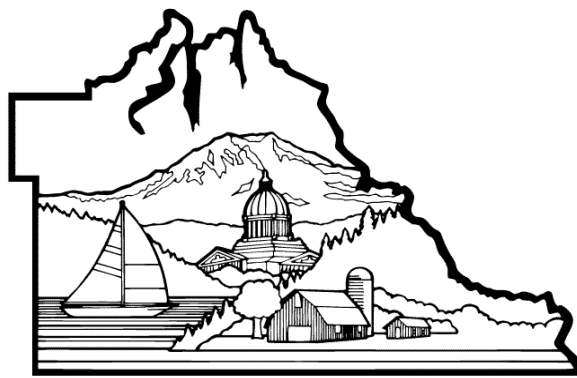


# **Thurston County HOME Consortium**



**THURSTON COUNTY**  
**WASHINGTON**  
SINCE 1852

## **Consolidated Annual Performance and Evaluation Report FY2004**

(September 1, 2004 to August 31, 2005)

# **THURSTON COUNTY CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FY2004**

(September 1, 2004 to August 31, 2005)

## **INTRODUCTION:**

### **Purpose**

The purpose of this Consolidated Annual Performance and Evaluation Report (CAPER) is to present to the public and the U.S. Department of Housing and Urban Development (HUD) ways in which the Thurston County HOME Consortium (refer to as the Consortium) attained the goals and objectives established in the 2003-2007 Thurston County Consolidated Plan. This 2004 CAPER also shows how the federal funds available for housing and community development were utilized during the 2004 program year.

### **Geographic Area**

The Thurston County Office of Program and Budget Development (OPBD), which administers the HOME Program, subcontracts with the Housing Authority of Thurston County (HATC) to carry out HOME activities. On behalf of the Consortium, OPBD and the HATC jointly prepare the Consolidated Plan and the CAPER. The Consortium is comprised of all of Thurston County and includes the incorporated cities of Lacey, Olympia, Rainier, Tenino, Tumwater, Yelm and the Town of Bucoda.

### **Program Specific Information Available upon Request**

This CAPER is designed to provide a meaningful overview of the Consortium's progress in addressing affordable housing needs and in improving the living environment of low-income residents. Additionally, a copy of the 2003-2007 Thurston County Consolidated Plan is available on the Thurston County web site at [www.co.thurston.wa.us](http://www.co.thurston.wa.us). Those interested can also contact Thurston County OPBD, 2000 Lakeridge Drive SW, Olympia, WA 98502. The telephone number is (360)709-3065. Any comments on this report should be directed to Connie Rivera, Capital Finance Manager, at the above address or e-mail to [riverac@co.thurston.wa.us](mailto:riverac@co.thurston.wa.us).

## Distribution of HOME Funds

The table below shows that the largest allocation of HOME funds, 41%, directed to Tenant Based Rental Assistance (TBRA), followed by Community Housing Development Organizations (CHDO) at 27%, Homeowner Rehabilitation at 12%, American Dream Down Payment Initiative (a first time homebuyer program ADDI) at 11% and Administration cost at 9%.

FY2004 HOME Funds Distribution							
Category	FY2004 Budget	Adjustments	Modified Budget	Program Income	Draws	Expend, but not drawn	Balance
Admin	\$101,353		101,353	-	92,907	8,446	-
TBRA	\$471,971	-33,000	438,971	-	291,392	34,084	\$113,495
CHDO	\$191,331	97,687	289,018	-	-	-	\$289,018
Rental Rehab	\$97,687	-97,687	-	-	-	-	-
Homeowner Rehab	\$100,000	33,000	133,000	10,752	27,723	33,964	\$82,065
2003 ADDI	\$51,187		51,187		10,000	10,000	\$31,187
2004 ADDI	\$67,114		67,114				\$67,114
<b>Total</b>	<b>\$1,080,643</b>	<b>-</b>	<b>\$1,080,643</b>	<b>\$10,752</b>	<b>\$422,022</b>	<b>\$86,494</b>	<b>\$582,879</b>

## Geographic Areas Covered

An illustration of how FY2004 HOME dollars by the number of household units were spent by jurisdiction is provided in the table below:

Jurisdiction	New TBRA	CHDO Acquisition		Rental Rehabilitation		Homeowner Rehabilitation		ADDI	
	Completed	Completed	In Process	Completed	In Process	Completed	In Process	Completed	In Process
City of Olympia	66			9					
City of Lacey	34		1			4			
City of Tumwater	37	20							
City of Yelm						1		1	1
Town of Rainier						1	1		
County	16								1
<b>TOTAL</b>	<b>153</b>	<b>20</b>	<b>1</b>	<b>9</b>	<b>0</b>	<b>6</b>	<b>1</b>	<b>1</b>	<b>2</b>

**Assessment of Five Year Goals and Objectives**

To help the Consortium realize its vision to reduce homelessness in Thurston County by at least 50% and to increase additional affordable housing resources, the Consortium identified four objectives to achieve within the 2003-2007 Consolidated Plan. The four five-year objectives are outlined below with progress toward each recognized.

**Objective H-1:** Expand the supply of standard, affordable housing for renter households earning up to 80% of median income, with emphasis on serving households below 30% of the median.

Action	Completed in FY2003	Completed in FY2004	In Progress in FY2004
Develop 75 units of permanent affordable housing to be funded in part with HOME funds.	Units = 1 group home  Homes First! purchased a group home that houses 3 autistic individuals and a live-in adult case manager. The home had been place on the market for sale by the previous owner, putting the housing for the 3 individuals at risk. Services are provided by Community Resources.	Units = 0	Behavioral Health Resources is fully funded for their 34 unit project for the chronically homeless mentally ill. HOME CHDO funds were awarded to assist with the renovation the 20 unit apartment to be converted to 34 units.
Provide 72 new vouchers to persons at risk of homelessness. To include homeless families, mentally ill and, homeless youth.	New vouchers = 169  109 TBRA vouchers went to those who were homeless and 60 to those at risk of homelessness or were homeless but documentation could not be verified by a 3 <sup>rd</sup> party.	New vouchers = 75  78 households were carried over from pervious year for a total of 153 households. <ul style="list-style-type: none"> <li>▪ 149 minors within households</li> <li>▪ 117 homeless</li> <li>▪ 36 at risk of homelessness</li> </ul>	N/A
Housing Authority of Thurston County (HATC), with HB2060 funds, will acquire 8 to 12 units of affordable housing.		Units acquired = 8-plex  Purchased for a permanent supportive housing for homeless families. HATC contractually agreed to operate the property as HOME-eligible housing for 20 years, securing a \$565,000 match credit for HOME program.	

**Objective H-2:** Preserve and maintain the existing affordable multi-family housing stock and prevent the loss of existing subsidized housing and affordable private multi-family housing as resources for lower-income households.

Action	Completed in FY2003	Completed in FY2004	In Progress in FY2004
Rehabilitate 3 apartment buildings.		Units = 9  Rehabilitation completed for housing dedicated to serving homeless youth.	

**Objective H-3:** Expand efforts to assist homeowners to obtain and maintain their homes.

Action	Completed in FY2003	Completed in FY2004	In Progress in FY2004
Rehabilitate 100 homes owned by lower-income persons (goal includes City of Olympia program)	12 County - CDBG	7 homes HOME Program 6 homes County CDBG	9 homes County CDBG

#### **Amendment to Consolidated Plan for 2003-2007**

**Objective H-4:** Implement the Housing Authority's First Time Homebuyer Program and American Dream Down Payment Initiative (ADDI) assistance program.

Action	Completed in FY2003	Completed in FY2004	In Progress in FY2004
Assist in the purchase of 20 homes by first time homebuyers (goal includes Housing Authority of Thurston County grant)	Administrative Plan developed for ADDI	1 homes purchased 8 applications processed	2 home purchase in process 6 applications pending

#### **Affirmatively Further Fair Housing**

##### ◆ **Community Training**

The Housing Task Force meets monthly and members include homeless housing and services providers of permanent housing, church groups, local elected officials, jurisdictional staff, and other local social service agencies. At the April 2003 meeting Dixie Shaw, from the Fair Housing Center of South Puget Sound, presented to a group of over 30 people explaining fair housing law and what her agency does and what HUD does. Informational material and supplies were made available for attendees to take back to their respective agencies for their clients.

◆ **Community Housing Development Organizations Housing**

Community Housing Development Organizations (CHDO's) were given information about their obligations under fair housing law and as a recipient of HOME funds.

◆ **Tenant Based Rental Assistance Program**

Households assisted with Tenant Based Rental Assistance (TBRA) with Housing and Transitional Services (HATS) Program supportive services are given a copy of the Washington State Landlord Tenant Law and are provided with training on the law each year.

In coordination, Thurston County Consortia and the City of Olympia will be working together on an update analysis of impediments to fair housing during the FY2005 program year.

**Affordable Housing**

◆ **Income Levels**

Many extremely low-income households have been assisted with HOME Program funds. Extremely low-income households are those defined as having incomes at or below 30% of Thurston County's median income level. The table below indicates the income levels of those served with HOME funds spent in FY2004, excluding CHDO activity.

Category	30% of median income level or below		31-50% of median income level or below		51-80% of median income level or below		Total
	Number	Percent	Number	Percent	Number	Percent	
Tenant Based Rental Assistance	146	95%	7	5%	0	0%	153
Rental Rehabilitation – Life Skills	9	100%	0	0%	0	0%	9
Homeowner Rehabilitation	0	0%	5	71%	2	29%	7
ADDI	0	0%	0	0%	2	100%	2
Total Households Assisted with HOME	155	91%	12	7%	4	2%	171

As evidenced in the chart above, 95 percent of those served with TBRA had incomes at or below 30% of area median. Of the total HOME dollars spent in FY2004, excluding CHDO activities, 91% served households at or below 30% of area median.

◆ **Project Based Vouchers**

The HATC has committed to helping build strong non-profits in Thurston County by agreeing to project-base some of its Section 8 Vouchers. Project-basing means committing a Section 8 Voucher to a particular unit or complex rather than having it tied to a household. This means a project receiving such vouchers can serve households with very low incomes, make the rent affordable to the household in the unit, with the ability to charge a market rate rent thus allowing the property the rental income necessary to maintain the property. The HATC is already providing project-based vouchers in partnership with Community Youth Services, Homes First!, Behavioral Health Resources, Community Action Council, Yelm Community Services, and Mercy Housing.

### **Number of Units Assisted**

The Consolidated Plan's Action Plan for FY2004 indicated the goal to provide 72 units with TBRA funds. The actual number of new units provided with TBRA assistance in FY2004 was 75. The Plan's goal was to rehabilitate 5 homes with homeowner rehabilitation funds. At the end of FY2004, a total of 6 homes had been rehabilitated and 1 in process under the HOME program.

The Action Plan for FY2004 indicated a goal to provide 34 units with the CHDO set-aside. As a CHDO, Behavioral Health Resources (BHR) purchased a 20 unit apartment complex in Tumwater. With financial and counseling support from BHR meeting HUD relocation requirements, residents are in the process of relocation. The 20 units will be converted into a 34 unit complex with around the clock supervision for BHR clients who are chronically mentally ill, most of who will also be homeless.

FY2004	Goal	Completed	In Process
Tenant Based Rental Assistance	72 units	75 households	NA
CHDO – Behavioral Health Resources	34 units	20 units	14 units
Homeowner Rehabilitation	5 homes	7 homes	0 homes
Rental Rehabilitation	1 building	9 units	0 units

### **Continuum of Care**

#### **◆ Planning**

The Continuum of Care Plan was developed and utilized in Thurston County since 1988. A great deal of planning takes place in this community around homeless housing and services. Until July of 2005, three meetings were held each month to focus on homelessness; the Housing Task Force, Move to Housing, and the Interjurisdictional Forum on Homelessness (IFH). Consortium members actively participated in these 3 ongoing public meetings. The landscape for this homeless planning has slowly changed this year due to the passing of state legislation Engrossed Second Substitute House Bill 2163 (E2SHB2163) titled Homeless Housing Program Act. This act gives Washington counties the responsibility for developing plans to reduce homelessness in their jurisdictions by 50% by July 1, 2015. Thurston County has authorized the Consortium to be responsible for the development of a 10-Year Homeless Housing Plan for Thurston County. Due to the increased responsibility and the merging of purposes, the Consortium and the Interjurisdictional Forum on Homelessness have now merged in identity as well. The merged group is called the HOME Consortium/IFH/Homeless Planning, or HIHP (pronounced *hip*). A subcommittee of HIHP called the HIHP Workgroup has been meeting 3 to 5 times per month to develop a 10-year plan for Thurston County, while the larger HIHP group continues to meet on the second Tuesday of each month on Consortium and IFH issues.

While the Move to Housing subcommittee of the Housing Task Force was responsible for conducting point in time homeless counts, analyzing gaps, preventing duplication of services, and maximizing resources, this responsibility will now fall under the duties of the HIHP Workgroup. The Chair of the Move to Housing subcommittee and a few subcommittee members are already participating in the HIHP Workgroup, while other regular Move to Housing participants will likely join the HIHP Workgroup as gearing up for the homeless census begins in late November of 2005. Every effort will be taken to use local planning and

resources to provide a true continuum of services for homeless outreach, shelter, transitional housing, services and permanent supportive housing.

◆ **Homeless Census**

During HOME FY2003, a homeless census was conducted on October 22, 2003. Data from this and a previous census in February of 2003 was utilized to help establish goals and objectives in the Consolidated Planning document process. A third census was conducted on January 26, 2005. The information from the third census has been used to educate legislators about homelessness and the Homeless Management Information System (HMIS) as E2SHB2163 was drafted and debated in the 2005 Washington legislative session. The information has also been used in several grant applications to various local, state, federal, and private funding sources. Further, the information has been instrumental in assisting the HIHP Workgroup in its development of a 10-Year Homeless Housing Plan.

◆ **Homeless Management Information System**

Homeless housing and service providers of Thurston County have been and currently are pilot area for the state’s Homeless Management Information System (HMIS). The system is a web-based database that will allow for unduplicated counts of homeless who access housing and services. The system has been utilized in recent counts and now being revised and efforts to get all homeless housing and service providers online are underway. Participation in the system is mandated by HUD for those who access HUD shelter and transitional housing dollars and has been written into new contractual agreements. With the passing of Washington State’s Homeless Housing Program Act, HMIS will be a key in establishing strong baseline data to measure progress toward the legislation’s goal of reducing homelessness by 50% in 10 years.

◆ **U.S. Department of Housing and Urban Development- McKinney Projects**

Through the Balance of State application submission process, Thurston County receives U.S. Department of Housing and Urban Development (HUD)-McKinney funds. The chart below list the grant awarded in 2004.

<b>2004 McKinney Projects- Thurston County</b>	
Community Youth Services	\$149,625.00
Housing Authority of Thurston County	\$133,921.00
Low Income Housing Institute – Arbor Manor	\$56,103.00
Family Support Center of South Sound	\$109,620.00
Bread and Roses	\$44,512.00
Low Income Housing Institute – The Fleetwood	\$31,500.00
Behavioral Health Resources-2004	\$709,000.00
<b>Total</b>	<b>\$1,234,281.00</b>

**Other Actions**

◆ **Loss of Local Resources**

The issue or loss of the ability to provide a continuum of housing and related services to low-income households is significant due to the changes that have been made to the Medicaid program. The mandate to discontinue serving non-Medicaid clients with Medicaid dollars has significantly affected the housing continuum. This loss has been noted by many groups in Thurston County that are meeting to address strategies and objectives as outlined in the Consolidated Plan.

- Outreach services enable the homeless to access services, public benefits, shelter, and supportive housing. However, Thurston County was faced with the reduction in its number of homeless outreach workers in January 2005 due to the Medicaid changes.
- Also due to the changes in Medicaid, many of the chronically homeless are can not be served with state Medicaid savings dollars as this group does not qualify for mental health and medical care until they have been approved for Medicaid. (See the narrative heading “**Partnering with Non-Profit Service Providers**” for description of a small step toward a local solution for this dilemma.)

The Mentally Ill Offender Workgroup along with the Jail Population management Committee are working on similar issues and are working to prevent or reduce the placement of those with mental illness in the jails. Access to affordable housing has been identified as a key issue in reducing this population in the jails.

### **Leveraging Resources**

At the same time Thurston County jurisdictions were forming a Consortium in order to receive HOME funds, House Bill 2060 (HB2060) was passed providing local money for the provision of low-income housing and services. This answered the question of the source for the 25% match for HOME. In the first year of the HOME Program for Thurston County, state funds were leveraged to provide services to the residents of a group home for autistic individuals. Homes First! purchased this home, as a CHDO recipient. Other money was leveraged to help provide services to the mentally ill recipients of TBRA in order to help them locate and maintain decent affordable housing. Thurston County continues efforts to find and document leveraged resources.

Housing Authority of Thurston County has been awarded a \$500,000 grant from Community Trade and Economic Development to implement a first time homebuyer program in partnership with the Section 8 Voucher program in FY2003. There have been 4 homes purchased with down payment assistance and the Section 8 Voucher program and 3 homes without the Section 8 Voucher program in FY2004. To date 63 households have participated in ongoing homebuyer training to ready themselves for homeownership.

### **Self-Evaluation**

#### **Thurston County HOME Consortium History**

The 2000 U.S. Census demonstrated that Thurston County’s population surpassed 200,000 making the region eligible to receive HOME funds. The Thurston County HOME Consortium was formed in June of 2002 for the purpose of receiving those funds. In June 2002 two interlocal agreements, one for the administration and distribution of HOME funds and one for the HB2060 funds that could be used as match required for HOME, were signed. The signing of 2060 funds agreement alleviated a great concern as the jurisdictions did not have the means to provide the required 25% cash match. According to the interlocal agreement, surplus HB2060 funds will be administered for authorized purposes based on the recommendation of the HOME advisory committee and the Thurston County Consolidated Plan.

The Consortium adopted the “Vision to reduce homelessness in Thurston County by 50%” by 2005 and also approved a set of Vision, Goals and Objectives for the HOME Program. The other principles that have guided the Consortium’s use of HOME/HB2060 funds are:

- State HOME funds would no longer be available and a decision was made to continue the TBRA program operated for 8 years by the Housing Authority. The program serves persons with mental illness, at-risk youth, and the homeless by providing rental assistance until the household is called off of the Voucher Program waiting list.
- Thurston County has 18 years of experience operating a homeowner/rental rehabilitation program with Community Development Block Grant and recognizes there is a need in rural areas of the county. Rural county communities requested a rehabilitation allocation.
- Columbia Legal Services advocated for HOME dollars to serve households around 30% of area median income levels.
- The development of rental housing would be achieved through CHDO’s.

### **Impact of the Thurston County HOME Program.**

#### **◆ Partnering With Non-Profit Service Providers**

The Consortium decided to target much of the HOME Program funding to those with the most need in Thurston County. Funds under the tenant based rental assistance activity went to those in case managed services for youth at risk, homeless families, and the mentally ill in Thurston County. Local agencies serving homeless youth and homeless families receive HUD-McKinney funds to provide rental assistance and supportive services however, due to fast rising rents in the area the number of households served was cut in half within a five year period. By partnering the HOME TBRA with supportive services from HUD-McKinney funds, a continuum of housing and service programs for the homeless was not only preserved but nearly doubled. The HOME TBRA program also partners with mental health case management providers to ensure that those they serve are stabilized in safe, decent and affordable housing.

In HOME FY2004, HOME TBRA vouchers were also extended to two other HUD-McKinney funded agencies providing supportive services to the homeless.

The Emergency Shelter Network provides supportive services to homeless families, advocating with local landlords to help families with poor credit, rental and criminal histories to access housing despite those barriers. They provided supportive services to 4 families who were assisted with a HOME TBRA voucher.

Bread & Roses Advocacy Center (BRAC) works with the hardest-to-serve, chronically homeless adults in our community. BRAC’s advocates work hard to develop trusting relationships with those they serve and then work with them to gain access to public benefits, mainstream resources and affordable housing.

#### **◆ Serving Extremely Low-Income Populations**

Although the HOME regulations allow those with incomes up to 80% of the median to be served, 91% of the FY2004 HOME funds, excluding CHDO funds, actually assisted those with incomes at or below 30% of median income levels. In FY2004 the HOME Program’s TBRA (tenant based rental assistance) served extremely low-income populations who also had the misfortune of being homeless, two barriers which present many difficulties in overcoming.

The table below shows the outcomes for those served with the rental assistance program. Two of the TBRA partners providing services had a goal of for their clients obtaining self-sufficiency. However, TBRA also serves many with chronic mental illness who simply need stability in their lives and may never achieve “self-sufficiency.”

<b>Outcome</b>	<b>Number</b>	<b>Percentage</b>
Moved to Voucher Program	42	27%
Continuing to FY2005	89	58%
Voluntarily Left Program	8	5%
Terminated for Cause	13	9%
Deceased	1	1%
<b>Total</b>	<b>153</b>	<b>100%</b>

◆ **Impacting Homelessness**

The HOME Program was a key component in a community-wide effort to reduce homelessness in Thurston County. Overall 76% of those served in FY2004 were documented to be homeless when they entered the program, the remaining 24% were considered to be at risk of becoming homeless or their homelessness could not be verified by a third party as required by HUD-McKinney programs. A key strategy in reducing homelessness is to increase a community’s bed capacity within shelter and transitional housing programs. This will decrease the number of individuals who are unsheltered and unsupported. A point-in-time homeless count was conducted in February of 2003 and again on October 22, 2003. Because the TBRA partner agencies and the Housing Authority of Thurston County were able to implement the new HOME TBRA program efficiently when new funds were made available in September, the number of unassisted homeless individuals in Thurston County was reduced by 36%. A third homeless census conducted on January 26, 2005 demonstrated a 65% reduction in homelessness from February 2003. This reduction is attributed to the increase in local housing capacity due to TBRA being targeted to those who are homeless.

◆ **Community Housing Development Organization (CHDO) Activity:**

**Homes First!:**

Homes First! is a local non profit housing organization established in 1990. The organization had purchased and operated 28 scattered-site affordable rental homes by the end of calendar year 2002. In HOME FY2003 Homes First! purchased a home in Lacey that had been offered for sale by its owner. The home housed 3 autistic individuals who were at risk of losing their housing when the home sold. Homes First! was able to purchase the home with HOME CHDO funds which it now operates as a group home for the men living with autism. A fourth room in the house is available for a live-in case manager. Homes First! continues their pre-development work on a project utilizing \$141,992 in CHDO funds set-aside HOME FY2004 for the organization.

Homes First!'s is moving forward with its proposed use of HOME FY2004 funds. The project consists of a vacant single family home and adjacent vacant lot both owned by Thurston County. The house and vacant lot are located in the City of Lacey. Homes First! originally proposed that the County donate the house and lot to Homes First!. The County instead offered to lease the house for a 50 year term, at a nominal yearly cost, as donating the house would be a gift of funds.

Since our last update, Thurston County has provided a draft lease agreement for each of the two properties. Homes First!'s project committee reviewed the lease, made several proposed changes, and decided that the draft lease should be reviewed by an attorney. Homes First! researched and secured a pro bono attorney to review the lease. A review of the draft lease was recently completed by the attorney along with Homes First!'s proposed revisions. At Homes First! offering, other fund supporters of this project were given an opportunity to review the lease and to suggest any clauses they would like included. Homes First!'s bank, made a decision to have a special clause included in the lease specifying in the event of default on the bank loan, the lease would be assumed by the bank for the duration of the lease term. The clause would also require that in the event the bank were to assume the lease, no restrictions would be placed on use of the land or income level of renters for the remaining term of the lease. In other words, the bank would not want to manage the property as affordable or special needs housing. Due to the banks decision, Homes First! researched alternate funding options to replace the bank loan portion of the funding package. Their research indicates options exist and funds can be secured. Alternate funding options include:

- A. Using Homes First! funds to complete one of the two properties
- B. Securing Department of Community, Trade and Economic Development, Housing Trust Fund set-aside funds for the Developmentally Disabled for the new construction house.
- C. Taking out a commercial loan that would not be secured against the leased land
- D. Refinancing one of Homes First!'s existing rental properties

### **Behavioral Health Resources:**

Behavioral Health Resources (BHR), a Thurston County certified non-profit CHDO, is receiving HOME Program CHDO funds for a 34 unit project serving the chronically homeless mentally ill.

On May 31, 2005, BHR purchased the Tumwater Gardens property and the following is underway: relocation efforts continue; advisory services have been performed; 90-day notices have been issued; effected tenants have received notice of eligibility, amount of benefit and comparable unit information; as of the date of this report, BHR is assisting the four remaining tenants with locating alternative dwellings. It was anticipated that HOME funds would be allocated for relocation efforts.

The project is currently in design phase and demolition is expected when the last tenant is relocated. This will allow rehabilitation to begin in January of 2006. The architect, BHR and staff from the HATC have met and agreed that another meeting will occur to assure that bid documents are in compliance before opening the project for bids.

Occupancy is projected for February 1, 2007.

## **HOME Funds Distributed By Special Needs**

The Consolidated Plan for 2003-2007 outlined the need to maintain existing housing stock, to help homeowners of older homes keep their homes safe and in good condition, and the need to provide housing assistance to those with low incomes and to those with special needs, as listed below.

Need	Households/ Units	FY2004 Expended	Households/Units In Process FY2004
Maintain Existing Housing Stock	17	\$100,000	4
Homeowner Rehabilitation	7	\$129,305	0
Housing Assistance to those with Low-incomes and those with Special Needs			
TBRA	153	\$325,476	NA
Rental Housing (change of use from market to chronically homeless mentally ill)	0	\$0	34*
Totals	177	\$554,781	38

*\*20 units purchased by Behavioral Health Resources with change of use from market to chronically homeless mentally ill population. 20 units will be rehabilitated and converted to 34 units.*

## **On-site Inspections**

### **Tenant Based Rental Assistance**

On-site Housing Quality Standard (HQS) inspections, are conducted annually in each unit assisted with TBRA. Rental units must pass the HQS inspection before the rental assistance is paid to the landlord.

### **Community Housing Development Organizations (CHDOs)**

In FY2003 Homes First! purchased a house in Lacey to be used as a group home.

The home houses 3 autistic individuals. As a requirement for Section 8 Voucher Program inspections are conducted on the property annually. The home currently meets HQS.

### **Lifeskills Project**

The Lifeskills rental rehabilitation project was completed in FY2004. This is a 9-unit apartment complex serving homeless and at risk youth between the ages of 18 and 21, and in case management services with Community Youth Services. Most residents are also on TBRA and are subject to initial and annual HQS inspections.

All projects funded by HOME must meet Housing Quality Standard.

## **Public Comments**

The CAPER's availability for a 15-day public review and comment period was advertised in the November 4, 2005 in The Olympian. The report was made available on the Thurston County web site [www.co.thurston.wa.us](http://www.co.thurston.wa.us). No public comments were received.