



Human Services Commission Rescheduled Agenda

Refer to the bottom of the agenda for meeting information.

Thursday, July 10, 2025

5:30 PM

Council Chambers and Online

1. Call to Order

2. Roll Call

3. Land Acknowledgement

We, the City of Lacey, are on the ancestral land of the Tribal People of the Treaty of Medicine Creek, including the Nisqually Indian Tribe and Squaxin Island Tribe. We acknowledge and remember those Tribal People not recognized today who were absorbed or relocated into other tribes for survival. We recognize the ancestors and their descendants who are still here. We recognize and respect the Tribal People of the Treaty of Medicine Creek as the traditional stewards of this land since time immemorial and their role today in taking care of these lands in perpetuity. We recognize and have the responsibility to call attention to the histories of dispossession, forced removal, and abridged treaty rights that allowed our nation, state, and city to develop as they have today. We recommend that community members read the Medicine Creek Treaty of 1854.

4. Approval of Agenda, Previous Meeting Minutes, and Consent Items

- A. Approval of Agenda
- B. Approval of June 5, 2025, meeting minutes
- C. Approval of June 26, 2025, special meeting minutes

5. Public Comment

Refer to the bottom of the agenda for instructions on how to provide public comment.

6. Business Items

- A. **Lacey Metropolitan Park District Presentation**
Jenny Wilson, Senior Parks Planner
- B. **2025 Human Services Grant Program Funding Recommendations**
Michelle Chavez, Human Services Coordinator
- C. **Public Hearing: Community Development Block Grant (CDBG) Fund Allocation**

1. **2025-2027 CDBG Consolidated Plan and 2025 Annual Action Plan**
Michelle Chavez, Human Services Coordinator
2. Hearing Opens
3. Commission Questions
4. Public Testimony
5. Commission Deliberation
6. Hearing Closes

7. Adjourn

Attendance and Public Comment

Attend Remote or In-Person

There are several ways to attend the Human Services Commission Meeting:

- In-Person: Council Chambers at Lacey City Hall
420 College Street SE, Lacey, WA 98503
- Zoom: https://us02web.zoom.us/webinar/register/WN_TdBqkEhjQoyeWLkE_CWdAQ
- City Website: <https://cityoflacey.org/government/public-meetings/>
- YouTube: <https://www.youtube.com/watch?v=bqOMdNa8ogU>
- Phone: (888) 788-0099 or (877) 853-5247 (Webinar ID 833 7369 6781)

Verbal Public Comment

Each speaker is limited to three minutes. Comments are welcome on matters connected to City business or specific agenda items. **Ballot measure endorsements (in support or opposition) are not allowed during Public Comment. This includes comments on candidates or the Lacey Metropolitan Park District (RCW 42.17A.555).**

Prior to starting your comments, please provide your:

- a. Name
- b. City of residence or connection to the City
- c. Topic or subject matter of your comments

The opportunity for verbal public comment is available in-person or by Zoom:

- In-Person: Use the sign-up sheet located in the meeting room.
- Zoom: Preregister using the following Zoom link no later than two hours prior to the meeting:
https://us02web.zoom.us/webinar/register/WN_TdBqkEhjQoyeWLkE_CWdAQ

Instructions and access details will be provided once registration is complete.

Written Public Comment

Please email written public comments to HumanServices@cityoflacey.org. The commenting period will close two hours before the meeting time. Members will receive all written public comments provided by this deadline. Comments may not be addressed during the meeting. All comments are part of the official record.



Human Services Commission Minutes

Thursday, June 5, 2025

Council Chambers and Online

1. Call to Order

Chair Stephens called the meeting to order at 5:30 p.m.

2. Roll Call

COMMISSIONERS PRESENT: Brandon Stephens, Chair; Angelina Goldwell, Vice Chair (remote); Commissioners Dalia Martinez, Nancy Dihle (remote), Evette Temple, and Lester Dickson; and Elhadj Toure, Youth Council Representative

COMMISSIONERS EXCUSED: Commissioner Tiffany Walker

STAFF PRESENT: Michelle Chavez, Human Services Coordinator, and Paul J. White, Deputy City Clerk

3. Land Acknowledgement

Chair Stephens presented the Abbreviated Land Acknowledgement.

4. Approval of Agenda, Previous Meeting Minutes, and Consent Items

A. Approval of Agenda

B. Approval of April 3, 2025, meeting minutes

Commissioner Dickson moved to approve the agenda, as amended to remove item 6(b)(2), and to approve the meeting minutes of April 3, 2025. Councilmember Temple seconded. Motion carried.

5. Public Comment

No one signed up to speak in person or remotely, and no written comments were received.

6. Business Items

A. **Public Hearing: Community Development Block Grant (CDBG) Fund Allocation**

Michelle Chavez, Human Services Coordinator

At 5:35 p.m., Chair Stephens opened the Public Hearing on the Community Development Block Grant (CDBG) Fund Allocation. Chavez presented an update on the CDBG program and summarized the program's alignment with City goals and national objectives. The City's estimated 2025 allocation is \$348,393. Chavez described eligible and ineligible activities for CDBG funding and outlined the funding process, which includes two public hearings and a 30-day public comment period. Potential capital projects and capital project examples from other jurisdictions were presented. Two public hearings and a 30-day public comment period will be followed by City Council final action, expected to be taken in August.

No one signed up to provide testimony during the public hearing remotely or in person, and no written testimony was received.

Chair Stephens closed the public hearing at 5:43 p.m.

B. 2025 Human Services Grant Program (HSGP) Update and Applicant Presentations

Michelle Chavez, Human Services Coordinator

Chavez provided an update on the 2025 program, which has a 2025 budget of \$300,000. A total of 20 applications are under consideration, with funding requests exceeding \$800,000. Presentations were received from the following organizations:

- Oly Camp Kitties (Spay/Neuter Program)
- 4 the Love Foundation (Basic Needs Support Services)
- Rebuilding Together Thurston County (Critical Home Repair)
- YWCA Olympia (Kathleen's Closet)
- North Thurston Education Foundation (Student Assistance Grant Program)
- Senior Services for South Sound (Home Share Program)
- Garden-Raised Bounty (GRuB) (Youth Build Free Backyard Gardens)
- All Kids Win (Weekend Food Bags)
- Strophy Foundation (Gratitude and Grace Sober Living Home)
- Community Action Council of Lewis, Mason, and Thurston Counties (Lacey Housing Services)

Recessed and Reconvened

The Human Services Commission recessed at 7:09 p.m. and reconvened at 7:16 p.m. to continue receiving presentations from the following organizations:

- Homes First (Increasing the Pace of Affordable Housing Development)

Recusal

Commissioner Temple announced that, due to serving on the Board of Directors for Homes First, she would recuse herself from consideration of the Homes First application. Temple left the meeting from 7:22 to 7:33 p.m., after which the Human Services Commission continued receiving presentations from the following organizations:

- Interfaith Works (Sergio's Service Center)
- Community Youth Services (Haven House)
- World Relief Western Washington (Refugee and Immigrant Housing Stability Program)
- South Puget Sound Habitat for Humanity (Home Repair Program)
- Thurston County Inclusion (Summer Program)
- Our Ark (Place of Safety and Home)
- TOGETHER! (Host Homes)
- CIELO (Centro Integral Educativo Latino de Olympia) (Lacey Housing Stability and Advocacy Initiative)
- Boys & Girls Clubs of Thurston County (Scholarships for North Thurston Public School Students Experiencing Homelessness)

7. Adjourn

Chair Stephens adjourned the meeting at 8:47 p.m.



Human Services Commission Special Meeting Minutes

Thursday, June 26, 2025

Council Chambers and Online

1. Call to Order

Chair Stephens called the meeting to order at 5:30 p.m.

2. Roll Call

COMMISSIONERS PRESENT: Brandon Stephens, Chair; Angelina Goldwell, Vice Chair; Commissioners Nancy Dihle, Tiffany Walker (remote, present after 5:39 p.m.), Evette Temple, and Lester Dickson; and Elhadj Toure, Youth Council Representative (remote, present after 5:39 p.m.)

COMMISSIONERS EXCUSED: Commissioner Dalia Martinez

STAFF PRESENT: Shannon Kelley-Fong, Assistant City Manager; Michelle Chavez, Human Services Coordinator; and Paul J. White, Deputy City Clerk

3. Land Acknowledgement

Chair Stephens presented the abbreviated Land Acknowledgment.

4. Approval of Agenda

Commissioner Dihle moved to approve the agenda. Vice Chair Goldwell seconded. The motion carried.

5. Public Comment

No one signed up to speak remotely or in person and no written comments were received.

6. Business Items

A. Welcome Commissioners Temple and Dickson

Michelle Chavez, Human Services Coordinator

Chavez welcomed recently appointed Commissioners Evette Temple and Lester Dickson, who made brief remarks. All commissioners introduced themselves.

Commissioners Walker and Toure were present remotely after 5:39 p.m.

B. 2025 Human Services Grant Program Recommendations

Michelle Chavez, Human Services Coordinator

Chavez presented information on the 20 applications for the 2025 Human Services Grant Program, including categorization by average score, priority areas, potential options for determining funding levels, and staff recommendations. Discussion ensued.

Vice Chair Goldwell moved to temporarily postpone a decision on the Commission's grant award recommendation to the City Council to the Commission meeting of July 10, 2025. Commissioner Dickson seconded. The motion carried.

7. Adjourn

Chair Stephens adjourned the meeting at 6:47 p.m.



HUMAN SERVICES COMMISSION

JULY 10, 2025

SUBJECT: 2025 Human Services Grant Program Award

RECOMMENDATION: Review and discuss the 2025 Human Services Grant Program (HSGP) funding options. Consider making a recommendation to the City Council for 2025 HSGP funding.

“Next Steps” section of this staff report provides eight (8) options to consider.

Option 1 or Option 7 are recommended:

Option 1: 90+ Score Recommend awarding grants equally to organizations that scored an average above 90 on the rubric - \$25,000 or the total requested by the applicant, whichever is less.

Option 7: 90+ Score and Percentile

Recommend awarding grants:

- Scores above 95 = 60% or \$30,000 or the total requested by the applicant whichever is less.
- Scores 90 to 95 = 46% or \$23,125

STAFF CONTACT: Shannon Kelley-Fong, Assistant City Manager *SKF*
Michelle Chavez, Human Services Coordinator *mjc*

ORIGINATED BY: City Manager's Department

ATTACHMENTS: 1.2025 HSGP Grant Budget Options Summary 1-7

FISCAL NOTE: 2025 budget includes \$300,000 for the Human Services Grant Program.

PRIOR REVIEW: [Human Services Workgroup – November 7, 2024](#)
[Human Services Workgroup – December 5, 2024](#)
[Human Services Commission – February 6, 2025](#)
[Human Services Commission – April 3, 2025](#)
[City Council Worksession - April 22, 2025](#)

[Human Services Commission June 5, 2025](#)
[Human Services Commission June 26, 2025](#)

**WORK PLAN GOAL:
AND STRATEGY** Vibrant Place to Live, Work and Play
D. Finalize Homeless Response Plan and Enhance Social Services

An Engaged Community
L. Enhance Communication and Engagement Efforts

BACKGROUND: General information on the City of Lacey's (City) Human Services can be accessed here: <https://cityoflacey.org/human-services/>.

The 2025 Human Services Grant Program (HSGP) applications were open from April 28 to May 23, 2025, and an application workshop was held on May 8, 2025.

The City received 21 applications from 21 agencies for a total request of \$848,034. One for-profit agency applied but was not eligible. Additionally, one non-profit withdrew from the program, leaving 20 active applications from 20 non-profit agencies.

All 20 applications were for service-based programs, an increase of five agencies from 2024. The City did not receive any applications for capital projects (brick-and-mortar). The final request was \$841,761 for a funding allocation of \$300,000.

Of the three priority areas for funding:

5 applicants emphasized housing: expanding and upgrading affordable housing programs, emergency rental assistance, housing education, creating and maintaining supportive housing services.

4 applicants emphasized survival: access to food, water, shelter, sleep, clothing.

2 applicants emphasized security: job training and placement, mental and physical health care, drug and alcohol recovery, support in times of personal and family crisis, transportation.

9 applicants emphasized a combination of multiple priority areas.

On June 5, 2025, all applicants presented to the Human Services Commission (HSC) regarding their programs and projects. Presenters were given five (5) minutes per

application to present. After the presentation, Commission members were able to ask questions, [see here](#).

Commissioners reviewed all 20 applications and completed a scoring rubric for each one.

On June 26, 2025, the HSC reviewed six (6) funding options and discussed the pros and cons of the options as presented. The HSC elected not to make a recommendation at this meeting and decided to consider the topic again at the next HSC meeting on July 10, 2025. The HSC provided Staff with feedback on the various options and some other options to explore. Staff updated the options presented in this staff report to reflect this feedback.

Based on applicant scores and HSC discussions, **Attachment 1** provides seven (7) options for the Commission to consider.

The Options are categorized below in two buckets: 1) Not all Applicants receive funding; and 2) All Applicants receive some funding. The HSC may want to first consider a Category and then determine an Option for a recommendation.

Category 1: Not all Applicants receive funding:

NO CHANGE: Option 1: 90+ Score. Recommend awarding grants equally to organizations that scored an average above 90 on the rubric - \$25,000 or the total requested by the applicant, whichever is less.

- 12 applicants would receive funding
- All funding would be allocated

NEW: Option 4: Updated Percentile 1 (75,37.5,18.75). Recommend awarding partial grants based on scores:

- Scores above 95 = 75% of request awarded or full amount, whichever is less
- Scores 90 to 95 = 37.5% of request awarded or full amount, whichever is less
- Scores 89 to 90 = 18.75% of request awarded or what remains of allocation
- 14 applicants would receive funding
- All funding would be allocated

NEW: Option 5: Updated Percentile 2 (70,35,17.5). Recommend awarding partial grants based on scores:

- Scores above 95 = 70% of request awarded or full amount, whichever is less

- Scores 90 to 95 = 35% of request awarded or full amount, whichever is less
- Scores 89 to 90 = 17.5% of request awarded or what remains of allocation
- 17 applicants would receive funding
- All funding would be allocated

NEW: Option 6: Updated Percentile 3 (80,40,20). Recommend awarding partial grants based on scores:

- Scores above 95 = 80% of request awarded or full amount, whichever is less
- Scores 90 to 95 = 40% of request awarded or full amount, whichever is less
- Scores 89 to 90 = 20% of request awarded or what remains of allocation
- 12 applicants would receive funding
- All funding would be allocated

NEW: Option 7: Updated Percentile 4 (90+Score and Percentile).

Recommend awarding grants based on scores and percentile:

- Scores above 95 = 60% or \$30,000 or the total requested by the applicant, whichever is less
- Scores 90 to 95 = 46% or \$23,125
- 12 applicants would receive funding
- All funding would be allocated

Category 2: All Applicants receive some funding:

NEW: Option 2: Award 90+ Score \$22,000 and >90 Score \$9,000.

Recommend awarding grants of \$22,000 to organizations that scored an average above 90 on the rubric and \$9,000 to the four agencies that scored above 89.

- 20 applicants would receive funding
- All funding would be allocated

UPDATED: Option 3: Percentile (66,33,16.5). Recommend awarding partial grants based on scores:

- Scores above 95 = 65% of request awarded or full amount, whichever is less
- Scores 90 to 95 = 33% of request awarded or full amount, whichever is less
- Scores 81 to 90 = 16.5% of request awarded or full amount, whichever is less. Last applicant would receive 16.3%
- 20 applicants would receive funding
- All funding would be allocated

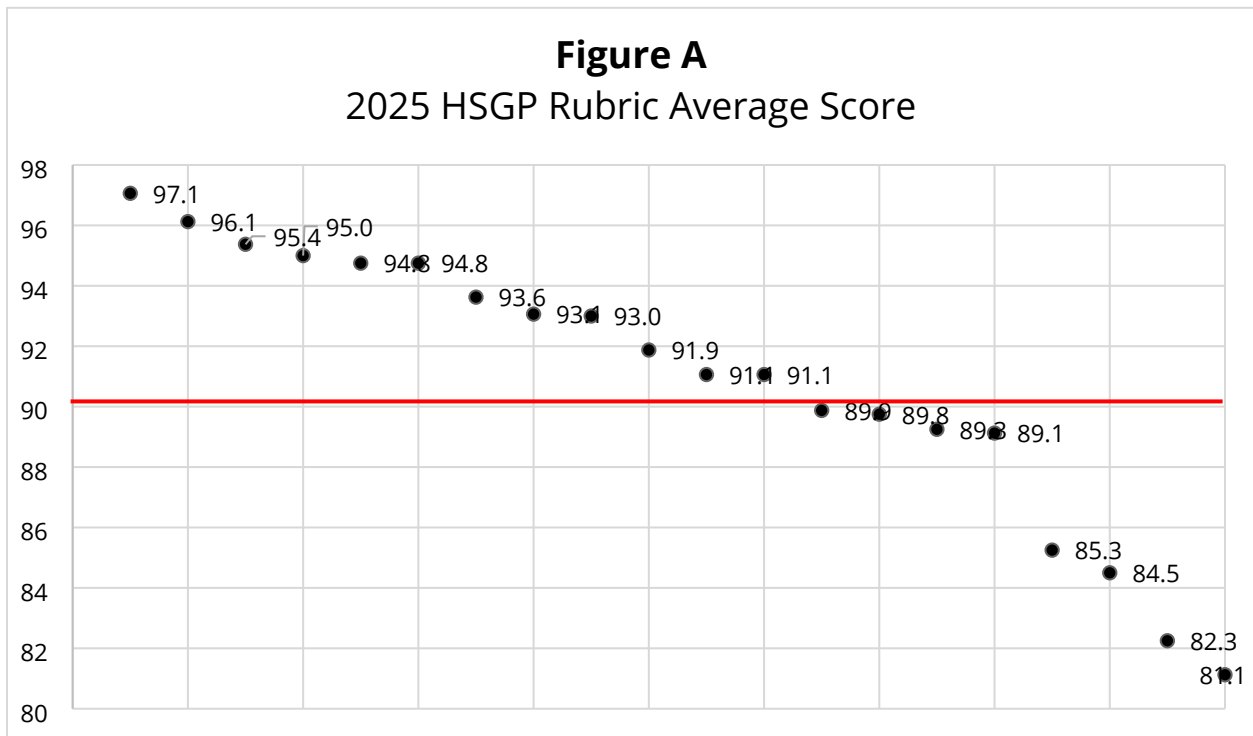
The HSC could also consider:

Option 8: Something Else. Some other recommendation not contemplated in the above. For example, the HSC could consider each request and determine a recommended funding amount.

For the 2024 HSGP, the Human Services Workgroup recommendation was to:

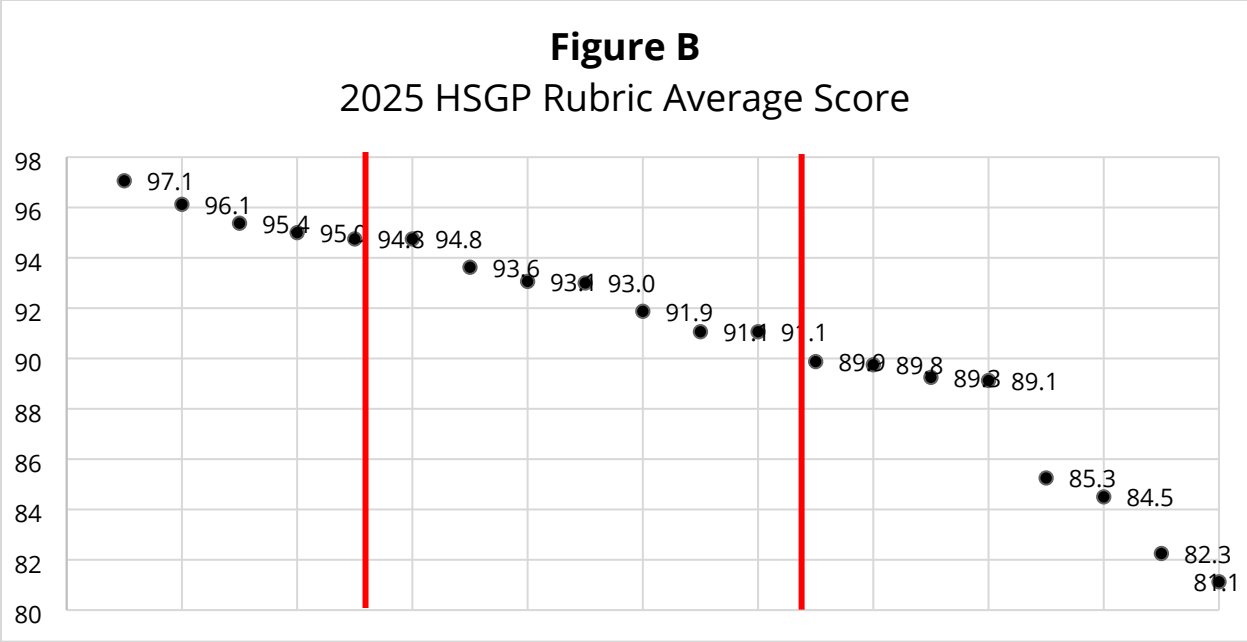
“Recommend awarding grants equally to organizations that scored an average above 90 on the rubric - \$30,000 or the total requested by the applicant, whichever is less.”

Option 1 above is most consistent with this approach.



With **Option 1**, 12 of the 20 entities would be funded up to \$25,000.

For **Option 7** the recommendation is to award partial grants based on rubric scores. Awards would be split between two percentiles: 60% for scores above 95, 46% for scores above 90. There would be no grants awarded for scores below 90.



With **Option 7**, 12 of the 20 entities would be funded up to \$30,000.

Next Steps: Review and discuss the 2025 HSGP Grant Budget Options Summary. Consider recommendation to the City Council for 2025 HSGP funding.

The HSC may want to determine which Category they would like to pursue and then which option.

Table A	
Categories and Options	
Category 1: Not all Applicants receive funding	Category 2: All Applicants receive some funding
NO CHANGE: Option 1: 90+ Score.	NEW: Option 2: Award 90+ Score \$22,000 and >90 Score \$9,000.
NEW: Option 4: Updated Percentile 1 (75, 37.5, 18.75).	UPDATED: Option 3: Percentile (66, 33, 16.5).
NEW: Option 5: Updated Percentile 2 (70, 35, 17.5).	
NEW: Option 6: Updated Percentile 3 (80, 40, 20).	
NEW: Option 7: Updated Percentile 4 (90+Score and Percentile).	

Option 1-3 HSGP 2025

Option 1: 90+ Score	Project Area	Funding Requested	Average Score	Option 1: 90+ Score	% of Request	Option 2 (\$22k and 9K)	Project	Funding Requested	Average Score	Amount	% of Request	Option 3 Updated Percentile (65, 35, 16)	Funding Requested	Average	Amount	% of Request	
North Thurston Education Foundation	Student Assistance Grants Program	\$50,000.00	97.06	\$25,000	50%	North Thurston Education Foundation	Student Assistance Grants Program	\$50,000.00	97.06	\$22,000.00	44%	North Thurston Education Foundation	Student Assistance Grants Program	\$50,000.00	97.06	\$33,000.00	66.0%
Interfaith Works	Sergios Service Center	\$50,000.00	96.13	\$25,000	50%	Interfaith Works	Sergios Service Center	\$50,000.00	96.13	\$22,000.00	44%	Interfaith Works	Sergios Service Center	\$50,000.00	96.13	\$33,000.00	66.0%
Boys & Girls Clubs of Thurston County	Scholarships for NTPS students experiencing homelessness	\$25,000.00	95.38	\$25,000	100%	Boys & Girls Clubs of Thurston County	Scholarships for NTPS students experiencing homelessness	\$25,000.00	95.38	\$22,000.00	88%	Boys and Girls Club of Thurston	Scholarships for NTPS students experiencing homelessness	\$25,000.00	95.38	\$25,000.00	100.0%
CIELO	Lacey Housing Stability and Advocacy Initiative	\$50,000.00	95.00	\$25,000	50%	CIELO	Lacey Housing Stability and Advocacy Initiative	\$50,000.00	95.00	\$22,000.00	44%	CIELO	Lacey Housing Stability and Advocacy Initiative	\$50,000.00	95.00	\$33,000.00	66.0%
Community Action Council of Lewis, Mason, & Thurston County	Lacey Housing Services	\$50,000.00	94.75	\$25,000	50%	Community Action Council of Lewis, Mason, & Thurston County	Lacey Housing Services	\$50,000.00	94.75	\$22,000.00	44%	Community Action Council	Lacey Housing Services	\$50,000.00	94.75	\$16,500.00	33.0%
Community Youth Services	Haven House	\$50,000.00	94.75	\$25,000	50%	Community Youth Services	Haven House	\$50,000.00	94.75	\$22,000.00	44%	Community Youth Services	Haven House	\$50,000.00	94.75	\$16,500.00	33.0%
TOGETHER!	Host Homes	\$50,000.00	93.63	\$25,000	50%	TOGETHER!	Host Homes	\$50,000.00	93.63	\$22,000.00	44%	Together	Host Homes	\$50,000.00	93.63	\$16,500.00	33.0%
All Kids Win FKA Homeless Backpacks	Weekend Food Bags	\$50,000.00	93.06	\$25,000	50%	All Kids Win FKA Homeless Backpacks	Weekend Food Bags	\$50,000.00	93.06	\$22,000.00	44%	All Kids win FKA Homeless Backpacks	Weekend Food Bags	\$50,000.00	93.06	\$16,500.00	33.0%
Rebuilding Together Thurston County	Critical Home Repair	\$50,000.00	93.00	\$25,000	50%	Rebuilding Together Thurston County	Critical Home Repair	\$50,000.00	93.00	\$22,000.00	44%	Rebuilding Together Thurston County	Critical Home Repair	\$50,000.00	93.00	\$16,500.00	33.0%
Senior Services for South Sound	Home Share Program	\$50,000.00	91.88	\$25,000	50%	Senior Services for South Sound	Home Share Program	\$50,000.00	91.88	\$22,000.00	44%	Senior Services for South Sound	Home Share Program	\$50,000.00	91.88	\$16,500.00	33.0%
Homes First	Increasing the Pace of Homes First's Affordable Housing Development	\$50,000.00	91.06	\$25,000	50%	Homes First	Increasing the Pace of Homes First's Affordable Housing Development	\$50,000.00	91.06	\$22,000.00	44%	Homes First	Increasing the Pace of Homes First's Affordable Housing Development	\$50,000.00	91.06	\$16,500.00	33.0%
South Puget Sound Habitat for Humanity	Home Repair Program	\$50,000.00	91.06	\$25,000	50%	South Puget Sound Habitat for Humanity	Home Repair Program	\$50,000.00	91.06	\$22,000.00	44%	South Puget Sound Habitat for Humanity	Home Repair Program	\$50,000.00	91.06	\$16,500.00	33.0%
4 the Love Foundation	Basic Needs Support Services	\$50,000.00	89.88		0%	4 the Love Foundation	Basic Needs Support Services	\$50,000.00	89.88	\$9,000.00	18%	4 the Love Foundation	Basic Needs Support Services	\$50,000.00	89.88	\$8,250.00	16.5%
Garden-Raised Bounty	Youth Build Free Backyard Gardens for Lacey Residents	\$20,076.00	89.75		0%	Garden-Raised Bounty	Youth Build Free Backyard Gardens for Lacey Residents	\$20,076.00	89.75	\$9,000.00	45%	Garden Raised Bounty	Youth Build Free Backyard Gardens for Lacey Residents	\$20,076.00	89.75	\$3,312.54	16.5%
Strophy Foundation	Gratitude and Grace Sober Living Home	\$40,699.00	89.25		0%	Strophy Foundation	Gratitude and Grace Sober Living Home	\$40,699.00	89.25	\$9,000.00	22%	Strophy Foundation	Gratitude and Grace Sober Living Home	\$40,699.00	89.25	\$6,715.34	16.5%
Our Ark	Place of Safety and Home	\$50,000.00	89.13		0%	Our Ark	Place of Safety and Home	\$50,000.00	89.13	\$9,000.00	18%	Our Ark	Place of Safety and Home	\$50,000.00	89.13	\$8,250.00	16.5%
World Relief	Refugee and Immigrant Housing Stability Program	\$50,000.00	85.25		0%	World Relief	Refugee and Immigrant Housing Stability Program	\$50,000.00	85.25		0%	World Relief	Refugee and Immigrant Housing Stability Program	\$50,000.00	85.25	\$8,250.00	16.5%
YWCA Olympia	Kathleen's Closet	\$36,275.00	84.50		0%	YWCA Olympia	Kathleen's Closet	\$36,275.00	84.50		0%	YWCA Olympia	Kathleen's Closet	\$36,275.00	84.50	\$5,985.38	16.5%
Thurston County Inclusion	Summer Program	\$12,710.75	82.25		0%	Thurston County Inclusion	Summer Program	\$12,710.75	82.25		0%	Thurston County Inclusion	Summer Program	\$12,710.75	82.25	\$2,097.27	16.5%
Oly Camp Kitties	Spay/Neuter Program	\$7,000.00	81.13		0%	Oly Camp Kitties	Spay/Neuter Program	\$7,000.00	81.13		0%	Oly Camp Kitties	Spay/Neuter Program	\$7,000.00	81.13	\$1,139.48	16.3%
				\$300,000						\$300,000.00					\$300,000.00		
			Remaining	\$0					Remaining	\$0				Remaining	\$0		

Option 4 - Updated Percentile 1 (75,37.5, 18.75)		Funding Requested	Average	Percentile	% of Request	Option 5 - Updated Percentile 2 (70,35, 17.5)		Funding Requested	Average	Percentile	% of Request
North Thurston Education Foundation	Student Assistance Grants Program	\$50,000.00	97.06	\$37,500.00	75.00%	North Thurston Education Foundation	Student Assistance Grants Program	\$50,000.00	97.06	\$35,000.00	70.00%
Interfaith Works	Sergios Service Center	\$50,000.00	96.13	\$37,500.00	75.00%	Interfaith Works	Sergios Service Center	\$50,000.00	96.13	\$35,000.00	70.00%
Boys & Girls Clubs of Thurston County	Scholarships for NTPS students experiencing homelessness	\$25,000.00	95.38	\$25,000.00	100.00%	Boys & Girls Clubs of Thurston County	Scholarships for NTPS students experiencing homelessness	\$25,000.00	95.38	\$25,000.00	100.00%
CIELO	Lacey Housing Stability and Advocacy Initiative	\$50,000.00	95.00	\$37,500.00	75.00%	CIELO	Lacey Housing Stability and Advocacy Initiative	\$50,000.00	95.00	\$35,000.00	70.00%
Community Action Council of Lewis, Mason, & Thurston County	Lacey Housing Services	\$50,000.00	94.75	\$18,750.00	37.50%	Community Action Council of Lewis, Mason, & Thurston County	Lacey Housing Services	\$50,000.00	94.75	\$17,500.00	35.00%
Community Youth Services	Haven House	\$50,000.00	94.75	\$18,750.00	37.50%	Community Youth Services	Haven House	\$50,000.00	94.75	\$17,500.00	35.00%
TOGETHER!	Host Homes	\$50,000.00	93.63	\$18,750.00	37.50%	TOGETHER!	Host Homes	\$50,000.00	93.63	\$17,500.00	35.00%
All Kids Win FKA Homeless Backpacks	Weekend Food Bags	\$50,000.00	93.06	\$18,750.00	37.50%	All Kids Win FKA Homeless Backpacks	Weekend Food Bags	\$50,000.00	93.06	\$17,500.00	35.00%
Rebuilding Together Thurston County	Critical Home Repair	\$50,000.00	93.00	\$18,750.00	37.50%	Rebuilding Together Thurston County	Critical Home Repair	\$50,000.00	93.00	\$17,500.00	35.00%
Senior Services for South Sound	Home Share Program	\$50,000.00	91.88	\$18,750.00	37.50%	Senior Services for South Sound	Home Share Program	\$50,000.00	91.88	\$17,500.00	35.00%
Homes First	Increasing the Pace of Homes First's Affordable Housing Development	\$50,000.00	91.06	\$18,750.00	37.50%	Homes First	Increasing the Pace of Homes First's Affordable Housing	\$50,000.00	91.06	\$17,500.00	35.00%
South Puget Sound Habitat for Humanity	Home Repair Program	\$50,000.00	91.06	\$18,750.00	37.50%	South Puget Sound Habitat for Humanity	Home Repair Program	\$50,000.00	91.06	\$17,500.00	35.00%
4 the Love Foundation	Basic Needs Support Services	\$50,000.00	89.88	\$9,375.00	18.75%	4 the Love Foundation	Basic Needs Support Services	\$50,000.00	89.88	\$8,750.00	17.50%
Garden-Raised Bounty	Youth Build Free Backyard Gardens for Lacey Residents	\$20,076.00	89.75	\$3,125.00	15.57%	Garden-Raised Bounty	Youth Build Free Backyard Gardens for Lacey Residents	\$20,076.00	89.75	\$3,513.30	17.50%
Strophy Foundation	Gratitude and Grace Sober Living Home	\$40,699.00	89.25		0.00%	Strophy Foundation	Gratitude and Grace Sober Living Home	\$40,699.00	89.25	\$7,122.33	17.50%
Our Ark	Place of Safety and Home	\$50,000.00	89.13		0.00%	Our Ark	Place of Safety and Home	\$50,000.00	89.13	\$8,750.00	17.50%
World Relief	Refugee and Immigrant Housing Stability Program	\$50,000.00	85.25		0.00%	World Relief	Refugee and Immigrant Housing Stability Program	\$50,000.00	85.25	\$1,864.37	3.73%
YWCA Olympia	Kathleen's Closet	\$36,275.00	84.50		0.00%	YWCA Olympia	Kathleen's Closet	\$36,275.00	84.50	\$0.00	0.00%
Thurston County Inclusion	Summer Program	\$12,710.75	82.25		0.00%	Thurston County Inclusion	Summer Program	\$12,710.75	82.25	\$0.00	0.00%
Oly Camp Kitties	Spay/Neuter Program	\$7,000.00	81.13		0.00%	Oly Camp Kitties	Spay/Neuter Program	\$7,000.00	81.13	\$0.00	0.00%
Average Score Per Reviewer						Average Score Per Reviewer					
				\$300,000.00						\$300,000.00	
										\$0.01	

Option 6 - Updated Percentile 3(80,40,20)		Funding Requested	Average	Percentile	% of Request	Option 7 - Updated Percentile 4 \$30K and \$23.1K		Funding Requested	Average	Percentile	% of Request
North Thurston Education Foundation	Student Assistance Grants Program	\$50,000.00	97.06	\$40,000.00	80%	North Thurston Education Foundation	Student Assistance Grants Program	\$50,000.00	97.06	\$30,000.00	60%
Interfaith Works	Sergios Service Center	\$50,000.00	96.13	\$40,000.00	80%	Interfaith Works	Sergios Service Center	\$50,000.00	96.13	\$30,000.00	60%
Boys & Girls Clubs of Thurston County	Scholarships for NTPS students experiencing homelessness	\$25,000.00	95.38	\$25,000.00	100%	Boys & Girls Clubs of Thurston County	Scholarships for NTPS students experiencing homelessness	\$25,000.00	95.38	\$25,000.00	100%
CIELO	Lacey Housing Stability and Advocacy Initiative	\$50,000.00	95.00	\$40,000.00	80%	CIELO	Lacey Housing Stability and Advocacy Initiative	\$50,000.00	95.00	\$30,000.00	60%
Community Action Council of Lewis, Mason, & Thurston County	Lacey Housing Services	\$50,000.00	94.75	\$20,000.00	40%	Community Action Council of Lewis, Mason, & Thurston County	Lacey Housing Services	\$50,000.00	94.75	\$23,125.00	46%
Community Youth Services	Haven House	\$50,000.00	94.75	\$20,000.00	40%	Community Youth Services	Haven House	\$50,000.00	94.75	\$23,125.00	46%
TOGETHER!	Host Homes	\$50,000.00	93.63	\$20,000.00	40%	TOGETHER!	Host Homes	\$50,000.00	93.63	\$23,125.00	46%
All Kids Win FKA Homeless Backpacks	Weekend Food Bags	\$50,000.00	93.06	\$20,000.00	40%	All Kids Win FKA Homeless Backpacks	Weekend Food Bags	\$50,000.00	93.06	\$23,125.00	46%
Rebuilding Together Thurston County	Critical Home Repair	\$50,000.00	93.00	\$20,000.00	40%	Rebuilding Together Thurston County	Critical Home Repair	\$50,000.00	93.00	\$23,125.00	46%
Senior Services for South Sound	Home Share Program	\$50,000.00	91.88	\$20,000.00	40%	Senior Services for South Sound	Home Share Program	\$50,000.00	91.88	\$23,125.00	46%
Homes First	Increasing the Pace of Homes First's Affordable Housing Development	\$50,000.00	91.06	\$20,000.00	40%	Homes First	Increasing the Pace of Homes First's Affordable Housing	\$50,000.00	91.06	\$23,125.00	46%
South Puget Sound Habitat for Humanity	Home Repair Program	\$50,000.00	91.06	\$15,000.00	30%	South Puget Sound Habitat for Humanity	Home Repair Program	\$50,000.00	91.06	\$23,125.00	46%
4 the Love Foundation	Basic Needs Support Services	\$50,000.00	89.88		0%	4 the Love Foundation	Basic Needs Support Services	\$50,000.00	89.88		0%
Garden-Raised Bounty	Youth Build Free Backyard Gardens for Lacey Residents	\$20,076.00	89.75		0%	Garden-Raised Bounty	Youth Build Free Backyard Gardens for Lacey Residents	\$20,076.00	89.75		0%
Strophy Foundation	Gratitude and Grace Sober Living Home	\$40,699.00	89.25		0%	Strophy Foundation	Gratitude and Grace Sober Living Home	\$40,699.00	89.25		0%
Our Ark	Place of Safety and Home	\$50,000.00	89.13		0%	Our Ark	Place of Safety and Home	\$50,000.00	89.13		0%
World Relief	Refugee and Immigrant Housing Stability Program	\$50,000.00	85.25		0%	World Relief	Refugee and Immigrant Housing Stability Program	\$50,000.00	85.25		0%
YWCA Olympia	Kathleen's Closet	\$36,275.00	84.50		0%	YWCA Olympia	Kathleen's Closet	\$36,275.00	84.50		0%
Thurston County Inclusion	Summer Program	\$12,710.75	82.25		0%	Thurston County Inclusion	Summer Program	\$12,710.75	82.25		0%
Oly Camp Kitties	Spay/Neuter Program	\$7,000.00	81.13		0%	Oly Camp Kitties	Spay/Neuter Program	\$7,000.00	81.13		0%
Average Score Per Reviewer						Average Score Per Reviewer					
				\$300,000.00						\$300,000.00	
				\$0.00						\$0.00	



**HUMAN SERVICES COMMISSION
JULY 10, 2025**

**SUBJECT: Lacey Community Development Block Grant Program (CDBG)
Update and Public Hearing #2**

RECOMMENDATION: Hold Public Hearing #2

Review and discuss. "Next Steps" section of this staff report provides options to consider.

Option 1 is recommended:

Motion to: "Recommend the Draft 2025 -2027 Consolidated Plan and 2025 Annual Action Plan as presented to the Lacey City Council to submit to the US Department of Housing and Urban Development"

STAFF CONTACT: Shannon Kelley-Fong, Assistant City Manager *SKF*
Michelle Chavez, Human Services Coordinator *mjc*

ORIGINATED BY: City Manager's Department

ATTACHMENTS: 1. Draft 2025-2027 CDBG Consolidated Plan
2. Draft 2025 CDBG Annual Action Plan

FISCAL NOTE: 2025 anticipated funding of \$348,393

**WORK PLAN GOAL:
AND STRATEGY** Vibrant Place to Live, Work and Play
D. Finalize Homeless Response Plan and Enhance Social Services

An Engaged Community
L. Enhance Communication and Engagement Efforts

DEIB STRAT PLAN: Livability: Human Services, C. Provide and support culturally appropriate human services that meet the needs of the Lacey community.

Create a strategic City human services grant program that is transparent, consistent, and removes barriers to participation.

PRIOR REVIEW: [City Council Meeting](#) – June 18, 2024
[Human Services Work Group](#) – November 7, 2024
[Human Services Work Group](#) – December 5, 2024

[Human Services Commission](#) – April 3, 2025
[City Council Meeting](#) – May 20, 2025
[Human Services Commission](#) – June 5, 2025

HS COMMISSION REC: Allocate Lacey’s initial CDBG funding for the first few years to City capital projects and allocate approximately \$30,000 for administrative costs.

BACKGROUND: On June 5, 2025, the Human Services Commission (HSC) reviewed the 2025 CDBG Program Timeline, 2025-2027 CDBG Consolidated Plan (Con Plan) and Annual Action Plan (AAP) needed, and conducted Public Hearing #1 for the respective required plans. There was no public comment during the hearing, and no comments were submitted online.

The HSC reviewed options for 2025 funding, including capital projects and service projects. A map of the Lacey Benefit Area was shared, as well as a table of options for potential CDBG eligible capital projects. Staff recommended funding City capital projects in the Lacey Benefit Area for the first few years with approximately \$30,000 for administrative costs.

The City has since published a 30-day public review and comment period from June 26, 2025, to July 25, 2025, for the Lacey CDBG Con Plan and AAP. The plans could also be viewed online at [Community Development Block Grant Program - City of Lacey](#) or:

- In-person at Lacey City Hall (City Manager’s Office), 420 College St. SE., Monday – Friday, 9 a.m. to 5 p.m.

Comments can be submitted in person at the address above or via:

- Email – HumanServices@CityofLacey.org
- Phone – (360) 486-8746
- Mail – Attn: Michelle Chavez, Lacey City Hall, 420 College St. SE, Lacey, WA 98503

Comments must be received before July 25, 2025, at 5:00 pm (PST)

Lacey Consolidated Plan and Annual Action Plan- 2025-2027

The Con Plan is a planning document required by HUD to be submitted every three to five years by all jurisdictions that receive CDBG funds and HOME funds. The Con Plan identifies needs and determines strategic priorities for the use of CDBG and HOME funds over the ensuing plan period. The City is required to hold two public hearings on the Con Plan and AAP. Public Hearing #1 is held before the documents are completed. Public Hearing #2 is held after the Con Plan and AAP are completed and before approval and submittal.

The Con Plan has been completed for Lacey. The main priority goals are:

1. **Public Facilities and Infrastructure Improvements**
2. **Housing:** Increase and Improve Affordable Housing
3. **Public Services:** Human Services Programming to assist low- and moderate-income community members in Lacey

This meeting serves as Public Hearing #2 for the Con Plan and AAP. Staff will continue to compose the plan and present a draft to the Lacey City Council at future meetings tentatively scheduled for July and August.

CDBG Work Products Needed for 2025:

1. Lacey CDBG Community Participation Plan – This can be produced in parallel with the Community Engagement Plan for the Lacey Human Services Grant Program (HSGP). – **Complete**

2. Lacey CDBG 2025 Program Timeline – **Draft Complete**

3. Lacey CDBG 3-Year Consolidated Plan 2025-2027 – This is being produced in conjunction with the Community Needs Assessment and Human Services Strategic Plan – **Draft Complete**

4. Lacey CDBG Annual Action Plan – This is the list of approved project priorities for 2025 and serves as Year 1 of the City’s 3-Year Consolidated Plan 2025-2027. – **Draft Complete**

Next Steps:

Review and discuss the 2025-2027 Con Plan and 2025 AAP. Consider making a recommendation to City Council.

Staff recommends **Option 1**.

- Option 1** Recommend the Draft 2025 -2027 Consolidated Plan and 2025 Annual Action Plan as presented to the Lacey City Council to submit to the US Department of Housing and Urban Development.

- Option 2** Recommend the Draft 2025 -2027 Consolidated Plan and 2025 Annual Action Plan with changes (insert changes) to the Lacey City Council to submit to the US Department of Housing and Urban Development.

- Option 3** Do not recommend the Draft 2025 -2027 Consolidated Plan and 2025 Annual Action Plan to the Lacey City Council to submit to the US Department of Housing and Urban Development.

- Option 4** Something else not mentioned in the previous options.



2025-27 CDBG Consolidated Plan



DRAFT June 2025



Table of Contents

Executive Summary	2
ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)	2
LAND ACKNOWLEDGEMENT	3
The Process	9
PR-05 Lead & Responsible Agencies - 91.200(b)	9
PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)	11
PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)	21
Needs Assessment	Error! Bookmark not defined.
NA-05 Overview	32
NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)	33
Market Analysis	36
MA-05 Overview	36
MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)	37
MA-50 Needs and Market Analysis Discussion	46
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)	47
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)	48
Strategic Plan	51
SP-05 Overview	51
SP-25 Priority Needs - 91.415, 91.215(a)(2)	57
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)	78
SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)	79
SP-80 Monitoring - 91.230	80

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

LAND ACKNOWLEDGEMENT We, the City of Lacey, are on the ancestral land of the Tribal People of the Treaty of Medicine Creek, including the Nisqually Indian Tribe and Squaxin Island Tribe. We acknowledge and remember those Tribal People not recognized today who were absorbed or relocated into other tribes for survival. We recognize the ancestors and their descendants who are still here. We recognize and respect the Tribal People of the Treaty of Medicine Creek as the traditional stewards of this land since time immemorial and their role today in taking care of these lands in perpetuity. We recognize and have the responsibility to call attention to the histories of dispossession, forced removal, and abridged treaty rights that allowed our nation, state, and city to develop as they have today. We recommend that community members read the Medicine Creek Treaty of 1854.

1. Introduction

In 2024, the City of Lacey (City) took the necessary steps to begin the process of becoming a Community Development Block Grant (CDBG) entitlement community and to receive CDBG funding directly from the U.S. Department of Housing and Urban Development (HUD). Previously, the City received a CDBG allocation through a consortium with Thurston County. A requirement to receive these funds is to prepare a Consolidated Plan covering a three-year period, 2025-2027. The Consolidated Plan aims to identify how funds will be targeted to develop viable urban communities by providing decent housing, suitable living environments, and expanding economic opportunities, principally for low- and moderate-income persons.

The City remains in a HOME Investment Partnership (HOME) Consortium with Thurston County and Olympia to receive and manage HOME funding.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City is providing this 3-year plan to include priority needs identified in the Thurston County 2023-2027 Consolidated Plan. They are as follows:

- 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.

- Services, including: Supportive services for unhoused community members or those experiencing a mental health crisis, services to support older adults, children, and families, including food insecurity and child care, services to improve economic opportunities for low- or moderate-income persons.

Affordable Housing including: Increase the affordable housing supply and preserve or improve existing affordable housing. The following goals address the priority needs:

- 1) Provide Public Facilities and Infrastructure Improvements to support low-or-moderate income households and neighborhoods and reduce the concentration of poverty.
- 2) Provide Services and Assistance to Improve Housing and Economic Outcomes
- 3). Increase affordable housing supply in Lacey and preserve existing affordable housing that will provide permanent housing for formerly unhoused community members, LMI renters and improve quality of affordable housing stock including LMI home-owners.

3. Evaluation of past performance

In 2025, the City will be eligible for its own direct CDBG entitlement funding. The City previously received direct CDBG dollars through the competitive State of Washington CDBG program in 2000 and 2011. This funding was successfully used for the construction and expansion of the Lacey Senior Center. That project was completed with no corrective action taken.

More recently, the City received CDBG funding through a Consortium with Thurston County since 2014. The attached CDBG Project List (Table 1) include all of Lacey's CDBG-funded programs and projects as part of the Consortium from 2014 through 2023.

In 2024, Thurston County and the City were monitored by HUD for the 2020 Veterans Hub Expansion project. Thurston County received a finding from this HUD monitoring. As a result, they were required to update and extend the CDBG contract with the City and also perform additional monitoring of the Lacey Veterans Services Hub (LVSH) to ensure compliance with CDBG requirements. This served as corrective actions to the finding.

From January through March 2025, Thurston County monitored the City and the LVSH. After reviewing income verification documents provided by the City, it was determined that

there were no findings or concerns regarding compliance with CDBG income documentation requirements for the LVSH.

Based on this monitoring, Thurston County found that the 2020 Veterans Hub Expansion project met the Benefit to Low-to-Moderate Persons National Objective.

Table 1. CDBG Projects 2014, 2017, 2020, and 2023

Year	Entity	Organization	Project	Category	Budget
2014	Lacey	Community Youth Services	Rehab 3 houses	Housing	\$46,879
2014	Lacey	Homes First	Acquisition and Rehab	Housing	\$250,000
2014	Lacey	Housing Authority	Acquire 8 plex	Housing	\$382,786
2014	Lacey	Community Action County	Monarch	Youth	\$88,116
2014	Lacey	Thurston County Economic Development Council	Veterans Microenterprise Program	Veterans	\$68,729
2017	Lacey	Evergreen Treatment Services	South Sound Clinic Expansion	Social Services	\$246,690
2017	Lacey	Housing Authority of Thurston County	Golf Club and 14th Ave Affordable Housing	Housing	\$74,007
2017	Lacey	Community Youth Services	Transitional Housing Rehabilitation	Housing	\$69,567
2017	Lacey	Community Action Council	New Facility for Monarch Children's Justice & Advocacy Center	Youth	\$185,031
2017	Lacey	Thurston County Food Bank	Lacey Food Bank	Social Services	\$197,352
2017	Lacey	Sidewalk	Veterans Housing Coordinator	Housing	\$49,338
2017	Lacey	Boys and Girls Club of Thurston County	Homeless Youth Assistance	Youth	\$33,536
2020	Lacey	Boys and Girls Club of Thurston County	Homeless Youth Assistance	Youth	\$45,573

2020	Lacey	Child Care Action Council	Early Learning Program	Youth	\$20,000
2020	Lacey	City of Lacey	Veterans Hub Expansion	Veterans	\$421,852
2020	Lacey	GRuB	Victory Farm	Social Services	\$15,000
2020	Lacey	Homes First	Affordable Rental Homes for Lacey	Housing	\$210,926
2020	Lacey	Habitat for Humanity	Critical Home Repairs	Housing	\$55,000
2020	Lacey	Thurston County Food Bank	Lacey Food Bank Expansion, Phase 2	Social Services	\$295,296
2023	Lacey	Boys and Girls Club of Thurston County	Homeless Youth Assistance	Youth	\$50,000
2023	Lacey	Catholic Community Services SW	Meals for Unsheltered / Low Income	Social Services	\$11,355
2023	Lacey	Community Action Council of Lewis, Mason and Thurston Counties	Support for abused children and families	Social Services	\$60,000
2023	Lacey	Senior Services for South Sound	Home Sharing Program	Social Services	\$21,000
2023	Lacey	Foundation for the Challenged	Housing for extremely low-income individuals with intellectual and developmental disabilities	Housing	\$150,000
2023	Lacey	Homes First	Housing for low and very low income	Housing	\$338,421
2023	Lacey	Low Income Housing Institute	Preservation of affordable housing for low income, 40-50% AMI	Housing	\$338,421
2023	Lacey	Rebuilding Together Thurston County	Critical Home Repairs	Housing	\$30,000

2023	Lacey	South Puget Sound Habitat for Humanity	Critical Home Repairs	Housing	\$55,000
------	-------	---	--------------------------	---------	----------

4. Summary of community participation process and consultation process

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

- One-on-one interviews with City and nonprofit leaders
- Lacey Human Services Work Group
- Lacey Human Services Commission – April 3, 2025, June 5, 2025 (Public Hearing 1), July 10, 2025 (Public Hearing 2)
- Lacey City Council – May 20, 2025, July 22, 2025, and August 5, 2025
- Focus group discussions with constituent groups
- Online community survey
- Interviews with partner jurisdictions
- Interviews with various governing boards
- The City's 30-day public comment period was held from June 26 to July 25, 2025.

5. Summary of public comments

The City received public comments from the Human Services Commission on April 3, June 5 and July 10, 2025 which are included in the attached minutes. The City also received comments from the City Council at their Worksession on May 20, 2025, July 22, 2025 and August 5, 2025. Comments from those meetings are also attached.

The City received comments from the community on the plan...

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or views not accepted.

7. Summary

The Consolidated Plan was developed to be consistent with and support the HUD goals identified in Title 1 of the Housing and Community Development Act of 1974, as amended. All program activities and strategies discussed in the Consolidated Plan are designed to further these goals and address the most critical affordable housing, homeless, and community development needs in Lacey. Recipients of CDBG, HOME, and other federal funding must adopt one or more federal performance objectives and outcome categories. To meet one of the national objectives for CDBG funding, an activity must:

- **Low/Moderate Income:** Benefit low- or moderate-income persons;
- **Slum/Blight:** Prevent or elimination of slums or blight; or
- **Urgent Need:** Meet a particularly urgent community development need.

Outcome categories improve:

- **Availability or accessibility** of housing units or services;
- **Affordability** not just for housing but also of other services; and
- **Sustainability** by promoting viable communities.

The CDBG program provides funding to state and local governments for projects and activities that principally benefit low- to moderate-income people. This HUD program helps local governments develop viable urban communities by providing adequate supplies of affordable housing, a healthy living environment, and economic opportunities.

Communities can use CDBG funds for a wide range of activities such as rehabilitating single-family homes and apartment buildings, improving community centers and public facilities, constructing water and sewer lines, supporting economic development, and providing vital social services. The fundamental philosophy of CDBG is the belief that local elected officials are best positioned to identify and prioritize local needs and to effectively allocate funding to address those needs.

HOME provides formula grants to build, buy, and/or rehabilitate affordable rental or owner-occupied housing, or provide direct rental assistance to low-income people. Communities can use HOME funds for new construction, rental assistance, and homeowner assistance.

The City created the Consolidated Plan for the City's CDBG program. HOME programs will be planned in collaboration with the Thurston County HOME Consortium.

The required elements of the Consolidated Plan include:

- **Needs Assessment** An assessment of housing, homeless, and community development needs;
- **Market Analysis** An analysis of the region's housing market, economic development, broadband and climate/hazard mitigation;
- **Strategy Overview** A discussion of the region's strategies, priority needs, and objectives for CDBG funded activities

The Consolidated Plan will be presented to HUD on August 6, 2025. The 2025 program year will begin on September 1, 2025.

DRAFT

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 2 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	LACEY	City Manager’s Office

Narrative

The City of Lacey is the lead entity responsible for overseeing the development and administration of the Consolidated Plan. This task is delegated to the staff in the City Manager’s Office. The City Manager oversees the effective and efficient delivery of all city services, including public safety, emergency preparedness, street maintenance and construction, traffic management, public works construction, planning, building inspection, code enforcement, parks and recreation, economic development, policy development, public information and neighborhood communications, water, wastewater, reclaimed water, and stormwater services, special events, and intergovernmental relations.

The City Manager and City staff work closely with the Lacey City Council to develop policy initiatives and ensure the implementation of the Lacey City Council’s goals and priorities. The City Manager prepares and presents the annual city budget to the Lacey City Council and is responsible for the proper expenditure and monitoring of all City funds.

The City is eligible to receive CDBG Entitlement Funds directly from HUD. HOME funding is included automatically for the Thurston Urban County region. The City has entered into an interlocal agreement with the City of Olympia and Thurston County as a HOME Consortium, to allow HOME funds to be used countywide in all jurisdictions. Thurston County is considered the Participating Jurisdiction under HOME program rules.

Consolidated Plan Public Contact Information

For questions about the CDBG program or the Consolidated Plan, please contact:

Michelle Chavez, Human Services Coordinator

City of Lacey

360-486-8746

michelle.chavez@cityoflacey.org

DRAFT

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The consultation process for creating the Consolidated Plan included: 1) An online survey to assess community needs; 2) stakeholder review and comments on preliminary needs assessment and market analysis; 3) consultation with other jurisdictions, housing providers and nonprofit organizations; 4) public hearings on the needs assessment, market analysis, and development of proposed activities; 5) consultation with the Thurston County Housing Authority; and 5) review and comments on the draft Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

To enhance coordination between public and assisted housing providers and mental health and service agencies, interviews were conducted with:

- Thurston County Public Health and Social Services
- Housing Authority of Thurston County
- HUD / VASH

The interviews were conducted to gain perspectives about how we can enhance coordination between the City and these agencies.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City connected with the WA Department of Commerce, which oversees the Statewide Continuum of Care (COC), to determine how to stay up-to-date on their activities and initiatives. The City has been invited to their planning meetings.

The City operates a local grant program that offers \$300,000 in direct allocations to local non-profit agencies that serve vulnerable community members, including chronically unhoused individuals and families, families with children, veterans, and unaccompanied youth, and persons at risk of becoming unhoused.

The City funds and manages the Lacey Veterans Services Hub (LVSH) which provides direct services to vulnerable community members, including unhoused residents, veterans and families with children. Every Thursday, LVSH provides coordinated entry for unhoused

veterans. There are also four HUD/VASH caseworkers located at the LVSH who help with housing vouchers and case management for unhoused veterans Monday through Friday, 8 a.m. to 4 p.m.

The Thurston County Veterans Assistance fund also operates out of the LVSH Monday through Friday, 8am – 4pm to provide emergency assistance to veterans at risk of becoming unhoused.

The LVSH also serves as a satellite location for the Thurston County Food Bank Monday through Friday, 8am to 4pm, by providing access to food, socks, personal hygiene kits, and basic items to persons and families in need.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

The City does not currently receive ESG funds. The City does not oversee the coordinated entry program or the administration of HMIS. The City does oversee the Lacey Veterans Services Hub (LVSH) which provides direct services to unhoused residents including veterans and families with children. Every Thursday, LVSH facilitates a meeting with Coordinated Entry providers and unhoused veterans and non-veterans.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HOUSING AUTHORITY OF THURSTON COUNTY
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority was consulted via phone, email, and web to provide housing market data, public housing data, review of inventory and housing vouchers, and to help identify the priority needs and goals for the Consolidated Plan.
2	Agency/Group/Organization	Thurston Regional Housing Council
	Agency/Group/Organization Type	Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Thurston Regional Housing Council was consulted online and via regular meetings to provide data on housing needs, public housing needs, unhoused persons' needs, and market analysis to help identify the priority needs and goals for the Consolidated Plan.
3	Agency/Group/Organization	Lacey Parks, Culture and Recreation
	Agency/Group/Organization Type	Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Public Infrastructure Needs LMI Census Tract
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lacey Parks, Culture and Recreation Department was consulted via email and in person to determine capital project improvements needed in LMI Census Tract Areas in Lacey.
4	Agency/Group/Organization	Lacey Community and Economic Development Department
	Agency/Group/Organization Type	Agency - Management of Public Land or Water Resources Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lacey Community and Economic Development Department was consulted in person and on-line regarding housing needs, homeless needs, affordable housing strategy, homelessness strategy, market analysis, economic development needs and strategy, and climate hazard mitigation strategy.

5	Agency/Group/Organization	Washington State Department of Commerce
	Agency/Group/Organization Type	Housing Services-homeless Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The WA State Department of Commerce was consulted via email and web regarding the Continuum of Care (CoC), housing needs, public housing needs, homelessness strategy and market analysis. The City will now be invited to their planning meetings for the CoC.
6	Agency/Group/Organization	Lacey Human Services Commission
	Agency/Group/Organization Type	Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lacey Human Services Commission was consulted at their regular meeting(s) regarding the CDBG Community Participation Plan, Consolidated Plan and Annual Action Plan. This included human services needs, unhoused needs, needs for unaccompanied youth, anti-poverty strategy and overall participation in strategic planning for human services.
7	Agency/Group/Organization	Thurston County Public Health and Social Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Thurston County Public Health and Social Services was consulted regarding the Five-Year Consolidated Plan, Homelessness Strategy, Needs of unhoused Veterans, public Housing Needs, and Homeless data sets (PIT Count) and general human services provided.

8	Agency/Group/Organization	Thurston County Veterans Advisory Board
	Agency/Group/Organization Type	Other government - County Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Thurston County Veterans Advisory Board (VAB) was consulted at their regular meeting and via a Veterans Community Forum to determine the services, housing, and needs of unhoused veterans.
9	Agency/Group/Organization	Lacey Youth Council
	Agency/Group/Organization Type	Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lacey Youth Council was consulted at their regular meeting to discuss the needs of youth, including unhoused youth and general human services needs.
10	Agency/Group/Organization	Lacey Commission on Equity
	Agency/Group/Organization Type	Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lacey Commission on Equity was consulted at their regular meeting regarding outreach to communities regarding human service needs, homeless needs, needs for unaccompanied youth, anti-poverty strategy, and overall participation in strategic planning for human services.

11	Agency/Group/Organization	Lacey Public Works Department
	Agency/Group/Organization Type	Agency - Management of Public Land or Water Resources Other government - Local
	What section of the Plan was addressed by Consultation?	Infrastructure Needs in LMI Areas
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lacey Public Works Department was consulted via email regarding capital project needs in LMI Census Tract Areas.
12	Agency/Group/Organization	North Thurston Public Schools
	Agency/Group/Organization Type	Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Broadband Capacity in Lacey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	North Thurston Public Schools was consulted on Broadband Capacity in Lacey.
13	Agency/Group/Organization	Lacey Timberland Library
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Broadband
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Timberland Library was consulted regarding homeless needs and broadband capacity.

14	Agency/Group/Organization	HUD / VASH
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Other government - Federal
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HUD / VASH was consulted regarding the needs of the Veterans they serve and where there could be gaps in housing and homelessness strategy. They were also asked how the City could better connect with housing agencies in Thurston County.

Identify any Agency Types not consulted and provide rationale for not consulting

The City did not reach out to the private sector business community, neighborhood organizations, faith-based groups, cultural organizations, or foundations. This was due to the short time frame the City had to create the Consolidated Plan. The City will continue outreach plans to these groups based on our Community Participation Plan (CPP) for our Human Services Strategic Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 4 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	WA Dept. of Commerce	Housing and service goals overlap

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City works closely with Thurston County and the City of Olympia on assessing local needs, reviewing overlapping strategies and goals, reviewing plans for HOME funds, and strategies for long-range planning for housing and reducing homelessness.

The City will continue these partnerships to implement the Consolidated Plan and strategies going forward.

Narrative

Through the Consolidated Plan consultation, the City gained critical information to inform its goals, strategies, and activities for the upcoming 2025-2027 CDBG plan years. The City recognizes and values the right of all community members to be informed about and have the opportunity to comment on the use of public funds.

DRAFT

PR-15 Community Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City began its engagement and participation efforts in 2024 as part of the Community Participation Plan for the Human Services Strategic Plan. The City established a Human Services Work group of community members to oversee the creation of the Community Participation Plan, Human Services Strategic Plan, allocations of Human Services Grant Program dollars, and eventually Community Development Block Grant (CDBG) funds. The Workgroup consisted of seven general members and one youth member. General membership must include at least two professionals with experience in human services e.g., direct service management or volunteer work. This work group received its first update on CDBG in November of 2024. At their December 2024 meeting, the work group approved the CDBG / HOME Community Participation Plan 2025-2027 and opened up a 30-day review and comment which was open from December 5, 2024 to January 5, 2025.

On December 5, 2024, the Lacey City Council established a permanent Human Services Commission (HSC) via ordinance, which would continue the work and oversight begun by the work group. The Commission's makeup is essentially the same as the workgroup's, with similar rules of procedure and three—and four-year terms.

The HSC received a CDBG update on April 3, 2025, and an introduction to the CDBG program timeline, potential projects, and the Consolidated Plan, Action Plan, Public Hearings and approval process.

The HSC conducted two public hearings to get feedback on the needs assessment and market analysis to inform the Consolidated Plan.

This Page Intentionally Left Blank

DRAFT

Table 5 –Community Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1.	Public Survey / Needs Assessment	Non-Targeted	The City Received 150 responses. Survey was open from 9/16/24 – 11/4/24	The comments received prioritized Mental Health, Affordable Housing, and Transportation Improvements.	None	https://www.surveymonkey.com/stories/SM-_2BYygl_2FBjpPR8DKBUgYdT_2BQ_3D_3D/
2.	Public Meeting – Commission on Equity	Minorities / Non-English Speakers	July 22 and September 23, 2024 The Commission on Equity gave feedback on engagement strategies for reaching underrepresented communities, human service needs assessment, stakeholders, and strategic planning for needs assessment.	Commission on Equity Minutes July 22 • City of Lacey • CivicClerk Commission on Equity Meeting Minutes - September 23	None	Commission on Equity Meeting • City of Lacey • CivicClerk

DRAFT

Table 5 –Community Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3.	Public Meeting / Focus Group- Veterans Advisory Board	Veterans	October 28, 2024 – Regularly Scheduled Thurston County Veterans Advisory Board – 8 VAB and 2 Thurston County Staff	Veterans gave feedback on needs specific to Veterans. They emphasized mental health care and elder care, specifically home health care. There is not enough emergency financial assistance for veterans who are not homeless. There is very positive feedback for the LVSH.	None	

DRAFT

Table 5 –Community Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4.	Focus Group – Senior Center	Seniors	November 21, 2024 – Lacey Senior Center – Coffee Meet Up – 14 Seniors	Seniors gave feedback on specific needs. They emphasized finding resources for unhoused seniors and access to rehabilitation services. They gave positive feedback for the Senior Center, LVSH, and Free Transit. They also stated that the Senior Center needs more parking and space to serve adults who need day services to give their caregivers a break. They also need better communication on what and where services are available.	None	

DRAFT

Table 5 –Community Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5.	Focus Group – Youth Council	Youth	Regularly Scheduled Lacey Youth Council meeting – March 18, 2025 – 14 Youth Council members attended	Youth Council members emphasized affordable health care, online mental health care, HIPPA rights training and Legal aid for youth, LGBTQ resources for youth and making sure resources are communicated to youth. Positive feedback for free transportation. Lacey lacks DV resources.	None	

DRAFT

Table 5 –Community Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6.	Human Services Commission (HSC)/Public Hearing #1	Non-Targeted –	Regularly Scheduled Meeting June 5, 2025	The public did not provide comments. The HSC commented that the Consolidated Plan was similar to what they had already recommended and had no concerns.	None	Human Services Commission • City of Lacey • CivicClerk
7.	HSC Public Hearing #2	Non-Targeted	Regular Meeting July 10, 2025			
8.	City Council Meeting	Non-Targeted	Regular Meeting May 20, 2025	Comments received were regarding matching funds and leveraging CDBG dollars to obtain additional funds.	None	City Council Regular Meeting • City of Lacey • CivicClerk
9.	Newspaper Ad	Non-Targeted	Published May 23, 2025			
10.	Newspaper Ad	Non-Targeted	Published June 26, 2025			
11.	Newspaper Ad	Non-Targeted	Published July 1, 2025			
12.	City Council Meeting	Non-Targeted	Regular Meeting July 22, 2025			

Table 5 –Community Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13.	City Council Meeting	Non-Targeted	Regular Meeting August 5, 2025			
14.	HUD / VASH	Homeless Community Needs. Public Housing Available, gaps in services	In person, June 2, 2025	Update on Vouchers, System of Getting Vouchers, Relationship with HATC, Caseloads, Transportation needs, Hard to place veterans who are offenders. It would be good to have a building just for veterans, more financial assistance for vehicle repairs, more places that take pets, and more money for housing application fees.	None	

DRAFT

Table 5 –Community Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
15.	Thurston County Public Health and Social Services	Homeless Community Needs. Veteran Needs, Gaps in Services	In person June 2, 2025	Emphasized that there is insufficient help for veterans who don't meet the income requirements, a gap in service for non-honorable discharges, which do not qualify. Stressed that more than money is needed, and that there is not enough help for non-homeless veterans. More mental health access, activities for adults with developmental disabilities, and help with placing offenders.	None	

DRAFT

Table 5 –Community Participation Outreach

<p>16.</p>	<p>Housing Authority of Thurston County</p>	<p>Assess coordination efforts.</p>	<p>Response was received in writing.</p>	<p>HATC indicated that Lacey is much more attuned than other jurisdictions in understanding how codes and regulations drive up the cost of housing. They shared ideas of how the City can increase affordable housing through fee reductions for “affordable” rent rates (30% of 80% AMI or HATC Section 8 Payment Standard). HATC indicated that Lacey is “proactive” in identifying surplus land for the development of affordable housing. This is ongoing currently with LOTT and assisting with a draft site plan.</p>	<p>None</p>	
-------------------	--	-------------------------------------	--	---	-------------	--

DRAFT

Table 5 –Community Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
17.	Timberland Regional Library – Lacey Branch	Assess Homelessness and Broadband needs	TBA			

DRAFT

NA-05 Overview

Needs Assessment Overview

The Needs Assessment addresses the need for public facilities, public improvements, and public services.

NA-50 – Non-Housing Community Development Needs

The City needs public facilities and community centers that primarily serve low- and moderate-income persons. These include, but are not limited to, Lacey Senior Center, Lacey Veterans Services Hub (LVSH), Parks, community facilities, and public infrastructure in LMI Census Block Tracts in Lacey (See Figure 1).

DRAFT

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The need for Public Facilities is outlined in the Capital Facilities Element of the Comprehensive Plan, which is a mandatory element as outlined in RCW 36.70A of the Growth Management Act. The general purpose of a Capital Facilities Plan is to show the financial plan that implements the City's Comprehensive Plan. It's meant to help the City use its limited funding efficiently and maximize funding opportunities.

How were these needs determined?

Several factors must be considered in planning future public facilities, many of which are unique to the type of facility being planned.

Individual comprehensive plans, sometimes called "master plans," for water, sewer, stormwater, parks, and transportation inform the Capital Facilities Plan. They provide a detailed description of inventories, condition, future needs, and projected costs for implementation. Those plans are updated approximately every five years and populate the Capital Facilities Plan, which is reviewed annually to reprioritize projects as needed. To review the Capital Facilities Plan, visit the webpage: [Capital Facilities Plan - City of Lacey](#)

The City is updating its **Comprehensive Plan**, a crucial blueprint to shape the Lacey community's growth, services, and investments over the next 20 years. This Plan guides decisions that impact Lacey neighborhoods, local businesses, traffic flow, public facilities, environmental resources, and more. Discover more about the 2045 Comprehensive Plan update by visiting the [Envision Tomorrow website](#).

Describe the jurisdiction's need for Public Improvements:

The need for Public Improvements is outlined in the Comprehensive Plan's Capital Facilities Element, a mandatory element as outlined in RCW 36.70A of the Growth Management Act. The general purpose of a Capital Facilities Plan is to show the financial plan that implements the City's Comprehensive Plan. It's meant to help the City use its limited funding efficiently and maximize funding opportunities.

How were these needs determined?

Several factors must be considered in planning future public facilities, many of which are unique to the type of facility being planned.

Individual comprehensive plans, sometimes called “master plans”, for water, sewer, stormwater, parks, and transportation inform the Capital Facilities Plan. They provide a detailed description of inventories, condition, future needs, and projected costs for implementation. Those plans are updated approximately every five years and populate the Capital Facilities Plan, which is reviewed annually to reprioritize projects as needed. To review the Capital Facilities Plan, visit the webpage: [Capital Facilities Plan - City of Lacey](#)

The City is updating its **Comprehensive Plan**, a crucial blueprint that will shape the Lacey community’s growth, services, and investments over the next 20 years. This Plan guides decisions that impact Lacey neighborhoods, local businesses, traffic flow, public facilities, environmental resources, and more. Discover more about the 2045 Comprehensive Plan update by visiting the [Envision Tomorrow website](#).

Describe the jurisdiction’s need for Public Services:

The City has made human services a priority by investing in programs and staffing to address community needs. The City provides and supports a broad range of efforts. Services include but are not limited to: direct outreach to our unhoused community members, direct funding to non-profits that provide human services, funding and managing the Lacey Veterans Services Hub, and helping fund local and regional housing initiatives, such as the Maple Court Enhanced Shelter in Lacey. To learn more about our human services efforts please visit our [Human Services Web Page](#).

How were these needs determined?

The City established a homelessness workgroup in 2020 to create a community-driven process that explored the experience of people facing homelessness in the community. This exploration included examining current approaches, discussing issues, assessing community support for potential goals and strategies, and developing a recommendation to the Lacey City Council. To learn more about this effort and its results, visit: [Community Workgroup on Homelessness](#)

The City is assessing the human services needs in the community through outreach and engagement with a wide range of stakeholders. Through this engagement, the City can identify gaps, learn what is working well, improve quality, and increase access to services. The results of this effort will help inform the Human Services Strategic Plan, which will continue to inform CDBG Consolidated Planning going forward.

This page intentionally left blank

DRAFT

Market Analysis

MA-05 Overview

Market Analysis Overview: The City's ACS data is missing in IDIS. The City used its own Economic Development Demographic and Economic Analysis dated May 7, 2025. The most current ASC Data can be found on the US Census website. The links to the most current data (2023) are listed below.

[Lacey Economic and Employment Data](#)

[Lacey Education Data](#)

[Lacey Housing Data](#)

[Lacey Income and Poverty Data](#)

DRAFT

MA-45 Community Development Assets - 91.410, 91.210(f)

Introduction – The City used its own Economic Development Demographic and Economic Analysis dated May 7, 2025.

Lacey is becoming increasingly diverse with a growing share of Hispanic/Latino and foreign-born residents. Additionally, Lacey’s aging population is expanding at a faster rate than Thurston County, suggesting a need for targeted senior services and amenities.

The rental housing market also tells two stories: 1) the housing stock is slightly more affordable compared to the rest of Thurston County, making it attractive for workers in the region, and 2) there are many senior living communities that meet a specific demand.

However, Lacey’s workforce patterns demonstrate a heavy reliance on nearby employment centers, with most residents commuting outside Lacey for work, especially in health care and government sectors. Moreover, the largest employers in Lacey are in retail, government, and education industries, and there is a greater concentration of industrial space (i.e., warehousing and distribution) in Lacey compared to other areas of Thurston County. These economic patterns indicate a continued need for transportation investments to support Lacey’s economic growth. They also suggest a potential need to diversify the employment base by attracting higher-wage jobs.

Economic Development Market Analysis

Table 6: Selected Economic Characteristics (Lacey ACS 2023)

Label	Estimate	Percent
EMPLOYMENT STATUS		
Population 16 years and over	46,066	46,066
In labor force	28,240	61.3%
Civilian labor force	26,106	56.7%
Employed	24,772	53.8%
Unemployed	1,334	2.9%
Armed Forces	2,134	4.6%
Not in labor force	17,826	38.7%
Civilian labor force	26,106	26,106
Unemployment Rate	(X)	5.1%
Females 16 years and over	24,261	24,261
In labor force	13,512	55.7%
Civilian labor force	13,058	53.8%
Employed	12,470	51.4%
COMMUTING TO WORK		
Workers 16 years and over	26,317	26,317
Car, truck, or van -- drove alone	18,502	70.3%
Car, truck, or van -- carpooled	2,643	10.0%
Public transportation (excluding taxicab)	636	2.4%
Walked	439	1.7%
Other means	302	1.1%
Worked from home	3,795	14.4%
Mean travel time to work (minutes)	26.1	(X)
OCCUPATION		
Civilian employed population 16 years and over	24,772	24,772
Management, business, science, and arts occupations	9,503	38.4%
Service occupations	4,800	19.4%
Sales and office occupations	6,137	24.8%
Natural resources, construction, and maintenance occupations	1,446	5.8%
Production, transportation, and material moving occupations	2,886	11.7%

INDUSTRY		
Civilian employed population 16 years and over	24,772	24,772
Agriculture, forestry, fishing and hunting, and mining	313	1.3%
Construction	1,630	6.6%
Manufacturing	1,102	4.4%
Wholesale trade	413	1.7%
Retail trade	3,261	13.2%
Transportation and warehousing, and utilities	1,675	6.8%
Information	404	1.6%
Finance and insurance, and real estate and rental and leasing	1,568	6.3%
Professional, scientific, and management, and administrative and waste management services	2,096	8.5%
Educational services, and health care and social assistance	5,321	21.5%
Arts, entertainment, and recreation, and accommodation and food services	2,090	8.4%
Other services, except public administration	953	3.8%
Public administration	3,946	15.9%
CLASS OF WORKER		
Civilian employed population 16 years and over	24,772	24,772
Private wage and salary workers	17,118	69.1%
Government workers	6,701	27.1%
Self-employed in own not incorporated business workers	942	3.8%
Unpaid family workers	11	0.0%

**This Page Intentionally Left
Blank**

DRAFT

Table 7: Educational Attainment by Employment Status: Population 25-64
(Lacey ACS 2023)

Label	Estimate
Total:	29,363
Less than high school graduate:	1,910
In labor force:	1,138
In Armed Forces	0
Civilian:	1,138
Employed	1,138
Unemployed	0
Not in labor force	772
High school graduate (includes equivalency):	6,630
In labor force:	4,679
In Armed Forces	19
Civilian:	4,660
Employed	4,448
Unemployed	212
Not in labor force	1,951
Some college or associate's degree:	11,638
In labor force:	9,044
In Armed Forces	641
Civilian:	8,403
Employed	7,954
Unemployed	449
Not in labor force	2,594
Bachelor's degree or higher:	9,185
In labor force:	7,895
In Armed Forces	955
Civilian:	6,940
Employed	6,691
Unemployed	249
Not in labor force	1,290

Table 8: Age by Educational Attainment (Lacey ACS 2023)

Label	Estimate
Population 18 to 24 years	4,848
Less than high school graduate	327
High school graduate (includes equivalency)	1,802
Some college or associate's degree	2,141
Bachelor's degree or higher	578
Population 25 years and over	40,202
Less than 9th grade	1,017
9th to 12th grade, no diploma	1,662
High school graduate (includes equivalency)	9,372
Some college, no degree	10,311
Associate's degree	4,901
Bachelor's degree	8,053
Graduate or professional degree	4,886
High school graduate or higher	37,523
Bachelor's degree or higher	12,939
Population 25 to 34 years	9,563
High school graduate or higher	8,941
Bachelor's degree or higher	3,146
Population 35 to 44 years	7,945
High school graduate or higher	7,544
Bachelor's degree or higher	2,503
Population 45 to 64 years	11,855
High school graduate or higher	10,968
Bachelor's degree or higher	3,536
Population 65 years and over	10,839
High school graduate or higher	10,070
Bachelor's degree or higher	3,754

Table 9: Median Earnings in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)

Label	Estimate
Population 25 years and over with earnings	\$55,489
Less than high school graduate	\$28,889
High school graduate (includes equivalency)	\$45,625
Some college or associate's degree	\$53,215
Bachelor's degree	\$62,117
Graduate or professional degree	\$82,460

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the City’s latest annual economic report, the largest employers in Lacey are in the following industries¹:

- Retail (12.1 percent of local employment): For example, Amazon, PetSmart, Harbor Wholesale, Medline Industries, and Walmart
- Government (8.4 percent): State of Washington and City of Lacey
- Education (7.7 percent): North Thurston Public Schools and St. Martin’s University

However, Lacey residents work in a variety of industries, as shown in **Error! Reference source not found.** About half work in these sectors: retail, government (public administration), education, or health care industries. The other half works in other industries like professional, scientific, and technical services or construction.

Describe the workforce and infrastructure needs of the business community:

Lacey’s workforce patterns demonstrate a heavy reliance on nearby employment centers, with most residents commuting outside Lacey for work, especially in healthcare and

¹ 2023 Annual Comprehensive Financial Report. City of Lacey, WA, 2023.

government sectors. Moreover, the largest employers in Lacey are in retail, government, and education industries, and there is a greater concentration of industrial space (i.e., warehousing and distribution) in Lacey compared to the rest of Thurston County. These economic patterns indicate a continued need for transportation investments to support Lacey's economic growth. They also suggest a potential need to diversify the employment base by attracting higher-wage jobs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support, or infrastructure these changes may create.

The Nisqually Indian Tribe's development of Quiemuth Resort and Village could add retail spaces while improving retail diversity. Moreover, it could be a catalyst for other developments in Northeastern Lacey. Construction and development proposals exist for retail, hotel, and residential uses on surrounding properties. In the short term, these developments could generate new jobs from construction and furnishing activities. In the long term, they can add to Lacey's workforce, including in the retail and lodging sectors. New housing and retail would also generate more jobs. When more information about the proposed Quiemuth Resort and Village development is available, the City will re-evaluate the mix of retail, residential, and non-residential uses and consider complementary land uses and economic opportunities that could be located around the Quiemuth Resort and Village projects.

Multiple multi-family and single-family housing projects are being built in Lacey, which will increase construction jobs and provide more affordable workforce housing. Over 300 units are being built in Midtown Lacey, where commercial space will be converted to residential housing, supporting a growing workforce.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Educational attainment has stayed relatively stable since 2013. Thurston County showed a slight increase in higher education levels, particularly in bachelor's degrees. However, Lacey showed a slight increase in associate's degrees. This trend suggests that while educational attainment is slowly changing in the region, Lacey's educational profile is slightly different. This may have implications for the types of jobs and skillsets that are growing.

Around 20% of Lacey residents have at least a bachelor's degree and 24% of Lacey residents have a high school diploma or GED. This fits well with the current employment opportunities in Lacey including education, government and retail (including warehouses).

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

South Puget Sound Community College (SPSCC) offers specialized professional and technical training. PAC Mountain Workforce Development Council (WDC) invests in various training to support growing business sectors in Lacey. The Lacey MakerSpace is being considered for a potential training facility for industrial and manufacturing jobs, providing training in OSHA 10, OSHA 30, Forklift Driver, Blueprint Reading, CAD programming, etc. In the future, a manufacturing apprenticeship program could also lead to higher-paying jobs in the aerospace industry.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City recently published a summary of current demographic and economic conditions that will help shape Lacey's future growth and development. This analysis is the first step in a broader study of Lacey's economic landscape. The next steps involve interviews with business community members and developing an economic development strategy. This work also aligns with the timeline and goals of Lacey's ongoing Comprehensive Plan update.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

We have partnered with the Thurston Economic Development Council (EDC) to create an economic development district that includes Thurston, Mason, Pacific, and Grays Harbor Counties. This will form a federally recognized economic development district, which will allow for more funding opportunities to serve our LMI community members with job training and placement. This is a regional Comprehensive Economic Development Strategy.

A-50 Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration") Because Lacey's CHAS data is not yet available via HUD CPD Maps, the City used Thurston County's 2024 CHAS data. According to this data, there are three areas with a higher concentration (above 50%) of Low Income (LI) households with any of 4 severe housing problems (figure 1).

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration") Lacey has two LMI areas that are qualified LMI census tracts. Concentration is defined as having 51% or more of households earning less than 80 percent of the median income. According to the 2020 Census Demographic Data Map, Lacey has two Census tract areas where Asian alone race is higher than 10% of the population in that Census Tract (Figure 2).

What are the characteristics of the market in these areas/neighborhoods? In LMI neighborhoods, there is a trend of building higher-density and multifamily developments with more affordable apartments in areas with access to services and transit nearby.

Are there any community assets in these areas/neighborhoods? These areas have community assets such as Huntamer Park, the Lacey Transit Center, the Lacey Veterans Services Hub, many behavioral help organizations, a behavioral hospital, and an emergency care facility. The South Puget Sound Community College Lacey Campus is also located in this area. In addition, the future Lacey Museum will be located here.

Are there other strategic opportunities in any of these areas? Yes, more mixed-use development, pedestrian improvements, and roundabouts to help slow down traffic. The City is working with Saint Martin's Abbey to open St. Martin's University to the community. This may include an expansion of the Lacey MakerSpace, if additional resources are allocated. This could be done with workforce development dollars. Daycare access is an economic necessity for LMI families. If single-parent families cannot afford daycare, they may be forced to stay out of the workforce. Adding more affordable child care could be a strategic opportunity.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

During the COVID Pandemic, the North Thurston Public Schools (NTPS) sent out requests to families to see if they needed assistance getting internet connectivity due to a lack of broadband connectivity or financial hardships. A total of 132 families requested wireless hotspots. The top five schools requesting hotspots were River Ridge, North Thurston, Lydia Hawk, Nisqually, and Mountain View. Just those five schools accounted for over half of all requests.

Currently, NTPS has 71 families using wireless hotspots due to a lack of connectivity related to limited broadband access or financial hardships. River Ridge, North Thurston, Chinook, Salish, and Lydia Hawk have the highest number of participants, with those five schools accounting for nearly half of all hotspots in use.

From speaking with families in the past and looking over our hotspot request trends; the areas of the NTPS district that have had the greatest need have been nearby or north of Martin Way and nearby or east of Marvin. This matches up to some of the area's lower income and/or more rural populations that attend NTPS, who either don't have access to broadband connectivity or the families are unable to afford the service.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Other internet options could be satellite-based, such as Dish Network or Starlink. 5G wideband data service could also be an option, but that is limited by proximity to a high-speed antenna in the neighborhood. While these could technically be competitors to the major internet providers (Comcast), each has issues with latency, lack of sustained data transmission, low bandwidth caps, etc. Zply, a fiber network company, recently received a franchise with the City and is providing internet services in select locations. However, in many communities, cable providers offer lower prices than fiber.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In 2020, Thurston County and the cities of Lacey, Olympia, and Tumwater worked with the Thurston Regional Planning Council to craft a strategic framework for reducing climate-polluting greenhouse gases while maintaining—and even improving—our quality of life. The Lacey City Council adopted the Thurston County Climate Mitigation Plan on September 16, 2021, as part of its 2021 Comprehensive Plan Amendments.

In summary this report noted:

The region's average annual air temperature will continue to rise over the 21st Century. While there will continue to be variability from year to year, due in part to atmospheric cycles like El Nino and La Nina, we can generally expect to experience hotter, drier summers and warmer, wetter winters.

These changes are anticipated to worsen existing hazards—like floods, landslides, and wildfires—and introduce new threats—like invasive plants, insects, and infectious diseases.

Risks and Impacts

- Shrinking snowpack - changes streamflow timing, affecting groundwater recharge and fish habitat.
- Changing oceans (acidification and temperature) - threaten local subsistence and commercial fisheries.
- Rising sea levels - exacerbate coastal flooding and erosion, and undermine infrastructure and wells.
- Warming lakes and streams - threaten water quality, increase algae blooms, impacting human health and aquatic species.
- Intensifying storms - increase flood damage to structures and endanger people.
- Deepening droughts - spur water shortages, wildfires, crop and livestock losses.
- Expanding wildfires - endanger people and property and increase health impacts from air pollution.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The Thurston County 2020 Climate Mitigation Plan outlines that “Though climate change affects everyone, not all people are impacted equally. Communities of color, immigrants, lower-income populations, and the elderly are often more vulnerable to climate impacts like increased heat, flooding, food insecurity, and air quality impacts. The same people may experience multiple, overlapping structural, social, and biological factors that limit their ability to respond and adapt to climate change. The result is that populations that have contributed the least to create the climate crisis are set to bear the most significant burden of its impacts. The vision of the Thurston Climate Mitigation Plan begins with the principle that all jurisdictions must protect vulnerable communities by reducing their local contributions to climate change.

In addition, the Thurston Climate Mitigation Plan identifies strategies and actions that can support low-income and marginalized communities while reducing greenhouse gas emissions, including in the areas of:

Housing—Support for more and greater varieties of housing in urban hubs and along transit corridors, paired with anti-displacement policies to maintain affordable housing options.

Energy costs—Increased financing options for energy efficiency improvements that reduce energy costs, especially in rental housing, which disproportionately serves lower-income residents and people of color.

Middle-density housing—Reevaluate and change zoning as needed to allow for a range of housing types to promote socioeconomic integration of housing near our region’s urban centers or moderate-density zones

The Thurston County Hazards Mitigation Plan (TCHMP) was approved by FEMA on February 15, 2024, and is effective through February 14, 2029. A key tenet of this plan addresses the increased flooding and wildfire risks caused by climate change. Vulnerable populations, such as the elderly and low-income households, need equitable hazard mitigation strategies to reduce risks.

In the TCHMP, the variables used to determine Social Vulnerability, such as population with a disability, population with no health insurance, or housing units without a vehicle, are reported by jurisdiction in (figure 1) from the TCHMP appendix. Lacey, in general, is more diverse, younger, and less dense than other areas in Thurston County. Roughly 43% of the

Lacey households are renters, 5% live in manufactured homes, and 14% live in structures with 10 or more units. A relatively small percentage (7%) of households do not have a vehicle. Approximately 37% of Lacey households are cost-burdened, which represents over a third of the population. 15% of households are severely cost burdened and 18% have income below 150% of the poverty line. These social vulnerability variables will impact the climate mitigation strategy and influence Lacey's climate resiliency plans.

DRAFT

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This Strategic Plan sets priority needs and goals for the City of Lacey for the next three years. The City of Lacey was previously part of a CDBG Consortium with Thurston County. Lacey was included in the Thurston County/City of Olympia 2024-2027 Consolidated Plan and Annual Action Plan. That plan is located at [2023-2027 Con Plan-Thurston County / Olympia](#). The goals for that plan are to increase affordable housing, preserve and improve existing and affordable housing, provide services and assistance to improve housing and economic outcomes, and provide public facilities and infrastructure.

As an entitlement community, the City must complete a revised 3-year Consolidated Plan and Annual Action Plan. The City remains part of the HOME Consortium with Thurston County and Olympia and will collaborate with both entities on an updated Consolidated Plan in 2028.

The City aims to build on the strategic directions outlined in its [Affordable Housing Strategy](#) and continue investing in local and regional plans to create more affordable new rental housing and homeownership opportunities and establish broader anti-displacement measures. The City remains committed to all goals outlined in the plan(s) and will pursue those goals through investment in projects through the Regional Housing Council and HOME Consortium.

This Strategic Plan outlines ways the City can be responsive to priority needs over the next three years by continuing to pursue existing strategies and goals outlined in the 5-year plan. In particular there is an ongoing need for a wide range of public improvements in Lacey which include improvements to sidewalks, parks, community centers, lighting, crosswalks and more.

The Strategic Plan also outlines ways the City can provide services and assistance to improve housing and economic outcomes. The City will continue to perform outreach and engagement around human needs to develop a human services strategic plan, which will inform existing and future priorities.

Goal 1 of the Five-Year Plan: Increase Affordable Housing Supply

Increasing the affordable housing supply is identified as the top need for Lacey, 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 of the Five-Year Plan: 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 of the Five-Year Plan: Provide Services and Assistance to Improve Housing and Economic Outcomes

Providing supportive services, including drug and alcohol treatment and behavioral health services, to individuals exiting homelessness will increase the success rate of individuals who remain housed. These individuals should also be provided 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 behavioral 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 of the Five-Year Plan: Provide Public Facilities and Infrastructure Improvements.

This goal supports the other three goals. Increasing the supply of affordable housing, preserving the existing housing supply, and providing services to improve outcomes can depend on ensuring adequate public facilities and infrastructure are provided. In addition, low—or moderate-income neighborhoods within Lacey have facility and infrastructure gaps or problems, such as access to local parks and community centers.

The priorities for providing public facilities and infrastructure improvements include:

- Improvements to public facilities and infrastructure that 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
- 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.

The Lacey City Council will set funding priorities annually for the use of federal entitlement funds. General priorities will be aligned with the Consolidated Plan and opportunities to leverage funds from other sources when possible. Priorities further reflect direction in two areas: 1) providing public facilities and infrastructure, and 2) providing assistance to improve housing and economic outcomes. General fund dollars also support public services.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

General Allocation Priorities

Describe the basis for allocating investments geographically within the City.

Based on research, program experience, and administrative capacity, the City plans to designate CDBG funding on City capital project(s) for the first few years. **Table 10** provides a matrix of potential CDBG-eligible City Capital Projects. **Figure 1** contains the Qualified Census Tracts in Lacey.

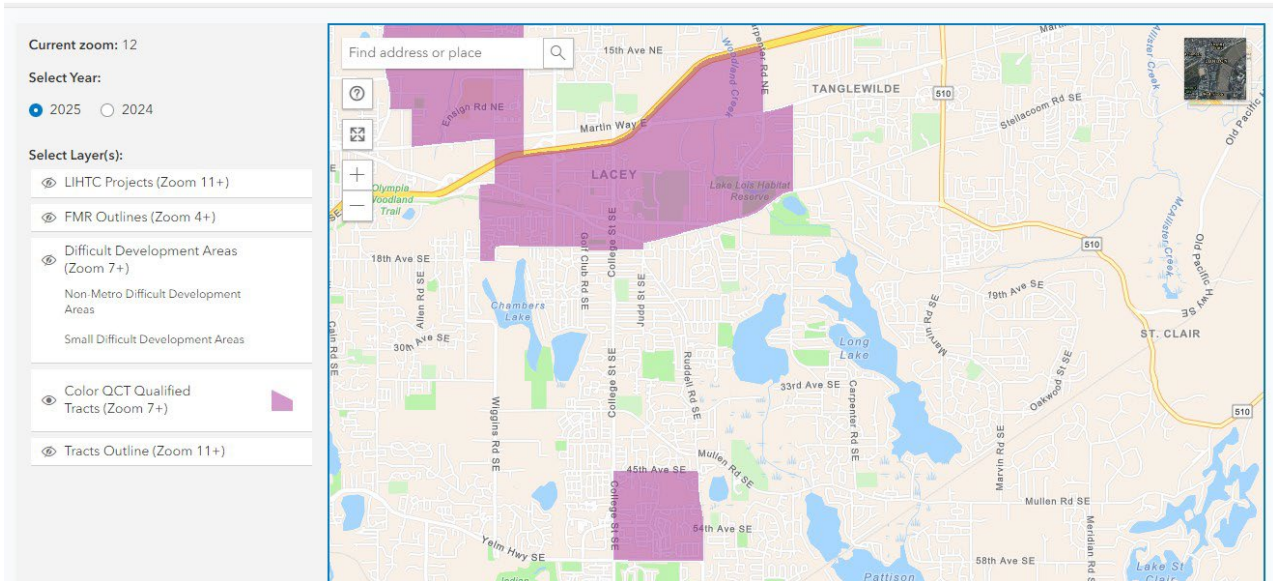
Table 10 – Sample Potential CDBG Eligible City Capital Projects

Table B					
Sample Potential CDBG Eligible City Capital Projects					
#	Project	Eligibility	Timeline	Brief	Est. Cost
1.	Huntamer Park Improvements	Qualified Census Track	Near-term 2026 - 2028	Updates to park, including sidewalks	\$1.8M
2.	ADA sidewalk updates	Qualified Census Track	Near-term 2026+	Update sidewalks throughout areas	Scalable
3.	Senior Center Expansion	Potential LMI Qualifier	Near-term 2027+	Expand approx. 3,000 sq. ft. to meet the needs of the growing senior community	\$4.3M
4.	Brooks Park Enhancements	Qualified Census Track	Near-term 2027+	Add new amenities, e.g., playground	\$615K
5.	Other public infrastructure improvements (lighting, septic, etc.)	Qualified Census Track	Near-term 2026 - 2028	Varies	Scalable
6.	Rainier Vista Park Improvements	Qualified Census Track	Long-term 2028+	Add new amenities, e.g., playgrounds, courts, etc.	\$1M
7.	Lacey Museum & Cultural Center	Qualified Census Track	Long-term 2028+	Construct new museum and cultural center	\$14+M
8.	College St. Sidewalk and Pedestrian Crossing Improvements	Qualified Census Track	Long-term 2028+	Improve crossing infrastructure	\$1M+

Figure 1

Overview of 2024 and 2025 Small DDAs and QCTs

The 2025 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2025. The 2025 QCT designations use tract boundaries from the 2020 Decennial census. The 2025 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 Decennial census. The designation methodology is explained in the Federal Register notice published September 9, 2024.



DRAFT

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Table 11 – Priority Needs Summary

Priority Needs Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Public Facilities and Infrastructure Improvements	High	Extremely Low, Moderate, Middle	Lacey Qualified Census Tracts	This aligns with Goal 4 of the five-year plan: Provide Public Facilities and Infrastructure Improvements.	Improvements to public facilities and infrastructure that support housing for low- or moderate-income households <ul style="list-style-type: none"> • 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 	This priority supports the other three areas. 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 Lacey have facility and infrastructure gaps or problems, such as safe drinking water, local

DRAFT

address public health and safety problems parks and community centers.

- Improvements to public facilities and infrastructure to increase or improve access to services for low- or moderate-income households

Priority Needs Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Housing: Increase and Improve Affordable Housing	High	Extremely Low, Moderate, Middle	Not Geographic Specific	This aligns with Goal 1 and 2 of the five-year plan: Provide Public Facilities and Infrastructure	Increase affordable housing by funding additional projects, adding development incentives, providing economic assistance to renters and homeowners, improving the quality, climate resiliency, and accessibility of existing housing stock.	Increasing and improving the affordable housing supply was identified as a top need for Thurston County and the City of Olympia in the five-year plan. The need for affordable housing goes across the entire spectrum of income levels.

Improvements.

Priority Needs Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Public Services	Medium	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic	Lacey	This aligns with Goal 3. Community and Economic Development	Services include: <ul style="list-style-type: none"> 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-income households 	Services are always in high need. The CDBG cap on service dollars limits the reach of this programming, so it was placed as a medium priority.

DRAFT

Substance
Abuse
veterans
Persons with
HIV/AIDS
Victims of
Domestic
Violence
Unaccompa
nied Youth
Elderly
Frail Elderly
Persons with
Mental
Disabilities
Persons with
Physical
Disabilities
Persons with
Developmen
tal
Disabilities
Persons with
Alcohol or
Other
Addictions
Persons with
HIV/AIDS

DRAFT

and their
Families
Victims of
Domestic
Violence
Non-housing
Community
Development
t

DRAFT

Narrative (Optional)

The City has several planned facility expansions, park improvements, and infrastructure improvements located in LMI census tract neighborhoods. The growing demand for parks exceeds our capacity at the current levels. The Lacey Senior Center is at maximum capacity and lacks adequate parking and programming space. For more detailed information, see the complete Lacey Parks, Culture and Recreation (LPCR) Strategic Plan is at [PARKSLPCR_Sections_01-09-ToC_LS.pdf](#). This plan includes extensive community outreach that was done to prioritize future needs.

The City continues to emphasize a multimodal transportation system. Many of the City's streets include sidewalks, bicycle lanes, and new standards for pedestrian improvements, making non-motorized travel a viable alternative to cars. Current standards require non-motorized elements on all new or redeveloped portions of roadways to close any gaps in the existing system. Additionally, Transportation Demand Management (TDM) strategies include provisions for additional active transportation facilities (e.g., bicycle and pedestrian) and long-term efforts to promote multimodal transportation options and implement transit-oriented development. Improvements located in the LMI census tract neighborhoods could help meet Consolidated Plan goals and priorities. For more detailed information, see the complete [Lacey 2030 Transportation Plan](#).

The City provides and supports a broad range of local human services to community members. The services are targeted to alleviate hardships and help individuals to access community resources. The City engages in this work in four (4) distinct ways:

- Direct social service outreach and clean-up response;
- Coordinated efforts with regional and community partners;
- Providing funding to support the work of non-profit and other governmental entities; and
- Advocacy for more comprehensive solutions to homelessness at state and federal levels.

Through this work, the goal of the City is to provide and support services in the community that are done with compassion, enhance public safety and wellbeing for all, and are legal.

The City coordinates its affordable housing and anti-poverty strategies through long-range planning, inter-jurisdictional investment and collaboration, and human services strategic planning. The City aims to build on the strategic directions outlined in its [Affordable Housing Strategy](#) and continue investing in local and regional plans to create more

affordable new rental housing and homeownership opportunities and establish broader anti-displacement measures.

DRAFT

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The amount expected in Year 1 is based on:

- Annual allocation to Lacey from HUD Entitlement grants

The amount expected to be available in the remaining two years of the Consolidated Plan is based on a similar allocation to year 1. The City does not have prior year resources or program income.

Table 12 - Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	348,393				696,786	The City received an award letter dated May 14, 2025

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG entitlement dollars do not require matching funds. Some City capital projects may require additional funding to complete. These funds may be from additional federal sources, local, or state dollars.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns and operates most of the public infrastructure and parks within its boundaries. City-owned and operated facilities and infrastructure include, but are not limited to, Huntamer Park, Lacey Senior Center, Lacey ADA Sidewalk and Pedestrian Crossings, Brooks Park, Lacey Streetlights, Rainier Vista Community Park, and the Lacey Museum and Cultural Center.

Discussion

The City will continue to evaluate human services needs, including housing, homeless services, and special population needs throughout this three-year plan. As part of the Human Services Strategic Planning process, the City will continue to incorporate CDBG-related outreach and engagement to align with HUD's national objectives.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

**Table 13 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Lacey	Government	Homelessness Non-homeless special needs and Community Development Public Facilities Neighborhood Improvement Public services Economic Development Planning	Jurisdiction
THURSTON COUNTY	Government	Affordable Housing Ownership Rental	Jurisdiction
Non-Profit Providers	Non-Profit	Homelessness Non-homeless special needs Community Development Public services Economic Development	Jurisdiction

There is a strong commitment in the community to work on issues affecting low- and moderate-income persons. Housing affordability and human services are a high priority, and the institutional delivery system has been modified in recent years to help address these issues. The changes include:

- Additional local funding to create and preserve affordable housing, and support behavioral health services

- Coordination and help getting additional state and federal funds for affordable housing and mental health
- Affordable Housing Strategy
- Coordination with other local governments and nonprofits
- Regional Housing Council
- Homelessness Work Group
- Human Services Work Group
- Human Services Commission

Some gaps identified are a lack of behavioral health care access, additional public housing vouchers, more financial assistance for individuals who are homeless and not veterans, and more affordable housing options.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

DRAFT

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Table 14 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Other			

The City recognizes there is an ongoing crisis and those who are most vulnerable to the impacts of homelessness are the individuals who experience it on a regular or infrequent basis.

The City also recognizes that cities are ill-equipped to address the root causes and resulting consequences of homelessness. That being said, the City strives to work collaboratively with community partners to provide social service resources to individuals experiencing homelessness in Lacey, as well as services to prevent homelessness from occurring.

The Lacey Human Services Grant Program (HSGP) provides a competitive annual allocation of \$300,000 to non-profit entities that provide direct services to homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth). Learn more about the HSGP: [Human Services Grant Program](#)

The Lacey Veterans Services Hub (LVSH) offers wrap-around services that cover most of the services listed in Table 14. The LVSH strives to provide a one-stop shop for Veterans, active-duty military, and their families in Thurston County and beyond. Learn more about the LVSH: [Lacey Veterans Services Hub](#)

The City's Lacey Police Department offers the **Community Resources Unit (CRU)**. CRU provides outreach services to Lacey's most vulnerable community members. Currently, the CRU has two police officers who respond to people who are homeless and in need of behavioral health and/or social services. The program aims to help unsheltered individuals enter, engage, and complete the necessary steps to achieve a safe residence and a return to stability, health, and productivity in the community.

In response to the need for outreach services to address the increase in homelessness, public display of behavioral health issues, and people in crisis within the City, on July 15, 2021, the City Council approved the creation of a Mobile Outreach Team (MOT). The MOT began on August 23, 2021, and works collaboratively with the CRU. The team consists of two crisis clinicians and two peer specialists.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City has closed some of the gaps in service delivery by increasing staffing, enhancing programming, and offering community engagement concerning programs, policies, and investments.

Examples of improvements to delivery system of services:

The City created the MOT and CRU after feedback from the Homelessness Work Group. This is an ongoing investment to improve the services delivery system listed in Table 14.

The City invested in a full-time human services coordinator to oversee human services grants and programs, including CDBG funds.

The City created a human services work group to advise the Lacey City Council on allocating Human Services Grant Funds (up to \$300,000 in general funds) to local non-profits who provide direct services listed in Table 14.

The City created a permanent Human Services Commission to advise the Lacey City Council on allocating Human Services Grant Funds (up to \$300,000 in general funds) to local non-profits who provide direct services listed in Table 14 and other policy and programmatic recommendations.

The City created a permanent City position to provide daily oversight of services and strategic planning for the Lacey Veterans Services Hub.

With these investments, the City has reduced some gaps in affordable housing, public housing, services for re-entry clients, and behavioral health needs, but others remain.

The City has greatly improved its service delivery and will continue to do so.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to work with other local governments, nonprofit organizations, and the public to overcome gaps in the system and address priority needs.

DRAFT

Table 15 – Goals Summary

DRAFT

Table 15 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Public Facilities and Infrastructure	2025	2027	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Lacey LMI Census Tract Areas	Housing, Community and Economic Development Special Needs	1,045,179	Public Facility or Infrastructure Activities for Low/Moderate Income Neighborhoods.
2	Provide Public Services	2025	2027	Homeless Non-Homeless Special Needs	Lacey	Housing Services Community and Economic Development Special Needs	TBD	Public service activities other than Low/Moderate Income Housing Benefit:

DRAFT

SP-45 Goals - 91.415, 91.215(a)(4)

Table 15 – Goals Summary

3	Increase and Improve Affordable Housing	2025	2027	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Lacey	Housing Services Community and Economic Development Special Needs	TBD	Housing Activities with Low/Moderate Income Housing Benefit:
----------	---	-------------	-------------	--	--------------	--	------------	---

DRAFT

SP-45 Goals - 91.415, 91.215(a)(4)

Table 15 – Goals Summary

Goal Descriptions Goal Name	Goal Description
Provide Public Facilities and Infrastructure	<p>This goal includes the following priority needs:</p> <ul style="list-style-type: none"> • Improvements to public facilities and infrastructure which support housing for low-income households • Improvements to public facilities and infrastructure to support low-income neighborhoods • Improvements to low-income neighborhoods to reduce the concentration of poverty • Modifications to provide accessibility
Goal Descriptions Goal Name	Goal Description
Public Services	<p>This goal includes the following priority needs:</p> <ul style="list-style-type: none"> • Supportive services for people experiencing homelessness or behavioral health crisis • Services to support children and families, including food insecurity and child care • Services to improve economic opportunities for low-income households

Table 15 – Goals Summary

	<ul style="list-style-type: none"> • Services to support access to homeownership • Assistance to small business community (microenterprise) • 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
Goal Descriptions Goal Name	Goal Description
<p>Affordable Housing</p>	<p>This goal includes the following priority needs:</p> <ul style="list-style-type: none"> • 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 <p>Rental assistance to ensure households are not cost-burdened</p>

DRAFT

Table 15 – Goals Summary

	<ul style="list-style-type: none">• 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
--	---

DRAFT

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Lacey is part of the Thurston County HOME Consortium. The 5-year estimate for the HOME plan is to help 300 families or households.

DRAFT

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Any infrastructure or facility rehabilitation project under EPA and Washington State rules for Lead-Based Paint Risk Assessments will require that any hazards be remediated or abated by certified contractors using safe work practices to prevent lead contamination. The community will receive additional education if lead-based paint hazards are discovered before or during remediation.

How are the actions listed above integrated into housing policies and procedures?

Federal rules implemented by the [U.S. Environmental Protection Agency \(EPA\)](#) apply to any project that disturbs lead-based paint in homes and child-occupied facilities built before 1978. The City adheres to these policies in our programs and projects. The State of Washington also has Lead-Based Paint regulations that the City must adhere to. The City will incorporate these policies into CDBG Program Policies and Procedures as they are developed.

DRAFT

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's strategy for reducing the number of poverty-level families is through direct service, government and public-sector partnerships, and funding community-based organizations that provide critical social services. Examples of these are:

- Direct outreach to unhoused individuals – either in encampments, living in vehicles, or living on the street
- Funding to non-profit agencies who provide emergency financial assistance, job training and placement, youth programs, emergency home repairs, emergency supplies for school, rapid re-housing, food access, homegrown food or gardening classes, home sharing programs, and more.
- Funding and managing the Lacey Veterans Services Hub, which provides emergency financial assistance, rapid rehousing, direct housing vouchers, food and hygiene supplies, job training and placement, education counseling and placement, access to Veterans benefits, wrap-around intensive case management, and more.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City coordinates its affordable housing and anti-poverty strategies through long-range planning, inter-jurisdictional investment and collaboration, and human services strategic planning. These plans inform one another and can potentially fill gaps in each area as they become apparent through community engagement.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City will monitor all federal funding recipients according to the best practices outlined in the HUD Guidebooks for CDBG.

As an entitlement grantee, the City is responsible for monitoring the day-to-day operations of its subrecipient activities to ensure compliance with all applicable federal requirements at 24 CFR 570 and 24 CFR 576, individual project goals, and local CDBG program requirements.

This is the first year of direct entitlement funds, so the City does not anticipate sub-recipients at this time. However, as the CDBG program evolves, the City may develop a monitoring handbook, guidelines, and schedule for monitoring sub-recipient programs and projects, as needed.

DRAFT



2025 CDBG Action Plan



DRAFT June 2025



Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The amount expected in Year 1 is based on:

- Annual allocation to City from HUD CDBG Entitlement grants

The amount expected to be available in the remaining two years of the Consolidated Plan is based on the 2025 allocation estimate.

Anticipated Resources

Table 1 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$348,393	\$0	\$0	\$348,393	\$696,786	

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The City of Lacy (City) will leverage its CDBG funds with local, private, and State funds.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns and operates the public infrastructure and public parks within the City boundaries. These facilities and infrastructure include but are not limited to: Huntamer Park, City Senior Center,

City ADA Sidewalk and Pedestrian Crossings, Brooks Park, City Streetlights, Rainier Vista Park and the City Museum and Cultural Center.

Discussion

The City will continue to evaluate community needs, including, but not limited to, housing, homelessness, human services, and special populations throughout this three-year plan. As part of the Human Services Strategic Planning process, the City will continue to incorporate CDBG-related outreach and engagement to align with HUD’s national objectives.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Table 2 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Public Facilities and Infrastructure	2025	2027	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Lacey LMI Census Tract Areas	Housing, Community and Economic Development Special Needs	\$348,393	Public Facility or Infrastructure Activities for Low/Moderate Income Neighborhoods.

Table 2 – Goals Summary

Goal Description

Goal Name	Goal Description
Provide Public Facilities and Infrastructure	This goal includes the following priority needs: <ul style="list-style-type: none"><li data-bbox="716 506 1458 579">• Improvements to public facilities and infrastructure that support housing for low-income households<li data-bbox="716 617 1430 690">• Improvements to public facilities and infrastructure to support low-income neighborhoods<li data-bbox="716 728 1451 802">• Improvements to low-income neighborhoods to reduce the concentration of poverty<li data-bbox="716 837 1219 869">• Modifications to provide accessibility

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City has a number of planned facility expansions, park improvements, and infrastructure improvements located in LMI census tract neighborhoods. Growing demand for parks exceeds our capacity at the current levels. The Lacey Senior Center is at maximum capacity and lacks adequate parking and programming space. For more detailed information, see the complete City Parks, Culture and Recreation (LPCR) Strategic Plan is at [PARKSLPCR_Sections_01-09-ToC_LS.pdf](#). This plan includes extensive community outreach that was done to prioritize future needs.

The City has emphasized and continues to emphasize a multimodal transportation system. Many of the City’s streets include sidewalks and bicycle lanes as well as new standards for pedestrian improvements, making non-motorized travel a viable alternative to cars. Current standards require non-motorized elements on all new or redeveloped portions of roadways, in order to close any gaps in the existing system and expand its network further. Additionally, Transportation Demand Management (TDM) strategies include provisions for bicycle and pedestrian facilities, as well as long-term efforts to promote multimodal transportation options and implement transit-oriented development. Improvements located in the LMI census track neighborhoods could help meet Consolidated Plan goals and priorities. For more detailed information, see the complete [City 2030 Transportation Plan](#).

Table 31 – Project Information

#	Project Name
1	City Facility or Infrastructure Project
2	Planning and Administrative

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City has a number of projects planned in LMI Census tract areas. In year-one of entitlement status, the City plans to focus leveraging CDBG dollars for capital projects. Due to administrative availability and reporting timelines, the City feels this is the most reasonable path toward utilizing CDBG funds in PY25.

Table 4 - Project Summary

AP-38 Project Summary

Project Summary Information

A PY25 Project Summary can be found in the attached list of potential projects.

Table B					
Sample Potential CDBG Eligible City Capital Projects					
#	Project	Eligibility	Timeline	Brief	Est. Cost
1.	Huntamer Park Improvements	Qualified Census Track	Near-term 2026 - 2028	Updates to park, including sidewalks	\$1.8M
2.	ADA sidewalk updates	Qualified Census Track	Near-term 2026+	Update sidewalks throughout areas	Scalable
3.	Senior Center Expansion	Potential LMI Qualifier	Near-term 2027+	Expand approx. 3,000 sq. ft. to meet the needs of the growing senior community	\$4.3M
4.	Brooks Park Enhancements	Qualified Census Track	Near-term 2027+	Add new amenities, e.g., playground	\$615K
5.	Other public infrastructure improvements (lighting, septic, etc.)	Qualified Census Track	Near-term 2026 - 2028	Varies	Scalable
6.	Rainier Vista Park Improvements	Qualified Census Track	Long-term 2028+	Add new amenities, e.g., playgrounds, courts, etc.	\$1M
7.	Lacey Museum & Cultural Center	Qualified Census Track	Long-term 2028+	Construct new museum and cultural center	\$14+M
8.	College St. Sidewalk and Pedestrian Crossing Improvements	Qualified Census Track	Long-term 2028+	Improve crossing infrastructure	\$1M+

Table 4 – Project Summary

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
City Facility or Infrastructure Project	LMI Census Tract Area	Provide Public Facilities and Infrastructure	<ul style="list-style-type: none"> • Improvements to public facilities and infrastructure that support housing for low-income households • Improvements to public facilities and infrastructure to support low-income neighborhoods • Improvements to low-income neighborhoods to reduce the concentration of poverty Modifications to provide accessibility	\$348,393	Infrastructure and facility improvements in low- and moderate-income neighborhoods in City.	8/31/2026	9226	See attached LMI Chart	The facility and infrastructure improvements may include park renovations, sidewalk ADA improvements, Crosswalks, lighting, etc.

Overview of 2024 and 2025 Small DDAs and QCTs

The 2025 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2025. The 2025 QCT designations use tract boundaries from the 2020 Decennial census. The 2025 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 Decennial census. The designation methodology is explained in the Federal Register notice published September 9, 2024.

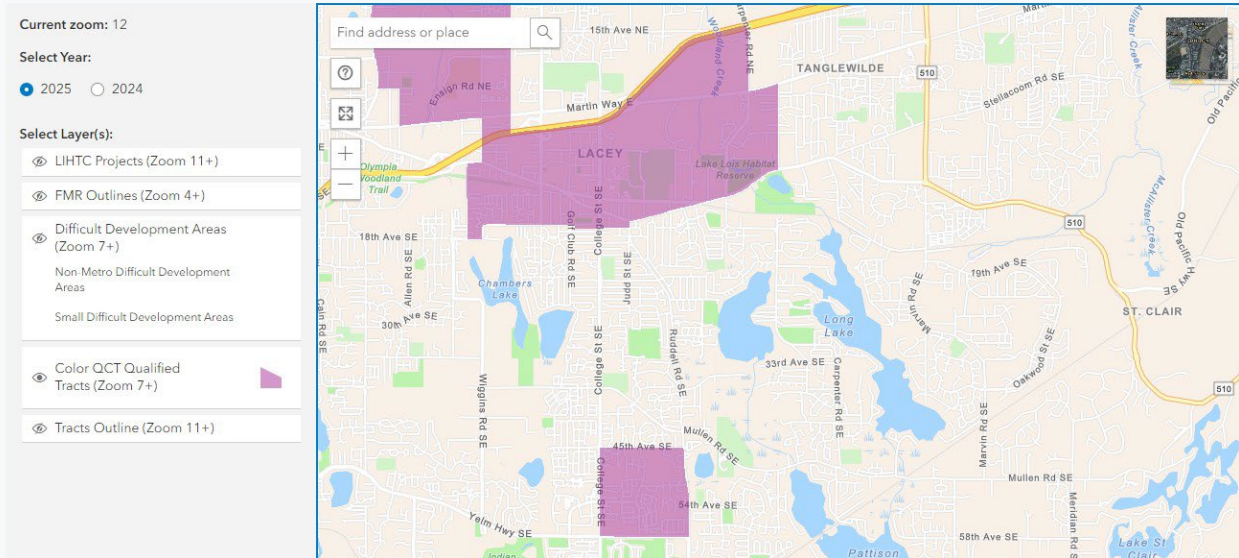


Figure 1

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Table 52 - Geographic Distribution

Target Area	Percentage of Funds
Census Tract 112 Thurston County, WA	TBD
Census Tract 116.25 Thurston County, WA	TBD

Rationale for the priorities for allocating investments geographically

Based on research, program experience, and administrative capacity, the City plans to designate CDBG funding for City capital project(s) for the first few years. **Table B** provides a matrix of CDBG funding considerations.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The City has prioritized human services by investing in programs and staffing to address community needs. The City provides and supports a broad range of efforts. Services include, but are not limited to, direct outreach to our unhoused community members, direct funding to non-profits that provide human services funding, managing the City Veterans Services Hub, and supporting and Enhanced Shelter in City, Maple Court. To learn more about our human services efforts, please visit our [Human Services Web Page](#).

Actions planned to foster and maintain affordable housing

The City aims to build on the strategic directions outlined in its [Affordable Housing Strategy](#), to continue investing in local and regional plans to create more affordable new rental housing and homeownership opportunities, and to establish broader anti-displacement measures. The City remains committed to all goals outlined in the plan(s) and will pursue those goals through investment in projects through the Human Services Grant Program, Regional Housing Council, HOME Consortium, and other opportunities as they arise.

Actions planned to reduce lead-based paint hazards

Any infrastructure or facility rehabilitation project that falls under EPA and Washington State rules for Lead-Based Paint Risk Assessments will ensure that any hazards are remediated or abated by certified contractors using safe work practices to prevent lead contamination. If lead-based paint hazards are discovered before and during remediation, the community will be educated further.

Actions planned to reduce the number of poverty-level families

The City's strategy for reducing the number of poverty-level families is through direct service, government and public-sector partnerships, and funding community-based organizations that provide critical social services. Examples of these are:

- Direct outreach to unhoused individuals, including individuals in encampments, living in vehicles, or living on the street
- Funding to non-profit agencies who provide emergency financial assistance, job training and placement, youth programs, emergency home repairs, emergency supplies for school, rapid re-housing, homegrown food supplies and gardening classes, home sharing programs, and more.

- Funding and managing the City Veterans Services Hub, which provides emergency financial assistance, rapid rehousing, direct housing vouchers, food and hygiene supplies, job training and placement, education counseling and placement, access to Veterans benefits, wrap-around intensive case management, and more.

Actions planned to develop institutional structure

There is a strong commitment in the community to work on issues affecting low-and moderate-income persons. Housing affordability and human services are a high priority and the institutional delivery system has been modified in recent years to help address these issues.

The changes include:

- Additional local funding to create and preserve affordable housing and mental health
- Coordination and help getting additional state and federal funds for affordable housing and mental health
- Adopting the Affordable Housing Strategy
- Coordination with other local governments and nonprofits
- Participating in the Regional Housing Council
- Convening and working with the Homelessness Work Group
- Convening and working with Human Services Work Group
- Convening and working with Human Services Commission

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to partner with social service agencies, and public and private housing initiatives through:

- Funding and maintaining its Human Services Grant Program, which fosters collaboration with non-profits that provide direct services, including housing services
- Participation in the Regional Housing Council
- Remaining in the Thurston County HOME Consortium
- Managing the City Veterans Services Hub and acting as a primary site for weekly coordinated entry
- Helping the Maple Court Enhanced shelter transition to Permanent Supportive Housing with State, County, and other partners.
- Continued work with the Housing Authority of Thurston County and other local non-profits
- Providing local tax incentives for new affordable housing

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities	\$0
---	-----