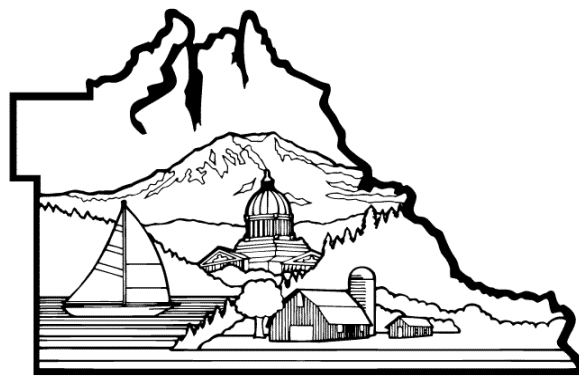


# **Thurston County HOME Consortium**



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

## **Consolidated Annual Performance and Evaluation Report FY2005**

(August 1, 2005 to September 30, 2006)

**THURSTON COUNTY**  
**CONSOLIDATED ANNUAL PERFORMANCE AND**  
**EVALUATION REPORT FY2005**  
(September 1, 2005 to August 31, 2006)

**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 (referred to as the Consortium) attained the goals and objectives established in the 2003-2007 Thurston County Consolidated Plan. This 2005 CAPER also shows how the federal funds available for housing and community development were utilized during the 2005 program year.

**Geographic Area**

The Thurston County Office of Program and Budget Development (OPBD) administers the HOME Program on behalf of the Thurston County HOME Consortium. OPBD prepares the Consolidated Plan and the CAPER. The Consortium is comprised of all of Thurston County and includes the incorporated cities of Lacey, Olympia, Tenino, Tumwater, Rainier 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 the Thurston County Office of Program and Budget Development, 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, 50% was for Tenant Based Rental Assistance (TBRA), followed by Community Housing Development Organizations (CHDO) at 19%, Homeowner Rehabilitation at 17%, American Dream Down payment Initiative (a first time homebuyer program ADDI) at 4% and Administration cost at 10%.

FY 2005 HOME Funds Distribution							
Category	FY 2005 Budget	Adjustments	Modified Budget	Program Income	Draws	Expend, but not drawn	Balance
Admin	90,627		90,627	-	69,676	20,951	0
TBRA	471,971		471,971	-	471,971		0
CHDO	181,255		181,255	-	0		181,255
Homeowner Rehab	162,421		162,421	69,622	84,706		77,715
2005 ADDI	38,270		38,270		0		38,270
<b>Total</b>	944,544	-	\$ 944,544	69,622	626,353	20,951	297,240

## Geographic Areas Covered

An illustration of how FY 2005 HOME dollars by the number of household units were spent by jurisdiction is provided in the table below:

Jurisdiction	New TBRA	CHDO Acquisition		Home Owner Rehabilitation		ADDI	
	Completed	Completed	In Process	Completed	In Process	Completed	In Process
City of Olympia	82						
City of Lacey	46			3	2		
City of Tumwater	54						
City of Yelm	2					1	1
City of Rainier	0			1			
City of Tenino							
Town of Bucoda							
County	23			1			1
<b>TOTAL</b>	<b>207</b>			<b>5</b>	<b>2</b>	<b>1</b>	<b>2</b>

**Assessment of Five Year Goals and Objectives**

The Consortium identified four objectives to achieve within the 2003-2007 Consolidated Plan. The objectives and strategies identified were 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 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	Completed in FY2005	In Progress in FY2005
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/coupons to persons at risk of homelessness. To include homeless families, mentally ill and, homeless youth.	New coupons = 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 coupons = 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>	New coupons=116	N/A
Housing Authority of Thurston County (HATC), with HB2060 funds, will acquire 8 to 12 units of affordable housing.		Units acquired = 8- 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.	No new units acquired	

**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 FY 2003	Completed in FY 2004	Completed in FY2005	In Progress in FY2005
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	Completed in FY2005	In Progress in FY2005
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	13 County – CDBG 5 HOME	6 County CDBG 2 HOME

**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	Completed in FY2005	In Progress in FY2005
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	7 homes purchased with pre-FY 2005 ADDI funds. Partnered with state and HATC funded First Time Homebuyer funding.	Awaiting approval of application submitted to the state for additional funding for the First Time Homebuyer program.

**Affirmatively Further Fair Housing**

◆ **Community Training**

The Housing Task Force meets monthly and its members include homeless housing and services providers of permanent housing, church groups, local elected officials, jurisdictional staff, and other local social service agencies

◆ **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.

Thurston County Consortium and the City of Olympia had agreed to conduct a joint updated analysis of impediments to fair housing for the FY2005 program year (September 2005-August 2006). Due to staffing changes at the City of Olympia, the city proceeded to produce their own Analysis of Impediments to Fair Housing Plan, which was contracted through the Fair Housing Center of Washington. Thurston County Consortium has also entered into an agreement with Fair Housing Center of Washington to develop its impediments plan. The county's plan will also include City of Olympia data. The draft of this plan will be available February or 2007 as apart of the FY2006 HOME program.

**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 FY 2005, 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	202	98%	3	1%	2	1%	207
Homeowner Rehabilitation	3	60%	1	20%	1	20%	5
ADDI	0	0%	0	0%	7	100%	7
CHDO							0
Total Households Assisted with HOME	205	93%	4	2%	10	5%	219

As evidenced in the chart above, 98 percent of those served with TBRA had incomes at or below 30% of area median. Of the total HOME dollars spent in FY 2005, excluding CHDO activities, 93% 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 that a project receiving such vouchers can serve households with very low incomes, making the rent affordable to the household in the unit and yet be able to charge a market rate rent 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. HATC will be approving and or implementing agreements to support two large low income and special needs housing projects in Thurston County in FY 2006:

Project	Owner	Units	Description
Drexel House	Catholic Community Services	35	Permanent supportive housing for chronically homeless men and women
The Gardens	Behavioral Health Resources	34	Permanent supportive housing for chronically homeless, mentally ill men and women

◆ **Number of Units Assisted**

The Consolidated Plan’s Action Plan for FY 2005 specified a goal to provide 72 units with TBRA funds. The actual number of new units provided with TBRA assistance in FY 2005 was 116. Another goal was to rehabilitate 5 houses under the HOME Program , using homeowner rehabilitation funds. At the end of FY 2005, a total of 5 homes had been completed with 4 more in the process of being rehabilitated.

The Action Plan for FY 2005 also specified a goal to provide -- units with the CHDO set-aside. Behavioral Health Resources (BHR), a CHDO, purchased a 20 unit apartment complex in Tumwater to house the chronically mentally ill, most of whom are homeless.. Phase 1 of the project, which involved asbestos removal, gutting the structure, and relocation of tenants, has been completed. The second phase involves construction and conversion of the existing space into 34 units, which will be completed by June 1, 2007. Upon completion, BHR will provide around the clock supervision.

FY 2005	Goal	Completed	In Process
Tenant Based Rental Assistance	72 units	116 households	NA
CHDO – Behavioral Health Resources	34 units	20 units	14 units
Homeowner Rehabilitation	5 homes	5 homes	4 homes

**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.

The passage of the state’s Homeless Housing Program Act (ESB2163) has given Washington counties the responsibility for developing plans to reduce homelessness in their jurisdictions by 50% by July 1, 2015. The Thurston County HOME Consortium is the body responsible for development of the 10-Year Homeless Housing Plan for the county. The Homeless Workgroup (a subcommittee of the Consortium) meets bi-monthly to ensure successful implantation of the plan and to develop new goal and strategies. The Consortium in conjunction with the Housing Authority of Thurston County is also responsible for conducting the annual Point-in-Time Homeless Census, which begins in late November of 2006. Every effort will be taken to use local planning and resources to continue providing a true continuum of services for homeless outreach, shelter, transitional housing, services and permanent supportive housing.

◆ **Homeless Census**

During HOME FY 2003, 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 Systems (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 Homeless Workgroup in its development of a 10-Year Homeless Housing Plan.

◆ **Homeless Management Information System**

Homeless Housing and Services 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>2005 McKinney Projects- Thurston County</b>	
Community Youth Services	\$149,625
Housing Authority of Thurston County	\$133,921
Low Income Housing Institute – Arbor Manor	\$56,103
Family Support Center - Emergency Shelter Network	\$109,620
Bread and Roses	\$44,512
Low Income Housing Institute – The Fleetwood	\$31,500
Catholic Community Services – 2005	\$750,000
<b>Total</b>	<b>\$1,275,281</b>

## Other Actions

### ◆ **Loss of Local Resources**

There are many groups meeting in Thurston County that are addressing strategies and objectives as outlined in the Consolidated Plan. One issue affecting our community's ability to provide a continuum of housing and related services to low-income households is significant changes that have been made to the Medicaid program. The mandate to discontinue serving non-Medicaid clients with Medicaid dollars has affected the housing continuum.

- ◆ 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.)

Other groups working on similar issues are the Mentally Ill Offender group who, along with the Jail Population Management Committee, work 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, the 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 21 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.

Since HOME FY2004, HOME TBRA vouchers have been 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, 92% of the FY2004 HOME funds, excluding CHDO funds, actually assisted those with incomes at or below 30% of median income levels.

In FY2005 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."

Outcome	Number	Percentage
Moved to Voucher Program	68	33%
Continuing to FY 2005	120	58%
Voluntarily Left Program	11	5%
Terminated for Cause	8	4%
Deceased	0	0%
Total	207	100%

◆ **Impacting Homelessness**

The HOME Program was a key component in a community-wide effort to reduce homelessness in Thurston County. Overall 87% of those served in FY 2005 were documented to be homeless when they entered the program, the remaining 13% 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. In FY 2005, the community's fourth coordinated homeless census was conducted on January 26, 2006.

◆ **Understanding Homeless Shelter and Housing Capacity**

At first glance, the chart below describing the community's ability to meet the shelter and housing needs of homeless people indicates we have just about closed the gap on housing the homeless in Thurston County. The chart seems to indicate that although the absolute number

of homeless people has remained about the same, the countywide shelter and housing capacity has increased to the point that we have met 95% of the housing need. This chart alone does not tell the complete story.

Census Information	Date Census Completed	Individuals Identified	Countywide Capacity	Percentage of Need Met
Census 4	January 26, 2006	672	631	94%
Census 3	January 26, 2005	697	607	87%
Census 2	October 22, 2003	740	575	78%
Census 1	February 24, 2003	604	348	58%

The next chart is a comparison of the current housing capacity and those who were surveyed that accessed that capacity on January 26, 2006. This information indicates that either:

- a. all people in shelter and housing aren't being surveyed, or
- b. that shelter and housing programs are not operating at full capacity, or
- c. people who become homeless are choosing to not access available capacity, or
- d. all of the above

Homeless Housing Type	Capacity by Households	Homeless Surveyed by Households	Percent of Capacity Used and Surveyed
Emergency Shelter	155	122	79%
Transitional	177	104	59%
Permanent Supportive	61	29	48%

- **Maximize and Maintain Existing Capacity** – It is important for a community to maintain a base level of crisis response to those who enter homelessness and to ensure the base level of capacity is maximized and that shelters and housing are utilized to capacity. Certain barriers exist which keep use at levels below capacity such as family rooms that can hold larger families being used by smaller families, eligibility criteria, credit, criminal and eviction histories getting in the way of people using the TBRA assistance and the like.
- **Secure Appropriate Capacity** – Capacity for certain homeless subpopulations may not be available or appropriate, thereby leaving a certain group of homeless persons unserved. Youth shelter, family shelter and housing for offenders are examples of the need for appropriate housing capacity to be developed.
- **Develop Permanent Housing Capacity** – It is widely held that nothing can be done to prevent people from entering into homelessness altogether. A certain amount of crisis response has to be available. At the same time, adequate capacity at the other end of homelessness needs to be developed in increasing numbers to ensure that people don't cycle back into homelessness

◆ **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 FY 2003 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 the organization . Since the FY2004 CAPER, the County has offered to lease the house for a 50 year term, at a nominal yearly cost.

. Alternate Developing 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 an unsecured commercial loan 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 CHODO funds for a 34 unit project serving the chronically homeless mentally ill.

On May 31, 2005, BHR purchased the Tumwater Gardens property. Within ninety days, all tenants were assisted in relocation with the exception of two households who could not document their legal status. In September, the demolition work was completed and BHR executed a construction contract applied to the City of Tumwater for a building permit. The permit was approved in October and the contractor was issued a Notice to Proceed. Construction is currently underway and is anticipated in being completed by June 2007 and occupied in July. HOME funds for this project have been committed, but have not yet been reported in IDIS.

## **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	FY 2004 Expended	FY 2005 Expended	Households/Units In Process FY 2004
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	\$471,491	NA
Rental Housing (change of use from market to chronically homeless mentally ill)	0	\$0		34*
<b>Totals</b>	<b>177</b>	<b>\$554,781</b>	<b>\$471,491</b>	<b>38</b>

*\*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)**

The Community Action Council of Lewis, Mason and Thurston Counties received CHDO funds to rehabilitate two low-income rental housing complexes—Tolmie Cove Apartments in Lacey, and the Deschutes Cove Apartments in Tumwater. Both projects are partially funded through USDA and are scheduled for loan closing by February of 2007. The Council is working with subcontractors to update bids and cost estimates. The work is scheduled to begin by spring and be completed by the end of the year.

### **Lifeskills Project**

The Lifeskills rental rehabilitation project was completed in FY 2004. 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.

## **Public Comments**

The CAPER's availability for a 15-day public review and comment period was advertised in the November 16, 2006 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 comments were received.