

Housing Needs of Families on the Waiting List

As of October, 2018

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/ sub-jurisdiction:

	# of families	% of total families	Annual Turnover Attrition/serve estimate
Waiting list total	2412		140 new families served January 1, 2018-October 31, 2018
Extremely low income <=30% AMI	1977	82%	
Very low income (>30% but <=50% AMI)	386	16%	
Low income (>50% but <80% AMI)	49	2%	
Families with children	1141	60%	
Elderly families	234	7%	
Families with Disabilities	1127	51%	
Race/ethnicity Cauc	2769	41%	
Race/ethnicity Black	1325	25%	
Race/ethnicity Asian	187	3%	
Race/ethnicity Nat Am	129	2%	
Race/ethnicity Pac Isla	142	3%	
Race/ethnicity undeclared	847	16%	
Race/ethnicity Hispan	553	10%	

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As of October, 2018

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? February, 2015

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

The data above represents the total number of Housing Choice Voucher (HCV) waiting list pre-applications received during the open period February 27 through March 13, 2015. HATC performed a lottery pull and placed 1000 pre-applications on the HCV waiting list. As of October 2018, the 2015 HCV waiting list is exhausted.

The Housing Authority of Thurston County plans to open the HCV waiting list in early 2019.

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The HATC will maximize the number of affordable units available to the Housing Authority within its current resources

- Reduce turnover time for vacated Project-Based and Mod-Rehab units
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the Housing Authority, regardless of unit size required
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside the areas of minority and poverty concentration
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Increase the number of affordable housing units

- Apply for additional HCV units should they become available
- Create new affordable housing units

Target available assistance to families at or below 30% of AMI

- Adopt policies under the Family Self-Sufficiency program to support and encourage work
- Meet the 75% goal of targeting assistance to family at or below 30% of AMI

Target available assistance to families at or below 50% of AMI

- Adopt policies under the Family Self-Sufficiency program to support and encourage work

Target assistance to chronically homeless households

- Create scoring preference for chronically homeless households under the PBV RFP process
- Partner with local agencies and provide HCVs by referral for formerly homeless households who are residing in a short or long-term rental assistance program who are determined to need permanent housing assistance

Target available assistance to the elderly

- Apply for special purpose vouchers targeted to the elderly, should they become available
- Target outreach of HCV waiting list opening to senior social service agencies, senior only complexes, residential care facilities and nursing homes

Target available assistance to Families with Disabilities

- Apply for special purpose vouchers targeted to families with disabilities, should they become available
- Lease to administrative budget capacity for all special purpose voucher set-aside for families with disabilities (Mainstream, NED, and Project Access)
- Target outreach of HCV waiting list opening to social service agencies serving families with disabilities, nursing homes, and residential care facilities

Increase awareness of HATC resources among families of races and ethnicities with disproportionate needs

- Continue networking with agencies and groups in the community who represent various ethnic and racial groups
- Target outreach of HCV waiting list opening to social service agencies, local businesses, and places of worship serving families of various ethnic and racial groups

Utilize established waiting list preferences to give priority of HCV assistance to the most vulnerable families

- Elderly
- Disabled
- Near Elderly: 50 and over
- Families with minor or disabled adult children and single-pregnant women
- Single individuals or couples who are victims of domestic violence or a hate crime
- Single individuals or couples who are victims of a declared disaster
- Families who are homeless

Conduct activities to affirmatively further fair housing

- Counsel Section 8 tenants as to location of units outside areas of poverty and minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside of areas of poverty/minority concentrations
- Continually educate staff on issues of fair housing

The Housing Authority of Thurston County has selected these strategies to meet the housing needs in our jurisdiction for the following reasons:

- Funding constraints
- Staffing constraints
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan, HCV waiting list and other information available to the Agency
- Influence of the housing market on Agency programs
- Community priorities regarding housing assistance
- Reality of trying to maintain baseline number of units within the new budget-based financing