



## COMMUNITY RELATIONSHIPS BENEFITING FAMILIES



Above: Antoinette Coffey, Housing Program Specialist II and 14th Ave Triplexes,



Photo: Mary Reed Family





# COMMUNITY RELATIONSHIPS BENEFITING FAMILIES

2018 Year In Review

## **DEVELOPMENT UPDATE (Cover Story)**

The Housing Authority of Thurston County (HATC) is committed to building affordable housing in the community. Our most recent project is underway. Two additional triplex developments are under construction on the corner of 14th Ave and Golf Club Rd. Additionally, HATC signed a contract to purchase land adjacent to our existing Olympia Crest I & II property for the construction of more affordable units.

## **MARY E (Cover Story)**

Mary E and her family were served through the Section 8 Housing Choice Voucher program for 15 years. In 2016 they applied and were accepted onto the Habitat for Humanity waiting list. In 2018, Mary E and her family were able to move into their "Forever Home" and has since graduated from Family Self-Sufficiency services.

## **PROJECT BASED VOUCHERS ASSIST IN THE HOUSING CRUNCH**

The Project Based Rental Assistance Program provides rental assistance for specific units at our non-profit partner properties. These vouchers assist 364 families who were experiencing or at risk of being homeless.

## **NEW RECIPIENTS - HOUSING CHOICE VOUCHERS**

This past year we provided rental assistance to eligible families, from our waiting list, with Housing Choice Vouchers to reduce their rent burden and allow the families the choice of location and housing type. Through the implementation of a leasing navigator HATC was able to achieve an exceptional lease up rate.

## **ENHANCING SERVICES**

This year HATC updated our software system. This new system will provide greater ease of access for landlords, participant families, and applicants, via web portals. These portals provide ease of access for information updates, access to necessary documentation for participants and landlords, 1099 tax forms, inspection dates and results, thus greatly reducing the amount of time spent on the phone or in the office. The system will also allow HATC to process direct deposit rent payments to our participant landlords.

## **COMMITMENT TO COMMUNITY**

We actively engage with non-profit and other government entities to develop strategies to increase the supply of affordable housing. In 2018 HATC and the Olympia City Council partnered to respond to the State of Emergency regarding homelessness in our community. HATC responded with a \$50,000 investment to support the City partner's creation of a site that provides housing with solid walls, potable water, and sanitary facilities in a tiny shelter village.

## **HOUSING STABILITY DIVISION**

During 2018 the Housing Stability Division was expanded to include additional staff and resources. This division provided case management to 49 homeless families with children in the last year, to address housing barriers and provide skills necessary to obtain and keep permanent, stable housing. The Family Self-Sufficiency Program, under this division, is helping an additional 90 families establish goals and work towards employment to increase household income and reduce rental subsidies.

## **Message from the Board:**

The Housing Authority of Thurston County Board of Commissioners is pleased to present the 2018 Annual Report entitled "**Community Relationships Benefiting Families**". The Housing Authority continues to provide housing and services important to improving the lives of our clients. Our Board, staff, partnering agencies, community organizations, and landlords continue to work together to ensure that families and individuals are stabilized in safe permanent housing.



# Financial Overview for Fiscal Year Ended June 30, 2018

- Total Revenue - \$22.1 Million
- 75% of revenues from federal sources, primarily Housing Choice Voucher Program
- 23% of revenues from HATC owned properties
- Housing Voucher program payments of \$14.5 Million including Project Based Voucher payments supporting 9 non-profit housing organizations
- Expenses increased \$514,668 which was due to increased rental subsidy payments to support vulnerable families.
- Annual debt service of \$1.4 Million covered by rental property cash flow.
- HATC maintains unrestricted cash reserves for normal property upgrades, to self-insure against earthquakes and other catastrophic events, to mitigate risk of Federal funding disruptions and to build equity funding for acquisition and property development.
- Audited Financial Reports are available at the Washington Auditor site:  
[www.sao.wa.gov](http://www.sao.wa.gov)

## EXECUTIVE DIRECTOR'S CORNER: WHY WE DO WHAT WE DO

In the fall of 2018 I met a retired client living in a modest apartment. Her rent was consuming 85% of her income. She knew it was a matter of time before she would be doing something like, "Renting someone's garage". She was on her way to experiencing homelessness. She confided that when she learned she would receive help with her rent she cried tears of joy. She knitted an angel and asked me to present it to her HATC caseworker (Top Cover Photo). In this quiet gesture she made clear the reason for our work.

Tonight 5,000 people will rest in a decent, affordable home due to the Housing Authority of Thurston County. HATC administers federal rent subsidies for about 2,000 households. About 70% of our rental subsidy clients are elderly or disabled. For clients who are able to work, our staff helps to blaze pathways to enhanced incomes and often move to total self-sufficiency.

The need for rental assistance is greater than the funds available from the federal government. HATC's 531 rental units (with more on the way) are often the next-best alternative. We offer units at rates well below market levels.

Through these activities HATC lifts neighbors out of homelessness. These strategies also help prevent people from experiencing homelessness. With decent, affordable housing we give people the freedom to hope and the courage to build stable lives for themselves, their families, and communities. Our work is made possible through a range of relationships that include other government entities, private landlords, financial institutions, and non-profit service agencies. We are grateful for these supportive relationships that help ensure housing stability for thousands of vulnerable neighbors.



Board of Commissioners: Left to Right  
Jay Goldstein, Vag Mayi, Maureen McLemore, Neil McClanahan  
Not Pictured: Mary Ellis-Meraz, Joeline Gioulis

### LEAD STAFF:

Craig Chance: Executive Director  
Bob Ricks: Deputy Director  
Karen McVea: Rental Assistance Director  
Tom Rawson: Finance Director  
Tammie Smith: Housing Stability Division Director

## TOTAL PEOPLE SERVED

5,000

Includes approximately 4,000 people served with Rental Assistance and 1,000 served in HATC owned properties



## OUR MISSION

The Mission of the Housing Authority of Thurston County is to provide decent, safe, and affordable housing and services to persons with disabilities, low income, and at-risk individuals and families. The ultimate goal of the Housing Authority is to assist individuals and families to secure long-term permanent housing.

## OUR VISION

We will deliver high-quality housing and services to our clients and our community. This will allow persons with disabilities, low income and at-risk individuals and families to address the factors which have caused instability and crisis in their lives.

## OUR PROGRAM GOALS

To increase affordable housing opportunities for persons with disabilities, low income, and at-risk individuals and families. To create and support efforts which preserve residential areas, promote the rehabilitation of housing and enhance the development of communities. To work in partnership with the community to develop successful programs for emergency, transitional, and permanent housing opportunities for persons with disabilities, low income, and at-risk individuals and families.

## HATC CORE VALUES

**SERVICE** to our clients and community.

**EFFICIENCY** of systems to deliver the most effective programs and services.

**RESPECT** for our clients, our community members, our non-profit partners, and our co-workers.

**VALUE** of celebrating the differences in personality, work style, and life style of our clients and colleagues.

**INVOLVEMENT** in community planning and networking with our partners.

**CREATIVITY** in developing and administering high-quality programs.

**EMPLOYEE** and family friendly organization.

## SPECIAL THANKS TO OUR PROJECT BASED LANDLORDS:

Behavioral Health Resources (BHR)  
Catholic Housing Services  
Community Youth Services (CYS)  
Family Support Center of South Sound  
Homes First  
Intercommunity Mercy Housing  
Low Income Housing Institute (LIHI)  
Panza  
Yelm Community Services (YCS)

HOUSING AUTHORITY OF THURSTON COUNTY

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