





RESIDENTIAL HABILITATION CENTERS

Physical Inventory and Future Capital Needs

a presentation by the
DSHS Operations Support and Services Division
to the

Developmental Disabilities Service System Task Force

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Presentation Outline

- DSHS efforts in asset management for the Residential Habilitation Centers (RHCs)
 - Capital budget process as it relates to the RHCs
 - Current uses of lands and buildings at the RHCs
 - Historical capital spending and the anticipated future capital needs for each RHC
 - Reuse options for Frances Haddon Morgan Center and Yakima Valley School
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- Dan Thompson Memorial Developmental Disabilities Community Trust Account

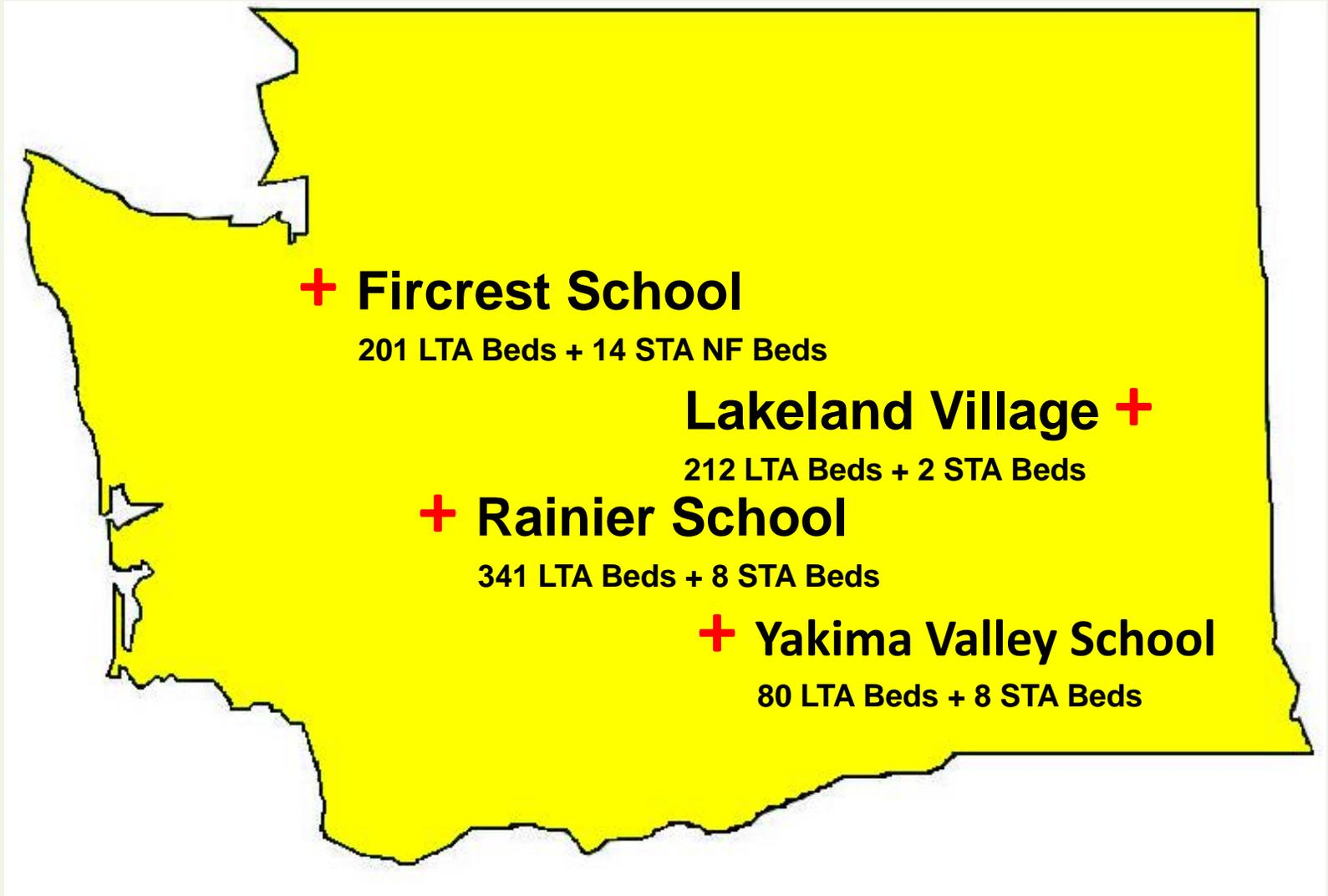


Asset Management at DSHS

The Operations Support and Services Division manages all land and building assets for DSHS. Policies, guidelines, and criteria are under developed for:

- Efficient use of space
- Review of new lease requests and lease renewals
- Standard review procedures for any party (internal or external) wanting to occupy space at a DSHS hospital, residential facility, or institution
- Standards for management of surplus property, i.e. building closure, mothballing, demolition, and property disposal
- Identification and management of surplus lands
- Management of trust properties, i.e. CEP&RI and Dan Thompson Trust Account

DSHS Operates Four RHCs



The bed counts shown are from the June 2012 census.
LTA ~ Long Term Admissions STA ~ Short Term Admissions



Facility Challenges at DSHS

The characteristics and special needs of DSHS clients shape space requirements. These facilities 24/7 to meet the residential, training, treatment, and support needs of our clients.

- Facilities designed to address special needs and facilitate treatment goals.
 - ✓ Smaller, home-like settings to support learning and independence
 - ✓ Assisted and accessible toilet, bathing, kitchen, and training facilities
 - ✓ Residential and training facilities meeting certification requirements, including nursing care
 - ✓ Storage for wheelchairs, medical equipment, program supplies, etc.
 - ✓ Fire alarms, fire sprinklers, duress alarms, accessible exits, etc.
 - ✓ Emergency power generation

Facility Challenges at DSHS

- Facilities designed to improve supervision and reduce the risk of injury.
 - ✓ Staff stations with line-of-sight supervision of common areas
 - ✓ Facilities designed to reduce risk of accidental injury or self-harm
 - ✓ Durable materials and building components
- Facilities designed and constructed with special safety and security features.
 - ✓ Single occupancy sleeping rooms ,as advisable
 - ✓ Living units sized for optimal supervision and interaction
 - ✓ Multiple residential options allowing for placement of residents based on their needs and programming





Capital Budgeting at DSHS

The Office of Capital Programs manages the DSHS capital program and develops the DSHS Ten-Year Capital Plan.

- Agency overview.
- Preservation projects are identified.
 - Facility Condition Assessment database updated.
 - Projects identified, scoped, and estimated.
- Programmatic projects are identified.
 - Strategic planning by program areas.
 - Projects identified, scoped, and estimated.
- Capital projects are reviewed, prioritized agency-wide, and approved by the DSHS Secretary.
- The DSHS Ten-Year Capital Plan is assembled and submitted to the Office of Financial Management.



Capital Budgeting Statewide

The Governor and the legislature make the ultimate decisions regarding the state's capital budget.

- OFM analyzes and prioritizes all of the agency requests based on the Governor's strategic direction, agency needs, and available resources.
- Most capital projects are financed by state bonds. Borrowing is limited by statute and by the state constitution.
- The Governor proposes a Ten-Year Capital Plan for all of state government including specific project recommendations for the next biennium.
- Both houses of the Legislature also write a Capital Plan with differences resolved in a Conference Committee.

Asset Comparisons

<u>Site</u>	<u>Square Footage</u>		<u>2012 Preservation Backlog*</u>
Fircrest School 385 Maximum Bed Capacity 215 Clients in June 2012	293,886 SF 35,000 SF 54,629 SF	occupied leased vacant	\$17,229,757 \$52.39/SF
Lakeland Village 324 Maximum Bed Capacity 214 Clients in June 2012	374,982 SF 5,153 SF 74,902 SF	occupied leased vacant	\$23,157,890 \$60.92/SF plus demo of \$650,000
Rainier School 450 Maximum Bed Capacity 349 Clients in June 2012	535,347 SF 3,828 SF 272,334 SF	occupied leased vacant	\$29,737,767 \$55.14/SF plus demo of \$4,500,000
Yakima Valley School 128 Maximum Bed Capacity 88 Clients in June 2012	135,198 SF 0 SF 6,747 SF	occupied leased vacant	\$7,135,758 \$52.78/SF

* Replacement costs for poor and failed systems in occupied buildings from the 2012 Facilities Condition Assessment.

Fircrest School



Fircrest School

Key Property Statistics

- The property is located in an urban setting in Shoreline with a public park to the north and two public schools to the east.
- The property encompasses 81 acres excluding the acreage deeded to the Department of Health. The eastern and southeastern portion of the property is owned by DSHS and the western and northwestern portion is held by the Department of Natural Resources in the Charitable, Educational, Penal & Reformatory Institutions Trust.
- The property is zoned *Single Family Residential* in the Shoreline Comprehensive Plan.
- Other programs operating on the campus include the Department of Health, the Food Lifeline Warehouse, and the Sheltered Workshop. DSHS has long-term leases with the Food Lifeline Warehouse and the Sheltered Workshop.
- The property was included in the Developmental Disabilities Community Trust in 2012.



Fircrest School

Residential Facilities - Intermediate Care

<u>Type</u>	<u>Building Name</u>	<u>Beds</u>	<u>Status</u>	<u>Condition</u>
ICF/ID	Duplex 301-302	16	occupied	renovated
ICF/ID	Duplex 303-304	16	occupied	original
ICF/ID	Duplex 305-306	16	occupied	upgrades funded
ICF/ID	Duplex 307-308	16	occupied	original
ICF/ID	Duplex 309-310	16	vacant	upgrades funded
ICF/ID	Duplex 311-312	16	occupied	upgrades funded
ICF/ID	Duplex 313-314	16	occupied	upgrades funded
ICF/ID	Duplex 315-316	14	occupied	original
ICF/ID	Duplex 317-318	16	occupied	upgrades funded
ICF/ID	Duplex 319-320	14	occupied	original
ICF/ID	200 Building	76	vacant	renovated
ICF/ID	1510 Court #1	15	vacant	original
ICF/ID	1510 Court #2	15	vacant	original
ICF/ID	1510 Court #3	15	vacant	original

Fircrest School

Residential Facilities - Nursing Facilities

<u>Type</u>	<u>Building Name</u>	<u>Beds</u>	<u>Status</u>	<u>Condition</u>
ICF/ID	Aspen	18	occupied	upgrades funded
NF	Birch	18	occupied	upgrades funded
NF	Cherry	18	occupied	original
NF	Dogwood	18	occupied	upgrades funded
NF	Elm	18	occupied	upgrades funded
NF	Fir (326 Junkin Way)	18	vacant	renovated





Fircrest School

Historical Capital Funding 1995-2013

• Health, Safety, Code & Regulatory Compliance	
Fire Safety Upgrades	\$ 3,968,444
Environmental Compliance (asbestos, fuel tanks, etc.)	\$ 1,006,927
Y-Buildings Nurse Call System	\$ 152,036
• Building and Infrastructure Preservation	
Activities Building Repairs & Upgrades	\$ 1,530,082
Miscellaneous Buildings Repairs & Upgrades	\$ 2,176,073
Roofing Repairs & Replacement on Multiple Buildings	\$ 758,514
Domestic Water System Repairs & Upgrades	\$ 18,413
Electrical Distribution & Emergency Power	\$ 876,991
Replace Telecommunications Cable	\$ 740,710
Sanitary Sewer System Repairs	\$ 52,738
Boiler Plant Upgrades & Energy Conservation	\$ 644,712
Steam Distribution System Repairs & Upgrades	\$ 142,300
Building Demolition & Site Restoration	\$ 1,909,614
• Facility Improvements and Upgrades	
Remodel 500 Building for Infirmary and Health Center	\$ 1,796,872
Remodel 500 Building for Administrative Offices	\$ 3,221,849
Y-Building Air Conditioning	\$ 133,012
	<u>\$27,008,287</u>



Fircrest School

Capital Requirements in 2013-2017

• Major Projects	
Back-up Power and Electrical Feeders	\$ 4,200,000
• Building and Infrastructure Preservation	
Federal Survey Requirements at Y-Buildings	\$ 210,000
Walk-in Freezer Replacement at Kitchen	\$ 55,000
ADA Bathroom Upgrades at Duplexes	\$ 85,000
Flooring Replacement at Duplexes	\$ 260,000
Kitchen & Bathroom Casework at Duplexes	\$ 315,000
New Doors & Frames at Duplexes	\$ 210,000
New Windows at Y-Buildings	\$ 625,000
New Windows at Support Buildings	\$ 750,000
New Boilers at Y-Buildings	\$ 700,000
New Windows at Duplexes	\$ 545,000
• Programmatic Improvements and Upgrades	
Campus Lighting for Safety & Security	\$ 340,000
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	\$8,295,000

Lakeland Village



Lakeland Village

Key Property Statistics

- The property is located in rural Medical Lake.
- Overall, the property encompasses 636 acres. The main campus occupies 83 acres. The agricultural lands are managed by the Department of Natural Resources.
- The main campus is zoned *Institutional* in the Medical Lake Comprehensive Plan. The agricultural lands outside the city limits are zoned *Rural Traditional* and *Rural Conservation* in the Spokane County Comprehensive Plan.
- Income from the agricultural and recreational leases goes to the Developmental Disabilities Community Trust.
- The Lakeland Village campus is located within two miles of Eastern State Hospital. The two institutions share laundry, motor pool, and maintenance services through Consolidated Support Services.
- A child care center for state employees occupies one cottage building on the Lakeland Village campus.



Lakeland Village

Residential Facilities - Intermediate Care

<u>Type</u>	<u>Building Name</u>	<u>Beds</u>	<u>Status</u>	<u>Condition</u>
ICF/ID	Apple	15	occupied	renovated
ICF/ID	Bigfoot 94-95	15	occupied	renovated
ICF/ID	Bigfoot 96-97	15	occupied	renovated
ICF/ID	Cascade 74-75	15	occupied	renovated
ICF/ID	Cascade 86-87	15	occupied	renovated
ICF/ID	Douglas Hall	30	half occupied	original
ICF/ID	Evergreen	15	occupied	renovated
ICF/ID	Hillside	15	occupied	renovated
ICF/ID	Pinewood	15	occupied	renovated
ICF/ID	Sunrise 80-81	15	storage	original
ICF/ID	Sunrise 82-83	15	occupied	renovated
ICF/ID	Sunrise 84-85	15	half occupied	renovated
ICF/ID	Wildrose	15	occupied	renovated
ICF/ID	Willow 76-77	15	storage	renovated
ICF/ID	Willow 78-79	15	storage	original

Lakeland Village

Residential Facilities - Nursing Facilities

<u>Type</u>	<u>Building Name</u>	<u>Beds</u>	<u>Status</u>	<u>Condition</u>
NF	Hawthorn	12	occupied	renovated
NF	Harvest	12	occupied	renovated
NF	Laurel	12	occupied	renovated
NF	Ponderosa	12	occupied	renovated
NF	Shamrock	12	occupied	renovated
NF	Tamarack	12	occupied	renovated
NF	Rosewood	12	occupied	original





Lakeland Village

Historical Capital Funding 1995-2013

• Health, Safety, Code & Regulatory Compliance	
Fire Safety Upgrades	\$ 1,874,199
Environmental Compliance (asbestos, PCBs, etc.)	\$ 86,097
ADA Compliance & Accessibility Improvements	\$ 790,647
• Building and Infrastructure Preservation	
Miscellaneous Buildings Repairs & Upgrades	\$ 612,429
Roofing Repairs & Replacement on Multiple Buildings	\$ 1,156,269
Replace Floor Coverings	\$ 125,000
Kitchen & Laundry Repairs & Upgrades	\$ 150,573
Domestic Water System Repairs & Upgrades	\$ 359,161
Electrical Distribution & Emergency Power	\$ 829,561
Boiler & Chiller Upgrades & Energy Conservation	\$ 1,056,472
Site Improvements	\$ 782,248
Building Demolition & Site Restoration	\$ 469,880
• Facility Improvements and Upgrades	
Renovate & Remodel Residential Cottages	\$ 4,941,374
Remodel the Mason Building for Business Offices	\$ 112,403
New Storage Building	\$ 290,729
	\$13,637,042



Lakeland Village

Capital Requirements in 2013-2017

- **Major Projects**

Infrastructure Upgrades for Code Compliance	\$28,000,000
New Laundry Building (with ESH)	\$14,000,000
Cottage Renovations, Phase 6	\$ 3,450,000

- **Building and Infrastructure Preservation**

Replace Two Dryers at Laundry	\$ 320,000
New Food Service Equipment	\$ 420,000
Roofing Replacement at Food Services Building	\$ 335,000
New Laundry Equipment	\$ 380,000
Fiber Optic Improvements	\$ 235,000
Roofing Replacement on Five Cottages	\$ 415,000
Roofing Replacement on Carpenter & Paint Shops	\$ 210,000
Steam Radiators Replacement at Administration	\$ 555,000
Pavement Repairs	\$ 520,000

- **Programmatic Improvements and Upgrades**

Morhardt Sidewalk Improvements	<u>\$ 180,000</u>
	\$49,020,000

Rainier School



Rainier School

Key Property Statistics

- The property is located in a rural setting in Buckley surrounded by agriculture lands, forest lands, and limited residential development.
- The property encompasses 1,097.4 acres though the main campus occupies only 91.4 acres.
- The main campus is zoned *Public* by the City of Buckley. Other acreage is zoned *Environmentally Sensitive*, *Rural 20*, or *Designated Forest Land* in the Pierce County Comprehensive Plan.
- Many of the original three-story dormitory buildings originally constructed in 1938 are vacant.
- The surrounding agricultural lands are leased out for crop production. Income from these agricultural leases is directed to the Developmental Disabilities Community Trust.
- Rainier School and the City of Buckley share operation of the city's water system.



Rainier School

Residential Facilities - Intermediate Care

<u>Type</u>	<u>Building Name</u>	<u>Beds</u>	<u>Status</u>	<u>Condition</u>
ICF/ID	2010 4th Avenue	30	occupied	remodeled
ICF/ID	Alpine	16	occupied	partly remodeled
ICF/ID	Aspen	16	occupied	partly remodeled
ICF/ID	Buckley	16	occupied	upgrades funded
ICF/ID	Cascade	14	vacant	partly remodeled
ICF/ID	Chelan	16	occupied	upgrades funded
ICF/ID	Chinook	14	vacant	partly remodeled
ICF/ID	Columbia	14	occupied	partly remodeled
ICF/ID	Crystal	14	vacant	partly remodeled
ICF/ID	Devenish	16	occupied	partly remodeled
ICF/ID	Haddon	16	occupied	partly remodeled
ICF/ID	Hyak	16	occupied	partly remodeled
ICF/ID	Klamath	16	occupied	upgrades funded
ICF/ID	Naches	16	occupied	partly remodeled



Rainier School

Residential Facilities - Intermediate Care

<u>Type</u>	<u>Building Name</u>	<u>Beds</u>	<u>Status</u>	<u>Condition</u>
ICF/ID	Omak	16	occupied	partly remodeled
ICF/ID	Orcas	16	occupied	partly remodeled
ICF/ID	1010 Quinault Court	16	occupied	partly remodeled
ICF/ID	1020 Quinault Court	16	occupied	partly remodeled
ICF/ID	1030 Quinault Court	16	occupied	original
ICF/ID	1040 Quinault Court	16	occupied	upgrades funded
ICF/ID	1050 Quinault Court	16	occupied	upgrades funded
ICF/ID	2005 Quinault Court	16	occupied	remodeled
ICF/ID	2015 Quinault Court	16	vacant	remodeled
ICF/ID	2025 Quinault Court	16	vacant	partly remodeled
ICF/ID	2035 Quinault Court	16	vacant	original
ICF/ID	San Juan	16	occupied	partly remodeled
ICF/ID	Shasta	16	vacant	partly remodeled
ICF/ID	Tyee	16	occupied	upgrades funded



Rainier School

Historical Capital Funding 1995-2013

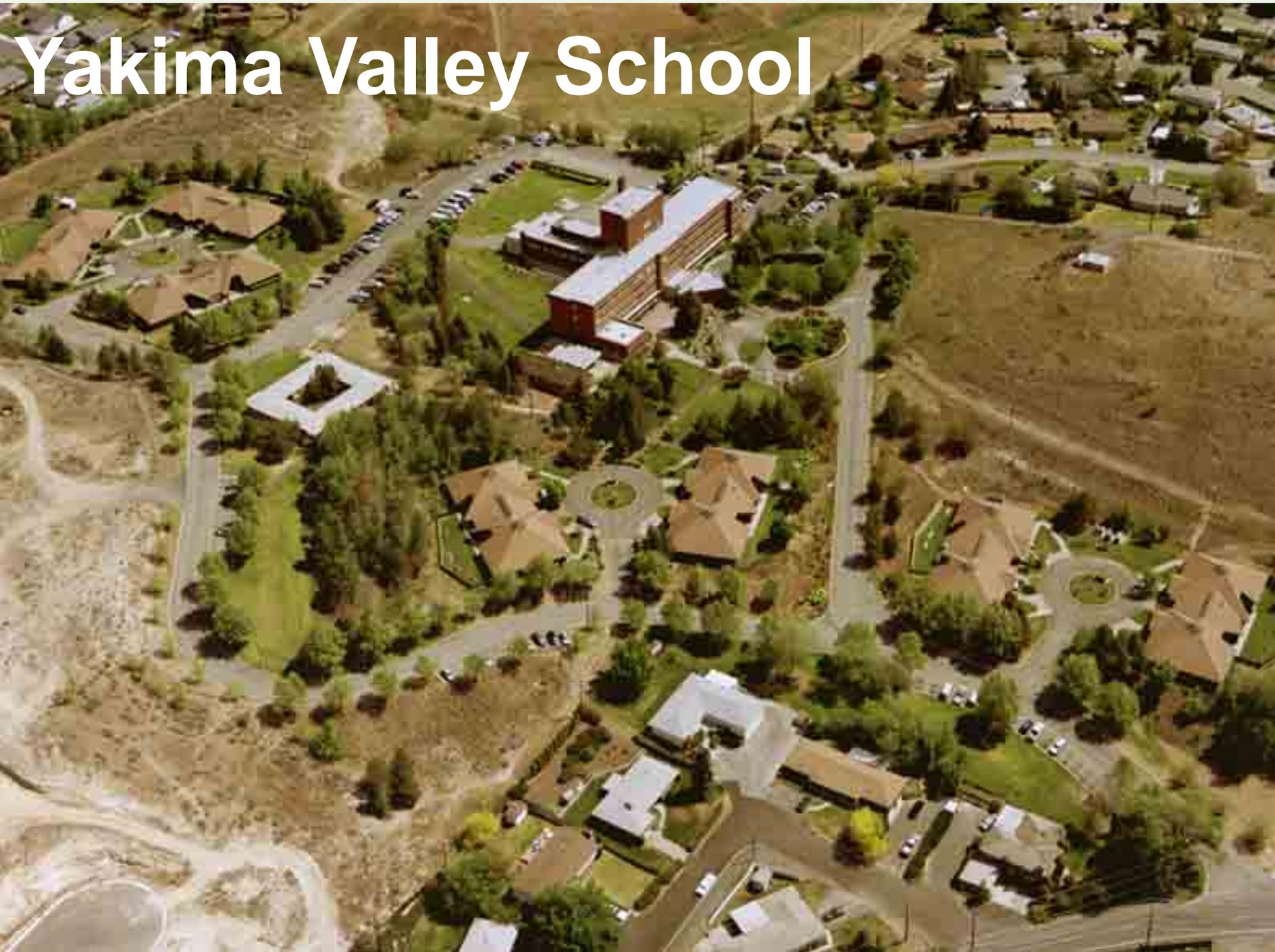
• Health, Safety, Code & Regulatory Compliance	
Fire Safety Upgrades	\$ 1,619,309
Environmental Compliance (asbestos, PCBs, etc.)	\$ 450,577
ADA Compliance & Accessibility Improvements	\$ 205,005
• Building and Infrastructure Preservation	
Miscellaneous Buildings Repairs & Upgrades	\$ 1,567,314
Roofing Repairs & Replacement on Multiple Buildings	\$ 1,571,487
Kitchen & Laundry Repairs & Upgrades	\$ 176,912
Domestic Water System Repairs & Upgrades	\$ 1,281,833
Stormwater & Sewer Upgrades	\$ 1,455,323
Mechanical & HVAC Repairs & Upgrades	\$ 114,103
Electrical Distribution & Emergency Power	\$ 2,322,617
Sanitary Sewer System	\$ 841,164
Boiler Upgrades & Energy Conservation	\$ 1,671,570
Steam Distribution System	\$ 955,341
Building Demolition & Site Restoration	\$ 61,333
• Facility Improvements and Upgrades	
Repair & Remodel Residential Cottages	\$ 5,755,817
New Wastewater Treatment Plant (Buckley)	<u>\$ 3,866,952</u>
	\$23,916,186

Rainier School

Capital Requirements in 2013-2017

• Major Projects	
Cottages Remodel & Renovation	\$ 3,000,000
• Building and Infrastructure Preservation	
Backflow Assemblies at Rainier Health Center	\$ 90,000
Asbestos Abatement on Steam Lines	\$ 155,000
Replace Underground Fuel Tank at Power House	\$ 300,000
Drainage Improvements at Rainier Health Center	\$ 290,000
Domestic Water Line Replacement	\$ 780,000
Ray Peel Building Renovation	\$ 520,000
HVAC Units Replacement at ISB	\$ 210,000
Flooring Replacement at 2010 Building	\$ 70,000
Pavement Repairs	\$ 160,000
Roofing Replacement on Commissary & Laundry	\$ 360,000
Doors & Windows Replacement at Laundry	\$ 135,000
Motor Pool Renovation	\$ 365,000
• Programmatic Improvements and Upgrades	
Staff Duress System	\$ 500,000
Security & Disaster Notification System	\$ 350,000
Exterior Lighting Upgrades	\$ 250,000
	<u>\$ 7,535,000</u>





Yakima Valley School

Key Property Statistics

- The property is located in a residential neighborhood in Selah.
- The property encompasses 30 irrigated acres.
- The property is zoned *Single Family Residential* in the Selah Comprehensive Plan.
- No other tenants occupy the campus.
- The campus was included in the Developmental Disabilities Community Trust in 2012.



Yakima Valley School

Residential Facilities - Nursing Facilities

<u>Type</u>	<u>Building Name</u>	<u>Beds</u>	<u>Status</u>	<u>Condition</u>
NF	Duplex 101-102	16	occupied	partly remodeled
NF	Duplex 103-104	16	occupied	partly remodeled
NF	Duplex 201-202	16	occupied	partly remodeled
NF	Duplex 203-204	16	occupied	partly remodeled
NF	Duplex 401-402	16	occupied	partly remodeled
NF	Duplex 403-404	16	vacant	partly remodeled
NF	Duplex 405-406	16	occupied	partly remodeled
NF	2nd Floor West	16	vacant	partly remodeled



Yakima Valley School

Historical Capital Funding 1995-2013

• Health, Safety, Code & Regulatory Compliance	
Fire Safety Upgrades	\$ 453,095
Environmental Compliance	\$ 60,987
Passenger Elevators Upgrades	\$ 974,453
• Building and Infrastructure Preservation	
Miscellaneous Buildings Repairs & Upgrades	\$ 811,717
Roofing Repairs & Replacement on Multiple Buildings	\$ 177,567
Kitchen & Laundry Repairs & Upgrades	\$ 19,497
Domestic Water System Repairs & Upgrades	\$ 38,777
Mechanical & HVAC Improvements	\$ 404,717
Electrical Distribution & Emergency Power	\$ 108,000
Boiler & Chiller Upgrades & Energy Conservation	\$ 768,813
Site Improvements (sidewalks, paving & site lighting)	\$ 470,189
• Facility Improvements and Upgrades	
Renovate & Remodel Residential Cottages	<u>\$ 1,159,500</u>
	\$ 5,996,202



Yakima Valley School

Capital Requirements in 2007-2017

- **Major Projects**

No major projects proposed. \$ 0

- **Building and Infrastructure Preservation**

Freight Elevator Decommissioning at Kitchen \$ 80,000

Laundry Improvements \$ 850,000

Roofing Replacement on Main Building \$ 455,000

Doors & Windows Replacement on Cottages \$ 150,000

Exterior Doors Replacement at Main Building \$ 70,000

Paving Repairs \$ 390,000

- **Programmatic Improvements and Upgrades**

No programmatic projects proposed. \$ 0

\$ 1,995,000





Predesigns for FHMC and YVS

The 2011 Legislature appropriated funds to identify options for the future use of Frances Haddon Morgan Center and Yakima Valley School.

- The predesign studies were to consider future uses to support housing or other services for low-income, disabled, or vulnerable persons.
- DSHS contracted with *iNova Planning, Communication, Design, LLC* for both studies.
- The predesigns considered the following factors:
 - ✓ Direction from the Legislature
 - ✓ Neighborhood compatibility
 - ✓ Viability of existing facilities and potential for reuse
 - ✓ Real estate market opportunities
 - ✓ Benefit to state missions and local communities
 - ✓ Potential cost and financial return

Predesigns for FHMC and YVS

Frances Haddon Morgan Center

- The 12-acre FHMC site is zoned Low Density Residential (R-10)
- The lack of parking and the site's terraced topography limit development on the property.
- Range of options considered:
 - ✓ Offices : non-profit , government agencies, and health or human services serving low-income, disabled, or vulnerable persons
 - ✓ Education uses: public schools or other educational uses
 - ✓ Residential uses: affordable housing, market rate housing, or emergency or transitional housing types serving low-income, disabled, or vulnerable persons
 - ✓ Correctional facilities, retail and commercial uses, and industrial uses were ruled out.
- Transition phases were identified for 0-5 years, 3-10 years, and 7+ years



Predesigns for FHMC and YVS

Frances Haddon Morgan Center

- Four reuse options were presented for comparison and consideration:
 - ✓ Community Use Campus
 - ✓ School Campus
 - ✓ Multi-Service Level Special Needs Housing Community
 - ✓ Single Family Residential Neighborhood
- The existing structures are more of a liability than an asset.
- Discussion and decision issues identified:
 - ✓ Opportunities to provide housing or other services to low-income, disabled, or vulnerable populations
 - ✓ Near term leases to other entities
 - ✓ Future investment in existing buildings and infrastructure
 - ✓ Sale of land
 - ✓ Long-term lease of property
 - ✓ Transfer or surplus of the property to another public agency
 - ✓ Maintaining land use control for public benefit



Predesigns for FHMC and YVS

Yakima Valley School

- The 27-acre YVS site is zoned One-Family Residential (R-1)
- The lack of parking and the site's terraced topography limit development on the property.
- Range of options considered:
 - ✓ Offices : non-profit , government agencies, and health or human services serving low-income, disabled, or vulnerable persons
 - ✓ Education uses: technical college or community college
 - ✓ Residential uses: affordable housing, market rate housing, or emergency or transitional housing types serving low-income, disabled, or vulnerable persons
 - ✓ The study ruled out correctional facilities, retail and commercial uses, and industrial uses
- Transition phases were identified for 0-5 years, 3-10 years, and 7+ years



Predesigns for FHMC and YVS

Yakima Valley School

- Four reuse options were presented for comparison and consideration:
 - ✓ Health and Social Services Campus
 - ✓ Technical College
 - ✓ Multi-Service Level Special Needs Housing Community
 - ✓ Single Family Residential Neighborhood
- The existing structures are more of a liability than an asset.
- Discussion and decision issues identified:
 - ✓ Opportunities to provide housing or other services to low-income, disabled, or vulnerable populations
 - ✓ Near term leases to other entities
 - ✓ Future investment in existing buildings and infrastructure
 - ✓ Sale of land
 - ✓ Long-term lease of property
 - ✓ Transfer or surplus of the property to another public agency
 - ✓ Maintaining land use control for public benefit







Dan Thompson Trust

RCW 71A.20.170

Developmental Disabilities Community Trust Account

- (1) The developmental disabilities community trust account is created in the state treasury. All net proceeds from the use of excess property identified in the 2002 joint legislative audit and review committee capital study or other studies of the division of developmental disabilities residential habilitation centers that would not impact current residential habilitation center operations must be deposited into the account.
- (2) Proceeds may come from the lease of the land, conservation easements, sale of timber, or other activities short of sale of the property, except as permitted under *section 7 of this act.
- (3) "Excess property" includes that portion of the property at Rainier school previously under the cognizance and control of Washington State University for use as a dairy/forage research facility.
- (4) Only investment income from the principal of the proceeds deposited into the trust account may be spent from the account. For purposes of this section, "investment income" includes lease payments, rent payments, or other periodic payments deposited into the trust account. For purposes of this section, "principal" is the actual excess land from which proceeds are assigned to the trust account.
- (5) Moneys in the account may be spent only after appropriation. Expenditures from the account shall be used exclusively to provide family support and/or employment/day services to eligible persons with developmental disabilities who can be served by community-based developmental disability services. It is the intent of the legislature that the account should not be used to replace, supplant, or reduce existing appropriations.
- (6) The account shall be known as the Dan Thompson memorial developmental disabilities community trust account.



Dan Thompson Trust

RCW 71A.20.170

Developmental Disabilities Community Trust Account

- The 2005 Legislature established the Dan Thompson Memorial Developmental Disabilities Community Trust Account.
- The trust originally applied to all RHCs except Fircrest School. Fircrest School was added in 2011 and the Frances Haddon Morgan Center was removed.
- All net proceeds from the use of excess property are deposited into the Trust Account.
- DSHS Capital Facilities Management manages most of the excess property with several parcels in eastern Washington managed by the Department of Natural Resources.
- Proceeds come from the lease on buildings or land, conservation easements, sale of timber, or other activities – short of sale.
- Excess property has been identified at FS, LV, and RS (including the old WSU dairy farm). No excess land is identified at YVS.
- Proceeds from the Olympic Center (formerly FHMC) are being directed to the trust.

Dan Thompson Trust

- Excess property at LV and RS is mostly agricultural land.
- DSHS has a plan for the RS timber lands but the plan has been placed on hold while the future of RS is considered.
- Excess property at FS is zoned residential which limits the potential for income to some extent.
- Expenses that may be deducted from the proceeds include general costs in a lease (utilities, general maintenance and repair, grounds maintenance, pest services, etc. provided by the lessor), advertising expenses, agency fees (both DES and DNR charge fees for lease or project work), and any general costs associated with management of the properties.
- DSHS does not charge any administrative costs for their work on trust properties and issues.
- The DSHS account utilized to hold incoming revenue and pay expenditures does not accrue interest.
- To date, DSHS has deposited \$105,117.34 to the trust account. Another \$45,000 will likely be deposited this fiscal year.



