conducting the Point in Time Count and Project Homeless Connect
- The Union Gospel Mission received funding that contributed to specific planning elements of Phase I of their overall facility renovation