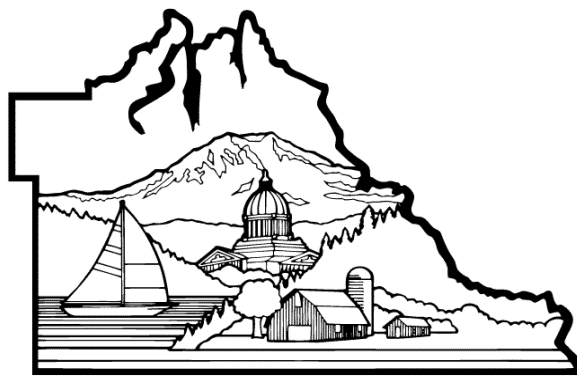


# **Thurston County HOME Consortium**



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

## **DRAFT Consolidated Annual Performance and Evaluation Report 2007**

(September 1, 2007 to August 31, 2008)

**DRAFT**

**THURSTON COUNTY**  
**CONSOLIDATED ANNUAL PERFORMANCE AND**  
**EVALUATION REPORT 2007**  
(September 1, 2007 to August 31, 2008)

**Purpose:**

The purpose of the Consolidated Annual Performance and Evaluation Report (CAPER) is to provide an annual evaluative report on the accomplishments and status of the goals and objectives established in the 2003-2007 Thurston County Consolidated Plan. The 2007 CAPER is a one-year assessment (for September 1, 2007 to August 31, 2008) and report on how federal HOME (Home Investment Partnership Program) funds were allocated and spent for the 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, which is comprised of Thurston County and the incorporated cities and towns of Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, and Yelm. The County and Consortium are responsible for the preparation of the HOME Consolidated Plan and the CAPER.

**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. 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 may 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, Community Housing Program 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 following table shows how 2007 HOME funds were distributed. The largest percentage of HOME funds (49%) were allotted to Tenant Based Rental Assistance (TBRA); followed by Community Housing Development Organizations (CHDO) at 20%; Homeowner Rehabilitation at 18%; and American Dream Down payment Initiative (ADDI) a first time homebuyer program, at 3%. Ten percent (10%) was allotted for Administration cost.

<b>2007 HOME Funds Distribution</b>							
Category	2007 Budget	Revision	Modified Budget	Program Income	Expended	Cost Incurred	Balance
Admin	86,878		86,878	-	57,964	16,304	12,610
TBRA	471,971	-43,000	428,971	-	306,727	50,275	71,969
CHDO	169,933		169,933	-	0	161,436	8,497
Homeowner Rehab	120,884	33,000	153,884	-	15,737	13,673	124,474
ADDI	19,096	10,000	29,096	10,000	0	10,000	29,096
<b>Total</b>	<b>868,762</b>	<b>0</b>	<b>868,762</b>	<b>10,000</b>	<b>380,428</b>	<b>251,688</b>	<b>246,646</b>

**Geographic Areas Covered:**

An illustration of how 2007 HOME dollars were spent by the number of household units per jurisdiction is provided in the table below. Note that use of funds allocated during the budgeted period may actually occur over a longer time frame than the fiscal year.

Jurisdiction	Number of Households Served						
	TBRA	CHDO Acquisition		Home Owner Rehabilitation		ADDI	
	Completed	Completed	In Process	Completed	In Process	Completed	In Process
City of Olympia	84		2		1		
City of Lacey	30				1		1
City of Tumwater	37						
City of Yelm	1						
City of Rainier					1		
City of Tenino					5		
Town of Bucoda							
County	2						
<b>TOTAL</b>	<b>154</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>1</b>

**Assessment of Five Year Goals and Objectives:**

The two goals identified in the 2003-2007 Consolidated Plan are to:

- 1) Reduce homelessness in the County by at least 50%,
- 2) Increase affordable housing resources.

The objectives and strategies to support these goals are listed below (Objective H-1 through Objective H-4), along with the status of the progress on each.

**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.

Goal	Completed 2003-2006			Completed in 2007	In progress for 2007
	Organization	Population Served	Units		
Develop 75 units of permanent affordable housing to be funded in part with HOME funds.	Homes First!	3 autistic individuals and a live-in adult case manager.	Units = 4		
	Behavioral Health Resources	chronically homeless mentally ill individuals	Units = 34		
	Community Action Council	low-income families			Units = 44 Deschutes Cove
	Community Action Council	low-income families			Units = 44 Tolmie Cove
	Homes First!	low-income families			Units =3 Quince
	Homes First!	low-income families			Units =2 Soroya
	<b>Total</b>			<b>Units = 38</b>	<b>Units = 0</b>
Provide 72 new coupons per year = 360	Housing Authority of Thurston County	To persons at risk of homelessness. To include homeless families, mentally ill and, homeless youth.	Coupons = 408	Coupons = 64 Additional 90 carried forward from 2006	NA

Goal	Completed 2003-2006			Completed in 2007	In progress for 2007
	Organization	Population Served	Units		
Acquired / Develop 8 to 12 units of permanent affordable housing to be funded in part with Affordable Housing (HB2060) funds as Match.	Housing Authority of Thurston County	homeless families	Units = 8 Trails End		
	Housing Authority of Thurston County	Low income families			Units = 10 Olympia Crest Apts.
	Intercommunity Mercy Housing	Low income families	Units = 50 Evergreen Vista II		
	Habitat for Humanity	Low income families	Units = 4		Units = 8 Fairview
	Hidden Valley Owners Assoc.	Elderly low income		Units = 20	
	<b>Total</b>			<b>Units = 64</b>	<b>Units = 20</b>

**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.

Goal	Completed 2003-2006			Completed in 2007	In progress for 2007
	Organization	Population Served	Units		
Rehabilitate 3 apartment buildings*	Community Youth Services (was Lifeskills owned)	homeless youth	Units = 9	Units = 0	Units = 0

\* Data included in the table above, "Develop 75 units of permanent affordable housing".

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

Goal	Completed 2003-2006			Completed in 2007	In progress for 2007
	Organization	Population Served	Units		
Rehabilitate 100 homes owned by lower-income persons (goal includes City of Olympia program and County CDBG)	Housing Authority of Thurston County	Low income families	Units = 20	Units = 0	Units = 3
	City of Tenino	Elderly - low income families	Units = 0	Units = 0	Units = 5
	<b>Total</b>			<b>Units = 20</b>	<b>Units = 0</b>

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

**Objective H-4:** Implement the First Time Homebuyer Program and American Dream Down payment Initiative (ADDI) assistance program.

Goal	Completed 2003-2006			Completed in 2007	In progress for 2007
	Organization	Population Served	Units		
Assist in the purchase of 20 homes by first time homebuyers	Housing Authority of Thurston County	Low income families	Units= 19	Units = 0	Units =1

*Note: Program Income is Home funds invested in prior activities such as Homeowner Rehabilitation and ADD Program, where the activity didn't meet the term of affordability (the period of loan). The County received \$10,000 in repayment from an ADDI homeowner that refinanced their home loan in October 2006 and January 2008.*

**Affirmatively Further Fair Housing Outreach:**

The federal Fair Housing Act requires the Secretary of HUD to administer the Department's housing and community development programs in a manner that affirmatively markets fair housing. The HOME Consortium was formed in 2002 to access HOME federal grant funding to assist very-low income residents in obtaining affordable housing. One of the funding requirements by HUD is that the Consortium must ensure compliance with federal fair housing and affirmative marketing regulations, as amended in the Housing and Community development Act of 1974 and the National Affordable Housing Act.

The Thurston County HOME Consortium entered into an agreement with the Fair Housing Center of Washington to develop an Analysis of Impediments to Fair Housing Choice Plan. The plan identifies obstacles and impediments that affect fair housing choices for county residents, and a plan that affirmatively furthers fair housing opportunities. The plan was completed in March 2007, as a part of the 2006 HOME program year activity, and can be found on Thurston County's website at [www.co.thurston.wa.us](http://www.co.thurston.wa.us) . The affirmatively further fair housing outreach is achieved through the following strategies:

◆ **Community Meetings**

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

◆ **Community Housing Development Organizations**

Community Housing Development Organizations (CHDOs) were provided information on fair housing and their obligations under the law and as recipients of HOME funds.

◆ **Tenant Based Rental Assistance Program**

Households assisted with Tenant Based Rental Assistance (TBRA) and Housing and Transitional Services (HATS) Program supportive services were provided a copy of the Washington State Landlord Tenant Law. Training on the law is available annually.

**Affordable Housing:**

◆ **Income Levels**

Many very low-income households have been assisted with HOME Program funds. These households are defined as having incomes at or below 30% of Thurston County’s median income level. The table below reveals the income levels of those served with HOME funds spent in 2007, excluding CHDO activity.

Program Category	Households Served						Total
	30% of median income level or below		31-50% of median income level or below		51-80% of median income level or below		
	Number	Percent	Number	Percent	Number	Percent	
Tenant Based Rental Assistance	154	100%					154
Homeowner Rehabilitation	0	0%					0
ADDI	0	0%					0
<b>Total Households Assisted with HOME</b>	<b>154</b>	<b>100%</b>					<b>154</b>

◆ **Project Based Vouchers**

The Housing Authority of Thurston County is committed to supporting and strengthening non-profits in Thurston County by making available Housing Choice Vouchers, which are project-based. Project-based Housing Choice Vouchers are tied directly to the unit or complex, but not the household. This allows the project to maintain market rates, but at an affordable rent level for low-income households, while still allowing owners the income necessary to maintain their property. HATC provides project-based vouchers in partnership with Community Youth Services, Homes First, Behavioral Health Resources, Community Action Council, Yelm Community Services, and Mercy Housing. For 2007, HATC has also approved the use of Housing Choice Vouchers for Drexel House, a special needs housing project serving the chronically homeless.

Project	Owner	Units	Description
Drexel House	Catholic Community Services	25	Permanent supportive housing for chronically homeless men and women

◆ **Number of Units Assisted With HOME Funds**

The Consolidated Plan’s Action Plan for 2007 specified a goal of assisting low-income households by providing TBRA funds for 72 housing units. The actual number of households assisted in 2007 was 154, of which 64 were new households not carried over from the previous fiscal year. The 2007 goal for Homeowner Rehabilitation activity was to rehabilitate seven housing units. Six homeowner houses are in the process of being rehabilitated. The 2007 Action Plan also projected a goal of providing 4 units of low-income rental housing through the CHDO set-aside. The HOME Consortium awarded \$341,156 (FY2006-\$171,223 and FY2007- \$169,933 to Homes First! for permanent housing. The status of CHDO activity for the year is as follows:

- Homes First acquired and renovate Quince Project; 7- units are 2 bedrooms. Three units are funded with FY2006 grant. The project is target to be completed in 2008.
- Homes First acquired and renovate Soroya Project, a four-plex with 2bedrooms each. Two units are funded with FY2007 grant. The project is target to be completed in 2008.
- Community Action Council of Lewis, Mason, and Thurston Counties (CAC) is currently renovating two apartment complexes (Deschutes Cove and Tolmie Cove Apartments), which will provide 88 housing units, funded by 2003 and 2005 CHDO money. The projects are targeted for completion 2008.
- Behavioral Health Resources (BHR) purchased and completed renovation on The Gardens, a 34-unit apartment complex in Tumwater that provides housing for the chronically mentally ill, most of whom are homeless. BHR provides 24-hour supervisory care. All of the 34-units had tenants as of the summer of 2008.

The American Dream Downpayment Initiative (ADDI) goal for the year was to assist in the purchase of two units. Program Income was received in January 2007 and there is one unit in process.

2007	Goal	Completed	In Process
Tenant Based Rental Assistance	72 units	64 households	NA
CHDO – Homes First!	4 units	0 units	4 units
Homeowner Rehabilitation	7 houses	0 houses	8 houses
ADDI-American Dream Downpayment Initiative	2 houses	0 houses	1 houses

### **Continuum of Care:**

HUD allocates homeless assistance grants to organizations that participate in local homeless assistance program planning networks, referred to as Continuum of Care (CoC). The CoC process promotes and encourages community-based organizations to develop collaborative and comprehensive countywide strategies that identify homeless populations, needs, resources, and gaps in services.

#### ◆ **Planning**

The Consolidated Plan, the Thurston County Ten-Year Homeless Plan, and the Continuum of Care Plan are the primary source documents used by the County to set priorities and develop strategies. The Continuum of Care Plan has been operational in Thurston County since 1988, and it is an integral planning tool for determining homeless housing and services needs. In addition, the Ten-Year Homeless Plan and state-mandated Annual Point-In-Time Homeless Census survey contracted with the Housing Authority of Thurston County are valuable local planning tools for determining housing and support service needs.

#### ◆ **Homeless Census**

The first Annual Point–In-Time Census was conducted in February, 2003, followed up by a second census in October of same year. The data gathered was used to support the goals and objectives of the County’s 2003-2007 Consolidated Plan. Subsequent censuses, including the most recent census conducted on January 2008, have continued to be used to provide data for planning purposes and for providing vital data about homelessness to legislators and public officials. The County will be working with the state Homeless Management Information Systems (HMIS) to ensure consistency in data collection reporting.

◆ **Homeless Management Information System**

Homeless Housing and Services providers of Thurston County have access to HMIS, although not all are officially online as of now. However, the state is providing technical assistance and system upgrades that will enable easier access and manipulation of system data. HMIS is critical in establishing accurate baseline data for measuring progress, which the County assumes responsibility for ensuring.

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

Through the Balance of State application submission process, Thurston County received \$574,471 of HUD-McKinney funding for 2008. Grant awards for 2008 were:

<b>2008 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	54,810
Bread and Roses	44,512
Low Income Housing Institute – The Fleetwood	31,500
Catholic Community Services	104,000
<b>Total</b>	<b>\$574,471</b>

**Other Issues:**

◆ **Loss of Local Resources**

Several groups meet regularly to address strategies and objectives outlined in the Consolidated Plan. A major issue impacting the continuum of care is the inability of service providers to meet the needs of low-income households because of a lack of funding resources and significant changes to the Medicaid Program.

- ◆ Outreach services enable the homeless to access services, public benefits, shelter, and supportive housing. However, Thurston County is faced with a reduction in the number of homeless outreach workers because of reductions and changes made to Medicaid’s Medical Savings Account. Also, changes in benefits have resulted in many chronically homeless persons finding themselves ineligible for benefits because they no longer qualify for mental health and medical care.

Other groups working on similar issues include the task force for addressing Mentally Ill Offender issues, who, along with the Jail Population Management Committee, works to prevent or reduce the placement of those with mental illness in the jails. Access and lack of affordable housing have been identified as key barriers to reducing this population in the jails.

**Leveraging Resources:**

The passage of the state Affordable Housing Act provided local money for homelessness that could be used for the HOME 25% local match requirement. In the first year of the HOME Program, state funds were leveraged to provide services for a CHDO (Homes First!) residential group home project for autistic men. In 2006, \$318,116 of local funds (Affordable Housing Act) was used to assist Intercommunity Mercy Housing in the construction of the Evergreen Vista II Apartments.

Fifty (50) apartments of the low-income project are used for HOME local match (2006 allocation). Other money was leveraged to help provide services to mentally ill TBRA recipients in order to assist them to locate and maintain decent affordable housing. Thurston County continues efforts to find and document leveraged resources. In 2007 the Consortium awarded Affordable Housing funds to Habitat for Humanity \$200,000 new construction on 8 homes, Hidden Valley Owners Association to purchase the College Street Mobile Home Park to preserve 20 spaces and avoid displacement of 32 residents, Housing Authority of Thurston County – Olympia Crest II for new construction of 24 unit permanent supportive housing for the homeless- 10 units are set aside for special needs populations.

The HATC received funding of \$500,000 for 2004 and 2007 from the State (Department of Community, Trade and Economic Development) to implement a first time homebuyer program in partnership with the Housing Choice Voucher Program. This program is partnered with the ADDI program and the Housing Choice Voucher to create affordable homeownership opportunities for low income households with incomes as low as 40-50% of area median income levels.

### **Monitoring:**

During the 2007 program year Thurston County staff visited subrecipients to monitor progress and compliance with the program and Federal regulations. During the visits a thorough review of the files was conducted to ensure compliance with financial and programmatic operations. Site visits and inspections of the HOME funded projects were apart of the monitoring. At the end of each visit, staff discussed the tentative conclusions from the review to establish a clear understanding of the areas of concerns. If the subrecipient is experiencing problems or is failing to comply with regulations, a memo is sent to them outlining the situation, monitoring concerns, etc., with recommendation to address for corrective action.

### **Self-Evaluation:**

Historically the largest portion of HOME funding has been allocated for TBRA activities. TBRA is serves the most vulnerable households: those living with serious mental illness, homeless youth, and homeless families with children. The Annual Point-In-Time Census (2008) revealed an overall decrease in the homeless population since 2007 (from 798 to 722). However, there were only 462 persons who met the HUD definition of homeless. There were 135 households who were unsheltered. An additional 122 persons were “doubled up” with friends and family, 61 were in permanent supportive housing, and 17 were in the jail. The last three categories are not permitted in the HUD and Washington State Department Community, Trade and Economic Development.

Previous census counts reflect a significant reduction in the homelessness population within the County, largely due to the assertive use TBRA and an increase in the supply of new affordable housing units.

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

The majority of HOME funds are targeted for Tenant Based Rental Assistance (TBRA) to provide rental assistance for youth at risk, homeless families, and the mentally ill. Local agencies serving homeless youth and homeless families receive HUD-McKinney funding for rental assistance and supportive services. In the five years, before the beginning of the Thurston County HOME Program, the number of households served had dropped by over 50% because of escalating rents. However, the partnering of HOME TBRA with supportive

services from HUD-McKinney funds has preserved a continuum of housing and service programs for the homeless. In fact, over time, services and support have nearly doubled.

◆ **Serving Extremely Low-Income Populations**

Although the HOME regulations allow those with incomes up to 80% of the median to be served, 100% of the 2007 HOME funds, (excluding CHDO funds) actually assisted incomes at or below 30% of median income levels.

The TBRA program served extremely low-income populations who also had the misfortune of being homeless. The goal of the TBRA partners is to provide services that will ultimately help clients obtain self-sufficiency. However, many clients are the chronic mentally ill who simply need stability in their lives and may never achieve self-sufficiency. The following table shows the status of TBRA clients receiving assistance.

Outcome	Number of Clients	Percentage
Moved to Voucher Program	101	49%
Continuing into 2007	90	44%
Voluntarily left program	9	4%
Vacated without Notice/ Termed for cause	4	2%
Movers outstanding	1	0.5%
Movers who never leased again	1	0.5%
<b>Total</b>	<b>206</b>	<b>100%</b>

◆ **Impacting Homelessness**

The HOME Program was a key component in a community-wide effort to reduce homelessness in Thurston County. A key strategy in reducing homelessness is to increase a community’s bed capacity within shelter and transitional housing programs. The result will be a decrease in the number of unsheltered and unsupported individuals.

◆ **Understanding Homeless Shelter and Housing Capacity**

The following table illustrates how well the County is meeting the community’s homeless shelter and housing needs. The data suggests that the gap is closing. While the number of homeless persons has remained fairly constant, the countywide shelter and housing capacity has increased to the point where 105% of the housing need appears to have been met. However, these numbers alone do not tell the whole story.

Census Information	Date Census Completed	Individuals Identified	Countywide Capacity	Percentage of Need Met
Census 6	January 24, 2008	722	759	105%
Census 5	January 25, 2007	798	685	85%
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 table is a comparison of the current housing capacity and the number of those who were surveyed that accessed that capacity in January 2008. 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 not to 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	143	121	85%
Transitional	202	101	50%
Permanent Supportive	114	61	54%

- **Maximize and Maintain Existing Capacity** – It is important for a community to maintain a base level of crisis response for those who enter homelessness, 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. Examples are family rooms that are being under utilized 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 yet 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, but at the same time, the County needs to develop a long-term strategy for increasing the supply of new affordable housing.

◆ **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 2003 Homes First purchased a single-family house 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 CHDO funds and now operates the house as a group home for autistic men. A fourth room in the house is available for a live-in case manager.

Homes First's second CHDO project (2006 allocation for \$171,223) consists of purchasing a 7 unit apartment building to house 7 households.

Homes First's third CHDO project (2007 allocation for \$169,933) consists of purchasing a 4-plex to house 4 households. HOME funds for this project have been committed, but have not yet been reported in IDIS.

### **Community Action Council of Lewis, Mason and Thurston Counties (CAC):**

Community Action Council received \$192,188 in CHDO funding (2004 and 2005 allocation) and has started the renovation on the Deschutes Cove Apartments (44 units), which is expected to be completed in 2008.

The CAC has also started renovations on the Tolmie 44 unit Apartment Complex project utilizing \$161,059 in CHDO funds set-aside 2005 for the organization. This project is targeted to be completed in 2008.

### **Behavioral Health Resources:**

Behavioral Health Resources (BHR), a Thurston County certified non-profit CHDO, is receiving HOME Program funding (\$289,018 in CHDO funds set-aside 2003 and 2004), for a 34 unit project serving the chronically homeless mentally ill.

On May 31, 2005, BHR purchased the Tumwater Gardens (The 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 2005, 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 began in 2006 through 2007, at this time the final construction checklist is in process and to be completed by November 2007 and is fully occupancy in 2008.

### **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	2003-2006 Expended	Units in process for 2007
Maintain Existing Housing Stock	17	100,000	
Homeowner Rehabilitation	7	305,635	8
<b>TBRA:</b> Housing Assistance	408	1,919,786	
<b>Rental Housing</b> (change of use from market to chronically homeless mentally ill)	34	289,018	
<b>Totals</b>	<b>466</b>	<b>2,614,439</b>	<b>8</b>

### **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 the end of 2007. The Council is working with subcontractors to update bids and cost estimates. The work is scheduled to begin by winter and be completed by the end of the next year.

### **Lifeskills Project**

The Lifeskills rental rehabilitation project was completed in 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:**

A Public Hearing was held on October 27, 2008 to announce the availability of the Draft CAPER for public review. The CAPER's availability for a 20-day public review and comment period was advertised October 31, 2008 in the Nisqually Valley News. Public comments are being accepted until November 20, 2008. The report was made available on the Thurston County web site [www.co.thurston.wa.us](http://www.co.thurston.wa.us) .